



AGENDA

CALGARY PLANNING COMMISSION

January 21, 2021, 1:00 PM
IN THE COUNCIL CHAMBER

Members

Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor J. Gondek
Councillor E. Woolley
Commissioner M. Landry
Commissioner F. Mortezaee
Commissioner A. Palmiere
Commissioner C. Pollen
Commissioner J. Scott
Commissioner J. Sonogo
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 December 17
5. CONSENT AGENDA
 - 5.1. DEFERRALS AND PROCEDURAL REQUESTS
None

5.2. BRIEFINGS

None

5.3. Land Use Amendment in Glenbrook (Ward 6) at 2803 - 43 Street SW, LOC2020-0161, CPC2021-0062

5.4. Land Use Amendment in Rosscarrock (Ward 8) at 4315 – 15 Avenue SW, LOC2020-0154, CPC2021-0027

5.5. Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 – 32 Street SW, LOC2019-0169, CPC2021-0026

5.6. Land Use Amendment in North Glenmore Park (Ward 11) at 2002 – 51 Avenue SW, LOC2020-0165, CPC2021-0036

5.7. Land Use Amendment in West Hillhurst (Ward 7) at 2104 Broadview Road NW, LOC2020-0162, CPC2021-0028

5.8. Community Boundary Change in Silverado (Ward 13), SN2020-0008, CPC2021-0013

6. POSTPONED REPORTS

(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1. DEVELOPMENT ITEMS

7.1.1. Development Permit in Medicine Hill (Ward 6), 924 Na'a Drive SW, DP2020-4025, CPC2021-0041

7.2. PLANNING ITEMS

7.2.1. Land Use Amendment in Altadore (Ward 8) at 3519 – 14 Street SW, LOC2020-0198, CPC2021-0065

7.2.2. Land Use Amendment in Sunalta (Ward 8) at 2004 - 10 Avenue SW, LOC2020-0146, CPC2021-0024

7.2.3. Land Use Amendment in Haysboro (Ward 11) at 9715 Horton Road SW, LOC2020-0121, CPC2021-0076

7.3. MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
None

9.2. URGENT BUSINESS

10. ADJOURNMENT



INDEX FOR THE 2021 JANUARY 21 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



CONSENT AGENDA

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Adam Kaddoura

COMMUNITY:

Glenbrook (Ward 6)

FILE NUMBER:

LOC2020-0161 (CPC2021-0062)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2803 - 43 Street SW

APPLICANT:

Horizon Land Surveys

OWNER:

Patricia Twelftree

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Jarred Friedman

COMMUNITY:

Rosscarrock (Ward 8)

FILE NUMBER:

LOC2020-0154 (CPC2021-0027)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4315 – 15 Avenue SW

APPLICANT:

SLVGD Architecture

OWNER:

Daniel Anderson
Jessica Shumlich

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.5

Jarred Friedman

COMMUNITY:

Killarney/Glengarry (Ward 8)

FILE NUMBER:

LOC2019-0169 (CPC2021-0026)

PROPOSED POLICY AMENDMENTS:

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:

2804 - 32 Street SW

APPLICANT:

SEIKA Architecture

OWNER:

Balwinder Sahota
Gurpreet Sahota

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.6

Derek Pomreinke

COMMUNITY:

North Glenmore Park (Ward 11)

FILE NUMBER:

LOC2020-0165 (CPC2021-0036)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2002 – 51 Avenue SW

APPLICANT:

Civicworks Planning & Design

OWNER:

Art Wahl Construction Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.7

Courtney Stengel

COMMUNITY:

West Hillhurst (Ward 7)

FILE NUMBER:

LOC2020-0162 (CPC2021-0028)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2104 Broadview Road NW

APPLICANT:

Horizon Land Surveys

OWNER:

Dixiao Lu
Jianming Lu

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.8

Miguela Jacinto

COMMUNITY:

Residual Ward 13 Sub-Area 13L (Ward 13)

FILE NUMBER:

SN2020-0008 (CPC2021-0013)

COMMUNITY BOUNDARY CHANGE:

From: Residual Sub - Area 13L

To: Silverado

APPLICANT:

B&A Planning Group

OWNER:

Cardel West MacLeod

ADMINISTRATION RECOMMENDATION:

APPROVAL

DEVELOPMENT ITEMS

ITEM NO.:	7.1.1	Gareth Webster
COMMUNITY:		Medicine Hill (Ward 6)
FILE NUMBER:		DP2020-4025 (CPC2021-0041)
PROPOSED DEVELOPMENT:		New: Multi-Residential Development, Retail and Consumer Service, Restaurant: Neighbourhood with ancillary signage (various classes)
MUNICIPAL ADDRESS:		924 Na'a Drive SW
APPLICANT:		B&A Planning Group
OWNER:		Plateau Village Properties Inc (Trinity Development Group)
ADMINISTRATION RECOMMENDATION:		APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Derek Pomreinke

COMMUNITY:

Altadore (Ward 8)

FILE NUMBER:

LOC2020-0198 (CPC2021-0065)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Commercial - Neighbourhood 2 (C-N2) District

MUNICIPAL ADDRESS:

3519 – 14 Street SW

APPLICANT:

Innocept Real Estate Outsourcing

OWNER:

3505 Properties Inc

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.2

Jyde Heaven

COMMUNITY:

Sunalta (Ward 8)

FILE NUMBER:

LOC2020-0146 (CPC2021-0024)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: DC Direct Control District to accommodate the additional use of Kennel – Urban

MUNICIPAL ADDRESS:

2004 - 10 Avenue SW

APPLICANT:

Kim Kilback

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.3

Insia Hassonjee

COMMUNITY:

Haysboro (Ward 11)

FILE NUMBER:

LOC2020-0121 (CPC2021-0076)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

9715 Horton Road SW

APPLICANT:

Rick Balbi Architect

OWNER:

Telsec Property Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL



MINUTES

CALGARY PLANNING COMMISSION

**December 17, 2020, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair (Remote Participation)
Councillor J. Gondek (Remote Participation)
Councillor E. Woolley (Remote Participation)
Commissioner M. Landry (Remote Participation)
Commissioner F. Mortezaee (Remote Participation)
Commissioner C. Pollen (Remote Participation)
Commissioner J. Scott (Remote Participation)
Commissioner J. Sonego (Remote Participation)

ABSENT: Commissioner A. Palmiere (Personal)

ALSO PRESENT: A/ Principal Planner J. Silot (Remote Participation)
A/ CPC Secretary J. Palaschuk
Legislative Advisor A. de Grood

1. CALL TO ORDER

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

ROLL CALL:

Director Vanderputten, Director Tita, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Sonego, Councillor Gondek, and Councillor Woolley.

Absent from Roll Call: Commissioner Scott and Commissioner Palmiere.

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting. Director Tita thanked Planning Commission for their hard work over the past year and reminded everyone the next Calgary Planning Commission Meeting will take place on 2021 January 21.

3. CONFIRMATION OF AGENDA

Moved by Director Vanderputten

That the Agenda for the 2020 December 17 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 December 03

Moved by Director Vanderputten

That the Minutes of the 2020 December 03 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Councillor Gondek

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Deferral Request for CPC2019-1050 (DP2019-0949) to Calgary Planning Commission to no later than 2021 June 17, CPC2020-1406

5.2 BRIEFINGS

5.2.1 Cancellation of CPC2019-1049 (DP2019-0211), CPC2020-1405

5.3 Land Use Amendment in Crestmont (Ward 1) at 47 Crestridge Way SW, LOC2020-0153, CPC2020-1371

5.5 Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at 2103 - 8 Street SE, LOC2020-0134, CPC2020-1355

MOTION CARRIED

5.4 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5004 - 21 Street SW, LOC2020-0130, CPC2020-1356

Moved by Director Vanderputten

That with respect to Report CPC2020-1356, the following be approved:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for an amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and

2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acre \pm) located at 5004 – 21 Street SW (Plan 1720AJ, Block 18, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District.

For: (7): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonego

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Banff Trail (Ward 7) at multiple addresses, DP2018-5551, CPC2020-1357

The following documents were distributed with respect to Report CPC2020-1357:

- A Revised Attachment 2, and
- A presentation entitled "DP2018-5551 Development Proposal"

Hani Kirolos, Abanoub Development Ltd., addressed Commission with respect to Report CPC2020-1357.

Commissioner Scott joined the Remote Meeting at 2:03 p.m.

Moved by Director Vanderputten

That with respect to Report CPC2020-1357, the following be approved:

That the Calgary Planning Commission recommend the Development Authority, without having to return to Calgary Planning Commission, **APPROVE** Development Permit DP2018-5551 for a New: Assisted Living (1 building) at 2436 and 2440 – 22 Street NW (Plan 9110GI, Block 12, Lots 9 and 10), with conditions (Revised Attachment 2), subject to the approval of the bylaw amendments associated with LOC2017-0097 by Council.

ROLL CALL VOTE:

For: (1): Director Vanderputten

Against: (6): Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonego

MOTION DEFEATED

Commission returned to this Item following the afternoon recess.

Moved by Commissioner Pollen

That with respect to Report CPC2020-1357, the following be approved:

That the Calgary Planning Commission recommend DP2018-5551 be refused.

For: (6): Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonogo

Against: (1): Director Vanderputten

MOTION CARRIED

Commission then returned to the Agenda to deal with Item 7.2.4.

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Capitol Hill (Ward 7) at 1501 – 22 Avenue NW, LOC2019-0102, CPC2020-1345

A presentation entitled "LOC2019-0102 Land Use Amendment" was distributed with respect to Report CPC2020-1345.

A clerical correction was noted on the cover page of Report CPC2020-1345, in the recommendation, by deleting the words "(CPC2019-0102)" and by substituting the words "(CPC2020-1345)".

Moved by Councillor Woolley

That with respect to Report CPC2020-1345, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2020-1345) to the 2021 January 18 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council

2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1501 – 22 Avenue NW (Plan 2864AF, Block 6, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f2.0h12) District.

For: (8): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.2.2 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 236 – 31 Avenue NE, LOC2020-0144, CPC2020-1364

A presentation entitled "LOC2020-0144 Policy and Land Use Amendment" was distributed with respect to Report CPC2020-1364.

Moved by Commissioner Scott

That with respect to Report CPC2020-1364, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 236 – 31 Avenue NE (Plan 3980AM, Block 66, Lots 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

For: (8): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonego

MOTION CARRIED

7.2.3 Land Use Amendment in Stonegate Landing (Ward 5) at 12021 36 Street NE, LOC2018-0145-CPC2020-1429, CPC2020-1429

A presentation entitled "LOC2018-0145 Land Use Amendment & Outline Plan", was distributed with respect to Report CPC2020-1429.

Moved by Commissioner Sonego

That with respect to Report CPC2020-1429, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 12021-36 Street NE (SE1/4 Section 28-25-29-4) to subdivide 62.68 hectares \pm (154.88 acres \pm), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 41.57 hectares \pm (102.73 acres \pm) located at 12021-36 Street NE (SE1/4 Section 28-25-29-4) from Industrial - General (I-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – School, Park and Community Reserve (S-SPR), Industrial – Commercial (I-C) District, Industrial – Business f0.5 h16 (I-B f0.5h16) and Commercial – Corridor 3 f0.35h12 (C-COR3 f0.35h12) District.

For: (7): Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

Commission recessed at 3:07 p.m. and reconvened at 3:15 p.m. with Director Tita in the Chair.

ROLL CALL:

Director Tita, Director Vanderputten, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, Commissioner Sonogo, Councillor Gondek, and Councillor Woolley.

Commission then returned to Item 7.1.1.

7.2.4 Policy Amendment and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2020-0053, CPC2020-1352

The following documents were distributed with respect to Report CPC2020-1352:

- A presentation entitled "LOC2020-0053 Policy & Land Use Amendment";
- A Revised Attachment 2, and
- A Revised Attachment 3.

The following speakers addressed Commission with respect to Report CPC2020-1352:

1. Brian Horton, O2 Planning & Design
2. Ryan O'Connor, Western Securities

Moved by Councillor Woolley

That with respect to Report CPC2020-1352, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.55 acres \pm) located at 1409 and 1411 - 4 Street SW and 508, 512, and 514 - 15 Avenue SW (Plan A1, Block 106, Lots 24 to 30) from Centre City Commercial Corridor District (CC-COR), Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District to DC Direct Control District to accommodate additional floor area and bonus incentives, with guidelines (Attachment 3).

For: (7): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.2.5 Land Use Amendment in Mahogany (Ward 12) at multiple addresses, LOC2020-0137, CPC2020-1344

A clerical correction was noted on page 1 of attachment 1 of Report CPC2020-1344, in the second paragraph, third sentence, by deleting the words "'52 Avenue SE", following the words "Transit Station Planning Area (TSPA) along" and by substituting with the words "Mahogany Boulevard SE".

A presentation entitled "LOC2020-0137 Land Use Amendment" was distributed with respect to Report CPC2020-1344.

Moved by Commissioner Pollen

That with respect to Report CPC2020-1344, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 5.48 hectares \pm (13.54 acres \pm) located at 520 and 640 Mahogany Road SE (Plan 1611399, Block 96, Lots 1 and 2) from Multi-Residential – High Density Medium Rise (M-H2) District and Multi-Residential – Medium Profile Support Commercial (M-X2) District to DC Direct Control District to accommodate low and medium density residential development, with guidelines (Attachment 2).

For: (8): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

By General Consent this Meeting adjourn at 4:26 p.m.

The following item has been forwarded to the 2021 January 18 Combined Meeting of Council:

Planning Matters for Public Hearing:

- Land Use Amendment in Capitol Hill (Ward 7) at 1501 – 22 Avenue NW, LOC2019-0102, CPC2020-1345

The following items have been forwarded to the 2021 February 08 Combined Meeting of Council:

Planning Matters for Public Hearing:

- Land Use Amendment in Crestmont (Ward 1) at 47 Crestridge Way SW, LOC2020-0153, CPC2020-1371
- Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5004 - 21 Street SW, LOC2020-0130, CPC2020-1356
- Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at 2103 - 8 Street SE, LOC2020-0134, CPC2020-1355
- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 236 – 31 Avenue NE, LOC2020-0144, CPC2020-1364
- Land Use Amendment in Stonegate Landing (Ward 5) at 12021 36 Street NE, LOC2018-0145-CPC2020-1429, CPC2020-1429
- Policy Amendment and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2020-0053, CPC2020-1352
- Land Use Amendment in Mahogany (Ward 12) at multiple addresses, LOC2020-0137, CPC2020-1344

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2021 January 21 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

Land Use Amendment in Glenbrook (Ward 6) at 2803 - 43 Street SW, LOC2020-0161

RECOMMENDATION:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acre \pm) located at 2803 - 43 Street SW (Plan 2736HS, Block 1, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- This application represents a modest increase in density in an established neighbourhood, is compatible with the surrounding development, and aligns with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? More choice in the types of housing available which promotes more efficient uses of existing infrastructure.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and amenities.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use redesignation in the southwest community of Glenbrook was submitted on 2020 October 30 by Horizon Land Surveys, on behalf of the landowner, Patricia Twelftree.

The subject site is a midblock parcel near the intersection of 43 Street SW and 28 Avenue SW, currently developed with a single detached home with rear lane access. The surrounding parcels are designated primarily as R-C1 and R-C2 and developed with low density residential housing in the form of single and semi-detached homes.

The proposed R-C2 District allows for an additional unit (a total of two units) to be developed on the site in the form of a semi-detached or duplex dwelling, in addition to single detached dwellings.

No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 2), the intent is to pursue a development permit application for a semi-detached dwelling in the future.

Land Use Amendment in Glenbrook (Ward 6) at 2803 - 43 Street SW, LOC2020-0161

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Glenbrook Community Association was appropriate. In response, the applicant delivered post cards to affected properties within a 90 metre radius of the subject site and spoke with some of these residents in addition to speaking directly with the Glenbrook Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

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

The Glenbrook Community Association provided comments on 2021 January 07 (Attachment 4) stating that they have no objections to the proposal.

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

IMPLICATIONS

Social

The proposed land use allows for additional housing types and the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated they plan to pursue specific measures as part of a future development permit which will align with The City's [Climate Resilience Strategy](#) (Programs 1, 3, 4 and 9).

Economic

The ability to develop an additional unit with the option to include the additional uses of secondary suites or backyard suites will make more efficient use of existing infrastructure and services.

Planning & Development Report to
Calgary Planning Commission
2021 January 21

ISC: UNRESTRICTED
CPC2021-0062
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Land Use Amendment in Glenbrook (Ward 6) at 2803 - 43 Street SW, LOC2020-0161

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant's Summary
3. Applicant Outreach Summary
4. Community Association Letter

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a midblock parcel in the community of Glenbrook near the intersection of 43 Street SW and 28 Avenue SW. It is currently developed with a single detached dwelling and a rear detached garage with rear lane access. The site is approximately 0.06 hectares in size and approximately 15 metres wide by 36 metres long.

The surrounding land uses are primarily Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District developed with a mix of single and semi-detached homes.

No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 2), the intent is to pursue a development permit application for a semi-detached dwelling in the future.

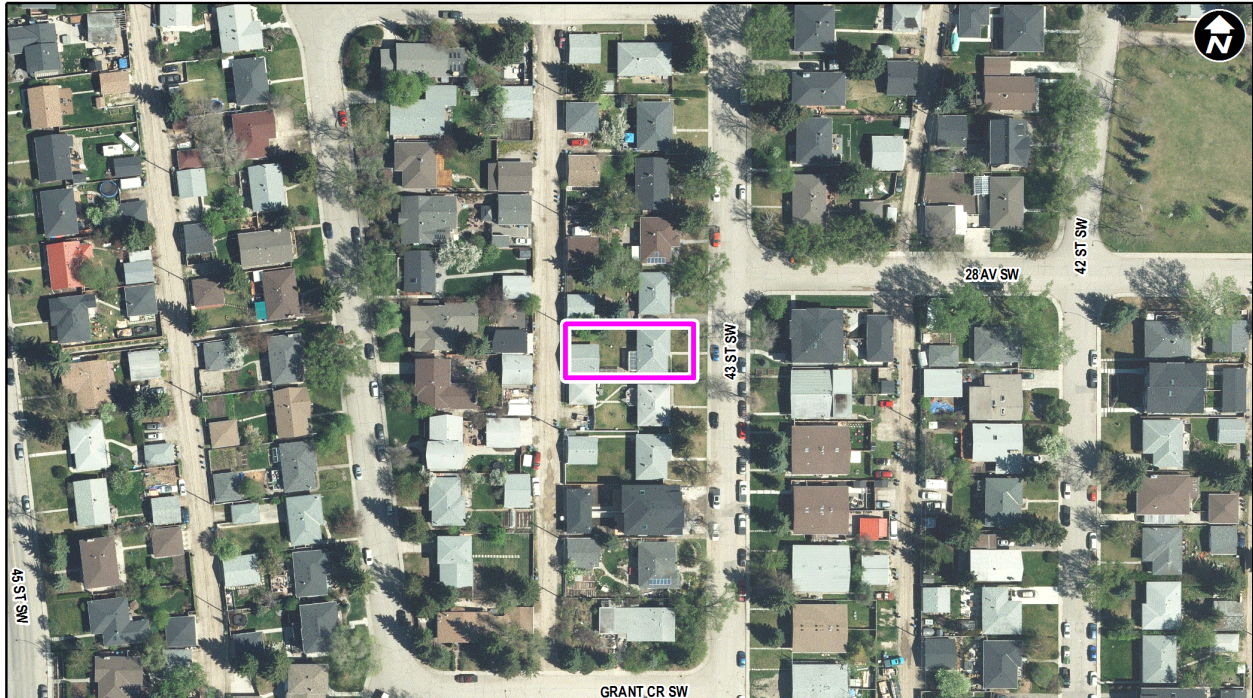
Community Peak Population Table

As identified below, the community of Glenbrook reached its peak population in 1982, and the population has decreased.

Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.02%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a residential designation applied to developed areas that accommodates for single detached homes. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit.

The proposed R-C2 District allows for a slightly wider range of low-density housing forms such as 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.

Development and Site Design

The rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building height, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to, the mitigation of shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian and vehicular access to the site is available from 43 Street SW, 28 Avenue SW and the rear lane.

The subject site is approximately 310 metres (a three minute walk) from eastbound and westbound Route 6 bus stops. The westbound route provides service through Killarney, South

Calgary, Mount Royal, and then into the Downtown core, with access to LRT routes. The eastbound route provides service through Glenbrook, Signal Hill, and on to a bus loop at Westhills Shopping Centre with access to other bus routes. The site is also approximately 750 metres (a 10 minute walk) from northbound and southbound Max Teal BRT stops (Primary Transit). The northbound route provides service to the Westbrook LRT Station. The southbound route provides service through Mount Royal University bus loop, the Heritage bus loop, Quarry Park, and on to the Douglas Glen bus loop.

The subject site is within Residential Parking zone “GBK”, and there are currently no on street parking restrictions.

Environmental Site Considerations

No environmental concerns were identified.

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. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Established area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-C2 District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) programs and actions. The applicant has proposed the following four climate resilience measures in a future development permit application:

- the future building to be LEED certified (supports Program 1: Energy Performance Standards in New and Existing Buildings);

- the option for future purchasers to have solar panels installed on the roof that supports Program 3: Renewable and Low-Carbon Energy Systems;
- the installation of an electric-vehicle-ready wiring/conduit in line with the actions set out in Program 4: Electric and Low-Emissions Vehicles; and
- low-impact development (LID) measures such as the use of permeable pavement and a green roof that supports Program 9: Green Spaces and Natural Areas to Support Mitigation.

Westbrook Communities Local Growth Planning Project

There is no existing local area policy affecting this site. Administration is currently working on the *Westbrook Communities Local Area Plan* (LAP) which includes Glenbrook and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Westbrook LAP* is anticipated to be finalized within 2021.

Applicant Submission

October 30, 2020

On behalf of the landowner, please accept this application to redesignate the property at 2803 43rd Street SW from R-C1 to R-C2 to allow for:

- existing residential development and new contextually sensitive redevelopment in the form of duplex dwellings and semi-detached dwellings;
- a maximum building height of 10 metres (no change proposed);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling); and
- the uses listed in the R-C2 District.

The intent is to develop a semi-detached dwelling similar to the one on the immediate south of the site. This was put forward in consideration of the current economic situation, high cost of homeownership in the area and also scale and built form of nearby houses.

The subject site is a mid-block lot located in the beautiful community of Glenbrook. Immediately to the south of the lot is a recently approved R-C2 lot while R-C1 single dwelling lots are to the north and west. Cross the street on the east side of 43rd street are also R-C2 lots. In the same block, the site two houses down to the south was also rezoned to R-C2 back in 2019.

The site is approximately 0.055 hectares in size with rear lane existing to the west of the site. The property is currently developed with a one-storey single detached dwelling.

Vehicle access to the parcel is available and will be via the rear lane. The subject lot is located approximately 300 meters from a bus stop that provides access to the eastbound Route 6. Route 6 provides service to the Downtown core and connections to Primary Transit network.

Public Engagement

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we took a direct approach to reach to community association, local residents within a 90 meters radius and also Ward Councillor.

On October 13th, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

In addition, our office has also spoke with president of Glenbrook Community and Councillor Jeff Davison's office on October 14th. Since the proposal only seeks moderate increase in density and is compatible with the low density residential scale and form of the surrounding area, the responses received were pretty positive.

Policy Alignment

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

To sum up, the proposed redesignation is only a moderate increase in density and is compatible with the low density residential scale and form of the surrounding area. We sincerely hope Councillors can support our application.

Applicant Outreach Summary

Project name: 2803 43 Street SW

Did you conduct community Outreach on your application? YES

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)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we take a direct approach to reach to community association, local residents within a 90 meters radius and also Ward Councillor Office. On October 13th, our staff did post card delivery to residents within a 90 meters radius.

On October 14th, we contacted president of Glenbrook Community Association and Councillor Jeff Davison's office. They both express support for the project.

On Dec. 3rd, 2020, our office completed another round of post card delivery to provide more information and gather more comments.

Stakeholders

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

Immediate neighbour, local residents, community association and ward councillor office

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents and community association are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety. Some people also express concerns over property value and crime.

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.

The proposal only looks to change the zoning from the current R-C1 to R-C2. The building format and scale would be similar to existing houses in the area.

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)

Continue to engage with Councillor office and community association. And better explain to local residents about proposed developments and restrictions under R-C2.

Community Association Letter

From: Glenbrook community [mailto:glenbrook.community@shaw.ca]

Sent: Thursday, January 07, 2021 6:32 PM

To: Kaddoura, Adam Adam.Kaddoura@calgary.ca

Subject: RE: [EXT] RE: LOC2020-0161 - Comments

Adam,

Thank you for your patience. Yes, I did find your request for comments in our system and I apologize it did not get returned.

Yes, The Glenbrook Community Association did have a conversation with the Applicant and do not have any concerns with the application.

Yours Truly,

Murray Ost, President
Glenbrook Community Association
Glenbrook.president@shaw.ca

**Land Use Amendment in Rosscarrock (Ward 8) at 4315 – 15 Avenue SW,
LOC2020-0154**

RECOMMENDATION(S):

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectare ± (0.12 acre ±) located at 4315 – 15 Avenue SW (Plan 6163HF, Block 27, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment allows for rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached and duplex dwellings and secondary suites).
- The application represents an appropriate density increase of the site and allows for development that will be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an established inner city neighbourhood.
- Why does this matter? The proposed R-CG land use district allows for greater choice of housing types in established areas, close to amenities and services.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment application was submitted by SLVGD Architecture on behalf of the landowners, Daniel Anderson and Jessica Shumlich, on 2020 October 27. The Applicant Submission (Attachment 2) indicates that the owner is looking to redevelop this property, increasing the allowable density from two to four units. The parcel is currently developed with a single detached dwelling and garage with access from the rear lane. A development permit application has not been submitted at this time.

A detailed planning evaluation of the application, including locations maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant

**Land Use Amendment in Rosscarrock (Ward 8) at 4315 - 15 Avenue SW,
LOC2020-0154**

delivered letters to adjacent residents and responded to residents' emails. The applicant also consulted the Killarney/Glengarry Community Association and the Ward Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received four letters of opposition from the public. The letters of opposition focused on the following areas of concern:

- Increased traffic and parking issues;
- Inappropriate increase of density and building height; and
- Rowhouses do not fit the character of the community.

Administration received one letter of support from the public. The letter indicated support based on the following:

- Positive for the community to have diverse housing stock; and
- Proposed land use district encourages building design that integrates well into the community.

The Rosscarrock Community Association provided an email, dated 2020 November 12, indicating they do not support the application (Attachment 4).

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

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

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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2021 January 21

ISC: UNRESTRICTED
CPC2021-0027
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**Land Use Amendment in Rosscarrock (Ward 8) at 4315 - 15 Avenue SW,
LOC2020-0154**

Economic

The ability to develop up to four rowhouse units with the option to include the additional uses of secondary suites or backyard suites would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Letter

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

This 0.05 hectare parcel is located in the community of Rosscarrock, immediately to the south east of the intersection with 15 Avenue SW and 43 Street SW. The general area is low density residential development (single and semi-detached dwellings), designated as Residential One / Two Dwelling (R-C2) District. However, to the south of the site are parcels designated Multi-Residential – Contextual (M-C1) District developed with rowhouse buildings (Rosscarrock Community Housing).

This is a corner lot, with approximate dimensions of 36 by 14 metres has direct lane access and is close to commercial uses along 17 Avenue SW (between 47 Street SW and 45 Street SW). The site is in close proximity to the Rosscarrock Community Centre and there is nearby transit availability, which lends this site, favourably, to an increase in density and the number of units anticipated by this land use redesignation.

No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 2), the applicant identified the intent to pursue a development permit application for a rowhouse building in the future.

Community Peak Population Table

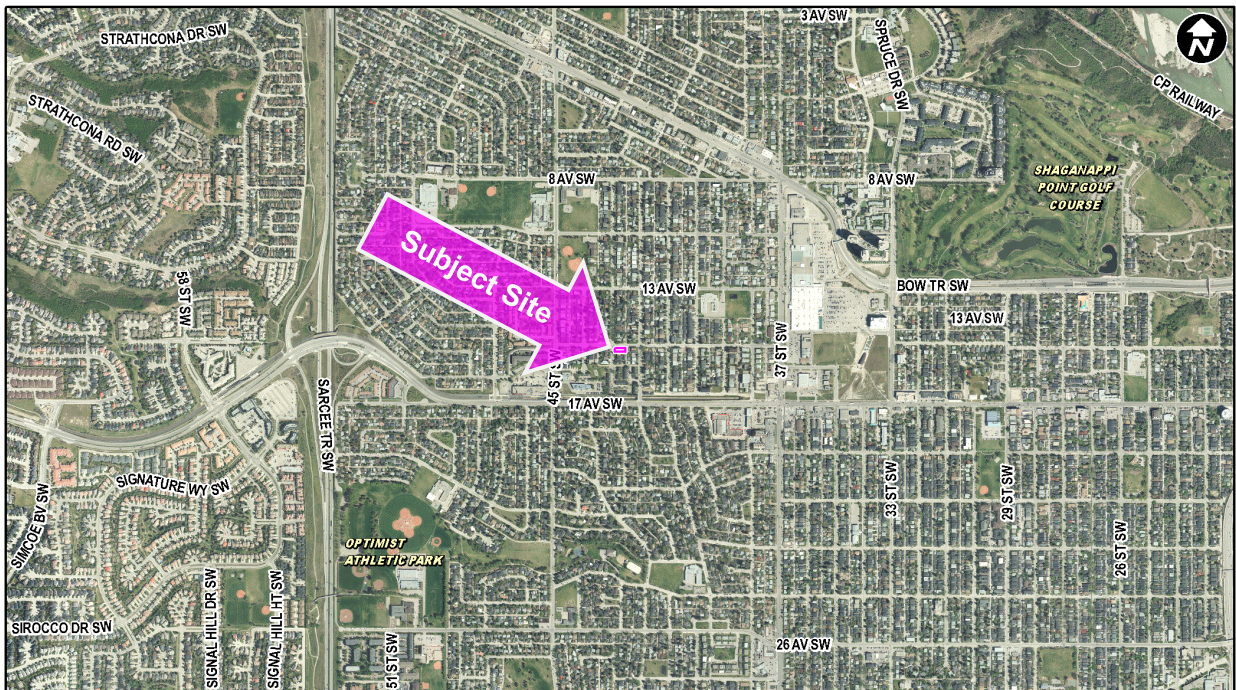
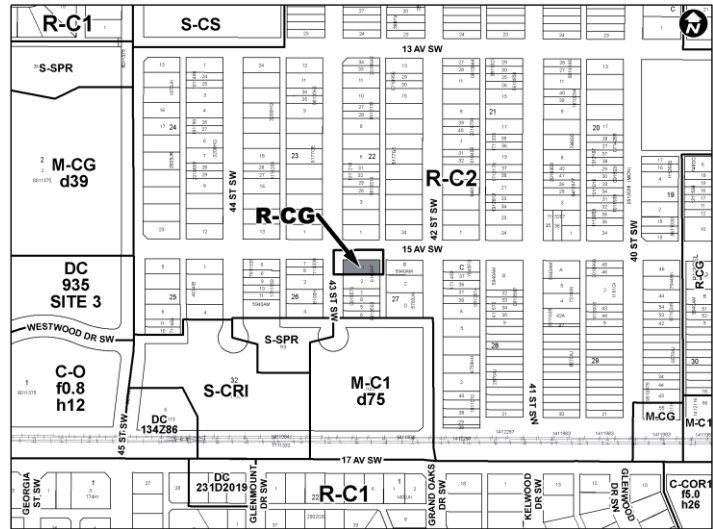
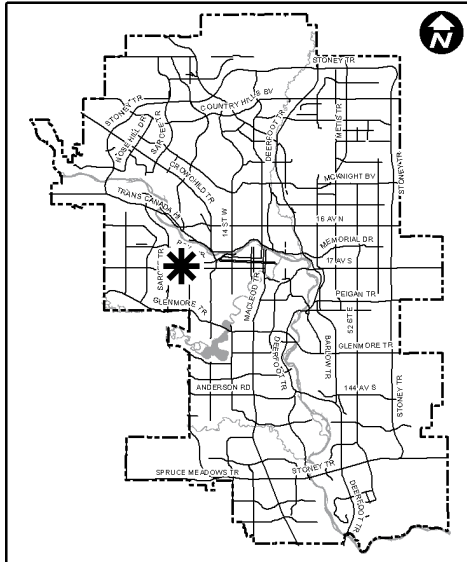
As identified below, the community of Rosscarrock reached its peak population in 1971, and the population has remained the same.

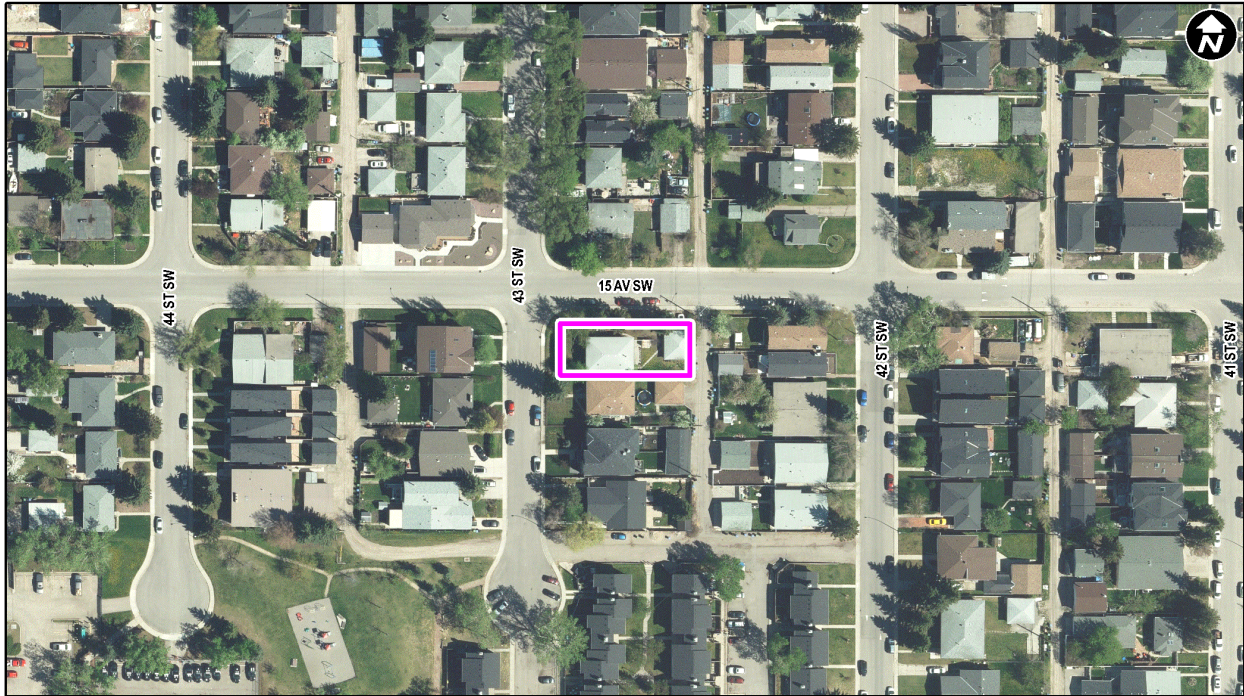
Rosscarrock	
Peak Population Year	1971
Peak Population	3,868
2019 Current Population	3,625
Difference in Population (Number)	-243
Difference in Population (Percent)	-6.28%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Rosscarrock Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 is primarily for single detached, semi-detached and duplex dwellings. The District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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

Development and Site Design

The rules of the proposed 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 43 Street SW and 15 Avenue SW frontages including ensuring access for the principal dwellings meets grade-oriented design definitions;
- Further evaluation of any secondary suite designs to ensure they meet Land Use Bylaw requirements; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

Transportation

Pedestrian and vehicular access to the site is available from 15 Avenue SW and 43 Street SW from the north, as 43 Street SW terminates south of the site before 17 Avenue SW. Both sides of the roads adjacent to this site have public sidewalks.

Transit is available in the vicinity of this site by way of the Blue Line LRT, Route 2 and Route 93 bus routes. The Blue Line 45 Street LRT Station is within 400 meters of the site (a six-minute walk). A Primary Transit Network route serves Route 2 with stops within 400 metres and 500 metres (eastbound and westbound respectively) along 17 Avenue SW. Route 2 provides service along 17 Avenue SW west to Glenside Drive SW and east through Killarney, South Calgary and Mount Royal to the Downtown, then north across the river along Centre Street then along 4 Street NW to Mount Pleasant, Tuxedo, Highland Park, Highwood and Thorncliffe to return from Huntington Hills / Beddington Heights. Route 93 is within 400 metres and 500 metres (southbound and northbound respectively) on 45 Street SW which provides service, east to Westbrook LRT Station less than 1 kilometre away, and south to Signal Hill then north to Coach Hill. Westbrook Station connects to the Max Teal terminal and provides service from Westbrook Station and south to Quarry Park and Douglas Glen.

Cycling is on street and shared with vehicles along 15 Avenue SW and 43 Street SW.

On-street parking is available along 15 Avenue SW, 43 Street SW and within the Rosscarrock area by residential permit parking.

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.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available to the site. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Westbrook Communities Local Growth Planning Project

Administration is currently working on the *Westbrook Communities Local Area Plan* (LAP) which includes Killarney/Glengarry and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. *The Westbrook Communities LAP* is anticipated to be finalized in 2021.

Applicant Submission

December 17, 2020



RE: Land Use Redesignation | Applicant's Submission,

We are applying to the City of Calgary for a land-use change from R-C2 to R-CG at 4315 15 Avenue SW. The intent of this application is to make allowable the construction of four (4) Rowhouse units on this corner parcel. Through our pre-application consultation with the City of Calgary it is noted that all vehicular access will be limited to the lane for any future development. At this time no formal design has been developed and our application is for the change in land use only.

The R-CG typology is listed a Grade-Oriented Infill development which supports Rowhouse building as a permitted use provided any proposed development conforms to section 347.3 or the Calgary Land Use Bylaw 1P2007.

We feel this site is suited for this type of development for the following reasons:

This Inner-City location has many benefits of increased density:

- Supports the use of existing City infrastructure
- Proximity to the downtown core
- Proximity to the 45 Street Ctrain Station (3 block walking distance)
- Proximity to Rosscarrock School (4 block walking distance)
- Proximity to Westbrook Mall
- Proximity to the Rosscarrock Community Hall (2 Blocks walking distance)
- Proximity to St. Michael, Vincent Massey, and Westgate Schools (2,3 and 4 blocks away)
- 4315 15 Avenue is a Corner Lot at the North West Corner of the Block. Location will have no shadow impact on adjacent neighbours.
- Ease of access to busy traffic corridors 17th Avenue and Sarcee Trail.

Similar R-CG land uses currently exist within the Community of Rosscarrock; most commonly these sites are located along 39th Street SW between 17 Avenue SW and 8 Avenue SW.

A single lot example of this Land Use can be found at 40th Street SW and 7th Avenues SW

We are reaching out to adjacent neighbours and the Community Association in an effort to solicit comments and suggestions from residents for this change to the land use and for any subsequent site development. If you have any concerns, feel free to contact me directly.

To Align with the City of Calgary's Climate Resilience Strategy, the applicant commits to applying sustainable building strategies in any future development, should the Land Use Application be approved. As a LEED® Accredited Professional I commit to meet and exceed all energy requirement in section 9.36 of the Alberta Building Code and encourage my clients to reduce the carbon footprint of any potential development. Typically, we seek to reduce energy consumption by way of enhance building envelope design, Building Massing and orientation and through the re-use of existing inner City infrastructure.

Thank you,

A handwritten signature in blue ink, appearing to read 'Jeffrey Riedl'.

Jeffrey Riedl

Architect, AAA, BFA, M.Arch. LEED® AP
SLVGD Architecture Inc.
202 - 1220 Kensington Road NW
Calgary, AB T2N 3P5
p: 587.351.1950
e: info@slvgdarchitecture.com

Applicant Outreach Summary

Outreach Strategy

For this Land use change Application our Strategy was:

- 1) Engage the City of Calgary for Pre-application considerations;
- 2) Engage the Community Association of Rosscarrock;
- 3) Engage Councillor Evan Wooley - Ward 8;
- 4) Apply for Land Use Application;
- 5) Submit Application Documents to the Community Association of Rosscarrock; and
- 6) Provide neighbor notification letters to Adjacent Neighbors (see Attachment 1)

Stakeholders

We connected with the following Stakeholders:

- 1) The City of Calgary;
- 2) Ward 8 Alderman Evan Wooley;
- 3) Lori Olijnyk - Rosscarrock Community Association; and
- 4) Adjacent neighbors via - Neighbor Outreach letter placed in mailbox.

What did you hear?

We received comments through the City of Calgary Pre-application process that rezoning to R-CG would be supported and that a rezoning to M-CG would not. It was also stated that driveways would not be supported on 15 Avenue and that all vehicular access should be limited to the lane.

We did not receive comments from the Community Association.

We did not receive comments from the Alderman.

We did receive one phone call from a neighbor as a result of our letters in mailboxes.

██████████ phoned my office on November 13, 2020. Refer to letter dated Nov. 13, 2020 for correspondence.

How did stakeholder input influence decisions?

Through correspondence with the city and the pre-application discussion it was determined that an application for a land use change to R-CG would be most appropriate for the site and the context.

How did you close the loop with stakeholders?

To close the loop with the one stakeholder that did reach out, Carol Anscombe, I wrote an email back to her to summarize our discussion and to put her in touch with the city of Calgary Jarred Friedman if she had any concerns, she would like to discuss with him. Our goal was to be as transparent as possible with all stakeholders.

Attachment 1



Dear Neighbour,

We are applying to the City of Calgary for a land-use change from R-C2 to R-CG at 4315 15 Avenue SW. The intent of this application is to make allowable the construction of four (4) Rowhouse units on this corner parcel. Through our pre-application consultation with the City of Calgary it is noted that all vehicular access will be limited to the lane for any future development. At this time no formal design has been developed and our application is for the change in land use only.

The R-CG typology is listed a Grade-Oriented Infill development which supports Rowhouse building as a permitted use provided any proposed development conforms to section 347.3 or the Calgary Land Use Bylaw 1P2007.

We feel this site is suited for this type of development for the following reasons:

This Inner-City location has many benefits of increased density:

- **Supports the use of existing City infrastructure**
- **Proximity to the downtown core**
- **Proximity to the 45 Street C-train Station (3 block walking distance)**
- **Proximity to Rosscarrock School (4 block walking distance)**
- **Proximity to Westbrook Mall**
- **Proximity to the Rosscarrock Community Hall (2 Blocks walking distance)**
- **Proximity to St. Michael, Vincent Massey, and Westgate Schools (2,3 and 4 blocks away)**
- **4315 15 Avenue is a Corner Lot at the North West Corner of the Block. Location will have no shadow impact on adjacent neighbours.**
- **Ease of access to busy traffic corridors 17th Avenue and Sarcee Trail.**

Similar R-CG land uses currently exist within the Community of Rosscarrock; most commonly these sites are located along 39th Street SW between 17 Avenue SW and 8 Avenue SW.

A single lot example of this Land Use can be found at 40th Street SW and 7th Avenues SW

We are reaching out to adjacent neighbours and the Community Association in an effort to solicit comments and suggestions from residents for this change to the land use and for any subsequent site development. If you have any concerns, feel free to contact me directly.

Thank you,



Jeffrey Riedl

- Architect, AAA, BFA, M.Arch. LEED® AP
- SLVGD Architecture Inc.
- 202 - 1220 Kensington Road NW
- Calgary, AB T2N 3P5
- p: 587.351.1950
- e: info@slvgdarchitecture.com

Community Association Letter

From: Lori Olijnyk [mailto:lori@calgarypropertynetwork.com]
Sent: Tuesday, January 5, 2021 9:51 AM
To: Friedman, Jarred B. <Jarred.Friedman@calgary.ca>
Cc: Lauren Harnett <info@rosscarrock.org>; development@rosscarrock.org; Hanna Oh <president@rosscarrock.org>
Subject: Fwd: [EXT] LOC2020-0154 - Circulation Package

Hello Jarred,

Rosscarrock Community Association discussed this application at our meeting. While the CA supports and encourages development in our community, we believe that this project does not warrant our support due to the following:

- 1) The City recently determined that 37th, 38th and 39th Streets be rezoned to support major multi-family projects, in conjunction with the 37th Street Main Street program. This proposed re-zoning, and resulting increased density, of the project is outside of the City's identified areas. The applicant references a development that is in the already-identified area which the CA supported because it is IN that area;
- 2) Parking is already an issue at this location; and
- 3) The current R2 zoning at this location is consistent with the land use and overall plan for the community, and should remain as such.

Regards,

Lori Olijnyk

Director of Development

Rosscarrock Community Association

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2804 – 32 Street SW, LOC2019-0169**

RECOMMENDATION(S):

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectare \pm (0.14 acre \pm) located at 2804 - 32 Street SW (Plan 732GN, Block 9, Lot 36) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The application seeks to redesignate the subject property to allow for low density development with the intent of building a four-unit rowhouse development.
- This application represents a modest increase in density that is in close proximity to transit routes in an established inner-city neighbourhood, is compatible with the surrounding development, and aligns with applicable policies of the *Municipal Development Plan* (MDP), and the *Killarney/Glengarry Area Redevelopment Plan* (ARP) as amended.
- What does this mean to Calgarians? More choice in the types of housing available and promote more efficient uses of existing infrastructure.
- Why does this matter? By providing for modest increases in density, R-CG developments provide greater choice of housing form in established areas, close to goods and services.
- An amendment to the *Killarney/Glengarry ARP* is required to accommodate the proposed land use.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment application was submitted by was submitted by SEIKA Architecture, on behalf of landowners Balwinder and Gurpreet Sahota, on 2019 November 05. The Applicant Submission (Attachment 3) indicates that the owner is looking to redevelop this property, increasing the allowable density from two to four units. The parcel is currently developed with a single detached dwelling and garage with access from the rear lane. A development permit application has not been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

Planning & Development Report to
Calgary Planning Commission
2021 January 21

ISC: UNRESTRICTED
CPC2021-0026
Page 2 of 3

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 - 32 Street SW, LOC2019-0169

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant created a [project website](#) informing the public about the project and requesting feedback. The applicant also consulted the Killarney/Glengarry Community Association and Ward Councillor ensuring they had the opportunity to learn about and comment on the application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's standard practice, this application was circulated to external stakeholders and notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received one letter from the public with concerns generally related to parking, and an increase in traffic.

The Killarney/Glengarry Community Association provided a letter on 2020 November 04 (Attachment 5), stating that they are neither in support nor opposition of the subject application. The comments then go on to identify the relevant policy amendments and development permit considerations.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Parking will be determined and reviewed at the development permit stage.

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

IMPLICATIONS

Social

This 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.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with

**Planning & Development Report to
Calgary Planning Commission
2021 January 21**

**ISC: UNRESTRICTED
CPC2021-0026
Page 3 of 3**

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2804 - 32 Street SW, LOC2019-0169**

applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The potential small increase in population enabled by this redesignation would mean opportunities for modest increases in use would help to support existing businesses in the area.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to Killarney/Glengarry Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Letter

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

This 0.06 hectare parcel is located in the community of Killarney/Glengarry, immediately to the south east of the intersection with 26 Avenue SW and 32 Street SW. The general area is low density residential development, designated as Direct Control District ([Bylaw 28Z91](#)) based on the R-2 Residential Low Density District of Bylaw 2P80. To the west of the site are parcels designated Multi-Residential – Grade Oriented (M-CG), Multi-Residential – Contextual (M-C1), Commercial – Neighbourhood 1 (C-N1) and Commercial – Neighbourhood 2 (C-N2) Districts developed with low-rise apartments and small scale commercial developments.

This is a corner lot, with approximate dimensions of 36 by 17 metres, with direct lane access and is close to commercial uses along 20 Avenue SW (between 30 Street SW and 35 Street SW). The site is in close proximity to the Killarney/Glengarry Community Association and there is nearby transit availability, which lends this site, favourably, to an increase in density and the number of units anticipated by this land use redesignation.

No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 3), the applicant identified the intent to pursue a development permit application for a four-unit rowhouse building in the future.

Community Peak Population Table

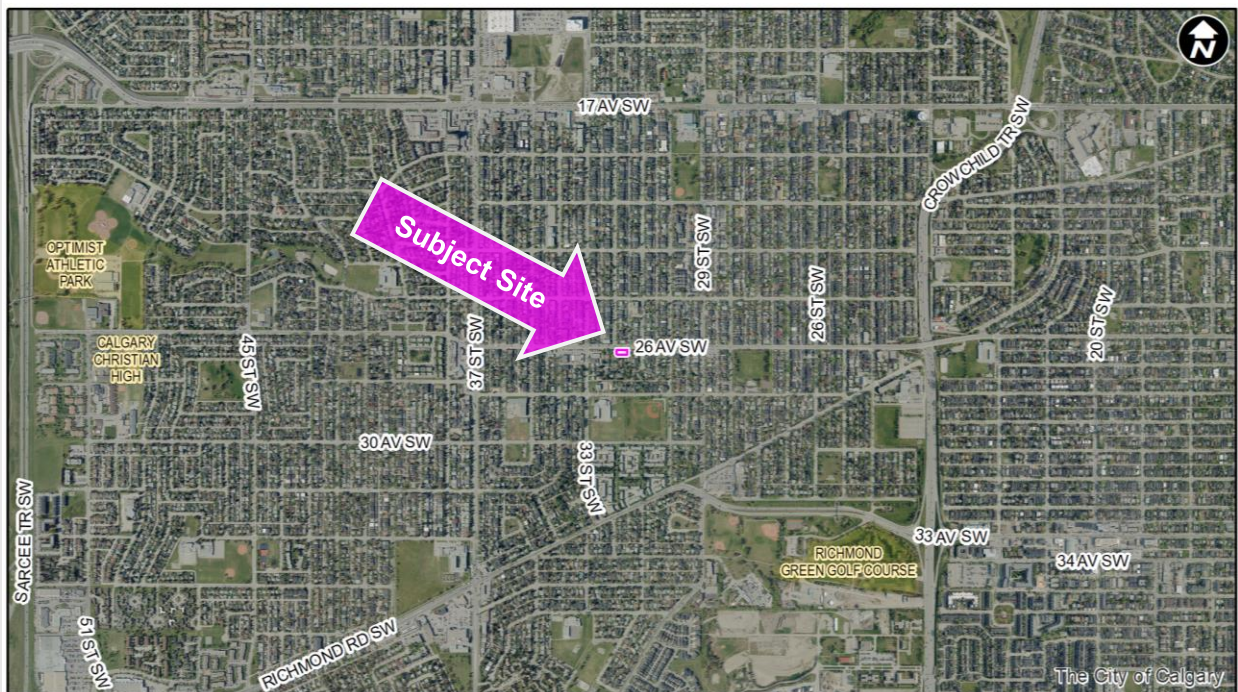
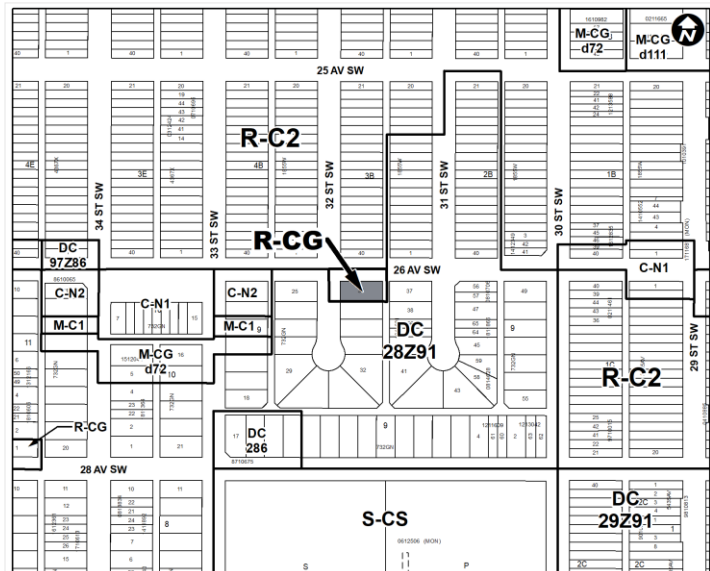
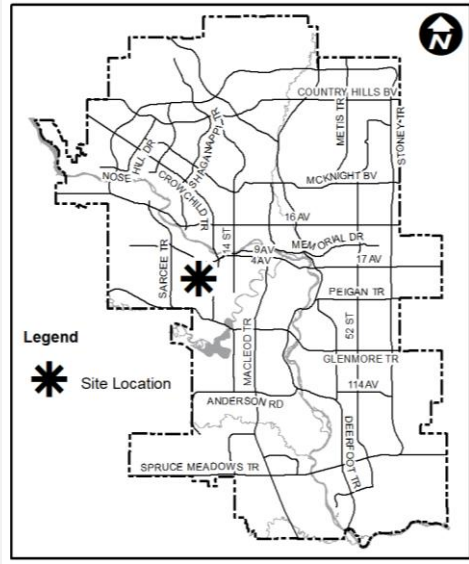
As identified below, the community of Killarney/Glengarry reached its peak population in 2019, and the population has remained the same.

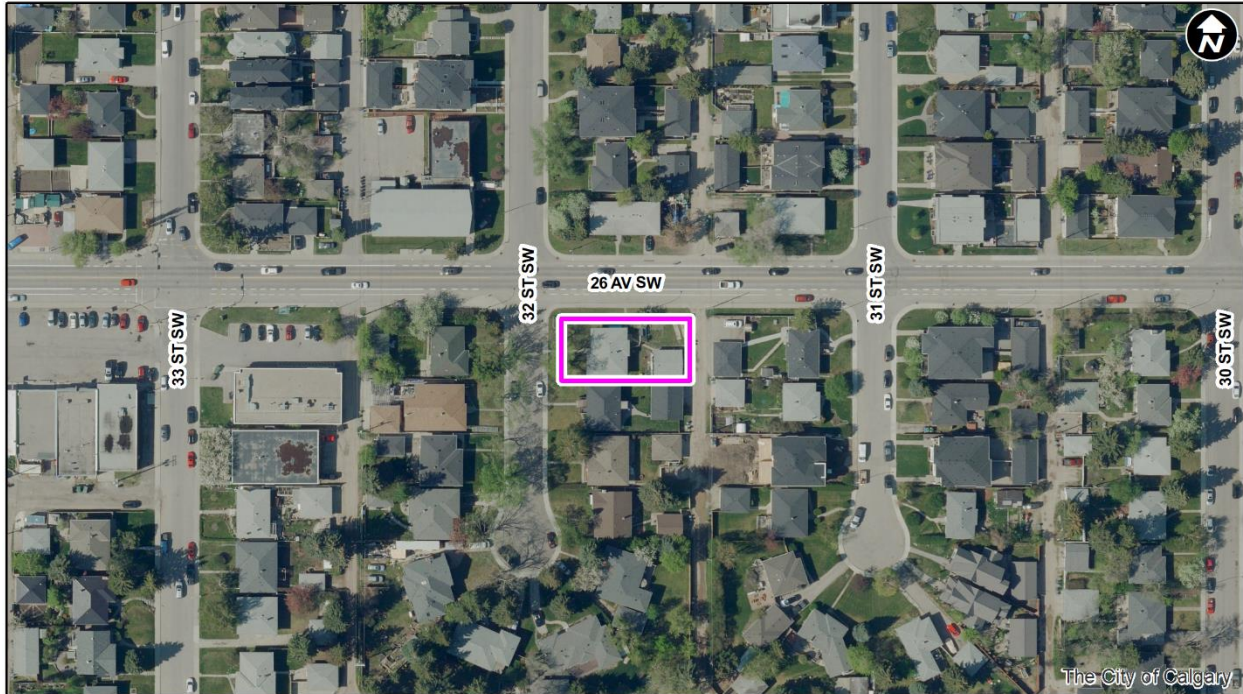
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	3,927
2019 Current Population	3,927
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC Direct Control District (Bylaw 28Z91) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80 and is primarily for single detached, semi-detached and duplex dwellings. The DC 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 a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. For the subject site that would mean a maximum of four dwelling units.

Development and Site Design

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

- Ensuring an engaging built interface along both 32 Street SW and 26 Avenue SW frontages including ensuring access for the principal dwellings meets grade-oriented design definitions;

- Further evaluation of any secondary suite designs to ensure they meet Land Use Bylaw requirements; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

Transportation

The subject site is located approximately 110 metres away from an Eastbound Route 6 Killarney / 26 Avenue SW bus stop. This route provides service through Knob Hill, Bankview and Lower Mount Royal to the Downtown core and LRT routes.

The subject site is a corner lot with lane access and has no parking restrictions. All vehicular access is to come from the lane at the time of redevelopment. Parking requirements will be reviewed and determined at the development permit stage.

Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site. An Environmental Site Assessment was not required.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

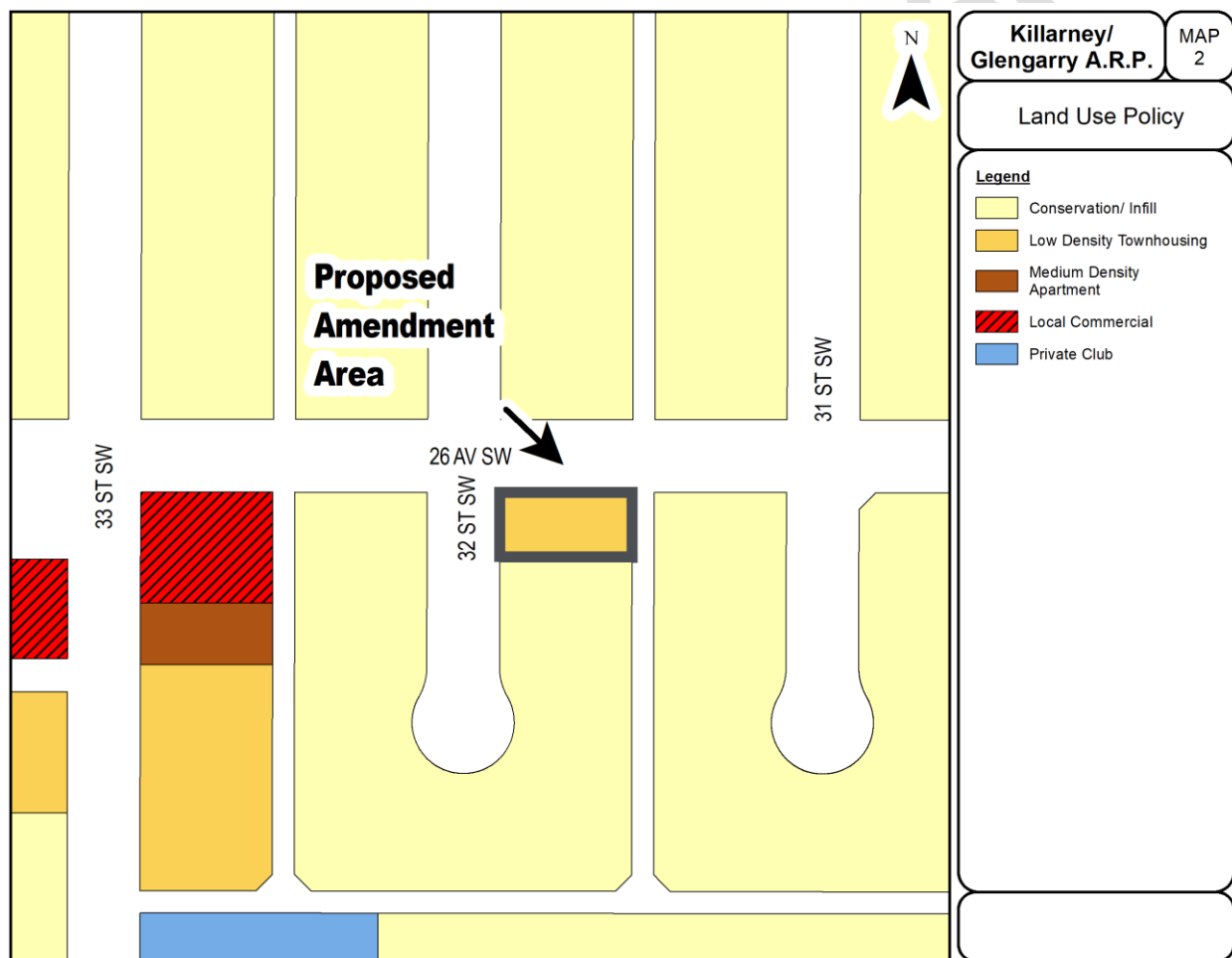
The parcel is identified on Map 2 of the [Killarney/Glengarry Area Redevelopment Plan \(ARP\)](#) as Conservation/Infill. An amendment to Map 2 to change from Conservation/Infill to Low Density Townhousing is required to accommodate the proposed land use amendment.

Westbrook Communities Local Area Planning Project

The *Killarney/Glengarry ARP* is under review as Administration is currently working on the [Westbrook Communities Local Area Planning Project](#) which includes Killarney/Glengarry and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. *The Westbrook Communities LAP* is anticipated to be finalized in 2021.

Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan

1. The Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy', by changing 0.06 hectare \pm (0.14 acre \pm) located at 2804 – 32 Street SW (Plan 732GN, Block 9, Lot 36) from 'Conservation/ Infill' to 'Low Density Townhousing' as generally illustrated in the sketch below:



Applicant Submission

December 9, 2020



Principal: Ajith Karunasena, Architect, AAA & Urban designer

Land Use Re-designation, Land use Application –LOC2019-0169

From R C2 to R-CG: 2804 32nd Street SW . Lot 36, Block 9, Plan 732 GN

Applicant Statement

The subject parcel is located in the community of Killarey/Glengarry and consists of 1,058.85m² of privately owned land. We are planning to develop 4 townhouses. One visitor parking stall provided. Access for parking from the lane. The proposed use is well suited for the site, given its surrounding context, lot characteristics and location.

The R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The objective of the R-CG District is to allow for grade-oriented development such as Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters. Moreover, it offers integration of various grade-oriented housing through flexible parcel dimensions and building setbacks. Additionally, it accommodates site and building designs that meet the functional requirements evolving households.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted & pedestrian-friendly streetscape along 32nd street SW & 26th ave SW.

Proximity to Transit: The subject site is along 32nd Street SW. Site is close to a number of schools, and park spaces.

CITY-WIDE POLICY ALIGNMENT

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

COMMUNITY ENGAGEMENT

Throughout the application process, Jag Custom Homes is committed to working with neighbours and the surrounding community members and stakeholders. As part of that commitment, Jag Custom Homes implemented a transparent application process with the community engagement efforts to ensure a clear process for all stakeholders. Important stakeholders such as the Community Association and Ward Councillor's office are actively invited to participate in our process online(created a website for community engagement).

Conclusion

The vision of the proposed land use re-designation is in line with the city-wide goals and policies of the Municipal Development Plan. Moreover, the objective of the development allows Calgarians to reside in new and innovative housing with accessibility to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request the Administration, Calgary Planning Commission and Council to support this application.

Ajith Karunasena

Architect AAA, and Urban Designer

B.Sc. (BE), M.Sc. (Arch), MUDS (M.Sc. Urban), RIBA (UK), AIA (SL), MRAIC, LEED AP

Seika Architecture Ltd

Applicant Outreach Summary

Seika Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

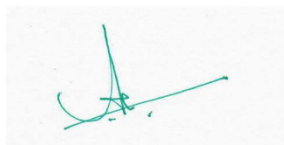
**Written reply for Detailed Team Review comments for Development permit
Number LOC2019-0169** **November 23rd 2020**

COMMUNITY ENGAGEMENT

Seika Architecture Ltd setup a website for community engagement. We are committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. Website <https://www.communityengagement-seikaarchitecture.com>.

As part of that commitment, Seika architecture and client work, as a project team, have designed a community engagement process in support of this application and other like it to ensure a clear and transparent application process for all stakeholder. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications

We received the community support letter for the above land use (see attachment 1 & 2) for more information.



Sincerely

Ajith Karunasena

Architect AAA, and Urban Designer

B.Sc. (BE), M.Sc. (Arch), MUDS (M.Sc. Urban), RIBA (UK), AIA (SL), MRAIC, LEED AP

Seika Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

Number LOC2019-0169

November 23rd 2020

APPENDIX 1 COMMUNITY ENGAGEMENT

AJITH KARUNASENA

From: AJITH KARUNASENA
Sent: Tuesday, September 29, 2020 10:51 AM
To: [REDACTED]; 'evan.woolley@calgary.ca'; caward8@calgary.ca
Cc: AJITH KARUNASENA; Jarred.Friedman@calgary.ca
Subject: RE: LOC2019-0169- community presentation- Online

Hello Sean,
Thanks for the information.
Sincerely,

Ajith Karunasena
Architect AAA & Urban Designer
B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban),RIBA, AIA,(SL),MRAIC, LEED AP

Seika Architecture Ltd
651 Macewan Drive N.W.
Calgary, AB, T3K 3R1
Tele-403-210-5085
ajith.karu@seikaarchitecture.com
<http://www.seikaarchitecture.com>

From: [REDACTED]
Sent: Tuesday, September 29, 2020 10:48 AM
To: AJITH KARUNASENA <ajith.karu@seikaarchitecture.com>
Subject: Re: LOC2019-0169- community presentation- Online

Hi, 26th ave development seems to not generate a lot of community angst, particularly since quite a few 4 Plex homes have been built along that stretch.

They've done a reasonable job of making info available and a nice website. I'd suggest the CA provide a feedback to the city stating that the proposal is compatible with the future local area plan and no objections have been noted to date. If there is nearby resident feedback, now is the time for that to be heard and responded to by the applicant.

Sean

On Sep 29, 2020, at 10:39 AM, AJITH KARUNASENA <ajith.karu@seikaarchitecture.com> wrote:

Hello Carolyn [REDACTED]

We need to provide the information about the above land use application to community. Due to COVID situation, we have setup the website. In the website all required project information is included.

Website link -<https://www.communityengagement-seikaarchitecture.com/>

Comments due date is October 16th 2020.

Email address is provided on the website for sending the comments.

Sincerely,

Ajith Karunasena

Architect AAA & Urban Designer

B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban)),RIBA, AIA,(SL),MRAIC, LEED AP

Seika Architecture Ltd

651 Macewan Drive N.W.

Calgary, AB, T3K 3R1

Tele-403-210-5085

ajiith.karu@seikaarchitecture.com

<http://www.seikaarchitecture.com>

Number LOC2019-0169

November 23rd 2020

APPENDIX 2 COMMUNITY ENGAGEMENT SUBMITTED DETAILS



Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

Land Use Re-designation, Land use Application –LOC2019-0169

From R C2 to R-CG: 2804 32nd Street SW . Lot 36, Block 9, Plan 732 GN

Applicant Statement

The subject parcel is located in the community of Killarey/Glengarry and consists of 1,058.85m² of privately owned land. We are planning to develop 4 townhouses. One visitor parking stall provided. Access for parking from the lane. The proposed use is well suited for the site, given its surrounding context, lot characteristics and location.

The R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The objective of the R-CG District is to allow for grade-oriented development such as Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters. Moreover, it offers integration of various grade-oriented housing through flexible parcel dimensions and building setbacks. Additionally, it accommodates site and building designs that meet the functional requirements evolving households.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted & pedestrian-friendly streetscape along 32nd street SW & 26th ave SW.

Proximity to Transit: The subject site is along 32nd Street SW. Site is close to a number of schools, and park spaces.

CITY-WIDE POLICY ALIGNMENT

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

COMMUNITY ENGAGEMENT

Throughout the application process, Jag Custom Homes is committed to working with neighbours and the surrounding community members and stakeholders. As part of that commitment, Jag Custom Homes implemented a transparent application process with the community engagement efforts to ensure a clear process for all stakeholders. Important stakeholders such as the Community Association and Ward Councillor's office are actively invited to participate in our process online(created a website for community engagement).

Conclusion

The vision of the proposed land use re-designation is in line with the city-wide goals and policies of the Municipal Development Plan. Moreover, the objective of the development allows Calgarians to reside in new and innovative housing with accessibility to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request the Administration, Calgary Planning Commission and Council to support this application.

Ajith Karunasena

Architect AAA, and Urban Designer

B.Sc. (BE), M.Sc. (Arch), MUDS (M.Sc. Urban), RIBA (UK), AIA (SL), MRAIC, LEED AP

Seika Architecture Ltd

Community Association Letter



November 24, 2020

City of Calgary
PO Box 2100 Station M
Calgary Alberta
T2P 2M5

Attn: Calgary City Council
Ref: **LOC2020-0126**

Dear City Council,

I am writing on behalf of the Killarney-Glengarry Community Association (KGCA) regarding LOC2020-0126.

The KGCA is neither in support nor opposition of application to redesignate 2037 32 Street SW from R-C2 to R-CG. Therefore, the KGCA has identified the relevant policy amendments and Development Permit considerations that should be addressed at their appropriate step in the planning process.

The applicant's submission states that intention is to develop four (4) rowhouse units, each with their basement suite for a total of eight (8) dwelling units. The current Killarney-Glengarry Area Redevelopment Plan Bylaw 16P85 (KGARP), identifies this parcel as "Conservation/Infill" which does not align with the proposed R-CG redesignation as the Conservation/Infill is intended for:

2.1.2 "...the form and density allowed under the existing R-1 and R-2 Land Use Bylaw districts which includes single-family detached, semidetached, duplex and converted structures containing no more than two units."

In order to ensure that the proposed redesignation aligns with the KGARP, prior to this redesignation application receiving 3rd Reading the KGARP would need to be amended. The amendment should include changes to Map 2 so that the lands are identified as either "Low Density Townhousing" or "Medium Density Stacked Townhousing". It should be noted that Map 2 includes similar amendments for other R-CG parcels within the community.

Should a KGARP amendment and redesignation be approved by Council, The KGCA requests the following be addressed by the applicant at the time of Development Permit application:

Parking be addressed

The applicant's submission states that the intent is for four (4) row house units each with their own secondary suite. Land Use Bylaw 1P2007 (LUB) requires a minimum of eight (8) parking stalls for this type of development, one (1) for each unit. Should this application require a relaxation or qualify for a reduction in motor vehicle parking stalls per section 546(2) of the LUB, that should be identified at the time of Development Permit application.

www.killarneyglengarry.com   



Vehicular access be provided from the rear of the parcel

This will enhance safety in the area by removing the need for curb cuts along 21 Ave SW and 32 St SW, thereby reducing potential pedestrian/vehicle conflicts along the sidewalk.

The main floor of units be located at grade and not above garages

This will provide for eyes on the street towards 21 Ave SW and 32 St SW from the dwellings, remove the need for numerous curb cuts, and provide for a better urban design interface along both streets.

Screening at the rear of the unit closest to the laneway

Within R-CG developments, the main floor rear windows/door of the unit closest to the lane often directly overlooks the backyards of the rest of the block; in this case directly north into neighbouring backyards. Screening in the form of frosting/semi-transparent glass, privacy walls, and/or landscaping should be considered to reduce potential overlooking concerns.

If there are any questions with regards the above please do not hesitate to reach out and discuss.

Sincerely,

Sean MacLean BURPI RPP MCIP
Director of Development
Killarney-Glengarry Community Association
403-619-0094

www.killarneyglengarry.com   

**Land Use Amendment in North Glenmore Park (Ward 11) at 2002 – 51 Avenue SW,
LOC2020-0165**

RECOMMENDATIONS:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16 acre \pm) located at 2002 – 51 Avenue SW (Plan 6120AK, Block 32, Lots 24 and 25) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for low-density development with the intent of building semi-detached dwellings with backyard suites.
- This application represents a modest increase in density in close proximity to transit routes and parks in an established inner-city neighbourhood, is compatible with the surrounding development, and aligns with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Greater housing choice within a community and more efficient use of existing infrastructure.
- Why does it matter? “Missing middle” housing forms allow families to keep loved ones close or rent out the additional space. This increases affordability for each household and allows Calgary to grow more cost-effectively.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council’s Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment application was submitted by Civicworks Planning & Design on behalf of the landowner, Art Wahl Construction Ltd, on 2020 November 03.

The 0.06 hectare corner site is at the intersection of 19 Street SW and 51 Avenue SW in the southwest community of North Glenmore Park. The site is currently undeveloped and has direct rear lane access to 19 Street SW. The Applicant Submission (Attachment 2) indicates that the owner is looking to redevelop this property, increasing the allowable density from one to two units, each with a backyard suite.

The proposed R-CG District would allow for additional low-density development options such as duplex dwellings, semi-detached dwellings with backyard suites, and rowhouses. A development permit (DP2021-0039) for a Contextual Semi-Detached Dwelling with Backyard Suites has been submitted and is under review (Attachment 5).

A more detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

**Land Use Amendment in North Glenmore Park (Ward 11) at 2002 - 51 Avenue SW,
LOC2020-0165**

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the North Glenmore Park Community Association was appropriate. In response, the applicant was in frequent contact with the Community Association to discuss the development vision and provided information to neighbours within 150 metres. Additional information can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received one letter of opposition, which cited concerns that laneway and multi-family housing would change the density, traffic, and single family character of the community.

The North Glenmore Park Community Association provided a letter of objection on 2020 December 16 (Attachment 4). The Community Association's development committee applies three criteria for supporting redesignations to R-CG: the site must be currently designated R-C2, it must be located on collector roads, and it must be on a corner parcel. The subject site only meets the last criterion.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate.

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

IMPLICATIONS

Social

The recommended land use allows for a wider range of housing types than the existing R-C1 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically meet objectives of the [Climate Resilience Strategy](#). However, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

**Planning & Development Report to
Calgary Planning Commission
2021 January 21**

**ISC: UNRESTRICTED
CPC2021-0036
Page 3 of 3**

**Land Use Amendment in North Glenmore Park (Ward 11) at 2002 - 51 Avenue SW,
LOC2020-0165**

Economic

The ability to develop two semi-detached dwelling units with backyard suites will make more efficient use of existing infrastructure and services and can provide more affordable housing to the community.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Letter
5. Development Permit (DP2021-0039) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The 0.06 hectare corner site, in the southwest community of North Glenmore Park, is at the intersection of 19 Street SW and 51 Avenue SW. The site is approximately 15 metres wide by 45 metres deep. The parcel is currently undeveloped and has rear lane access to 19 Street SW. Surrounding land uses are a mix of R-C1, R-C2 and R-CG with a variety of low-density residential forms including single and semi-detached homes. The eastern parcel across 19 Street SW is developed with a regional recreational facility.

The applicant intends to pursue two units and two backyard suites on the site. A development permit for a Contextual Semi-Detached Dwelling with Backyard Suites has been submitted by 5468796 Architecture on 2021 January 04 and is under review. See Attachment 5 for additional information.

Community Peak Population Table

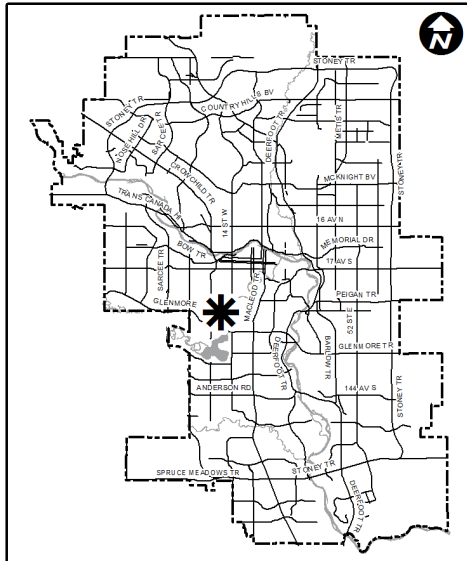
As identified below, the population of North Glenmore Park peaked in 1970, decreased significantly by the 1990s, and has remained relatively stable since.

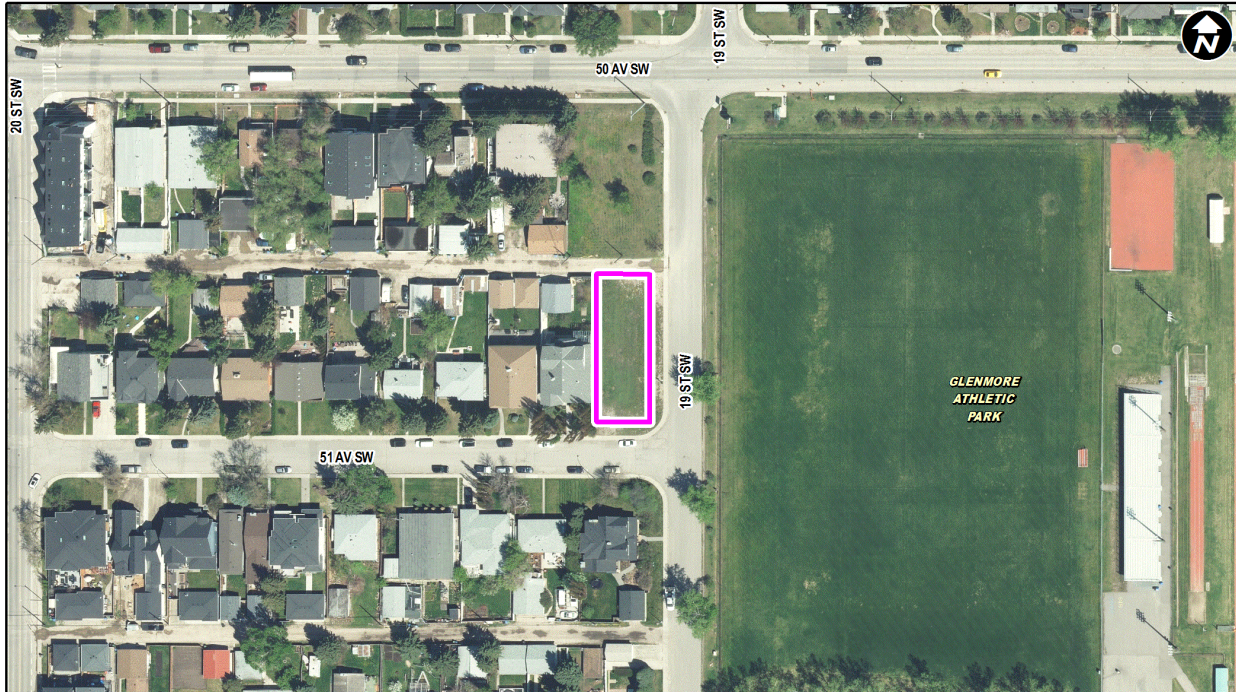
North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	-1,385
Difference in Population (Percent)	-37%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [North Glenmore Park Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a residential designation applied to developed areas that is primarily for single detached houses. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit along with one secondary or backyard suite.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CG District allows for a maximum building height of 11 metres (three-storeys) and a maximum density of 75 units per hectare. While the district does allow for rowhouse development, it is also intended to provide greater flexibility in accommodating accessory dwelling units by allowing each semi-detached dwelling unit to have its own backyard suite.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. The intended development will consist of two semi-detached units with two backyard suites above the rear garage. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging interface along both the 19 Street SW and 50 Avenue SW frontages through building design and proper siting of entrances to both the principal and backyard dwellings;
- appropriate setbacks to support future redevelopment of the vacant adjacent property; and
- mitigation of shadowing, overlooking, and privacy issues with respect to adjacent developed properties.

Transportation

The subject site is a corner lot with lane access. There are no existing curb cuts which need closure and rehabilitation, and all vehicular access will come from the lane.

The subject parcel is approximately 100 metres from an eastbound Route 13 bus stop, which provides service towards downtown and LRT routes approximately six kilometres away. The parcel is also approximately 100 metres from a westbound Route 13 bus stop, which provides service to Mount Royal University, the Richmond terminal, and on to the Westhills Shopping Centre loop. On-street parking is available and unrestricted on both 19 Street SW and 51 Avenue SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary mains are available to this site. Site servicing details are being reviewed through the associated Development Permit and Development Site Servicing Plan applications.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objective of the [*Climate Resilience Strategy*](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

West Elbow Communities Local Area Planning Project

Administration is currently working on the [*West Elbow Communities Local Area Planning project*](#) which includes North Glenmore Park and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *West Elbow Communities Local Area Planning project* has been put on hold but is anticipated to be relaunching in 2021.

Applicant Submission



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
F 403 201 5344

25.11.2020

—

Planning & Development
The City of Calgary
PO Box 2100, Station M
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

RE:

Land Use Redesignation

From R-C1 to R-CG: 2002 51 AV SW | Lots 24 + 25, Block 32, Plan 6120AK | 0.06 ha

APPLICANT STATEMENT

The subject site is located in the Developed Area in the community of North Glenmore Park and consists of one (1) vacant 0.06ha parcel of land. CivicWorks has been retained to undertake a land use redesignation process to facilitate the development of a new semi-detached building with backyard suites above two (2) double garages. The subject site's current R-C1 (Residential - Contextual One) District is a residential designation that is primarily for single-detached dwellings. In support of the proposed development, we are seeking a Land Use Redesignation to amend the existing R-C1 District to an R-CG (Residential - Grade-Oriented Infill) District. Similar to R-C1, the intent of the R-CG District is to accommodate low-density residential development; however, it expands the diversity of housing choices to allow for a semi-detached building with backyard suites. The original intent for this site was around the R-C2 (Residential - Contextual Two) District, but given the nuances of the land use bylaw, where the R-C2 District allows secondary suites (but not backyard suites) with a semi-detached building, we were required by The City to change our land use application request to the R-CG District. While recognizing that our proposed built form remains far closer to built forms possible under R-C2 than built forms possible under R-CG, we have opted to provide additional development certainty of our proposal by submitting a concurrent Development Permit alongside the Land Use Redesignation.

PLANNING RATIONALE

The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. The development vision will contribute to the continued vibrancy and vitality of North Glenmore Park, adding to the diversity of new housing options in the Developed Area, while retaining the original low-density intention and established character of this area. A summary of conditions that make the subject site especially appropriate for the proposed R-CG land use change follows below:

- **Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 19 ST and 51 AV SW.
- **Direct Laneway Access:** The subject site enjoys direct laneway access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 19 ST and 51 AV SW.
- **Land Use Context:** The subject site is located within a low-density land use context, with R-C1, R-C2 and R-CG all within a one-block radius from the site (including an R-CG designated property immediately north of the site across the laneway).
- **Proximity to Transit:** The subject site is within 100m of a local transit stop (Route 13) along 50 AV SW, and also within 200m of another local transit stop (Routes 7 and 104) along 20 ST SW, offering 20-minute service frequency on weekdays and 30-minute service frequency on evenings and weekends.



- **Proximity to an Existing Open Space / Community Amenity:** The subject site is immediately adjacent to the Glenmore Athletic Park across 19 ST SW. The subject site is also within easy-walking distance of Alternative High School ($\pm 225\text{m}$), Central Memorial High School ($\pm 380\text{m}$) and Lord Shaughnessy High School ($\pm 450\text{m}$). Mount Royal University, ATCO Park corporate campus, and Saint James Elementary & Junior High School can all be reached within a five-minute drive.

CITY-WIDE POLICY ALIGNMENT

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

LOCAL AREA POLICY ALIGNMENT

The subject site falls within an area without a statutory local area plan. An emerging plan that was initially active in early 2019 called the West Elbow Communities Local Area Plan has been paused until early 2021, contingent on the status of the Guidebook for Great Communities.

STAKEHOLDER OUTREACH

As part of our commitment to a clear and transparent stakeholder outreach process, the project team will undertake a best practice stakeholder outreach process in support of this application. The project team has installed on-site signage, paired with hand-delivered postcard mailers (to the ± 100 nearest neighbouring properties) containing the same information to ensure that adjacent property owners are directly aware of the proposed details. Both on-site signage and postcards direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner. Stakeholders, including the North Glenmore Park Community Association and Ward 11 Councillor's office, have been actively invited to participate in our process, which will focus on informative and fact-based engagement communications.

CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals and policy intent of the Municipal Development Plan and will facilitate a development vision that will introduce housing diversity in an established community that enjoys 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 regarding this application, please contact me at darlene@civicworks.ca or 403-688-6887.

Sincerely,

Darlene Paranaque | Urban Planner
BES, MSc, RPP, MCIP, PMP

Applicant Outreach Summary



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
F 403 201 5344

Applicant-Led Stakeholder Outreach



HAND DELIVERED MAILERS

Mailers were hand delivered to neighbours within a ±150m radius of the site (04.11.2020, updated 27.11.2020) to provide project information and project team contact information.



PROJECT VOICEMAIL & EMAIL ADDRESS

A project voicemail inbox and dedicated email was shared with stakeholders to provide alternative communication channels to reach the project team.



NOTICE LETTERS

Letters to the Community Association (04.11.2020 and 12.11.2020) and Ward Councillor's Office (04.11.2020 and 25.11.2020) were sent to provide project information and welcome continued dialogue.



ON-SITE SIGNAGE

In addition to The City's required notice posting, a sign was installed on site (04.11.2020, updated 27.11.2020), notifying the surrounding community of the application and providing project team contact information.

What We Heard + Team Response

Outreach Process

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

The project team would like to thank all those who participated in our outreach process and reached out with their questions and comments.

Stakeholder Feedback + What We Heard

The project team has sorted all stakeholder feedback received to date (04.01.2021) in the applicant-led outreach, in addition to comments shared by the File Manager that were received in the Land Use Redesignation application, according to key themes. **We received a total of three (3) responses in our stakeholder outreach process. Of these responses, there was one (1) resident in support of the application.** The following page addresses each theme by breaking it into "What We Heard" and the "Project Team Response".

We identified four (4) key themes:

1. Location + Context
2. Vehicular Parking
3. Traffic Congestion
4. Backyard Suites + Density

Our Commitment

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

- We will provide you with quality information about the project.
- We will ask for your thoughts on key areas of the project.
- We will share what we have heard and our team's response to it.

What We Heard + Team Response

1 LOCATION + CONTEXT

WHAT WE HEARD

Two (2) stakeholders indicated that they did not feel that the proposed semi-detached built form was compatible with the community's existing character. One (1) stakeholder was supportive of the proposed built form on this corner site.

PROJECT TEAM RESPONSE

In support of the proposed development, a Land Use Redesignation to amend the existing Residential - Contextual One (R-C1) District to the Residential - Contextual Grade-Oriented Infill (R-CG) District is being sought. Similar to the R-C1 District, the intent of the R-CG District is to accommodate low-density residential development; however, it expands the diversity of housing choices to allow for the proposed development: a semi-detached building with backyard suites.

We understand concerns around respecting the existing community character and have endeavoured to create a proposal that is consistent with its surrounding context. The proposed development offers a gentle transition of density from the currently permitted one (1) to proposed two (2) principal dwellings, while retaining the original low-density intention and established character of this area. Multiple semi-detached buildings already exist on this very block, with R-C1, R-C2 and R-CG land uses all contributing to the low-density residential context within a one-block radius from the site.

Recognizing that our proposed built form remains far closer to built forms possible under R-C2 than built forms possible under R-CG, we have opted to provide additional development certainty of our proposal by submitting a concurrent Development Permit alongside the Land Use Redesignation. The R-CG District was specifically designed to facilitate sensitive intensification in proximity, or directly adjacent, to low-density residential development. With the subject site occupying a corner parcel with direct laneway access, and located immediately across 19 ST SW from Glenmore Athletic Park, this proposal seeks to sensitively increase density while respecting and complementing the existing built form of the community.

2 VEHICULAR PARKING

WHAT WE HEARD

One (1) stakeholder identified concerns around an increase in density and its implications related to on-street parking.

PROJECT TEAM RESPONSE

The proposed development includes two (2) detached double garages, providing a total of four (4) on-site vehicular parking stalls. These double garages are proposed along the site's laneway, with direct access onto 19 ST SW. Due to the corner location, the subject site enjoys more immediately adjacent on-street parking than any of its non-corner lot neighbours, with on-street parking available directly in front of the property along both 19 ST SW and 51 AV SW. No parking relaxations are currently being sought.

3 TRAFFIC CONGESTION

WHAT WE HEARD

Anticipated traffic activity associated with the proposed development was noted as a concern for one (1) stakeholder.

PROJECT TEAM RESPONSE

A modest increase in density (from one to two dwellings) is expected to have minimal impact to local area traffic. This is further mitigated by the strategic location of this site along a corner lot fronting onto the higher-traffic road of 19 ST SW, half a block from the 50 AV SW corridor. In addition, the site is in close proximity (100-200m) to three (3) local transit route stops, offering 20-minute service frequency on weekdays and 30-minute service frequency on evenings and weekends, allowing new and existing residents to take advantage of active modes of transport.

4 BACKYARD SUITES + DENSITY

WHAT WE HEARD

One (1) stakeholder expressed concern over a semi-detached building with supporting backyard suites and the related increase in density, while one (1) stakeholder shared their enthusiasm for the proposed development and its related backyard suites.

PROJECT TEAM RESPONSE

We understand concerns related to the development of denser built forms. This proposal would increase the density on site from one (1) to two (2) principal dwellings. In total, two (2) backyard suites are proposed for this site – one to support each principal dwelling. Backyard suites are considered part of secondary to a dwelling unit, and provide flexibility and choice for home owners by providing a housing form that can adapt to changing household needs.

North Glenmore Park's population peaked in 1970 at 3,776. In 2016, the date of the last census, the community's population was 2,595, more than 1,000 less than it was originally designed for 50 years ago. With families today having fewer children than in the past, new built forms are required to bolster densities and contribute to the community's continued vibrancy. A semi-detached building with backyard suites provides this needed increase in density in a relatively modest manner.

To provide neighbours with greater transparency around what is being proposed, a concurrent Development Permit has been submitted alongside the Land Use Redesignation. The concurrent process ensures a high-quality detailed design outcome that informs and aligns with the proposed land use change, allowing for the proposed density to be evaluated alongside the land use.

Community Association Letter



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

December 16, 2020

Circulation Control
Planning and Redevelopment
P.O Box 2100 Station M
Calgary, AB IMC 8201

Attention: Derek Pomreinke, File Manager

RE: Application Notice LOC2020-0165

The North Glenmore Park Community Association (NGPCA) and Planning & Area Redevelopment Committee (PARC) would like to communicate our opposition to the City regarding the proposed rezoning pre-application at 2002 51 Avenue SW.

The 2018 NGPCA Planning Guide approved by both the Board and PARC for the neighborhood of North Glenmore Park, advises that the following criteria needs to be in-place prior to any R-CG district rezoning to be considered:

- a) R-C2 zoned
- b) located on busy collector roads
- c) corner lot

Because this site is zoned R-C1, and while 19th Street does have increased traffic at particular times of the day, it cannot be defined as a true collector road. Due to the lot in question not satisfying two of three above-mentioned criteria, the NGPCA cannot support this proposal.

Sincerely,

Jennifer McClure (sent by Amy Babich)
Chair, Planning & Area Redevelopment Committee
North Glenmore Park Community Association

Development Permit (DP2021-0039) Summary

A development permit application was submitted on 4 January 2021 by 5468796 Architecture on behalf of the landowner, Art Wahl Construction Ltd. The application is for a Contextual Semi-Detached Dwelling with two Backyard Suites above the rear garages. The eastern dwelling unit and suite have entrances are oriented toward 19 Street SW while the western unit is oriented toward 51 Avenue SW.

The contextual use rules of Land Use Bylaw 1P2007 require that new buildings have similar height, massing, and setbacks as their surroundings. Further review will determine if the proposed building aligns with the rules and intent of the R-CG District, and assesses the appropriateness of any relaxations.

Figure 1 – Rendering, NW View



Figure 2 – Streetscape

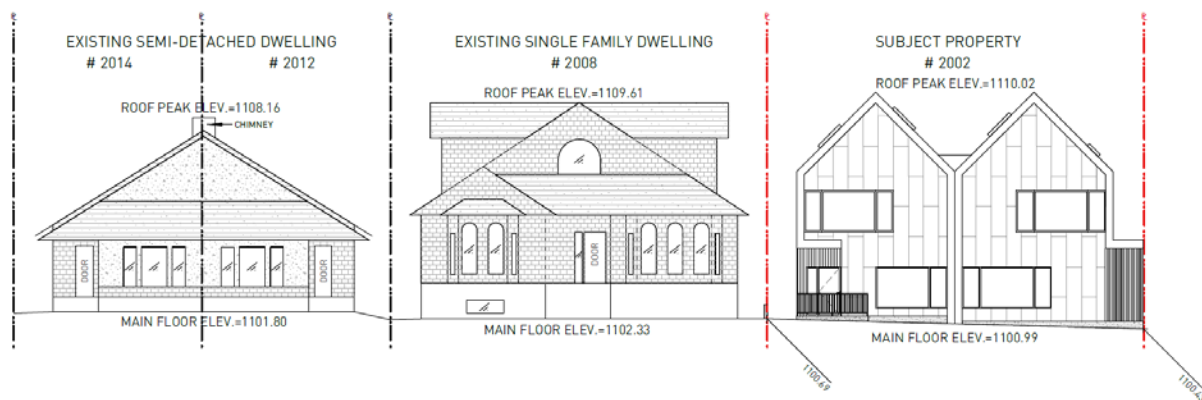
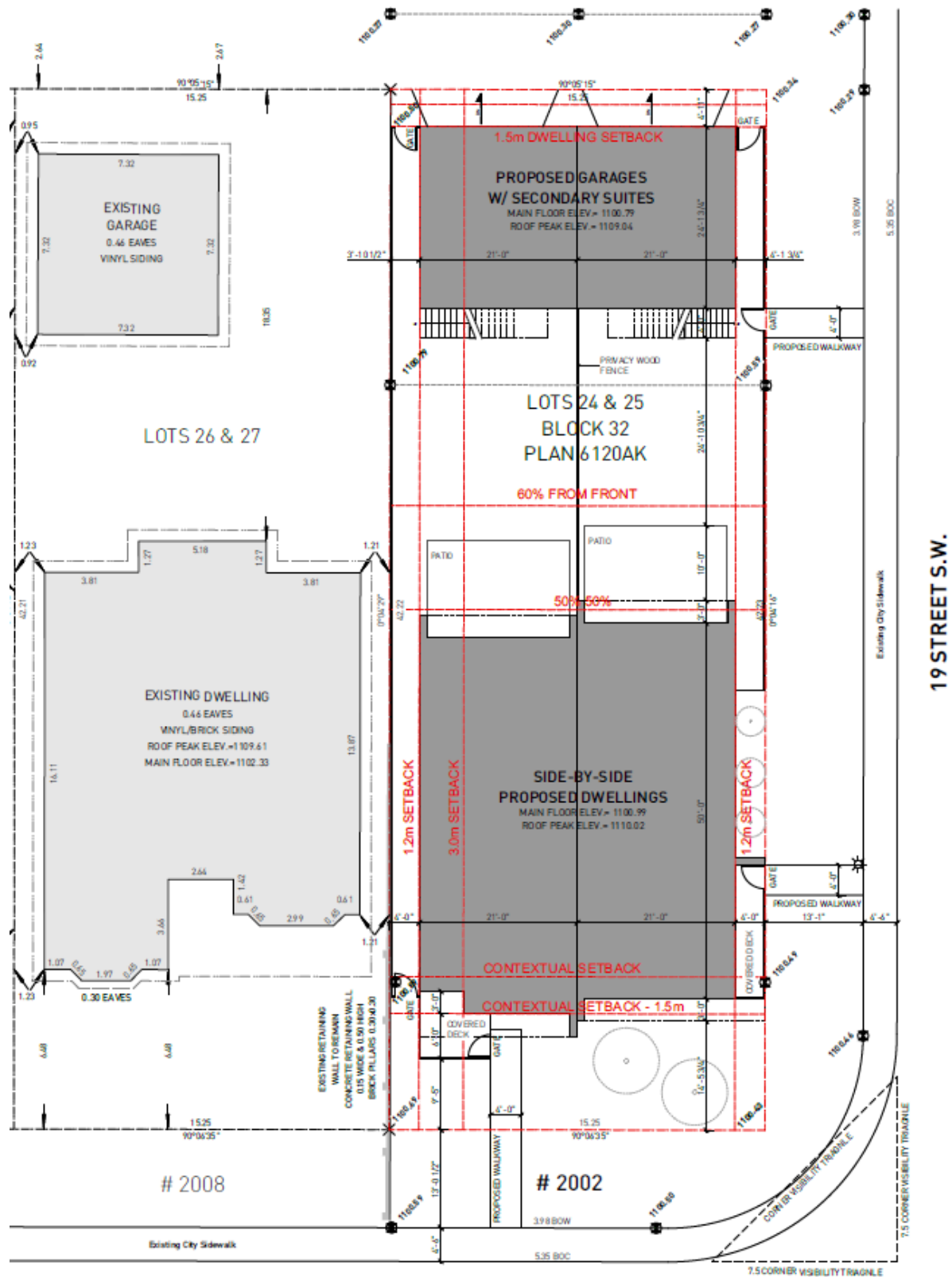


Figure 3 – Site Plan



**Land Use Amendment in West Hillhurst (Ward 7) at 2104 Broadview Road NW,
LOC2020-0162**

RECOMMENDATION:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2104 Broadview Road NW (Plan 5151O, Block 24, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The application seeks to redesignate the subject property to allow for low density development with the intent of building a four-unit rowhouse development.
- This application is in alignment with the *Municipal Development Plan* by providing a modest increase in density.
- What does this mean to Calgarians? This application allows for more housing choices and more efficient use of existing infrastructure.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and amenities.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by Horizon Land Surveys on behalf of the landowners, Dixiao Lu and Jianming Lu, on 2020 October 30. The Applicant Submission (Attachment 2) indicates that the landowner is looking to increase the allowable density from two units to four.

This 0.06 hectare parcel is on the northwest corner of the intersection of 20 Street NW and Broadview Road NW. It is currently developed with a single detached home with a garage in the rear. Although there is lane access, the garage currently accesses 20 Street NW.

No development permit application has been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

**Land Use Amendment in West Hillhurst (Ward 7) at 2104 Broadview Road NW,
LOC2020-0162**

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate.

Prior to submission, the applicant completed door knocking and a postcard drop to residents within a 90-metre radius. They also spoke to the West Hillhurst Planning Committee. A second round of door knocking and post cards was completed after receiving the Detailed Team Review from Administration to help ensure all residents within 90-metres were reached. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received five responses in opposition from the public with the following concerns:

- increased parking and traffic demand will make the street unpleasant;
- community character is not being respected (no other 4-unit buildings, height increases);
- loss of downtown view;
- privacy concerns;
- shadowing concerns;
- potential decrease in property value for neighbouring properties; and
- concerns over engagement/outreach.

The West Hillhurst Community Association provided a neutral letter on 2020 November 21 (Attachment 4) with the following comments:

- three units may integrate better with the surrounding neighbourhood;
- impact to surrounding dwellings;
- shadowing; and
- remediation of unused curb cuts.

Administration considered the relevant planning issues specific to the proposed low-density land use redesignation and has determined the proposal to be appropriate. Details regarding the above site-specific concerns can be addressed 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.

Planning & Development Report to
Calgary Planning Commission
2021 January 21

ISC: UNRESTRICTED
CPC2021-0028
Page 3 of 3

**Land Use Amendment in West Hillhurst (Ward 7) at 2104 Broadview Road NW,
LOC2020-0162**

IMPLICATIONS

Social

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

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to four dwelling units will make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Letter

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is in the northwest community of West Hillhurst at the northwest corner of the intersection at 20 Street NW and Broadview Road NW. The site is approximately 0.06 hectares in size, and is approximately 15 metres wide by 38 metres deep. The parcel is currently developed with a single detached dwelling with a garage accessed off 20 Street NW. There is rear lane access to the site.

Surrounding development is characterized primarily by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. On the southeast corner of the intersection is Broadview Park, which contains a soccer field, field house, and seating for spectators. A block to the south, facing Brownsea Drive NW next to Memorial Drive NW, is the Scouts and Guides Centre. This site is also two blocks, approximately 200 metres, from Kensington Road NW, which is a corridor with a variety of commercial business and transit options.

Community Peak Population Table

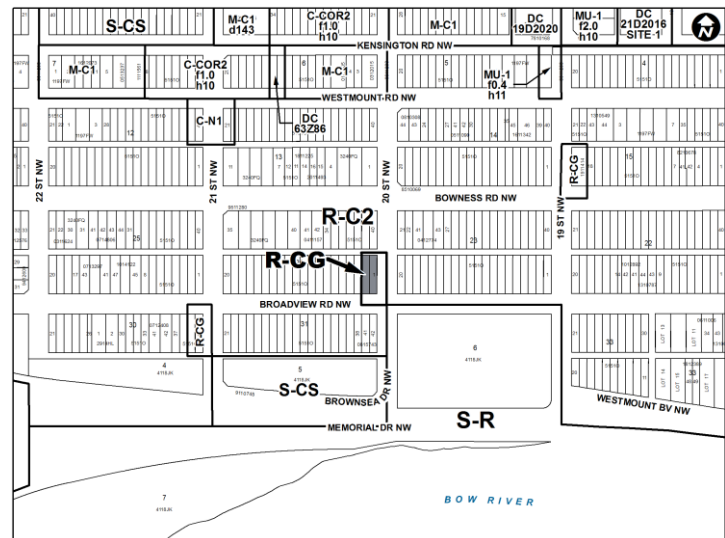
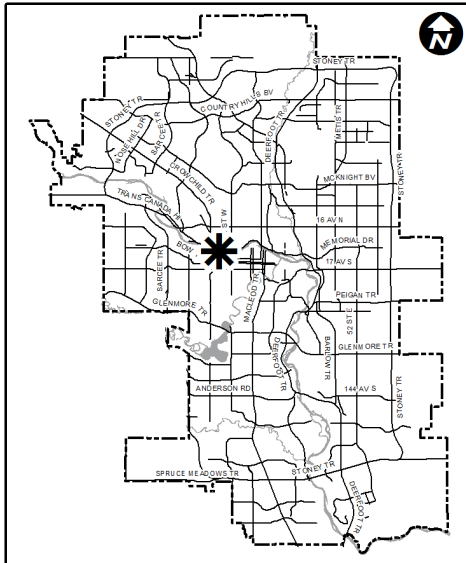
As identified below, the community of West Hillhurst reached its peak population in 1968, and the population has decreased.

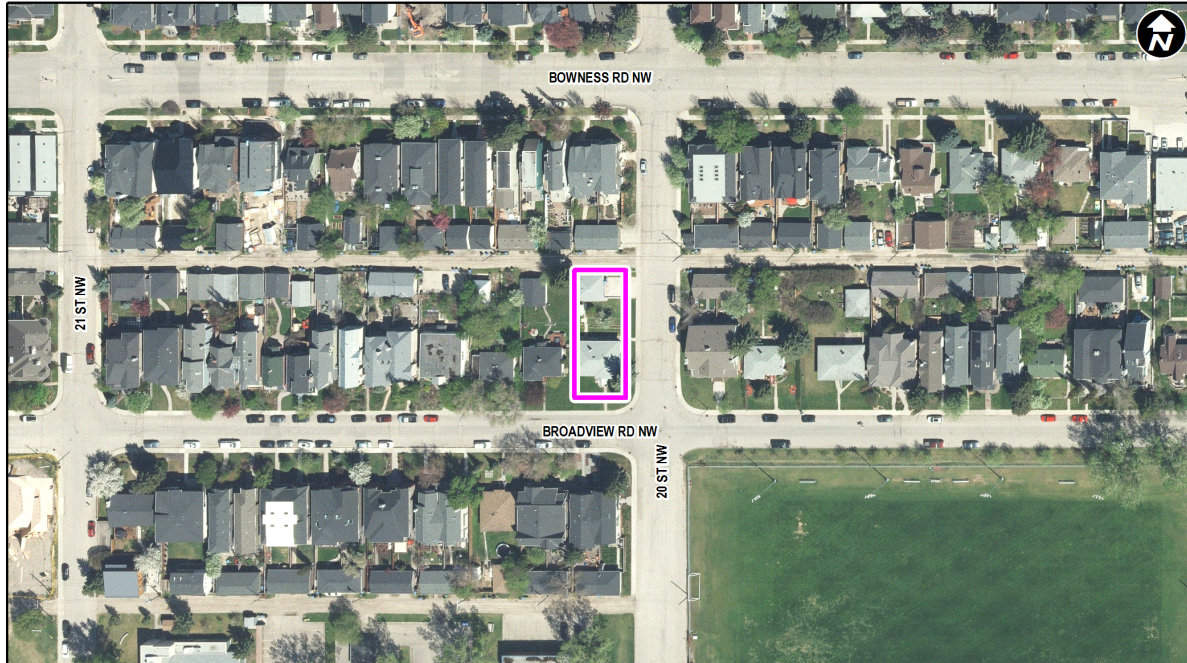
West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	- 424
Difference in Population (Percent)	-6.17%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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 district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites.

Development and Site Design

The rules of the proposed 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 20 Street NW and Broadview Road NW frontages;
- improving pedestrian connections along 20 Street NW by ensuring vehicle access to the site is off the lane; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian access to the site is available from existing sidewalks along 20 Street NW and Broadview Road NW. Street parking is available on both 20 Street NW and Broadview Road NW. Future direct vehicular access to the parcel is to be from the lane with the removal of the existing driveway access off 20 Street NW.

The site is serviced by Calgary Transit with bus stops located approximately 300 metres away on Kensington Road NW, which is approximately a 2-minute walk. These bus stops are for several routes, including the 305 (BRT route), which is a primary transit route.

Environmental Site Considerations

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

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, 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, and delivers small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

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

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Riley Communities Local Area Planning Project

There is no existing local area plan affecting this site. Administration has begun work on the [Riley Communities Local Area Growth Planning project](#) that includes West Hillhurst and surrounding communities. The plan is currently on hold pending completion of the Guidebook for Great Communities. Planning applications will still be accepted for processing during the local growth plan process.

Applicant Submission

2020 October 30

On behalf of the landowner, please accept the application to redesignate a +/- 0.058 hectare site from R-C2 to R-CG to allow for:

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

The subject site, 2104 Broadview RD NW is located in the community of West Hillhurst at the corner of 20th Street NW and Broadview RD NW. The predominant land use in this area is Residential – Contextual Two Dwelling (R-C2) District. Surrounding developments consist of a mixture of single and semi-detached dwellings. Broadview Park is right on the other side of the intersection.

The site is approximately 0.058 hectares in size with rear lane existing to the north of the site. The property is currently developed with a one-storey single detached dwelling. Vehicle access to the parcel is available and is currently through curb cut along 20th Street NW. The subject lot is located approximately 300 metres from a transit stop (Kensington BRT 305) located on Kensington RD NW.

Public Engagement

Before undertaking the project, our office completed the 'Community Outreach Assessment'. The project's impact score is '1A'. So we are planning a direct approach to reach out to the community association, local residents within a 90 metre radius and also Ward Councillor's Office.

On October 29th, our staff did post card deliver to residents within a 90 metres radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increase traffic, increase density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

In addition, we have also reached out to West Hillhurst Community Association and Councillor Druh Farrell's office for their comments.

Policy Alignment

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

provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

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

- Within 400 metres of a transit stop
- Within 600 metres of an existing or planned Primary Transit stop
- Direct lane access
- Close to existing open space or park or community amenity (Broadview Park on the opposite side of the intersection)
- Along or in close proximity to an existing or planned corridor or activity centres (walking from commercial establishments along Kensington RD and 19 Street)
- On a corner parcel.

Applicant Outreach Summary

Project name: 2104 Broadview RD NW

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)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we take a direct approach to reach to community association, local residents within a 90 meters radius and also Ward Councillor Office.

On October 29th, our staff did post card deliver to residents within a 90 meters radius.

On October 30th, we contacted Councillor Druh Farrell office for their comments.

On Nov. 16th, 2020, we took part in planning meeting held by West Hillhurst Community Association.

On Dec. 3rd, 2020, our office completed another round of post card delivery after receiving concerns that some residents may got missed in the first round.

Stakeholders

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

Immediate neighbour, local residents, community association and ward councillor office

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents and community association are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

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.

We believe those concerns can be properly dealt with at the development permit stage.

According to R-CG bylaw, the side setback is increased to 3 meters on the side neighbouring another residential dwelling. Also even though, the maximum height is 1 meter higher, R-CG bylaw require lower height at perimeter.

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)

Continue engage with Councillor office and community association. And better explain to local residents about proposed developments and restrictions under R-CG.

Community Association Letter

From: Karen D <whcaplanningcommittee@gmail.com>

Sent: Saturday, November 21, 2020 1:21 PM

To: CPAG Circ <CPAGCirc@calgary.ca>

Cc: Stengel, Courtney G. <Courtney.Stengel@calgary.ca>; CAWard7 - Dale Calkins <caward7@calgary.ca>

Subject: [EXT] Re: LOC2020-0162 - Circulation Package

Hello Courtney,

The West Hillhurst Planning Committee has reviewed LOC2020-0162 and offers the following comments:

- The applicants' proactive approach to engagement with the Planning Committee is appreciated.
- Three units rather than four would integrate better with the surrounding neighbourhood, and be more appropriate from a public realm perspective at this location.
- When developing the Development Permit application, the applicant is encouraged to consider the impact to surrounding dwellings, shadowing concerns, setbacks, as well as consider how design elements could be utilized to help better integrate the development amongst the neighbouring dwellings.
- All unused curb cuts should be remediated.
- The committee has received a letter in opposition to this land use change. The letter cites opposition to the change for reasons of (i) indiscriminate rezoning of properties within the community to allow for row housing developments, (ii) preference for density to be focused to major roadways, and (iii) the development's lack of positive contributions to the community's public realm

Thank you,

Karen Dahl

Planning Committee Coordinator

West Hillhurst Community Association

planning@westhillhurst.com

Community Boundary Change in Silverado (Ward 13), SN2020-0008

RECOMMENDATION:

That the Calgary Planning Commission recommend that Council:

Adopt, by resolution, the proposed community boundary change from the existing Silverado Community boundary to extend to the remaining Residual Sub - Area 13L.

HIGHLIGHTS

- This application proposes a community boundary change for the Silverado Community.
- Administration recommends approval of the proposal as it complies with the *Municipal Naming Sponsorship and Naming Rights Policy* and the *Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan (Section 2.1)*.
- What does this mean to Calgarians? Municipal naming of communities and streets plays an important role in simple and unambiguous identification for location and navigation within Calgary. This boundary change provides greater clarity for Calgarian's in this area.
- Why does this matter? The proposal will assist citizens and emergency services operators with navigation to and within this area. This is adjacent to the other developing communities of Belmont, Pinecreek and Yorkville.
- This application is associated with the approved land use and outline plan applications LOC2009-0109 and LOC2018-0115.
- Council initially adopted the community name Silverado on 2005 September 19.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The application was submitted by B&A Planning Group on behalf of the landowner, Cardel West MacLeod, on 2020 September 09.

This application is associated with land use and outline plan applications LOC2009-0109 approved on 2013 May 15 and LOC2018-0115 approved on 2019 February 04 by Council.

The subject application is approximately 53 hectares of land located south of the community of Silverado. The parcel is defined by a mix of low and medium density residential and undeveloped land. The development area is located in the *Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan*.

The community of Silverado is located north of 194 Avenue SW, east of Spruce Meadows Way SW, south of Spruce Meadows Trail SW and west of MacLeod Trail SW. The development area, south of Silverado boundary is bounded by 194 Avenue SW to the south and MacLeod Trail SW to the East.

The proposed community boundary extension of Silverado was selected by the developer to complement and support the existing Silverado community. A summary of the applicant's proposal can be found in their submission (Attachment 1). The boundary extension follows the

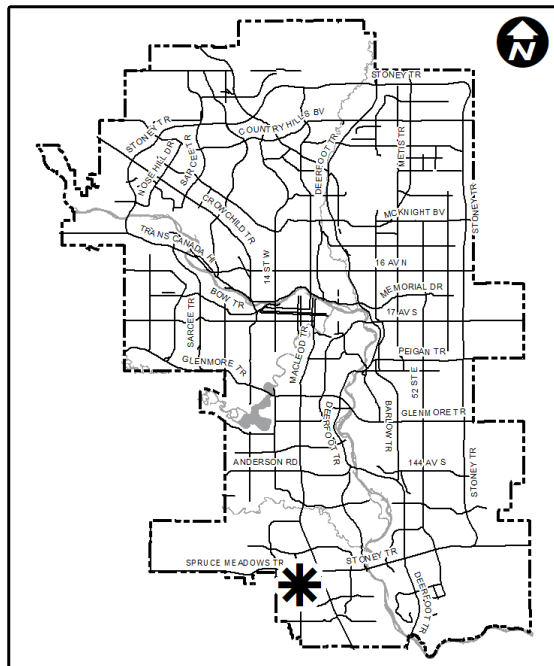
Community Boundary Change in Silverado (Ward 13), SN2020-0008

northern boundary of 194 Avenue SW and will realign Residual Sub - Area 13L into the Silverado boundary.

In addition to the applicant's proposed boundary adjustment, Administration has also included the easterly City owned properties between the CP Railway and MacLeod Trail SW to align with the new southern and eastern community boundaries.

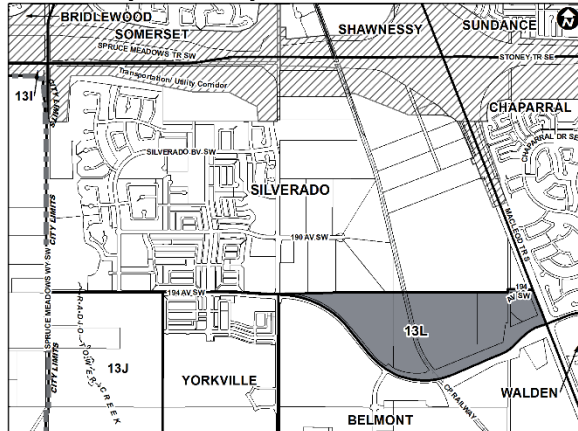
Administration has considered the relevant planning issues and stakeholder feedback specific to the application and has determined the proposal to be appropriate.

Location Maps

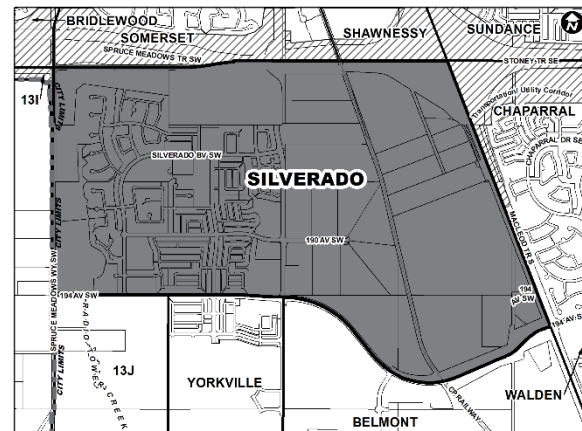


Community Boundary Change in Silverado (Ward 13), SN2020-0008

Lands to be added to the Silverado
Community Boundary



Proposed Silverado Community Boundary



STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Outreach was undertaken by the Applicant
☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

Applicant-led outreach was concurrently done with LOC2018-0115. The applicant did not provide the outreach summary.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders and affected landowners. No public comments were received at the time of writing this report.

The proposed boundary extension was circulated to various City of Calgary business units, related agencies, Rocky View County, Foothills County and affected owners. No objections to the proposed boundary extension were received.

Following Calgary Planning Commission, this application will be forwarded for decision at a future meeting of Council.

IMPLICATIONS

Social

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 in the city of Calgary.

Environmental

There are no concerns associated with this application.

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CPC2021-0013
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Community Boundary Change in Silverado (Ward 13), SN2020-0008

Economic

This application provides a strong sense of community and supports the existing community of Silverado.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Applicant Submission

Department Circulation

General Manager	Department	Approve/Consult/Inform

Applicant Submission

To: Miguela M. Jacinto, Senior Planning Technician, Subdivision Services

From: Cardel West McLeod Ltd

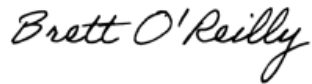
Date: September 8, 2020

RE: PE2020-00492 – Silverado Community Name

Please be advised that Cardel West McLeod submits this request to rename a portion of its lands from Residual "Sub Area 13L" to "Silverado". The purpose for the extension of the community name boundary is to align with Cardel's previously approved Outline Plan in this area to ensure community name consistency.

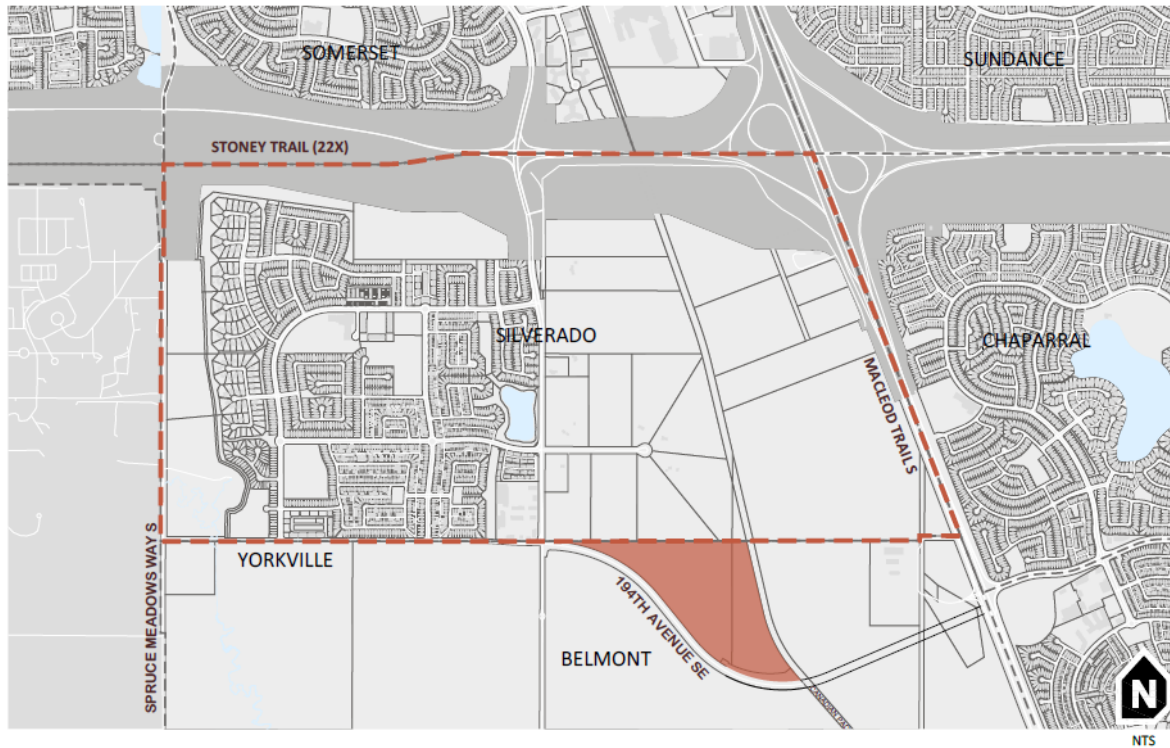
Please see Attachment 1 that depicts the portion of the lands to be included in the Community of Silverado.

Sincerely,



Brett O'Reilly rep.

Cardel West McLeod Ltd



Sep 08, 2020 - 10:55am W:\C2148 Silverton Station South - 2018\Jan17\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\C2148 Location Map.dwg



— Subject Lands
--- Community Boundary

Silverado Community
Additional land

September 2020

Development Permit in Medicine Hill (Ward 6), 924 Na'a Drive SW, DP2020-4025

RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the Development Permit (DP2020-4025) for Multi-Residential Development, Retail and Consumer Service, Restaurant: Neighbourhood with ancillary signage (various classes) at 924 Na'a Drive SW (Plan 1612946, Block 3, Lot 1), with conditions (Attachment 2).

HIGHLIGHTS

- This application is for a 6 storey multi-residential development permit, with retail at grade in the new community of Medicine Hill.
- The development permit complies with the relevant planning policies of the [Municipal Development Plan](#) (MDP), [Canada Olympic Park and Adjacent Lands Area Structure Plan \(ASP\)](#) and [Calgary Entranceway Guidelines](#).
- The development permit represents an increase in density in a new community served by transit, local shops and services.
- What does this mean to Calgarians? This development permit contributes to housing choice in the developing community of Medicine Hill.
- Why does it matter? By providing for new medium-density homes, well served by transit, this development permit makes use of recently constructed infrastructure.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, in the southwest community of Medicine Hills was submitted by B&A Planning Group on behalf of the landowner, Plateau Village Properties Inc (Trinity Development Group), on 2020 June 30.

This 4.4 hectare site in the developing community of Medicine Hill fronts Na'a Drive SW and is partially visible from the Trans-Canada Highway / 16 Avenue NW. The parcel is currently undeveloped and has been stripped and graded in preparation for development.

This development permit will deliver 158 units in two, six-storey apartment buildings, with retail and restaurants at grade, fronting Na'a Drive SW.

This application continues developing the vision of the community of Medicine Hill as a mixed use regional shopping centre, by:

- Providing a mixed use retail and residential development;
- Having units which directly access the main street (Na'a Drive SW);
- Proposing architecture which complements the built form of surrounding developments in Medicine Hill; and
- Incorporating references to First Nations in the images in the plaza between the buildings.

Development Permit in Medicine Hill (Ward 6), 924 Na' a Drive SW, DP2020-4025

As part of the review process, this application was reviewed by Urban Design Review Panel (UDRP) on 2020 August 19. The UDRP were supportive of this application and comments from UDRP are included as Attachment 5.

A detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed development permit application, the applicant determined that no outreach would be undertaken.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to external stakeholders, notice posted on-site and, published online.

This application was circulated to Bowness Community Association, Coach Hill Patterson Heights Community Association, Valley Ridge Community Association and West Springs/ Cougar Ridge Community Association.

West Springs/ Cougar Ridge Community Association provided a letter in opposition on 2020 July 21 (Attachment 6) identifying the following:

- The developer should be responsible for providing the pedestrian bridge over the Trans Canada Highway to Bowness as per ASP Policy;
- There is no reference to Blackfoot indigenous elements being incorporated in the design;
- Electric vehicle charging stations should be provided;
- Waste and recycling information is absent;
- Raised pedestrian crosswalks should be provided along Na'a Drive SW;
- The plaza between the buildings should be enhanced;
- Additional planting should be provided, in particular, to the north; and
- Additional renderings should be provided, especially from the Trans Canada Highway.

With respect to the comments received Administration would note:

- There is a prior to release condition which addresses the future pedestrian bridge;
- The building design is not required to incorporate Blackfoot indigenous elements;
- Climate resilience measures are noted above;
- Waste and recycling details have been provided on site and are appropriate;
- Crosswalks have been provided by the area developer (Trinity) and are not part of this application; and
- The plaza details have been revised during the application review and are appropriate.

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**ISC: UNRESTRICTED
CPC2021-0041
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Development Permit in Medicine Hill (Ward 6), 924 Na' a Drive SW, DP2020-4025

No comments were received from Bowness Community Association, Coach Hill Patterson Heights Community Association or Valley Ridge Community Association.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Alberta Municipal Government Act*.

IMPLICATIONS

Social

This development permit will provide additional housing choice near transit.

Environmental

Administration has reviewed this application against the applicable policies in the [Climate Resilience Strategy](#). As indicated in the applicant's Climate Resilience Inventory Form, they will be meeting the requirements of the National Energy Code for Buildings and standards for stormwater management. However, no specific additional measures to support the *Climate Resilience Strategy* have been identified at this time.

Economic

The proposed development permit provides housing and local employment opportunities in Medicine Hill.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Conditions of Approval
3. Applicant Submission
4. Development Permit Plans
5. Urban Design Review Panel Comments
6. Community Association Letter

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

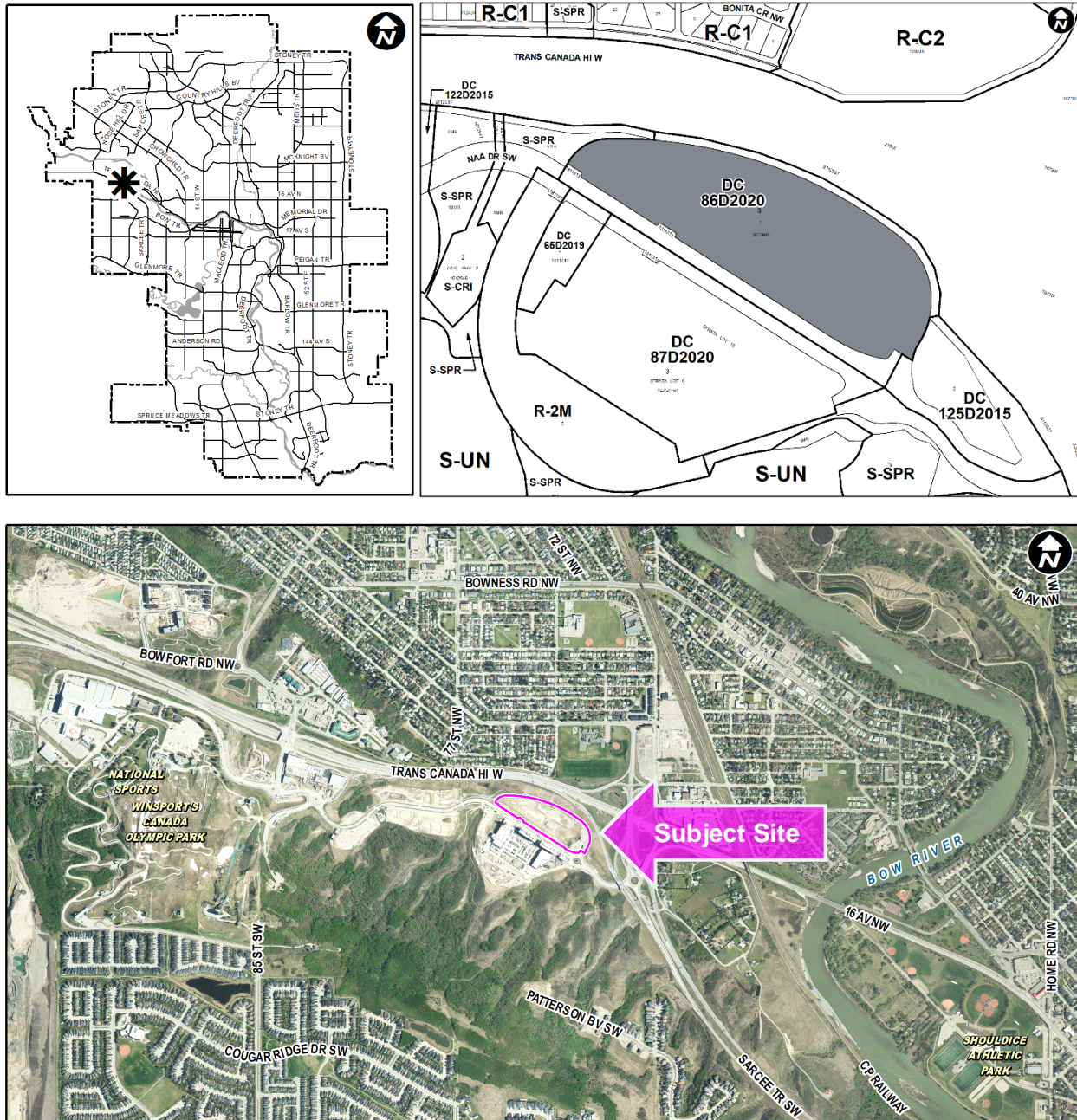
The proposed development is located in the new community of Medicine Hill in the town centre, in Cell H, fronting Na'a Drive SW.

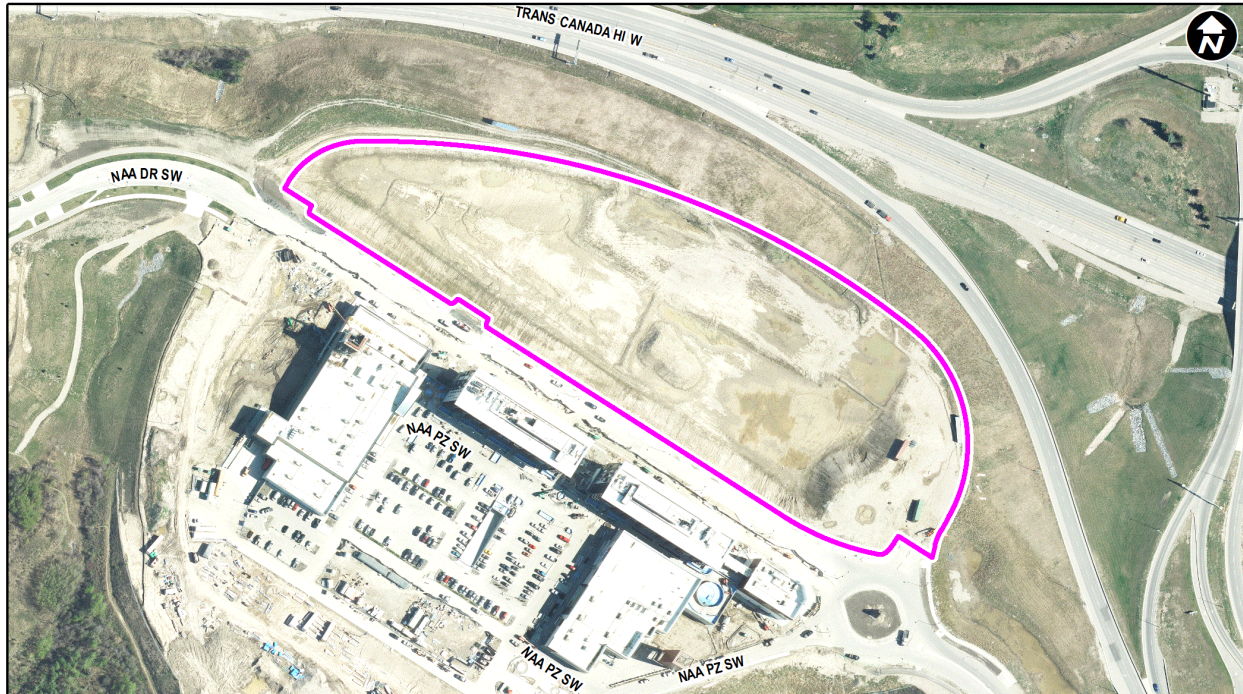
This development permit is similar to the six-storey multi-family development on the opposite side of Na'a Drive SW and represents the first stage in the development of this Cell. This development permit complies with the rules in the DC District ([Bylaw 86D2020](#)) and the Land Use Bylaw.

Community Peak Population Table

There is no community profile for the community of Medicine Hill as it is a new community with no population data.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is designated a DC Direct Control District ([Bylaw 86D2020](#)). This DC is based on the Commercial – Corridor 1 (C-COR 1) District and allows for retail focused development, with site specific rules on allowable uses, building height, and at-grade uses. The DC allows the Development Authority discretion to relax the rules in the DC subject to the relaxation test in the Land Use Bylaw.

Development and Site Design

This development permit is the third development permit in the Town Centre of Medicine Hill following approval of:

- DP2016-4580 for a Supermarket, Multi Residential Development and other retail development to the south (directly opposite this site); and
- DP2019-3291 for two tall buildings for Seniors assisted-living (to the south west of this site).

This development permit is the first development permit in Cell H and takes inspiration from the Multi-Residential Development on the opposite side of Na'a Drive SW, in its form and materials of construction.

Site and Building Design

The development will consist of two buildings, totaling 158 dwelling units with retail at-grade. Both buildings will be six storeys in height (approximately 25.4 metres from grade to the maximum extent of the roof), with five storeys of residential. At the sidewalk level, small

restaurants and retail units will be provided with direct access to the street (Na'a Drive SW to the south). Patios will be provided to the side elevations of both buildings, further activating the sidewalk frontage, with a small plaza separating both buildings, aligning with the public realm across Na'a Drive to the south (The Paskapoo Steps) and allowing for possibility of future pedestrian connectivity to the south (with the remainder of Cell H).

This development will be constructed in two phases, as shown in the development permit plans.

Building Materials

At-grade, retail units will be faced with grey (charcoal) brick, with clear vision glass accented by wood panels around building key entrances. The residential units above (floors 2 to 6) will be faced with a combination of brown brick, with white, light brown (desert oak) and light grey siding.

Landscaping

Raised planters will wrap the patio spaces to the side elevations of both buildings, with additional planting provided to the rear of the site around the at-grade parking area. The central plaza will have patterned hardscape (with diamond and triangle shapes being prominent in the Blackfoot Tradition), with further patterning provided to the front of the building (like the public realm treatment on the opposite side of Na'a Drive SW). Where possible (subject to utility line assignment and minimizing conflicts with the bus stop to the front of the site) trees will be planted to the front of the building.

City Wide Urban Design

City Wide Urban Design fully supports this application. Urban Design commends the applicant for the attention to design details and overall urban quality of the development. This project completes the core of the Main Street and positively contributes to the overall community. The strong place-making and landscape design inspired by indigenous heritage motifs will highly contribute to the livability of the site and area.

Urban Design Review Panel (UDRP)

Administration brought this application to UDRP on 2020 August 19. UDRP supported the project and made comments related to architecture and public realm. The comments of UDRP are noted in Attachment 5. Administration worked with the applicant to refine this development permit in response to UDRP comments.

No further review by UDRP was required.

Transportation

Site Access

The Medicine Hill community is accessed via the Bowfort Road interchange off the Trans-Canada Highway and from Sarcee Trail.

Vehicular access to this site will be taken from the south east portion of the site, from Na'a Drive SW. A two level parkade will be provided beneath the building, with additional parking provided at-grade to the rear of both buildings.

Administration worked with the applicant to ensure access into and exiting from the development site was acceptable. A prior to release condition is noted in Attachment 2 requiring changes to the orientation of the traffic circle to the east of the site.

In accordance with relevant planning policies in the Canada Olympic Park and Adjacent Lands ASP as a prior to release Transportation condition the developer is required to enter into a development agreement for cost-sharing with the City for future pedestrian improvements for a pedestrian bridge from Cell H over the Trans Canada Highway into the community of Bowness.

Motor Vehicle Parking

Parking is provided at-grade to the rear of the buildings and below grade in a 2 level parkade beneath the buildings.

Eighty-two commercial parking stalls and 280 residential stalls are provided.

Bicycle Parking Facilities

Eighty Class 1 and Twenty Class 2 bicycle parking stalls are provided, in excess of the Land Use Bylaw requirements for the uses proposed.

Class 1 bicycle storage is provided on the second level of the parkade (on the northern parkade wall adjacent to the resident storage lockers).

Class 2 bicycle storage is provided in groups to the front of both buildings (adjacent to retail entrances and the residential lobby).

Environmental Site Considerations

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

Utilities and Servicing

The overall utilities were previously reviewed, approved and installed in Na'a Drive SW. Water, sanitary, and storm connections are available from Na'a Drive SW. The existing utilities have capacity to service the proposed development permit.

Legislation and Policy

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 promotes the efficient use of land.

Interim Growth Plan (2018)

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

Municipal Development Plan (MDP) (Statutory – 2009)

The subject site is situated in the Developing Planned Greenfield with Area Structure Plan (ASP) area on Map 1: Urban Structure of the [Municipal Development Plan](#).

This development permit is in alignment with MDP policies, as the proposal will deliver:

- A mixed-use development - offering commercial uses at-grade with high density housing above, contributing to housing choice and services for the community of Medicine Hill;
- A compact development form; and

- A variety of new uses close to transit and bike lanes, regional pathways and outdoor recreation area.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP), which identify actions that will reduce Calgary's greenhouse gas emissions and manage climate risks.

As indicated in the applicant's Climate Resilience Inventory Form, they will be meeting the requirements of the National Energy Code for Buildings and standards for stormwater management. However, no specific additional measures to support the *Climate Resilience Strategy* have been identified at this time.

Land Use Bylaw

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

Parking and Loading Bylaw Relaxations			
Regulation	Standard	Provided	Administration Rationale Supporting a Relaxation
791 Visitor Parking	A total of 16 visitor stalls are required.	Plans do not indicate the proposed stalls to be allocated towards visitor parking.	Administration is satisfied with the provision of parking on the site, but has crafted a prior to release condition for the sharing of commercial and visitor stalls.
123 Loading Stalls	A total of 3 loading stalls are required.	Plans indicate 2 (-1) loading stalls.	Administration is satisfied that loading demand can be met

Sign Bylaw Relaxations			
Regulation	Standard	Provided	Administration Rationale Supporting a Relaxation
99 Rules for canopy Sign	(1) The copy area on a canopy sign must not exceed 50% of the total area of the canopy which will be measured by the vertical height of the canopy multiplied by the length of the canopy or awning	Plans indicate 19 canopy signs that range from 51.76% (+1.76%) to 81.81% (31.81%).	Administration considers the size of canopy signs to be appropriate considering the large scale of the development proposed
101 Rules for projecting signs	(5) The minimum clearance between the bottom of a projecting sign and grade is 2.4m.	Plans indicate the blade signs as being 2.33m (-0.07m) above grade.	Administration is supportive of the height and location of the signage proposed
115.3 Sitting of Digital Third Party Advertising Signs	(3) A Digital third party advertising sign: (a) must be located at least 300.0m from any other Digital Message Sign or Digital Third	Plans indicate the West sign as being 181.37m (-118.63) from the Centre sign and the Centre sign as being 174.03m (-125.97m) from the East sign	The location of the signs is well considered – adjacent to the plazas and building edges. Administration considers the location of digital message signs to be appropriate – given

	Party Advertising Sign when measured from the closest point of the sign containing the digital display to the closest point of another sign containing the digital display when the signs are facing the same oncoming traffic;		the context of the site and the overall intent of the development – as a shopping centre
	(3) A Digital third party advertising sign: (c) except where specified in subsection (d), must be located at least the following distances from any property line shared with a street: (ii) 6.0 metres where the posted speed limit of the public thoroughfare is 60 km/hr or less.	Plans indicate the West sign as being setback 0.61m (-5.39m), the Centre sign as being setback 0.33m (-5.67m) and the East sign as being setback 0.33m (-5.67m) from the property line.	Administration considers the location of digital message signs to be appropriate – given the context of the site – as a shopping centre. The signs are located to the front of the building and are positioned so as to not affect residential or retail building entrances. The location of the signs is not considered harmful to residential amenity – there are no residential units to the east, the site is 150 metres from the parcel to the west and 33 metres from residential development to the south, with no residential units at-grade opposite.

Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP) (Statutory – 2005)

The subject site falls in the Commercial District (Town Centre) of the [Canada Olympic Park and Adjacent Lands ASP](#). This area is to be characterized by a range of commercial uses as well as residential development across this and adjacent parcels.

This development permit will deliver a mixed-use development, with retail development directly accessing Na'a Drive SW in alignment with the intent of the Commercial District.

Plaza First Nations Images

The ASP encourages public art and other urban elements in the Commercial District of Medicine Hill to reflect the cultural significance of the site (as a former Buffalo kill site) to the Blackfoot people.

In alignment with ASP Planning Policy, prior work by the area developer, The City and the Blackfoot Traditional Knowledge Keepers resulted in First Nations images being incorporated in the colours of buildings and public realm in Cell I (opposite this site) and Cell B (to the west). Building on that work, in the subject development, careful attention was paid by the applicant to respectfully incorporate subtle First Nations references in the earth colours of the buildings and the images in the hardscape plaza between both buildings.

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

Medicine Hill is located at the toe of slope and is visible from the Trans-Canada Highway, an important gateway from Calgary to the Rocky Mountains. The Trans-Canada Highway is an identified gateway in the [Improving Calgary's Entranceways](#) non-statutory planning policy.

The northern portion of the rear elevation of the buildings is approximately 160 metres from the Trans-Canada Highway. Until future development occurs on the remainder of Cell H the rear elevation of both buildings will be visible from viewpoints along the Trans-Canada Highway when entering and leaving Calgary.

The design of both buildings and their materials of construction is visually attractive and creates appropriate entranceway images for this site, complementing existing structures in Cell B, and approved development in Cell I in alignment with the above non statutory planning policy.

Conditions of Approval

Prior to Release Requirements

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

Planning:

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.

Development Engineering:

2. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

https://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP-Design-Guidelines.pdf

Development Site Servicing Plans CARL (requirement list)

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

NOTE: Amend the plans to ensure the site entrances are 0.30 m higher than the highest spillover elevation of the adjacent traplows or provide confirmation of an alternative solution to the satisfaction of Water Resources. For more information refer to Section 4.11 “Lot Grading and Drainage” of the Stormwater Management and Design Manual.

3. Submit two (2) copies of an Erosion and Sediment Control (ESC) **report and drawings** to Urban Development, for review and acceptance by Water Resources. If the overall site size is less than 2 hectares (5 acres), **only a set of drawings** may be required for review. Ensure, in advance, you contact the Erosion Control Coordinator, Water Resources (403-268-2655) to discuss report and drawing requirements for sites less than 2 hectares in overall size.

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Guidelines for Erosion and Sediment Control* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Professional Engineer (P. Eng.), Professional Agrolgist (P. Ag.) or Certified Professional in Erosion and Sediment

Control (CPESC). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

Transportation:

4. The Applicant shall work with Administration to determine an amount of visitor parking reserved for the exclusive use of visitors to the residential development. The Applicant is to update all relevant plans to label the exclusive use of visitor parking. The remaining parking stalls that are not exclusive use of residential and visitor shall be labelled "shared visitor/commercial parking stalls" to the satisfaction of the Director Transportation Planning.
5. Applicant is to submit construction drawings for the proposed round about and site frontage changes that permit the newly proposed right in/ right out site access. This is to confirm that there will be no impacts that require revisions to the Development Permit (namely grades).
6. Amend plans to add a note that the pedestrian overpass bridge will be constructed in the future to connect to Bowness.
7. Applicant is to provide one standard transit shelter for the bus stop located at Westbound Na'a Drive outside the development. Please contact Transit Planner (Olivia.veltom@calgary.ca) for cost details, and provide confirmation of the payment.
8. As part of the Canada Olympic Park & Adjacent Lands Area Structure Plan, 10.2.2 (4) for development within Block "H" (page 49, see image below) there is a Prior to Release requirement for a contribution to a pedestrian overpass over the Trans- Canada Highway (See image below).

(4) Pedestrian Overpass

When development occurs within Development Block H, as a prior to release condition of development permit approval, the developer shall enter into an agreement with the City for one-half the cost of construction of, or payment for one-half the cost of construction of, a pedestrian overpass over the Trans-Canada Highway connecting the Plan Area with the community of Bowness to the north. The amount of the developer's contribution shall not exceed \$3 million.

BYLAW 25P2015

The Applicant is to enter into a Cost Sharing Agreement for this requirement prior to the release of the development permit.

9. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.
The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Installation of a 10m Commercial site entrance on Na'a Drive N.W.,
 - b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
10. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

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

Roads

- a. Street lighting upgrading adjacent to site frontage (If required).

Parks:

No comments.

Permanent Conditions

The following permanent conditions apply:

Planning:

11. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
12. No changes to the approved plans shall take place unless authorized by the Development Authority.
13. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
14. This approval recognizes two (2) phases on the approved plans which shall be completed in sequence. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for the Development Completion Permits.
15. The Digital Third Party Advertising Signs shown on the approved plans are for a limited term only which expires three years from the date of decision.
16. The sign owner must provide a contact person and telephone number, who can be reached 24 hours a day and that, has access and control to the digital signs.

17. The sign owner must ensure that an ambient light sensor is installed and actively used with the signs at all times when the signs are in operation and must adjust the sign output to changes to the ambient light levels around the sign, throughout the day. At no time while the sign is in operation may the ambient light level around the sign location exceed 3.0 LUX.
18. In the event of any malfunction of the technology of the signs, including the ambient light meter, the signs are to be turned off and disabled until such time as the malfunction can be repaired and the signs returned to proper operation.
19. The Digital Third Party Advertising Signs must not employ colours that could be confused as traffic directional or control devices.
20. The Digital Third Party Advertising Signs must only employ the display of digital images in a static form, which must remain on the digital display for a minimum of 6 seconds before switching to the next copy. The method of copy change must not include gradual fade, flashing, scrolling, animation or another method, to the satisfaction of the Approving Authority.
21. The length of time between changes of advertising copy must not exceed 0.25 seconds.
22. Copy must not include the display of full motion video, movies, Moving Picture Experts Group (MPEG) or non-static digital copy.
23. The copy shown on the Digital Third Party Advertising Signs must not be shown in a way that a message is viewed or read over a series of sequential messages on the digital display or over multiple digital displays.

Development Engineering:

24. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Trinity Hills Block H - Deep Fills Report, prepared by Watt Consulting Group (File No. 3756.G01), December 9, 2020.
 - Post-Development Slope Stability Assessment, prepared by Watt Consulting Group (File No. 3756.G01), dated November 2, 2020.
25. The parcels shall be developed in accordance with the development restriction recommendations outlined in the reports.
26. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
27. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

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

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

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

28. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
29. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
30. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
31. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

Transportation:

32. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.

33. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. **Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca**

Parks:

34. Future Developments adjacent to the S-SPR – School, Park and Community Reserve District (MR – Municipal Reserve) to the west will need to consider interface, grades and drainage patterns.
35. Throughout the development process, adhere to the mitigation measures outlined in the Trinity Hills Development Lands Biophysical Impact Assessment by ECOTONE Environmental, which was approved by the City of Calgary on June 30, 2015.
36. Any landscape rehabilitation on public parks shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition).
37. The developer shall restore, to a natural state, any portions of the MR/ER lands along the boundaries of the plan area that are damaged in any way as a result of this development, to the satisfaction of the Director of Parks. The restored area is to be maintained until established and approved by the Parks Development Inspector. Contact the Parks Development Inspector contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca for an inspection.
38. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca.
- Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca.
39. A 1.2 m high fence shall remain on the property line along all shared boundaries with adjacent municipal reserve.
40. There shall be no construction access through the adjacent boulevard/municipal and environmental reserve lands.

41. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
42. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca or call 311 for more information.
43. Stormwater or other drainage from the development site onto the adjacent municipal reserve parcel is not permitted. Any drainage from private lots onto the adjacent municipal reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca. for an inspection.

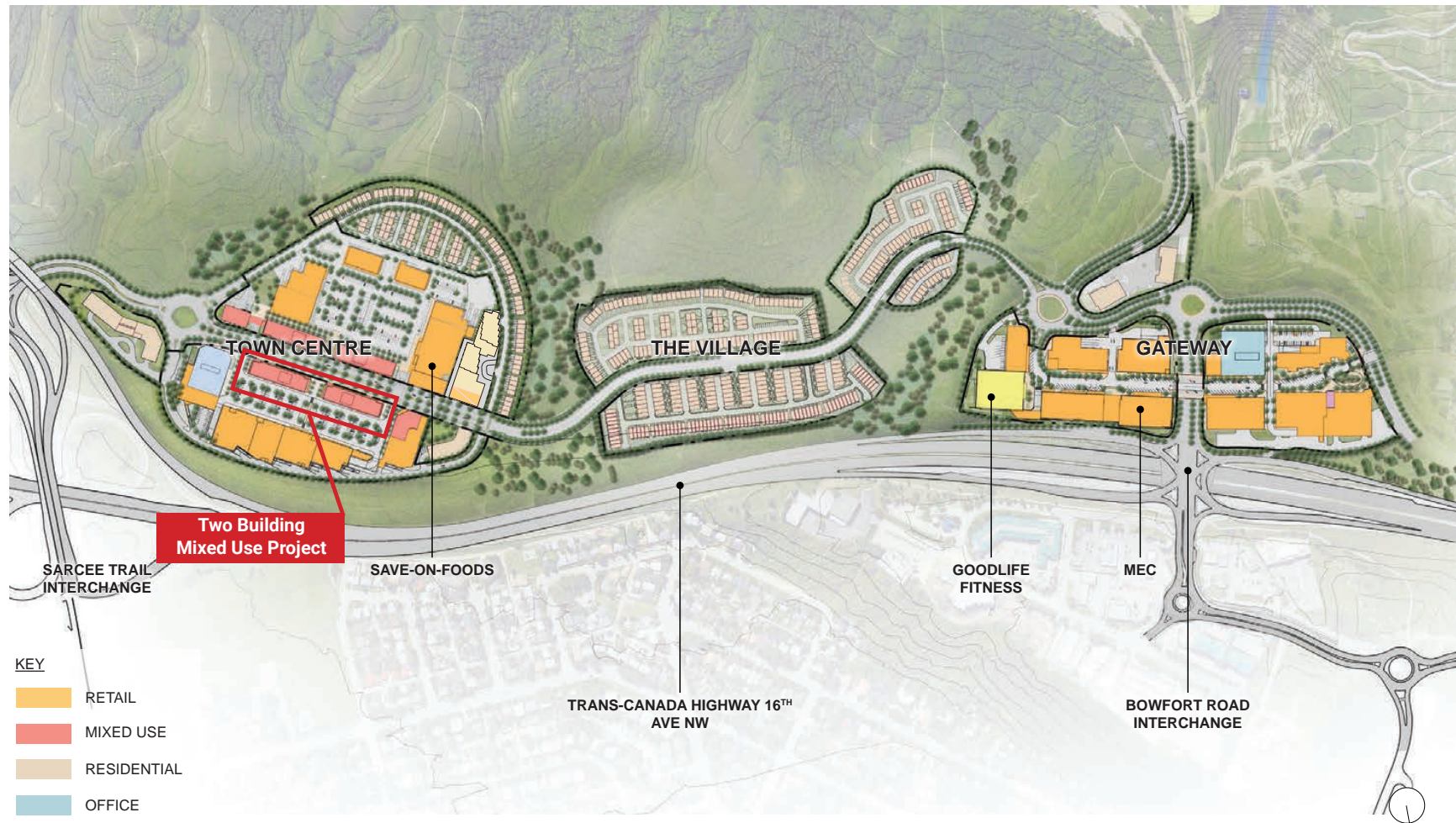


DP2020-4025 – January 21, 2021 CPC Trinity Hills Development



Trinity Hills Concept Plan

2



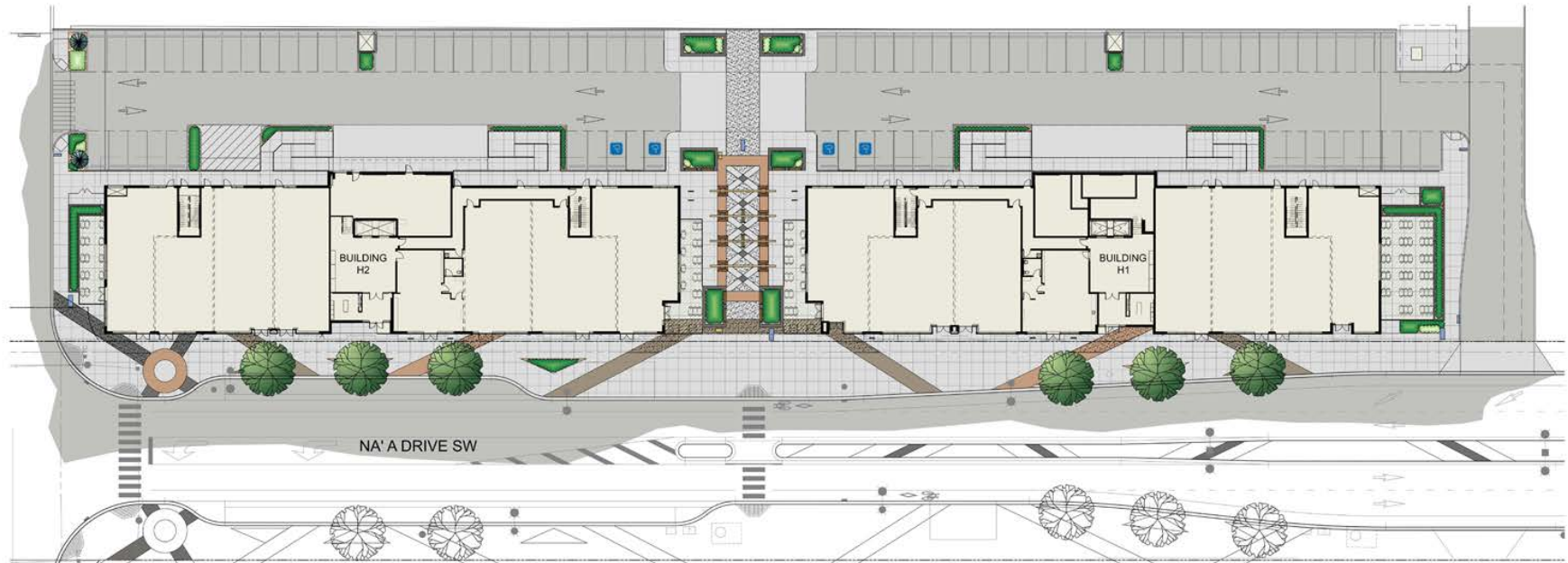
Town Centre Site Context



3



Ground Level Floor Plan



PLAN VIEW



Main floor Includes retail units and restaurants fronting onto Na'a Drive to create a pedestrian friendly shopping street.



Bus stop to be located next to the crosswalk between both buildings.



Envision small restaurants, bakeries or coffee shops with room for patios at the ends of both buildings to activate the street.



Interior residential activity area to be located next to residential lobby entrances.



Provides a landscaped plaza, pergola and seating area between the two buildings for public social gatherings



TRINITY

Looking South From Plaza



Residential Level Floor Plans



Development mirrors building footprint on south side of street and encloses the street.



All units will have private balconies exceeding bylaw size requirements.



Includes **158 rental units** over two separate **6 storey** buildings

West Building



Units consist of **59** one-bedroom and **99** two-bedroom units.

East Building



Provides an active area overlooking Na'a Drive providing additional safety for pedestrians by providing eyes on the street

7

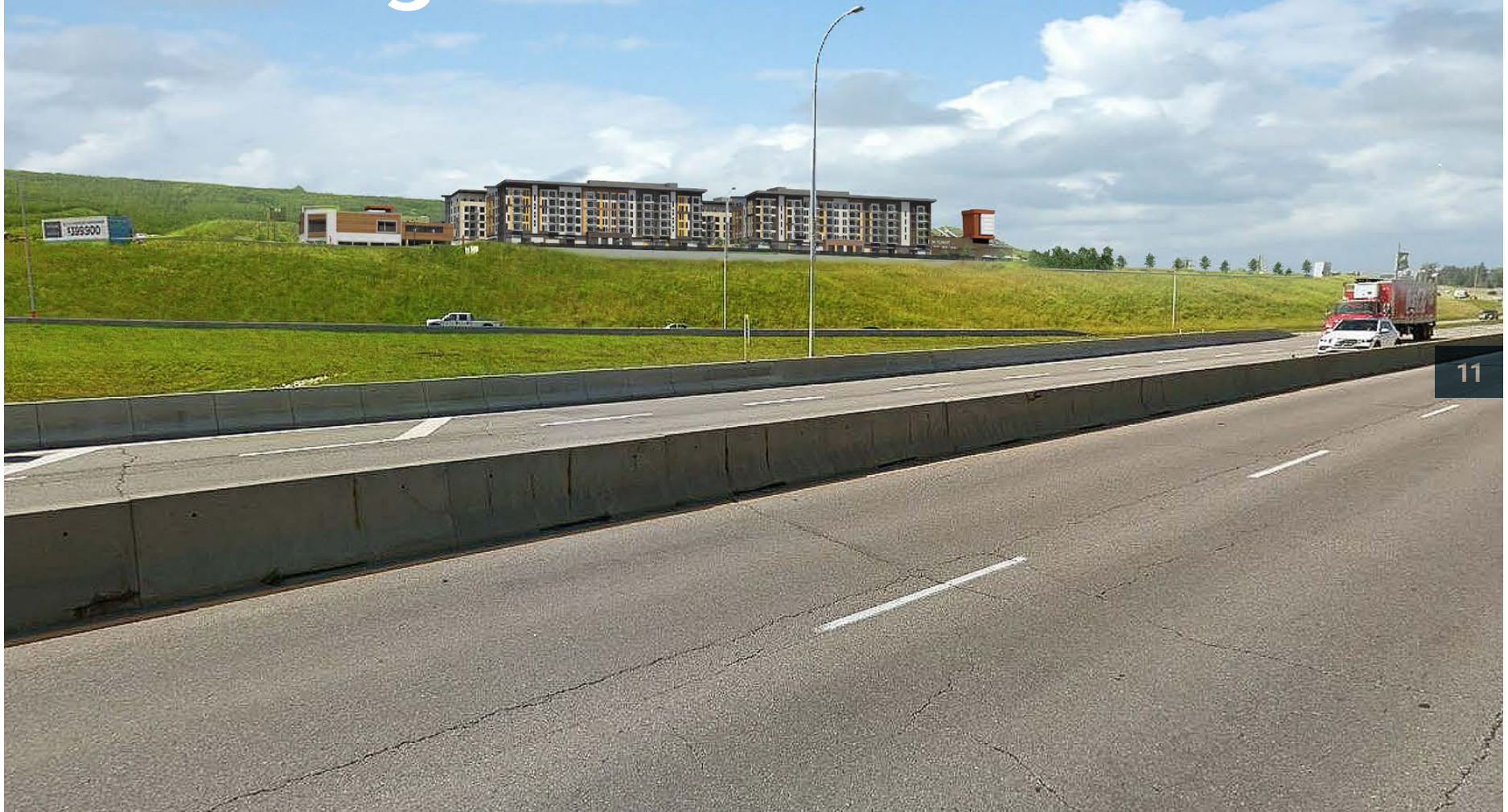
Looking North Towards Plaza



Trans Canada Looking South



Trans Canada Looking West





Trinity Hills Residential

DP2020-4025 – January 21, 2021 CPC Trinity Hills Development



TRINITY DEVELOPMENT GROUP



300, 640 - 8 Avenue S.W.
Calgary, AB T2P 1G7
T +1 403 233 2525



TRINITY HILLS BLOCK H

REISSUED FOR DEVELOPMENT PERMIT

ARCHITECTURAL		CIVIL		ELECTRICAL	
DP0.01	GENERAL INFO / BYLAW ANALYSIS	C01.0a	SITE SERVICING PLAN	DPE1.0	DP ELECTRICAL SITE PLAN
DP0.02	CONTEXT IMAGES	C01.0b	SITE SERVICING PLAN	DPE1.1	DP SITE LIGHTING POINT-BY-POINT
DP0.03	SHADOW STUDY - MARCH 21st & JUNE 21st	C02.0a	SITE GRADING PLAN		
DP0.04	SHADOW STUDY - SEPTEMBER 21st & DECEMBER 21st	C02.0b	SITE GRADING PLAN		
DP1.00	SITE SURVEY				
DP1.01	CONTEXT SITE PLAN				
DP1.02	PROJECT SITE PLAN				
DP1.03	WASTE & RECYCLING PLANS, DETAILS				
DP1.04	BIKE STORAGE DETAILS				
DP1.05	VIEWS FROM TRANS-CANADA HIGHWAY				
DP2.00	OVERALL FLOOR PLANS - PARKADE	L1.00	LANDSCAPE PLAN - KEY PLAN & ENLARGEMENT 'A'	T101	VEHICLE SWEPT PATHS - WASTE COLLECTION VEHICLE
DP2.01	OVERALL FLOOR PLANS - MAIN FLOOR & RESIDENTIAL	L1.01	LANDSCAPE PLAN - ENLARGEMENT 'B'	T102	VEHICLE SWEPT PATHS - LOADING VEHICLE
DP2.02	LEVEL P2 PARKADE PLANS	L1.02	LANDSCAPE PLAN - SITE RENDERING	T103	VEHICLE SWEPT PATHS - EMERGENCY VEHICLE
DP2.03	LEVEL P1 PARKADE PLANS			T104	VEHICLE SWEPT PATHS - PASSENGER VEHICLE
DP2.04	BUILDING H1 FLOOR PLANS - MAIN FLOOR & LEVELS 2-5 RESIDENTIAL				
DP2.05	BUILDING H1 FLOOR PLANS - LEVEL 6 RESIDENTIAL & ROOF/MECHANICAL PENTHOUSE				
DP2.06	BUILDING H2 FLOOR PLANS - MAIN FLOOR & LEVELS 2-5 RESIDENTIAL				
DP2.07	BUILDING H2 FLOOR PLANS - LEVEL 6 RESIDENTIAL & ROOF/MECHANICAL PENTHOUSE				
DP3.01	BUILDING H1 ELEVATIONS - SOUTH & EAST				
DP3.02	BUILDING H1 ELEVATIONS - NORTH & WEST				
DP3.03	BUILDING H2 ELEVATIONS - SOUTH & EAST				
DP3.04	BUILDING H2 ELEVATIONS - NORTH & WEST				
DP3.05	3D PERSPECTIVE VIEWS				
DP3.06	3D PERSPECTIVE VIEWS				
DP4.01	BUILDING SECTIONS				
DP4.02	BUILDING SECTIONS				

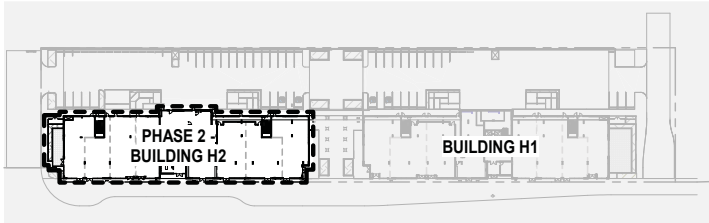
TRINITY DEVELOPMENT GROUP
TRINITY HILLS BLOCK H
924 Na'a Drive SW
220-021

REISSUED FOR DEVELOPMENT PERMIT

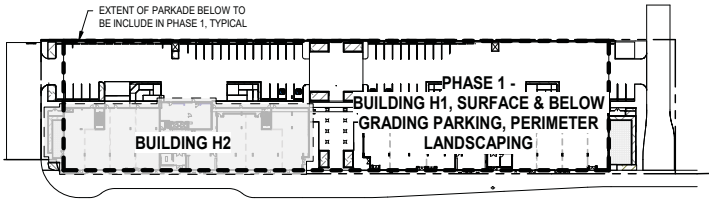
DATE: 2020-11-17



Commercial Spaces							Parking Calculations		
Suite	Business name	Use	GUFA (sq. m.)	Public Area (sq. m.)	Factor	Rate	Stalls Req'd		
Building H1									
H1-101	Vacant	Restaurant: Neighbourhood	180.74	108.44	1.7	10	18.44		
H1-102	Vacant	Retail and Consumer Service	172.31	n/a	2.0	100	3.45		
H1-103	Vacant	Retail and Consumer Service	161.72	n/a	2.0	100	3.23		
H1-110	Vacant	Retail and Consumer Service	151.49	n/a	2.0	100	3.03		
H1-111	Vacant	Retail and Consumer Service	162.06	n/a	2.0	100	3.24		
H1-112	Vacant	Retail and Consumer Service	115.88	n/a	2.0	100	2.32		
H1-113	Vacant	Restaurant: Neighbourhood	146.79	88.07	1.7	10	14.97		
Building H2									
H2-101	Vacant	Restaurant: Neighbourhood	150.20	90.12	1.7	10	15.32		
H2-102	Vacant	Retail and Consumer Service	115.88	n/a	2.0	100	2.32		
H2-103	Vacant	Retail and Consumer Service	160.55	n/a	2.0	100	3.21		
H2-104	Vacant	Retail and Consumer Service	149.97	n/a	2.0	100	3.00		
H2-109	Vacant	Retail and Consumer Service	164.76	n/a	2.0	100	3.30		
H2-110	Vacant	Retail and Consumer Service	175.34	n/a	2.0	100	3.51		
H2-111	Vacant	Restaurant: Neighbourhood	183.63	110.18	1.7	10	18.73		
							Sub total	98.06	
							Reduction	-3.00	
							Total required	95.06	



PHASE 2 - BUILDING H2



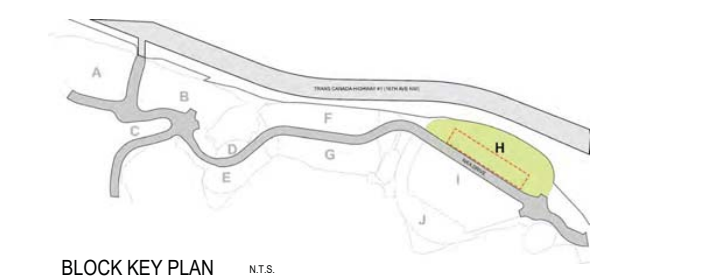
PHASE 1 - BUILDING H1, SURFACE & BELOW
GRADE PARKING, PERIMETER
LANDSCAPING

PROJECT INFORMATION	
DP APPLICANT:	B&A PLANNING GROUP (#600, 215 9 AVENUE SW, CALGARY, AB)
MUNICIPAL ADDRESS:	924 NA'A DRIVE SW, CALGARY, AB
LEGAL ADDRESS:	LOT 1, BLOCK 3, PLAN 161-2946
COMMUNITY:	MEDICINE HILL
LAND USE / ZONING:	DIRECT CONTROL DC 66D2019
LAND USE BYLAW:	1P2007
TOTAL PARCEL AREA:	4.345 HA / 10.74 ACRES (43,450 m²)
PROPOSED PROJECT SITE AREA:	0.857 HA / 2.12 ACRES (8,566 m²)
NET SITE COVERAGE:	39.9%
GROSS FLOOR AREA (G.F.A.):	17,468 m²
FLOOR AREA RATIO (F.A.R.):	2.04 (BASED ON PROPOSED PROJECT SITE AREA) / 0.40 (BASED ON PARCEL AREA)
NEW DWELLING UNITS CREATED:	158 (59 x 1-BEDROOM & 99 x 2-BEDROOM)
UNITS PER HECTARE (U.P.H.):	184.4 (BASED ON PROPOSED PROJECT SITE AREA) / 36.4 (BASED ON PARCEL AREA)

BYLAW REQUIREMENTS			
BYLAW REQUIREMENT	REQUIRED	PROVIDED	VARIANCE REQUESTED
MAXIMUM F.A.R.:	N/A	2.04	N/A
F.A.R. CALCULATION:	G.F.A. / NET SITE AREA = F.A.R. 17,468 m² / 8,566 m² = 2.04		
BUILDING HEIGHT			
MAXIMUM HEIGHT :	28.0 m	25.4 m	N/A
COMMERCIAL MULTI-RESIDENTIAL USES			
COMMERCIAL LOCATED:	AT GRADE	AT GRADE	N/A
MAXIMUM COMMERCIAL AREA:	N/A	2,280 m²	N/A
MINIMUM COMMERCIAL AREA:	80% OF MAIN FLOOR	82.9% OF MAIN FLOOR	N/A
COMMERCIAL CALCULATION:	COMMERCIAL SPACE / OCCUPIED MAIN FLOOR SPACE = % 2,280 m² / 2,750 m² = 82.9		
DWELLING UNITS			
MINIMUM DWELLING UNITS:	N/A	158	N/A
SETBACKS			
FRONT SETBACK (SOUTH):	MIN. = 0.0 m MAX. = 3.0	1.01 m	N/A
REAR SETBACK (NORTH):	N/A	TO EXISTING PROPERTY LINE: VARIES - 86.7 m TO 110.9 m TO PROPOSED PROPERTY LINE: 7.0m	N/A
SIDE SETBACK (EAST)	N/A	TO EXISTING PROPERTY LINE: VARIES - 45.6 m TO 88.2 m TO PROPOSED PROPERTY LINE: 18.0m	N/A
SIDE SETBACK (WEST)	MIN. = 3.0 m	TO EXISTING PROPERTY LINE: VARIES - 120.8 m TO 138.8 m TO PROPOSED PROPERTY LINE: 20.2m	N/A
NOTE 1:	- EAVES MAY PROJECT UP TO A MAXIMUM OF 0.6 m INTO THE SETBACK AREA		
NOTE 2:	- THE PORTIONS OF BUILDING BELOW THE SURFACE OF THE GROUND MAY EXTEND WITHOUT LIMITS INTO THE SETBACK AREA		
NOTE 3:	- SIGNS MAY PROJECT INTO SETBACK AREA		

VEHICLE PARKING		REQUIRED	PROPOSED	
0.75 MIN. RES PARKING STALLS/UNIT	119	207	N/A	
0.10 MIN. RES VISITOR STALLS/UNIT	16			
1.7 STALLS/10m² MIN. RESTAURANT STALLS:	68	111	82	REFER TO NOTE 6 AND 7 "NEIGHBOURHOOD RESTAURANT"
2.0 STALLS/100.0 m² MIN. RETAIL STALLS:	27			
TOTAL:	229 STALLS	280	N/A	
NOTE 6:				
- ALL COMMERCIAL AND RESIDENTIAL VISITOR PARKING IS PROPOSED TO BE SHARED BY THE 82 AT GRADE PARKING STALLS. THE REDUCTION IN 29 STALLS IS ACCOMMODATED BY VARYING PEAK TIMES OF EACH USE.				
NOTE 7:				
- 1.7 STALLS/10.0m² OF PUBLIC AREA FOR NEIGHBOURHOOD RESTAURANT, DRINKING ESTABLISHMENT. PUBLIC AREA CALCULATED AT 60% OF GROSS AREA.				
NOTE 8:				
- 2.0 STALLS/100.0m² OF CUMULATIVE GROSS USEABLE FLOOR AREA, REDUCED BY 1.0 STALLS PER 50.0m² OF GROSS USEABLE FLOOR AREA TO A MAXIMUM REDUCTION OF 3.0 STALLS				
NOTE 9:				
- BARRIER FREE STALLS PER BLDG CODE: 4 STALLS / 51-100 TOTAL STALLS, +1 FOR EACH ADD'L 100 STALLS				
MINIMUM BARRIER-FREE STALLS TOTAL:	(see Note 9 above)			
BARRIER-FREE STALLS TOTAL (GRADE):	4	4	N/A	
BARRIER-FREE STALLS TOTAL (UG):	5	6	N/A	
OVERALL STALLS TOTAL:	9	10	N/A	

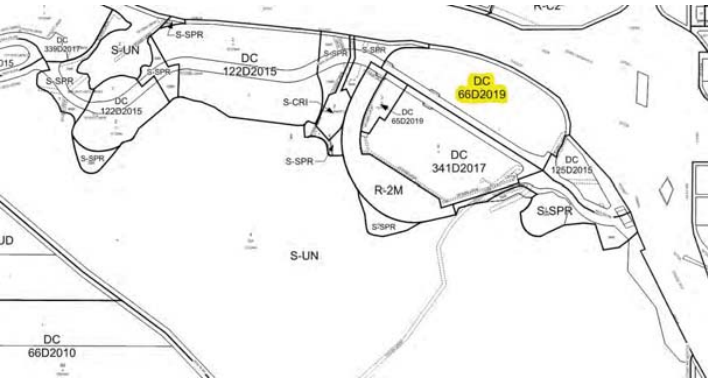
BICYCLE PARKING			
MINIMUM STALLS PER RES. UNIT (CLASS 1):	RATIO @ 0.5 = 79	80 (40 HORIZ. & 40 VERT.)	N/A
MINIMUM STALLS PER RES. UNIT (CLASS 2):	RATIO @ 0.1 = 16		
MINIMUM STALLS REST. NBHD (CLASS 2):	NONE REQUIRED	18	20
MINIMUM STALLS OTHER USES (CLASS 2):	5% OF VEHICLES = 2		N/A
NOTE 10:	CLASS 1 STALLS LOCATED IN INDOOR, SECURE LOCATION EASILY ACCESSIBLE TO CYCLISTS		
NOTE 11 (VISITOR & COMMERCIAL STALLS):	PROVIDED AT GRADE IN A VISIBLE LOCATION		
BICYCLE CALCULATION:	CLASS 1 STALLS PER RESIDENTIAL UNIT: 158 units x 0.5 = 79 Class 1 bicycle stalls CLASS 2 STALLS PER RESIDENTIAL UNIT: 158 units x 0.1 = 16 Class 2 bicycle stalls CLASS 2 STALLS RESTAURANT, NEIGHBOURHOOD: NONE REQUIRED. CLASS 2 STALLS OTHER USES: 27 commercial required stalls x 0.05 = 1.35 = 2 Class 2 bicycle stalls		



BLOCK KEY PLAN

N.T.S.

BYLAW REQUIREMENTS (CONT'D)			
BYLAW REQUIREMENT	REQUIRED	PROVIDED	VARIANCE REQUESTED
RESIDENTIAL AMENITY SPACE			
MINIMUM AMENITY AREA / DWELLING UNIT:	5.0 m² / DWELLING UNIT	12.8 m² / DWELLING UNIT PROVIDED	N/A
NOTE 1:	-MINIMUM AMENITY AREA OF 5 m² PER DWELLING UNIT TO BE PROVIDED -MAY INCLUDE ROOF-TOP SPACES, GROUND-FLOOR OUT-DOOR SPACE, MEETING ROOMS & FITNESS FACILITY -BALCONIES WITH A MINIMUM DEPTH OF 1.5 m CONTRIBUTE TO THE AMENITY AREA		
TOTAL AMENITY SPACE REQUIRED:	5m² x 158 units = 790 m² REQUIRED AMENITY SPACE		
TOTAL AMENITY SPACE PROVIDED:	PRIVATE AMENITY SPACE (BALCONIES) TOTAL = 1,350.4 m² COMMON AMENITY SPACE - INDOORS (MAIN FLOOR AND MEZZANINE SPACES) TOTAL = 432.4 m² COMMON AMENITY SPACE - OUTDOORS (PLAZA) TOTAL = 240.6 m² TOTAL AMENITY AREA PROVIDED = 2,023.4 m²		
WASTE & RECYCLING			
RESIDENTIAL WASTE			
MINIMUM WASTE VOLUME / UNIT:	0.3 yd³ / WEEK / UNIT= 47.4 yd³	32 yd³	PRIVATELY MANAGED
RESIDENTIAL WASTE & RECYCLING REQUIREMENTS:	RESIDENTIAL WASTE: -0.3 yd³ WEEK PER UNIT (CITY WASTE RATIO) -158 UNITS x 0.3 yd³ = 47.4 yd³ OF WASTE / WEEK (RESIDENTIAL ONLY) -47.4 yd³ / 4 yd BINS = 11.85 BINS = 12 x 4-yard BINS REQUIRED NOTE: - STORAGE AREA MUST NOT EXCEED 2% GRADE - ALL COLLECTION AND STAGING AREAS TO BE FLUSH WITH ADJACENT ALLEY/ROAD/PARKING LOT - MUST BE CONTAINED WITHIN THE BUILDING OR GARBAGE ENCLOSURE - 0.5m CLEARANCE AROUND CONTAINERS FOR ACCESSIBILITY - COLLECTION VEHICLE ROUTE TO HAVE A 5.0m WIDTH AND HEIGHT CLEARANCE OF 5.0m - COLLECTION AREAS TO HAVE MINIMUM CLEARANCES OF: - 6.8m OVERHEAD - 1.0m ON EITHER SIDE OF VEHICLE - GATES MUST OPEN WITHOUT IMPEDING ACCESS		
COMMERCIAL WASTE			
MINIMUM WASTE UNIT FACTOR:	1 m³ / CRU = 5 x 4 yd³ BINS	4 x 4 yd³ BINS	PRIVATELY MANAGED
WASTE & RECYCLING REQUIREMENTS:	COMMERCIAL WASTE & RECYCLING: 2,280 m² TOTAL AREA -3m³ COMBINED WASTE AND RECYCLING PER 1000m² OF COMMERCIAL AREA / WEEK - 2,280 m² / 1000m² = 2.28 x 3m³ = 6.84m³ (8.9yd³)COMMERCIAL WASTE & RECYCLING / WEEK or - 1m³ WASTE AND RECYCLING PER COMMERCIAL SPACE / WEEK - 14 x 1 m³ = 14m³ (18yd³) COMMERCIAL WASTE & RECYCLING / WEEK - 5 x 4yd³ BINS REQUIRED - 4 x 4yd³ BINS PROVIDED. GREASE AND ORGANICS FOR COMMERCIAL USE PROVIDED.		



LANDUSE DISTRICT MAP

N.T.S.



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2	2020-10-01	REISSUED FOR DEVELOPMENT PERMIT
3	2020-11-17	REISSUED FOR DEVELOPMENT PERMIT

client

TRINITY DEVELOPMENT GROUP



project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

GENERAL INFO / BYLAW
ANALYSIS

scale: As indicated

drawn by: LS

checked by: JS

project no: 220-021

date issued: 2020-11-17

re-issue no:

sheet no:

DP0.01

B:\360\Trinity Hills Block H\ARC_220-021_THBH2_R20.vrt



1 VIEW ALONG NA'A DRIVE - LOOKING EAST



2 VIEW ALONG NA'A DRIVE - LOOKING EAST



3 VIEW TOWARDS SARCEE TRAIL - LOOKING NORTH-EAST



4 VIEW ACROSS 16TH AVE NW - LOOKING NORTH



5 VIEW ACROSS 16TH AVE NW - LOOKING NORTH-WEST



6 VIEW ALONG NA'A DRIVE - LOOKING WEST



7 VIEW TO RETAIL ACROSS STREET - LOOKING SOUTH-WEST



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client
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project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

CONTEXT IMAGES

scale:	
drawn by:	LS
checked by:	JS
project no:	220-021
date issued:	2020-11-17
re-issue no:	sheet no:
	DP0.02

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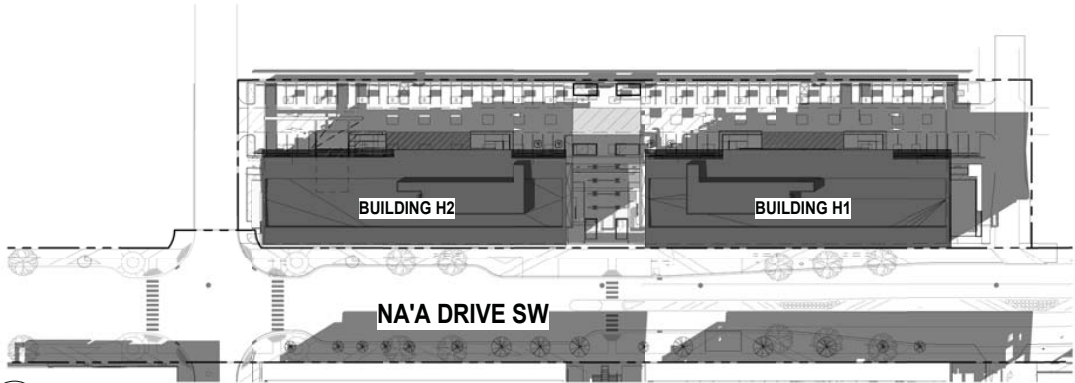
project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

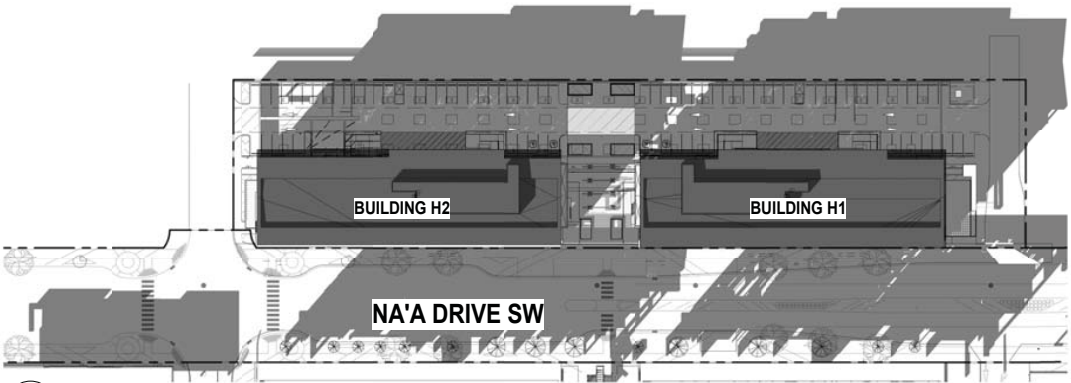
SHADOW STUDY - MARCH
21st & JUNE 21st

scale:	1 : 800
drawn by:	TL
checked by:	JS
project no:	220-021
date issued:	2020-11-17
re-issue no:	sheet no: DP0.03

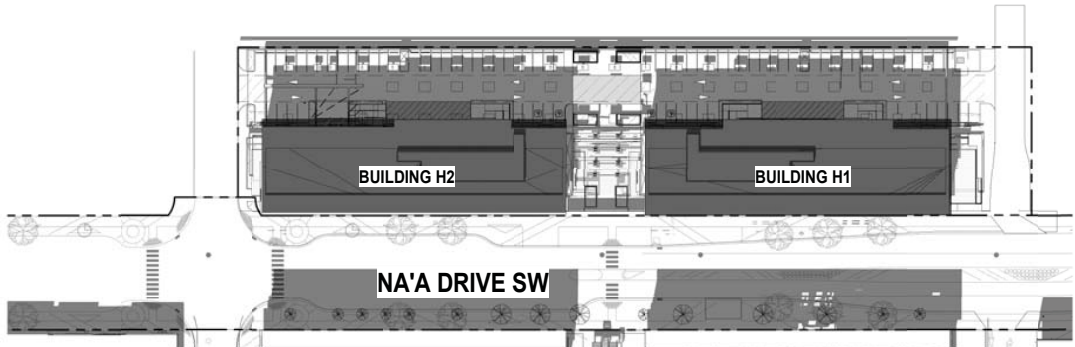
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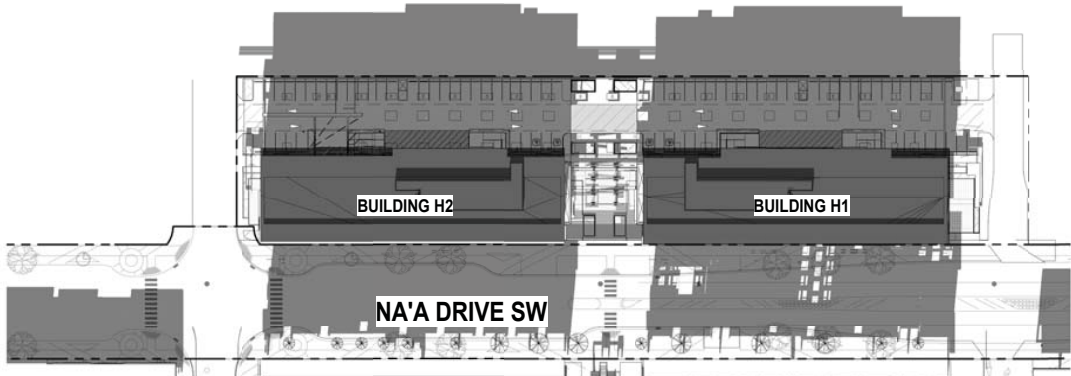
8 SHADOW STUDY - JUNE 21 @ 4PM MDT
DP0.03 SCALE: 1 : 800



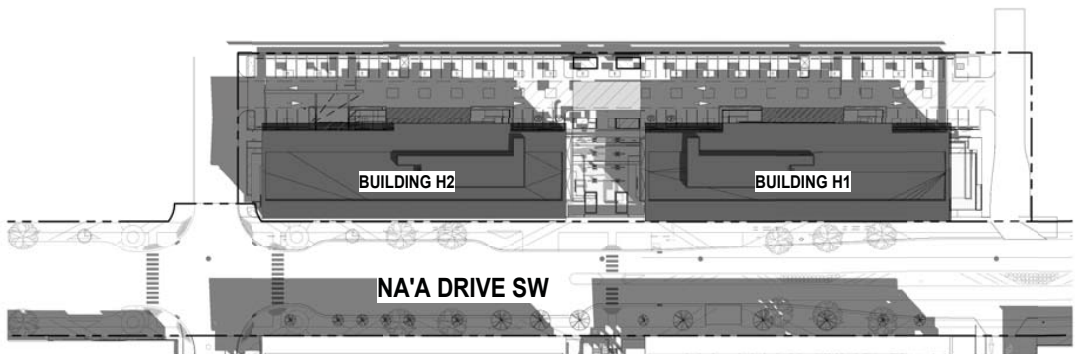
4 SHADOW STUDY - MARCH 21 @ 4PM MDT
DP0.03 SCALE: 1 : 800



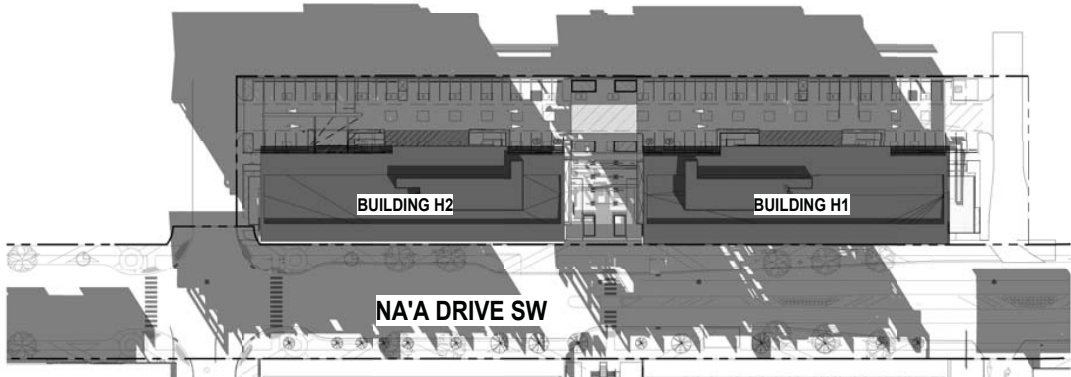
7 SHADOW STUDY - JUNE 21 @ 2PM MDT
DP0.03 SCALE: 1 : 800



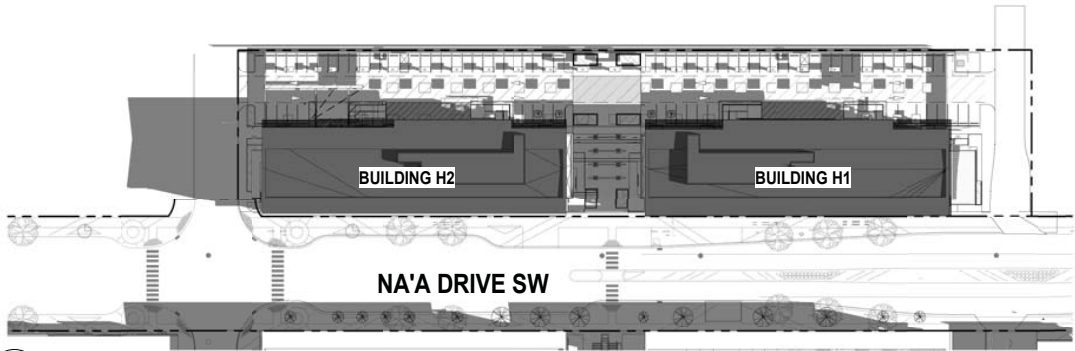
3 SHADOW STUDY - MARCH 21 @ 2PM MDT
DP0.03 SCALE: 1 : 800



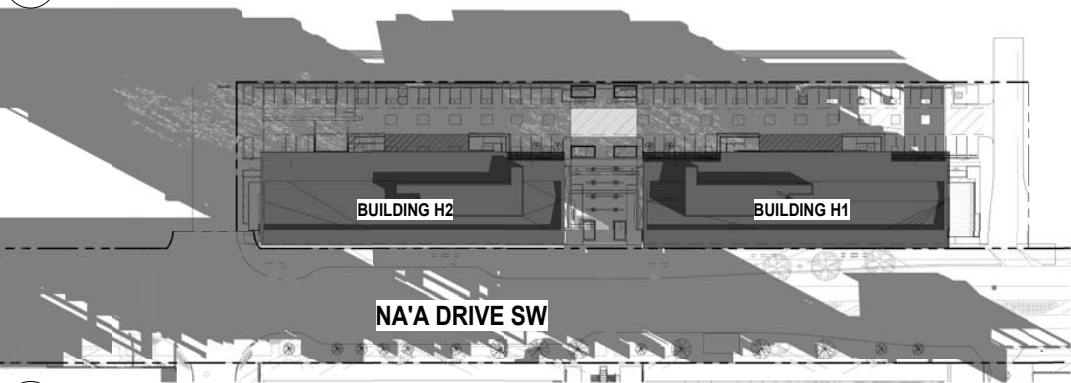
6 SHADOW STUDY - JUNE 21 @ 12PM MDT
DP0.03 SCALE: 1 : 800



2 SHADOW STUDY - MARCH 21 @ 12PM MDT
DP0.03 SCALE: 1 : 800



5 SHADOW STUDY - JUNE 21 @ 10AM MDT
DP0.03 SCALE: 1 : 800



1 SHADOW STUDY - MARCH 21 @ 10AM MDT
DP0.03 SCALE: 1 : 800



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TRINITY DEVELOPMENT GROUP



project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

SHADOW STUDY -
SEPTEMBER 21st &
DECEMBER 21st

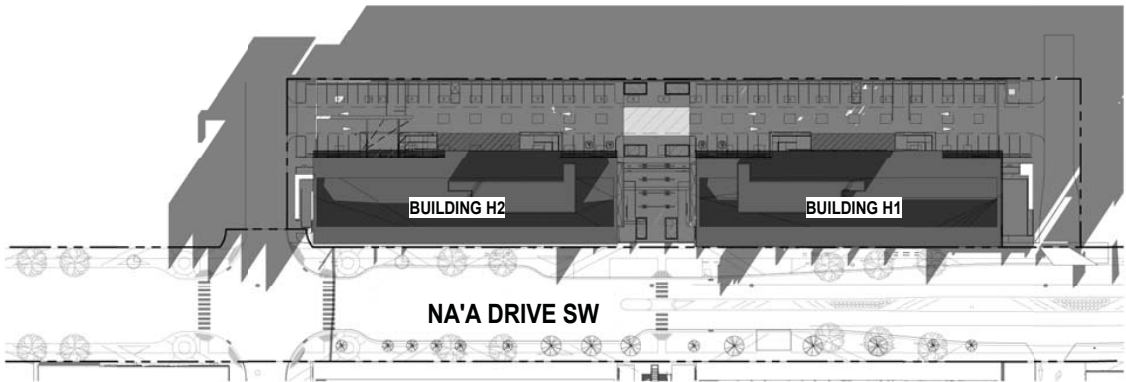
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checked by: JS
project no: 220-021
date issued: 2020-11-17

re-issue no:

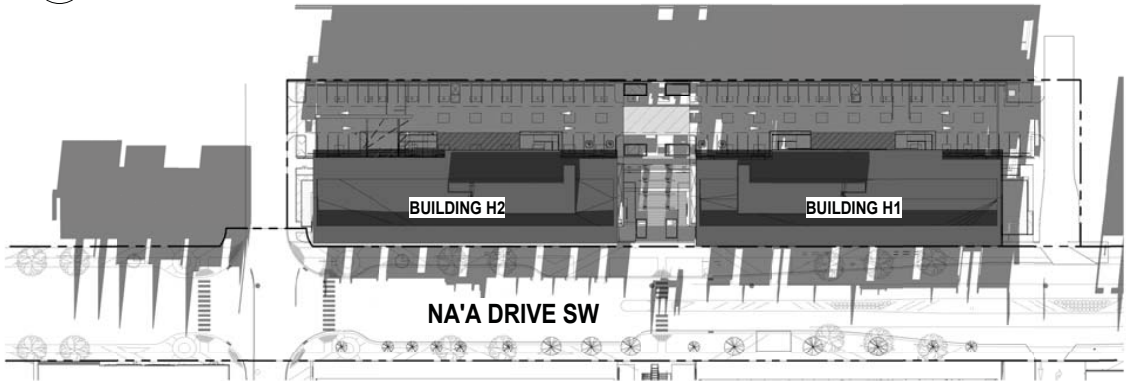
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DP0.04

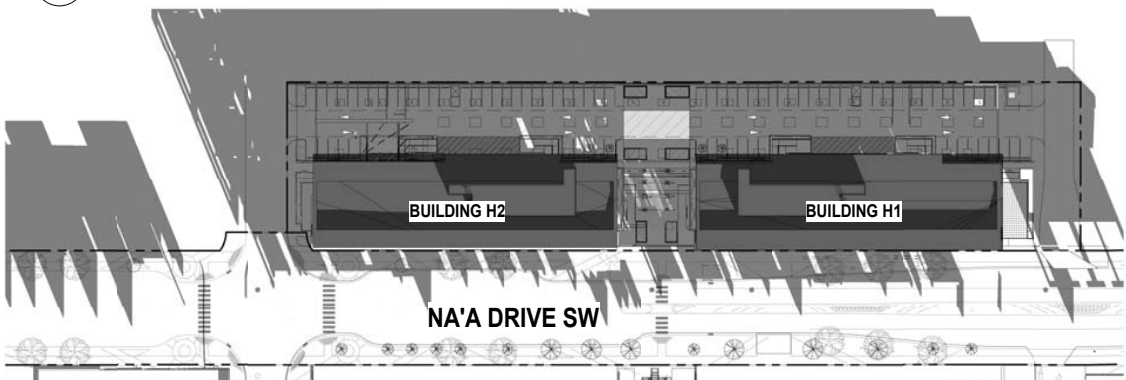
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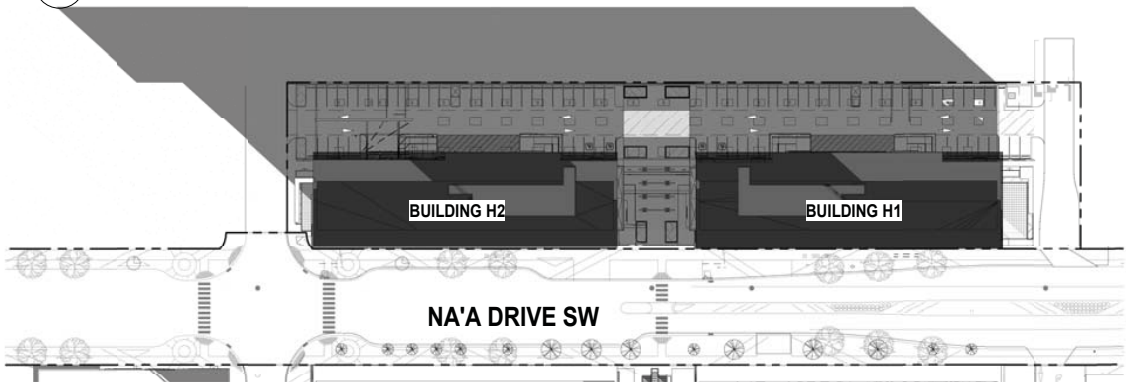
8 SHADOW STUDY - DECEMBER 21 @ 4PM MST
DP0.04 SCALE: 1 : 800



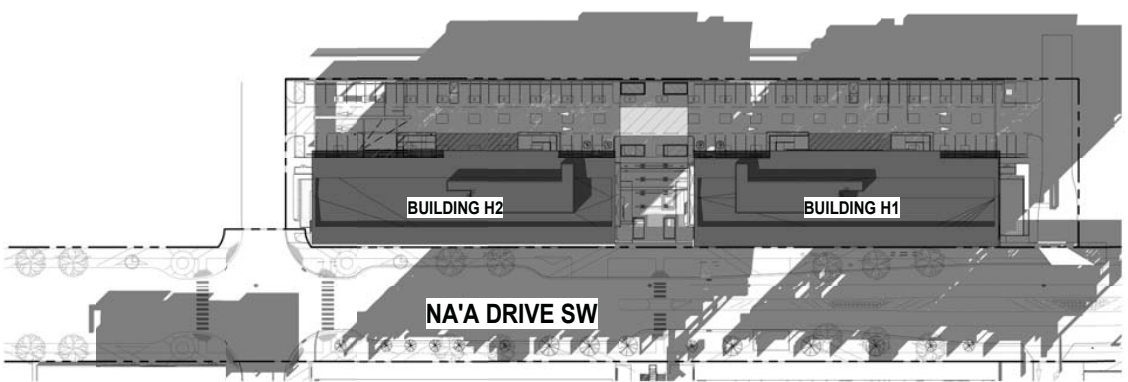
7 SHADOW STUDY - DECEMBER 21 @ 2PM MST
DP0.04 SCALE: 1 : 800



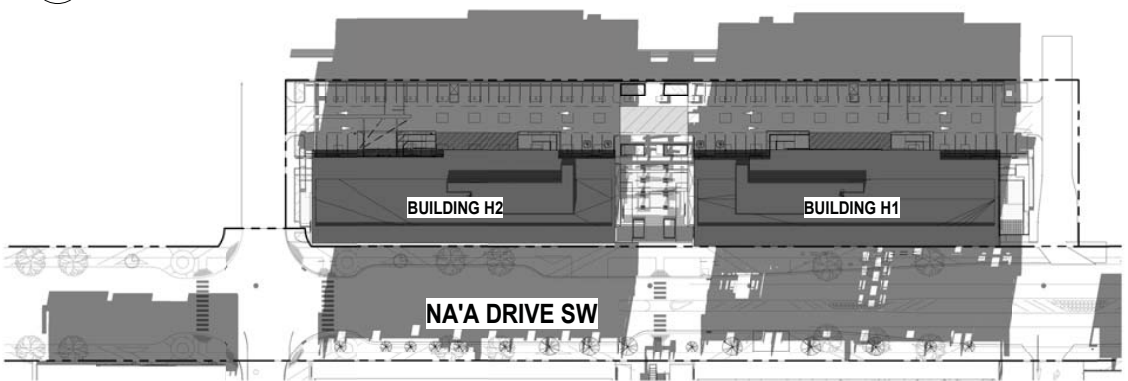
6 SHADOW STUDY - DECEMBER 21 @ 12PM MST
DP0.04 SCALE: 1 : 800



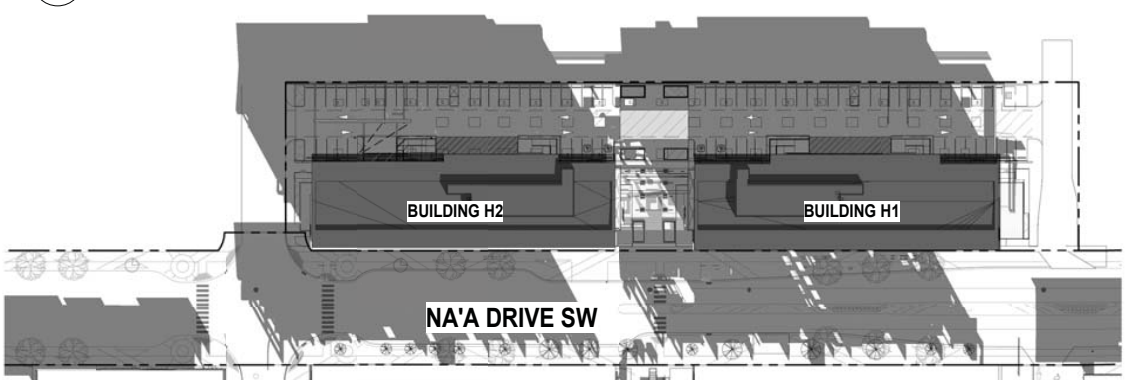
5 SHADOW STUDY - DECEMBER 21 @ 10AM MST
DP0.04 SCALE: 1 : 800



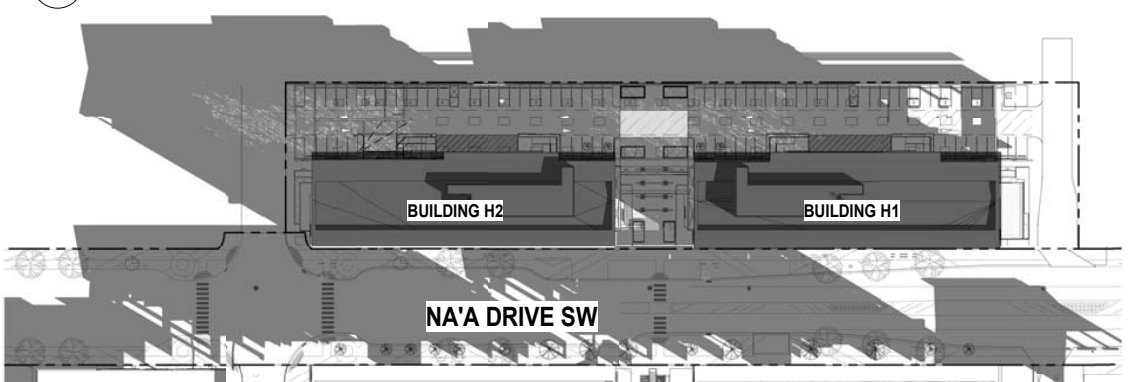
4 SHADOW STUDY - SEPTEMBER 21 @ 4PM MDT
DP0.04 SCALE: 1 : 800



3 SHADOW STUDY - SEPTEMBER 21 @ 2PM MDT
DP0.04 SCALE: 1 : 800



2 SHADOW STUDY - SEPTEMBER 21 @ 12PM MDT
DP0.04 SCALE: 1 : 800



1 SHADOW STUDY - SEPTEMBER 21 @ 10AM MDT
DP0.04 SCALE: 1 : 800



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project title
TRINITY HILLS BLOCK H
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drawing title

SITE SURVEY

scale:

drawn by:

checked by:

project no: 220-021

date issued: 2020-11-17

re-issue no:

sheet no:

DP1.00

NOTE: ALL INFORMATION OBTAINED FROM SITE SURVEY PERFORMED BY URBAN SYSTEMS SURVEY INC. PROFESSIONAL LAND SURVEYORS ON FEBRUARY 11, 2020 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT. THE LEGAL SURVEY DEPICTED ON THIS SHEET IS FOR REFERENCE ONLY. ZEIDLER ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THIS SURVEY INFORMATION DEPICTED HEREIN.

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project title
TRINITY HILLS BLOCK H
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drawing title

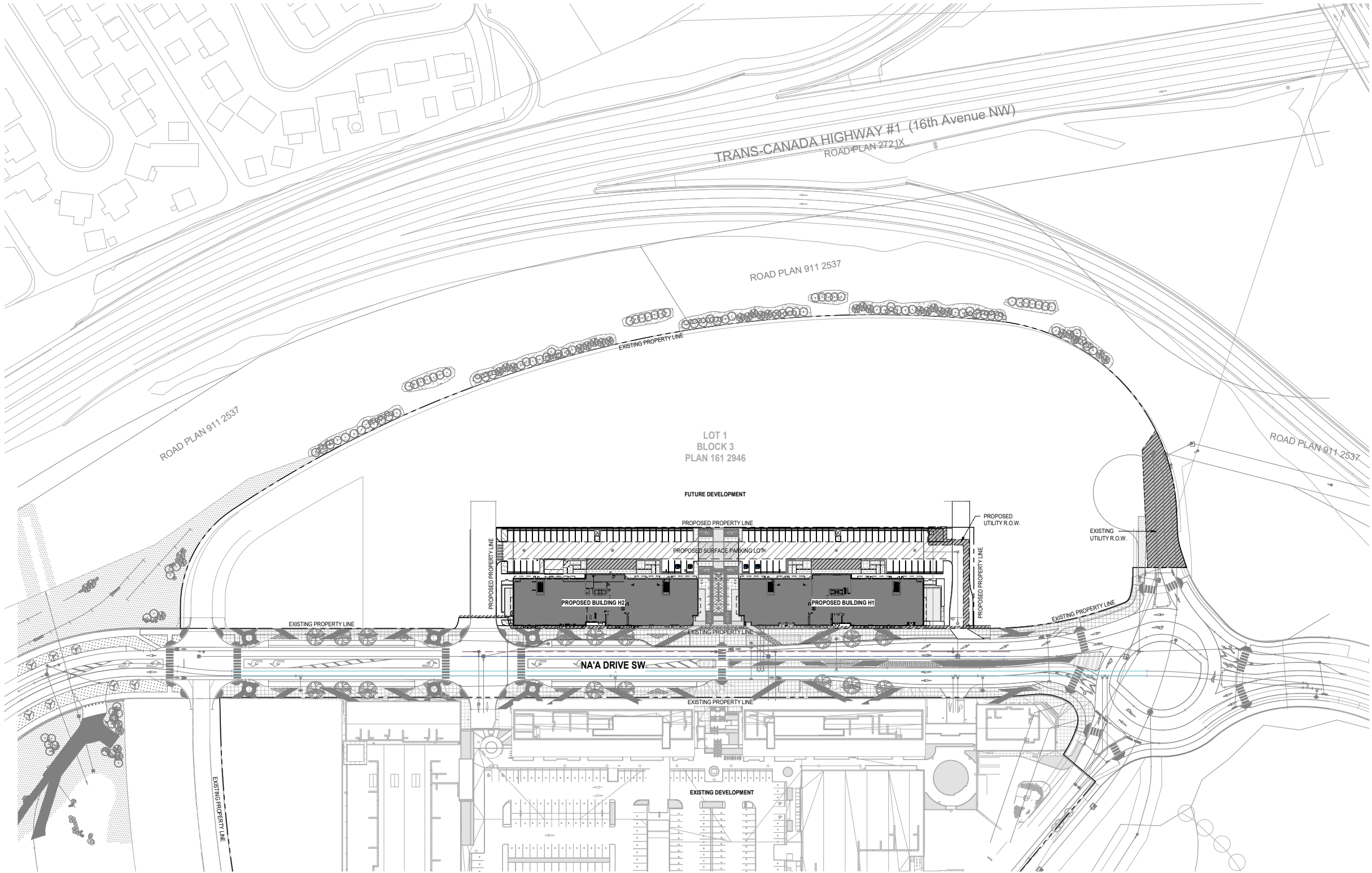
CONTEXT SITE PLAN

scale: 1 : 750
drawn by: AM
checked by: JS
project no: 220-021
date issued: 2020-11-17

re-issue no: sheet no:

DP1.01

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client
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project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

PROJECT SITE PLAN

scale: As indicated

drawn by: AM

checked by: JS

project no: 220-021

date issued: 2020-11-17

re-issue no:

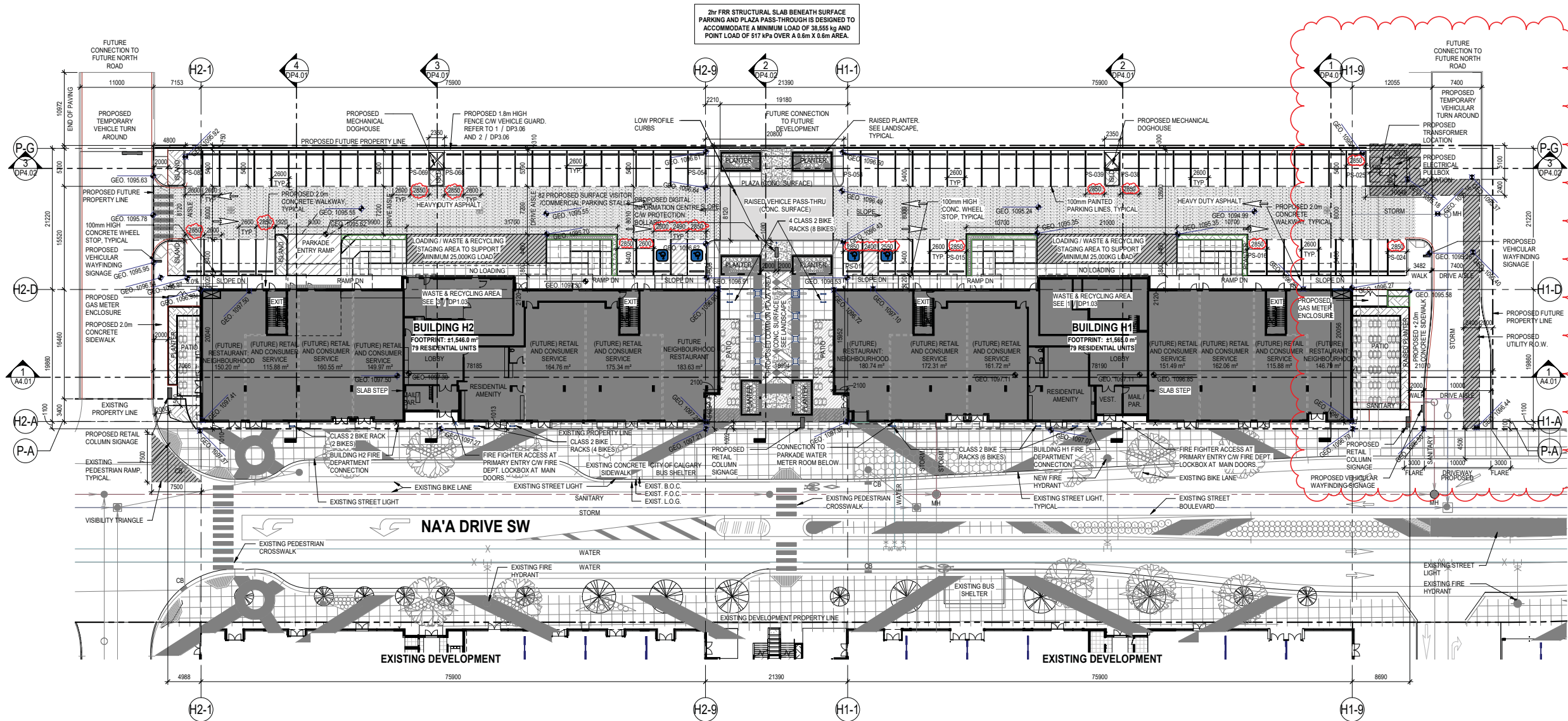
sheet no:

DP1.02

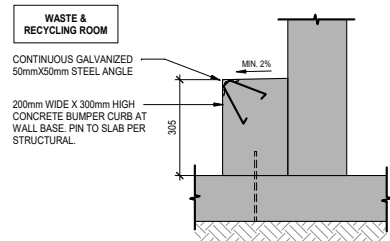
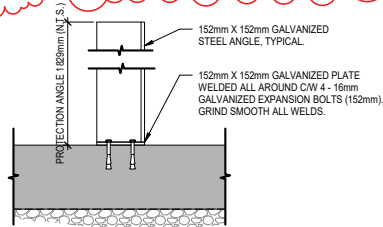
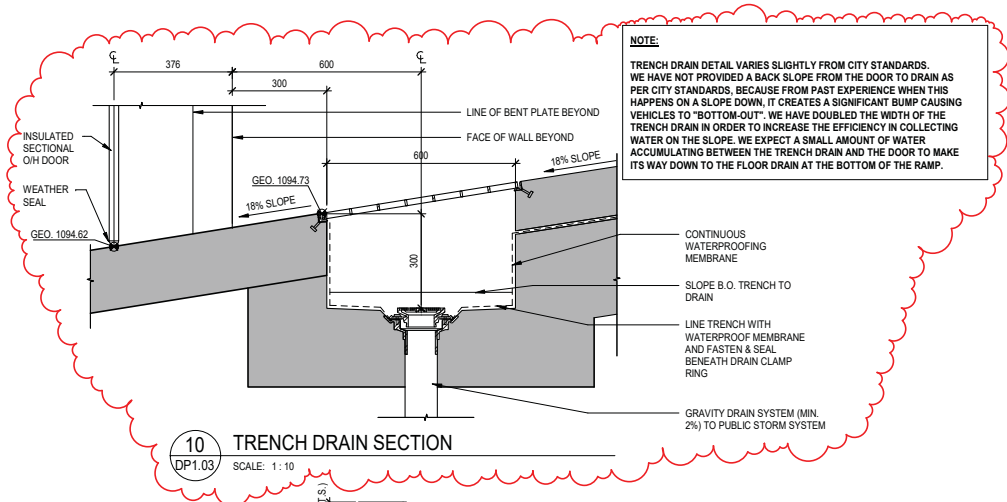
BM 360 / Trinity Hills Block H&K 220-021_1THEH2_R20.vrt

- SITE PLAN NOTES:**
1. NEW CONSTRUCTION. ALL ELEMENTS ARE PROPOSED UNLESS NOTED OTHERWISE.
 2. REFER TO CONTEXT PLAN FOR FULL EXTENT OF PROPERTY LINE.
 3. WASTE & RECYCLING.
 - A. WASTE & RECYCLING TO BE MANAGED BY PRIVATE COLLECTION SERVICE.
 - B. ALL WASTE & RECYCLING TO BE STORED INSIDE SECURE ROOMS WITHIN THE BUILDING.
 - C. SECURE ACCESS WILL BE PROVIDED FOR THE COLLECTION CREWS TO ACCESS BOTH RESIDENTIAL AND COMMERCIAL WASTE & RECYCLING ROOMS.
 - D. ALL SURFACES FOR WASTE & RECYCLING VEHICULAR COLLECTION ROUTE HAVE BEEN DESIGNED TO ACCOMMODATE THE GROSS WEIGHT OF A LOADED COLLECTION VEHICLE (MAX. 25,000kg / 55,000lbs).
 - E. UNLIMITED VERTICAL CLEARANCE IN EXTERIOR WASTE & RECYCLING STAGING / LOADING AREA.

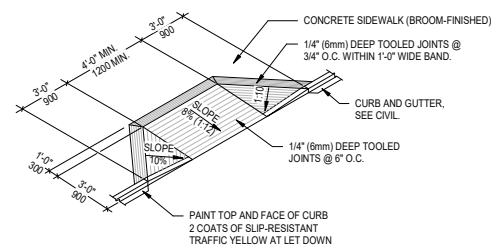
PROJECT INFORMATION	
DP APPLICANT:	B&A PLANNING GROUP (#600, 215 9 AVENUE SW, CALGARY, AB)
MUNICIPAL ADDRESS:	924 N/A DRIVE SW, CALGARY, AB
LEGAL ADDRESS:	LOT 1, BLOCK 3, PLAN 161-2946
COMMUNITY:	MEDICINE HILL
LAND USE / ZONING:	DIRECT CONTROL DC 66D2019
LAND USE BYLAW:	1P2007
TOTAL PARCEL AREA:	4.345 HA / 10.74 ACRES (43,450 m ²)
PROPOSED PROJECT SITE AREA:	0.857 HA / 2.12 ACRES (8,566 m ²)
NET SITE COVERAGE:	39.9%
GROSS FLOOR AREA (G.F.A.):	17,468 m ²
FLOOR AREA RATIO (F.A.R.):	2.04 (BASED ON PROPOSED PROJECT SITE AREA) / 0.40 (BASED ON PARCEL AREA)
NEW DWELLING UNITS CREATED:	158 (99 x 1-BEDROOM & 99 x 2-BEDROOM)
UNITS PER HECTARE (U.P.H.):	184.4 (BASED ON PROPOSED PROJECT SITE AREA) / 36.4 (BASED ON PARCEL AREA)



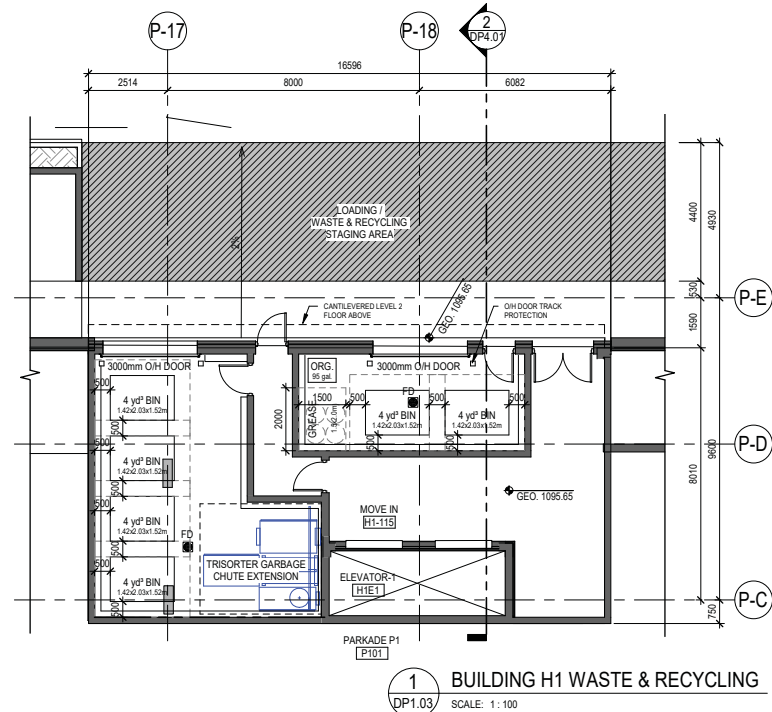
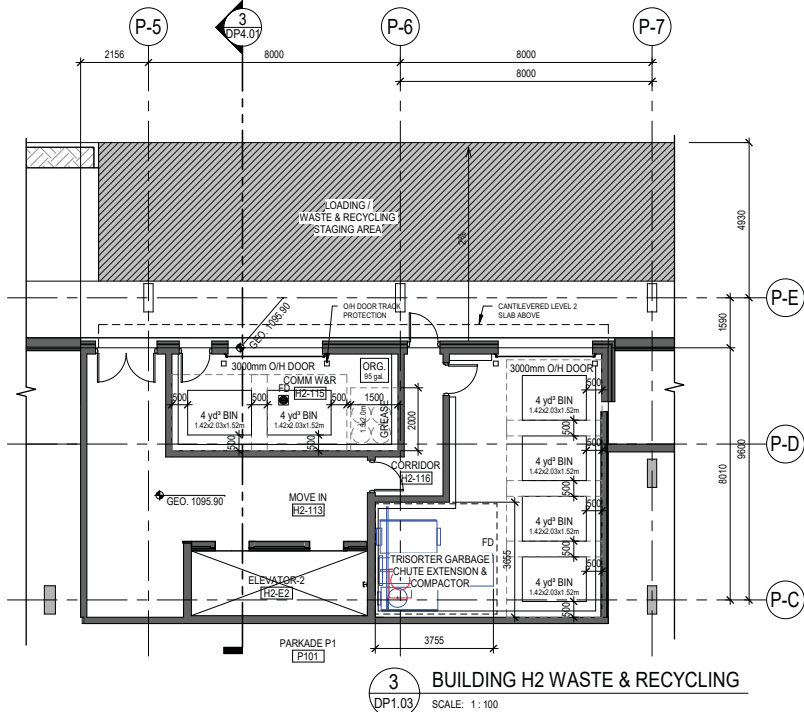
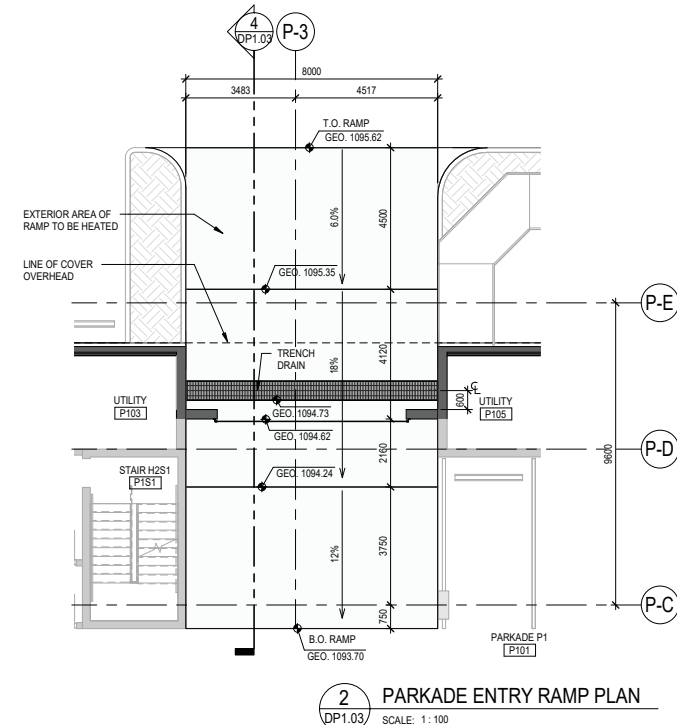
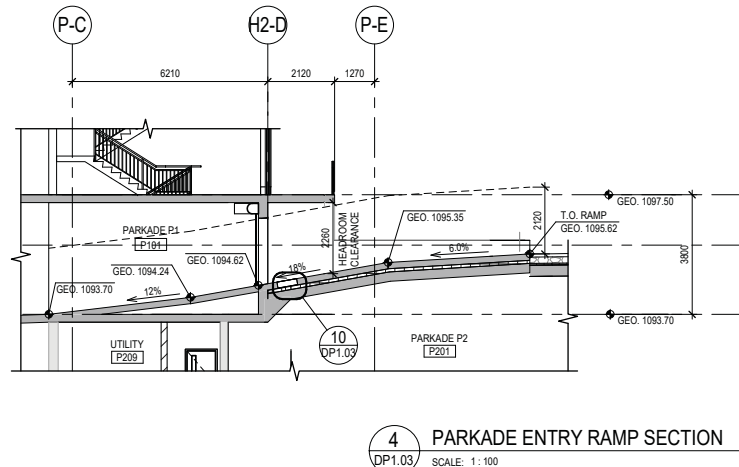
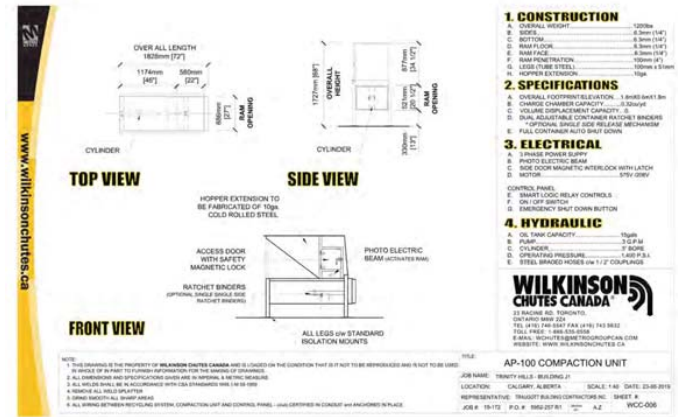
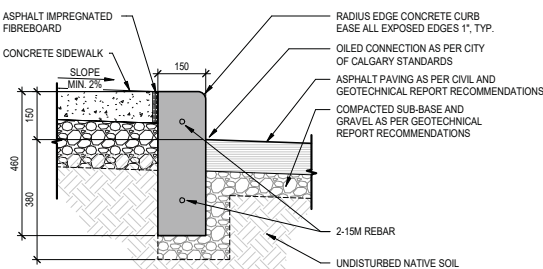
1 SITE PLAN
DP1.02 SCALE: 1:300



7 WALL PROTECTION DETAIL
DP1.03 SCALE: 1:10



6 TYPICAL SIDEWALK LET DOWN
DP1.03 SCALE: 1:50



- WASTE & RECYCLING NOTES**
1. ALL WASTE & RECYCLING TO BE PRIVATELY MANAGED.
 2. ALL WASTE & RECYCLING STAGING AND VEHICLE PATH PAVING & ASSOCIATED STRUCTURAL SLABS TO HAVE 38,556KG BEARING CAPACITY.
 3. ALL WASTE & RECYCLING ROOMS TO HAVE EPOXY COATED FLOORS EXTENDED OVER CURBS AND UP WALLS TO 1220mm HIGH.
 4. THE MAXIMUM GRADE FOR THE WASTE & RECYCLING FACILITIES, THE STAGING AND COLLECTION LOCATIONS, AND THE VEHICLE APPROACH AREA / LOADING STALLS IS TO BE 2%.
 5. WASTE & RECYCLING ACCESS WILL BE PROVIDED FOR THE COLLECTION CREWS TO ACCESS BOTH RESIDENTIAL AND COMMERCIAL WASTE & RECYCLING ROOMS.
 6. UNLIMITED VERTICAL CLEARANCE IN EXTERIOR WASTE & RECYCLING STAGING / LOADING AREAS.
 7. WASTE & RECYCLING PICK-UP VEHICLE SWEEP IS SHOWN ON VEHICULAR ACCESS SHEET.

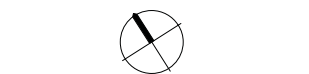


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client
TRINITY DEVELOPMENT GROUP



project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

WASTE & RECYCLING
PLANS, DETAILS

scale:	As indicated
drawn by:	AM
checked by:	JS
project no:	220-021
date issued:	2020-11-17
re-issue no:	sheet no:
	DP1.03

BM 380 / Trinity Hills Block H H2_R20-021_THH2_R20.vrt



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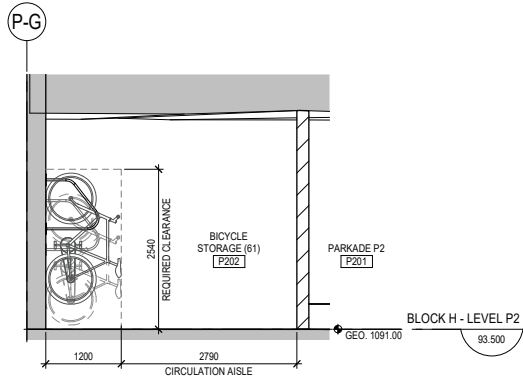
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BIKE STORAGE DETAILS

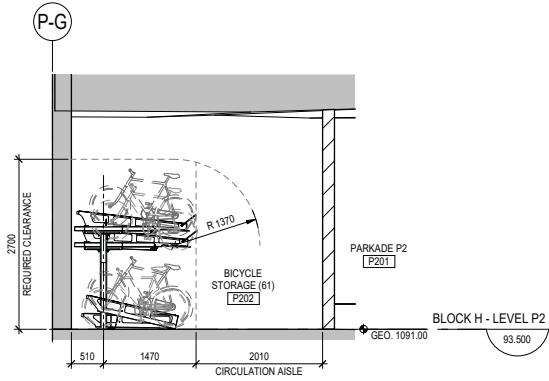
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drawn by: AM
checked by: JS
project no: 220-021
date issued: 2020-11-17

re-issue no: sheet no:
DP1.04

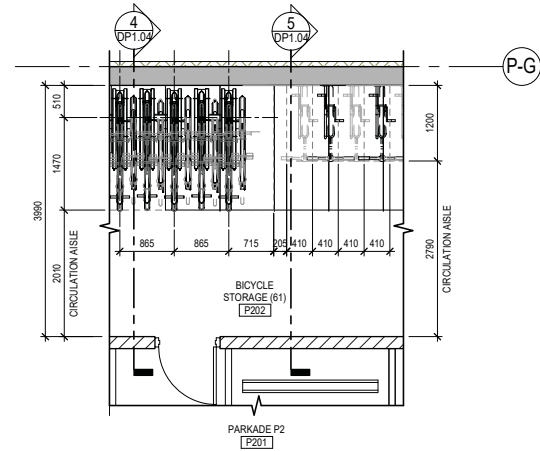
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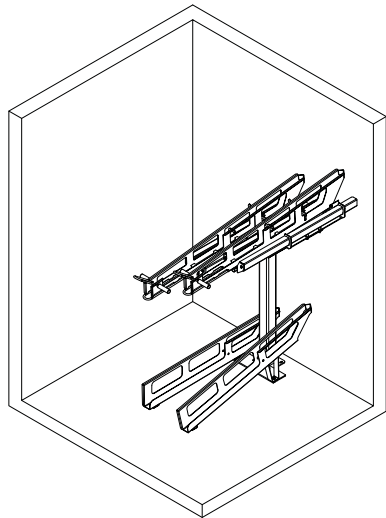
5 BIKE STORAGE PROJECT SECTION - VERTICAL
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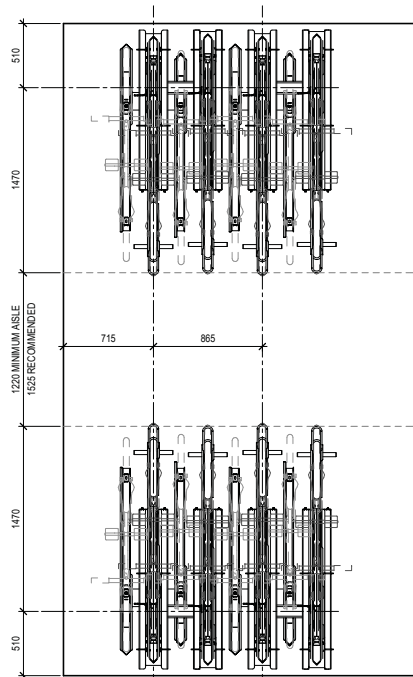
4 BIKE STORAGE PROJECT SECTION - HORIZONTAL
DP1.04 SCALE: 1:50



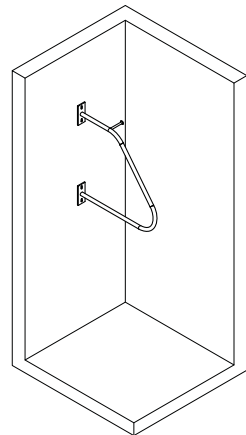
3 ENLARGED PARTIAL PLAN - PROJECT BIKE STORAGE
DP1.04 SCALE: 1:50



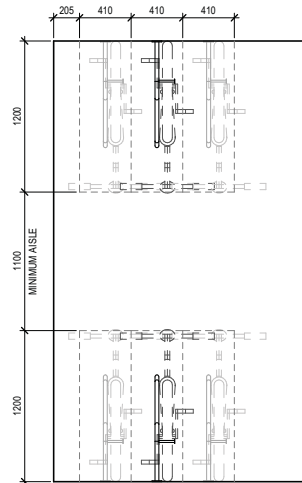
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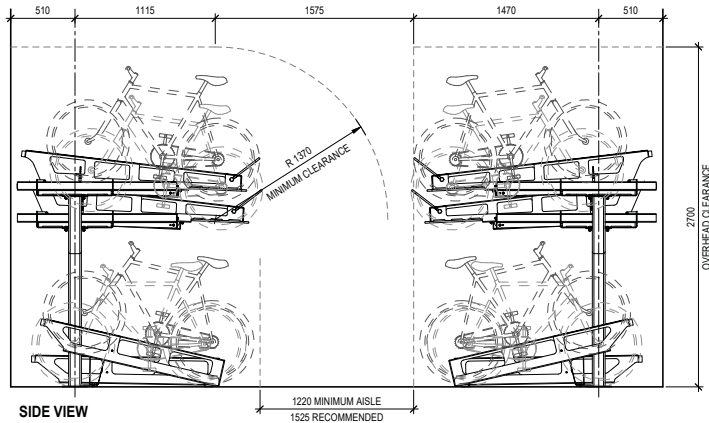
PLAN VIEW



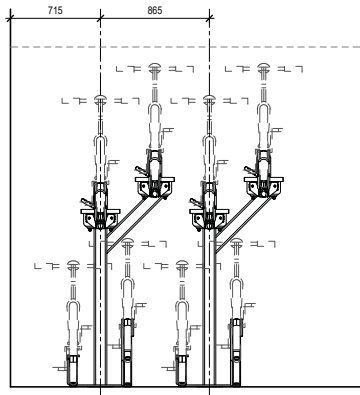
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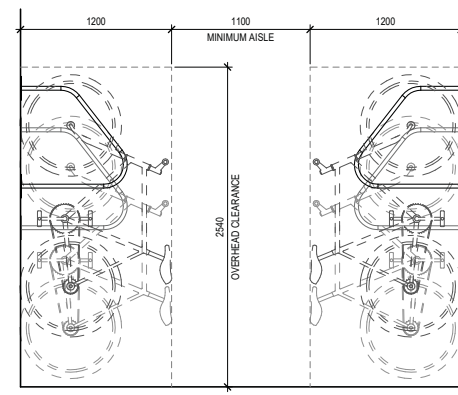
PLAN VIEW



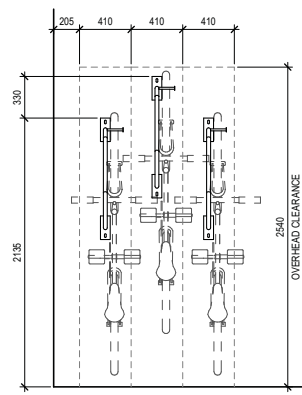
SIDE VIEW



FRONT VIEW



SIDE VIEW



FRONT VIEW

2 BIKE STORAGE STANDARD DETAILS - HORIZONTAL
DP1.04 SCALE: 1:25

1 BIKE STORAGE STANDARD DETAILS - VERTICAL
DP1.04 SCALE: 1:25



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Issue No.	Date	Description
1	2020-10-01	REISSUED FOR DEVELOPMENT PERMIT
2	2020-11-17	REISSUED FOR DEVELOPMENT PERMIT

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project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

VIEWS FROM
TRANS-CANADA HIGHWAY

scale:	1 : 1750
drawn by:	JS
checked by:	JS
project no:	220-021
date issued:	2020-11-17

re-issue no: sheet no:
DP1.05

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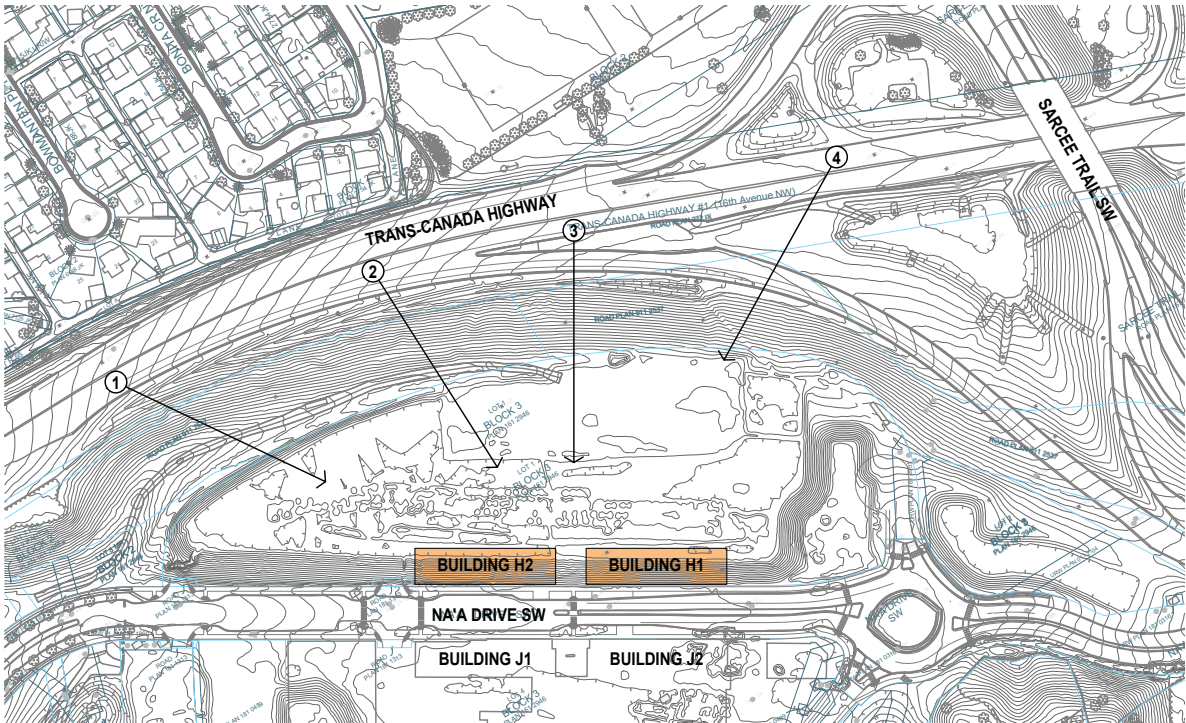
3 VIEW FROM TRANS-CANADA HIGHWAY
DP1.05 SCALE



2 VIEW FROM TRANS-CANADA HIGHWAY
DP1.05 SCALE



1 VIEW FROM TRANS-CANADA HIGHWAY
DP1.05 SCALE



0 VIEWS FROM TRANS-CANADA HIGHWAY REFERENCE PLAN
DP1.05 SCALE: 1 : 1750



4 VIEW FROM TRANS-CANADA HIGHWAY
DP1.05 SCALE



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client
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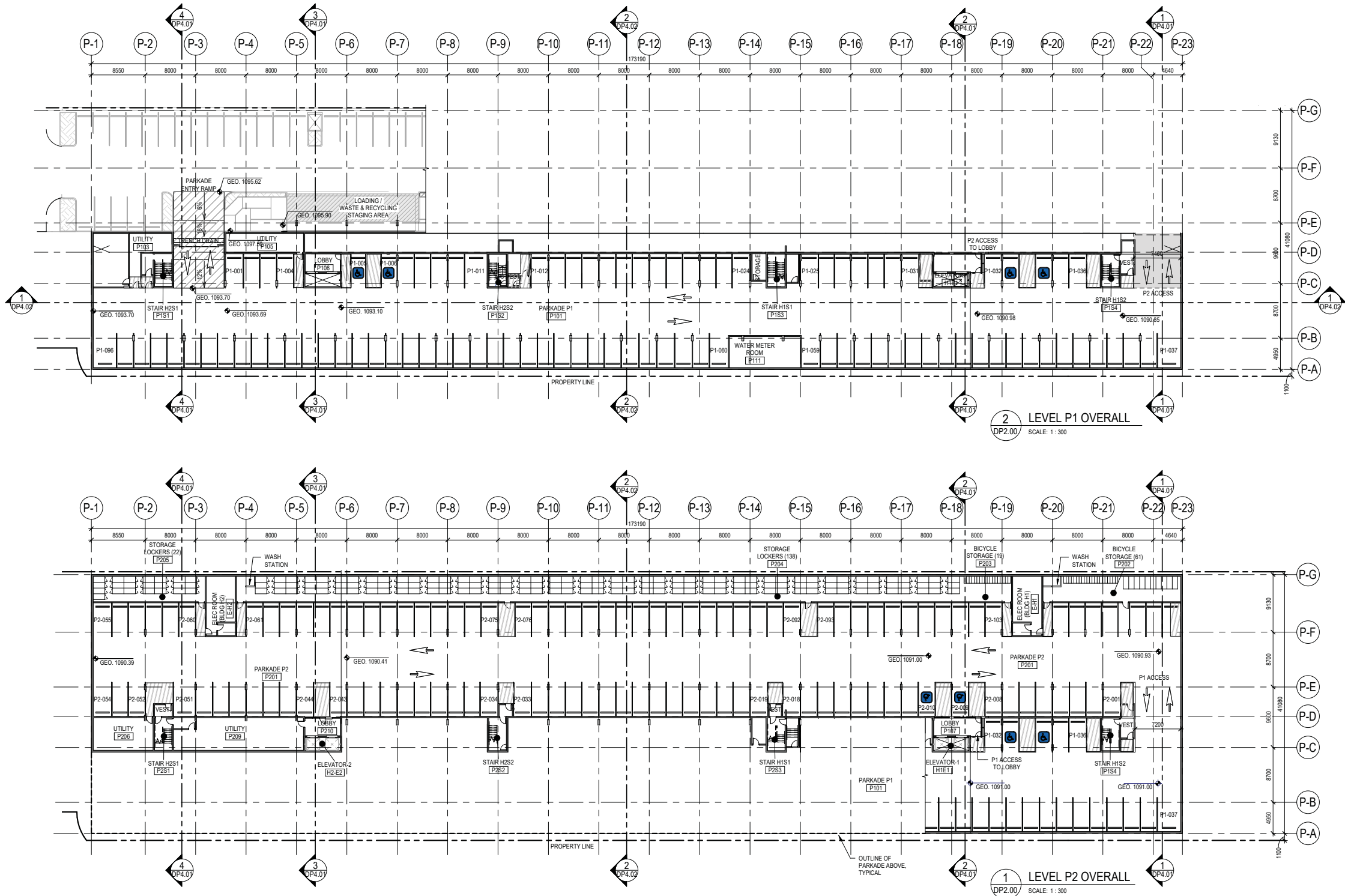
project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title
OVERALL FLOOR PLANS -
PARKADE

scale: 1 : 300
drawn by: AM
checked by: JS
project no: 220-021
date issued: 2020-11-17

re-issue no: sheet no:
DP2.00

B:\300\Trinity Hills Block H\HAR_220-021_THBH2_R20.vrt





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3	2020-11-17	REISSUED FOR DEVELOPMENT PERMIT

client
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project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

OVERALL FLOOR PLANS -
MAIN FLOOR &
RESIDENTIAL

scale: 1 : 300
drawn by: AM
checked by: JS
project no: 220-021
date issued: 2020-11-17

DP2.01





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client
TRINITY DEVELOPMENT GROUP



project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

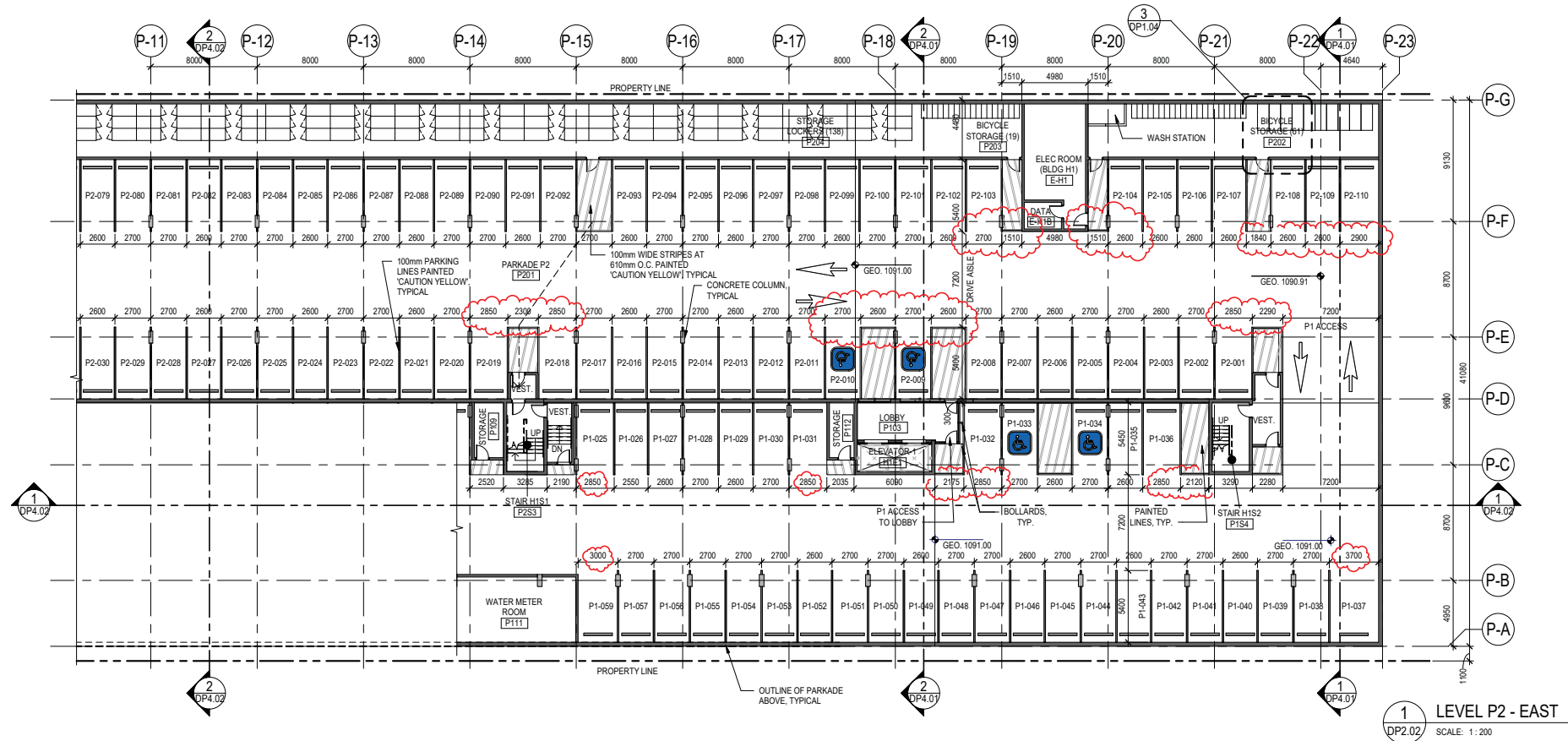
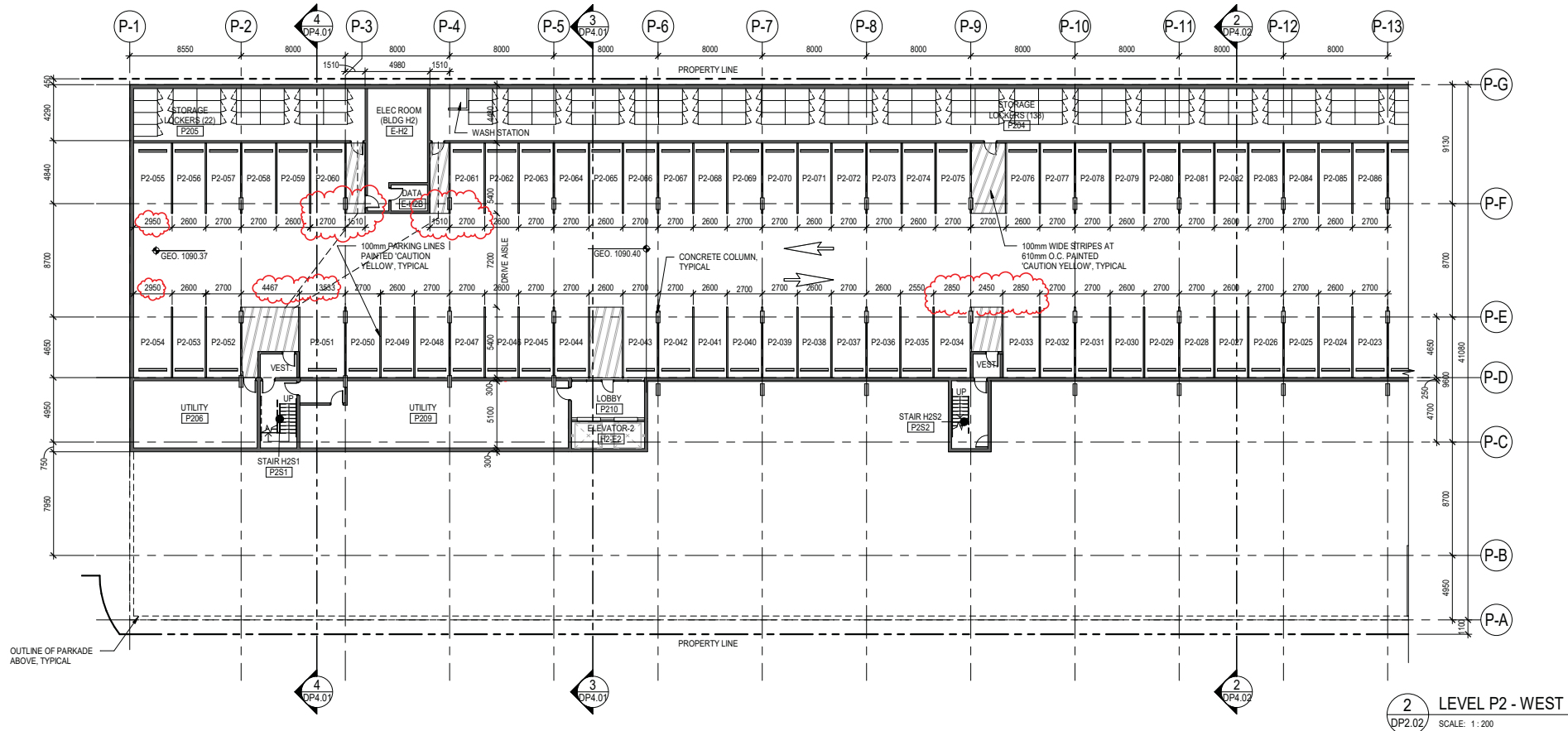
drawing title

LEVEL P2 PARKADE PLANS

scale:	1 : 200
drawn by:	AM
checked by:	JS
project no:	220-021
date issued:	2020-11-17
re-issue no:	sheet no:

DP2.02

BM 380 / Trinity Hills Block H AR_220-021_L1HEH2_R20.vrt





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client
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project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

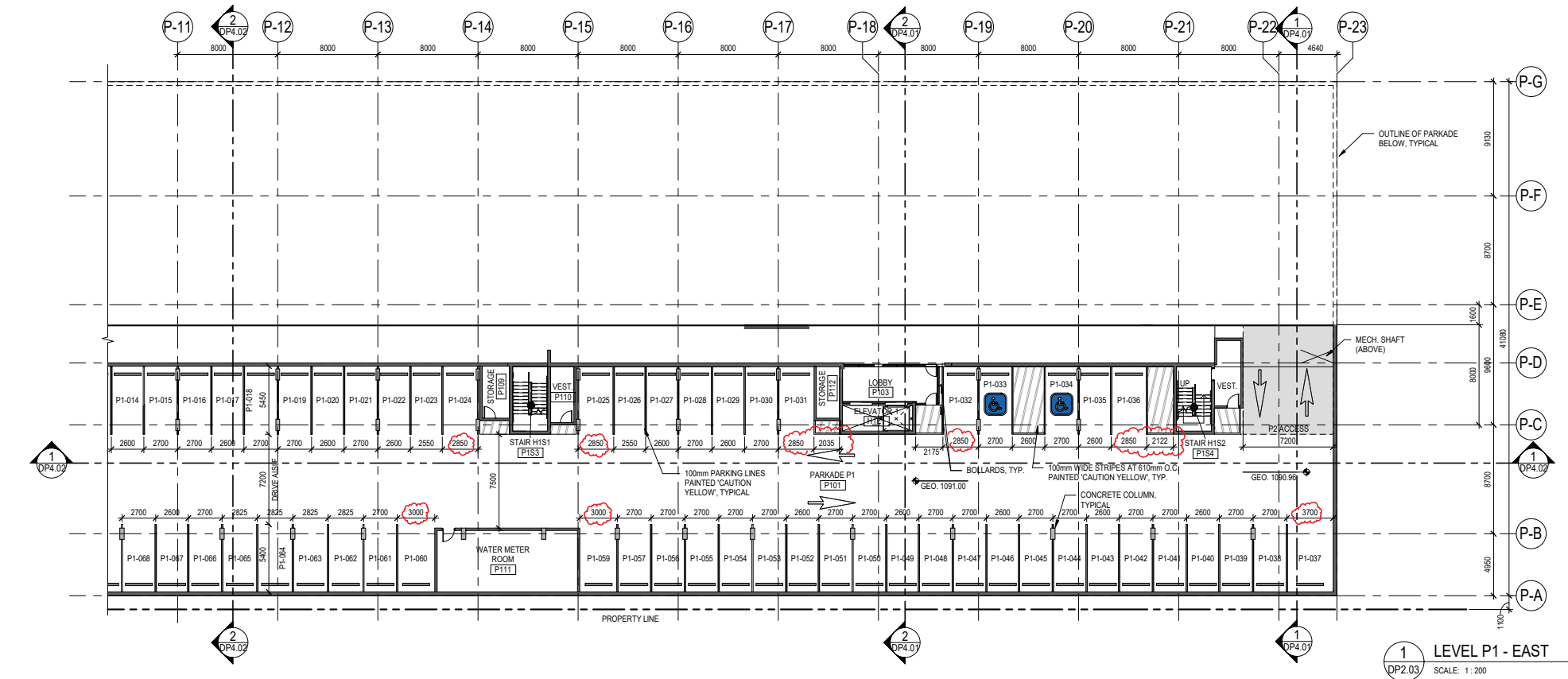
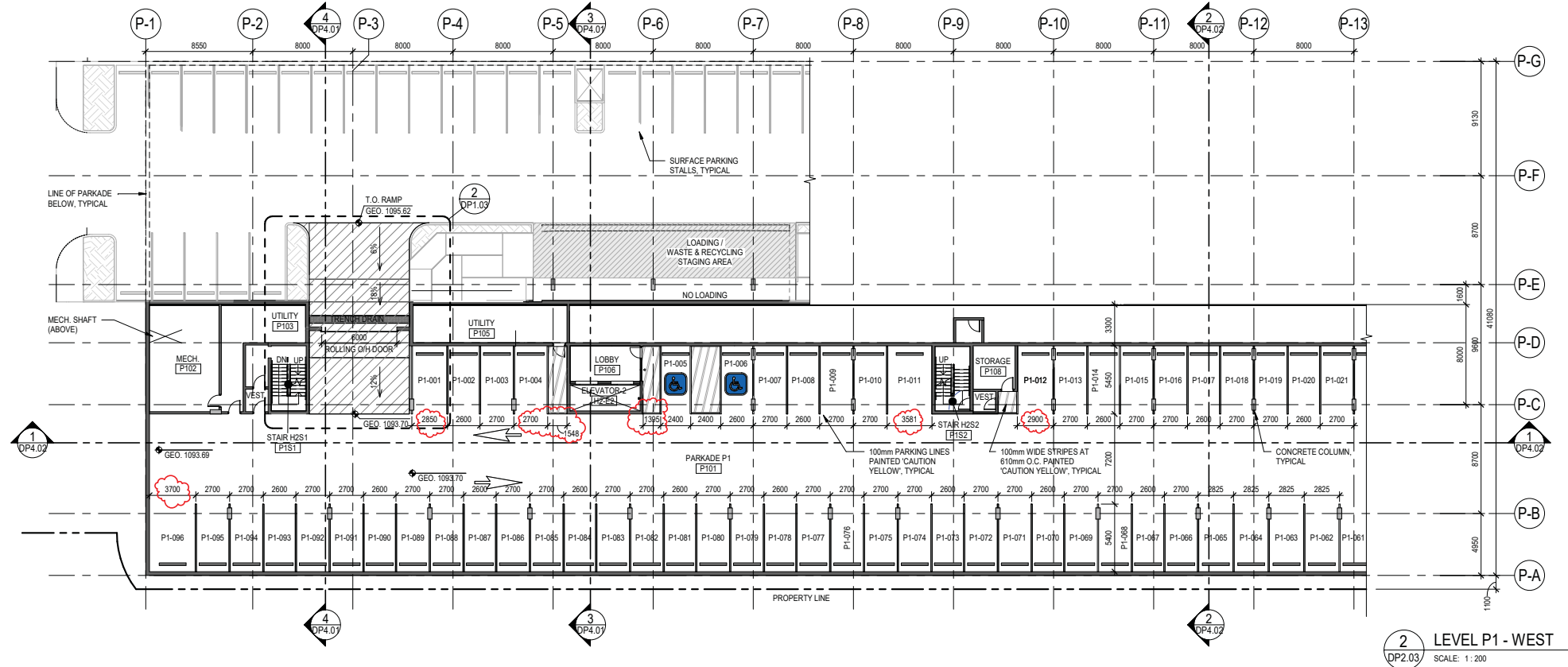
drawing title

LEVEL P1 PARKADE PLANS

scale:	1 : 200
drawn by:	AM
checked by:	JS
project no:	220-021
date issued:	2020-11-17
re-issue no:	sheet no:

DP2.03

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3	2023-11-17	REISSUED FOR DEVELOPMENT PERMIT

client
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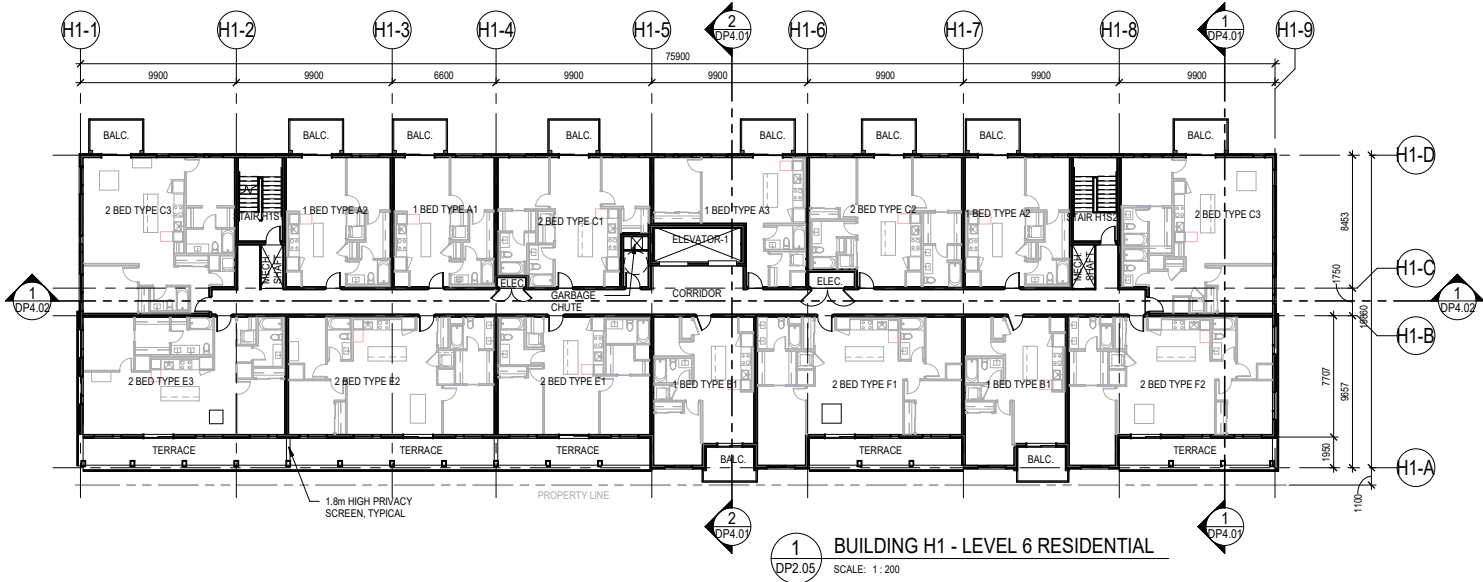
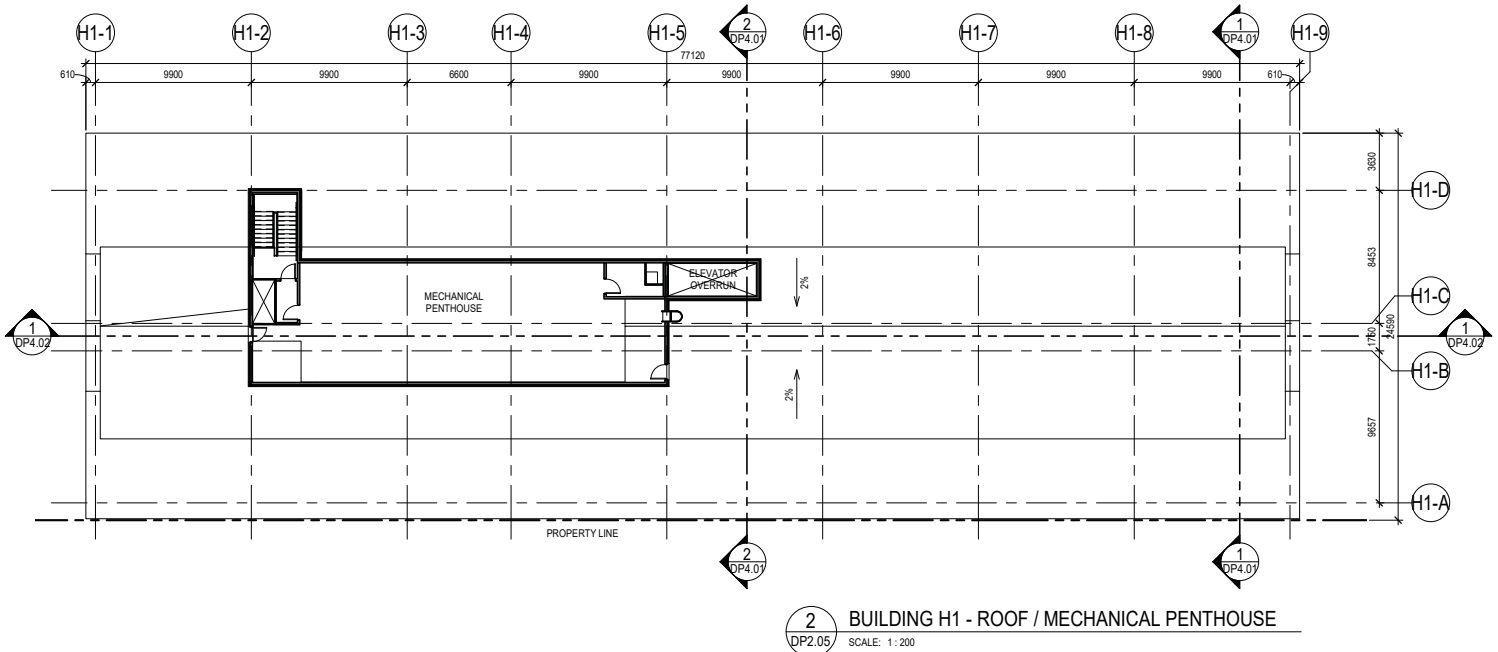
project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title
BUILDING H1 FLOOR PLANS
- LEVEL 6 RESIDENTIAL &
ROOF/MECHANICAL
PENTHOUSE

scale: 1 : 200
drawn by: AM
checked by: JS
project no: 220-021
date issued: 2020-11-17

re-issue no: sheet no:
DP2.05

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re-issue no: sheet no:
DP2.06





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1	2020-08-26	ISSUED FOR DEVELOPMENT PERMIT
2	2020-10-01	REISSUED FOR DEVELOPMENT PERMIT
3	2020-11-17	REISSUED FOR DEVELOPMENT PERMIT

client
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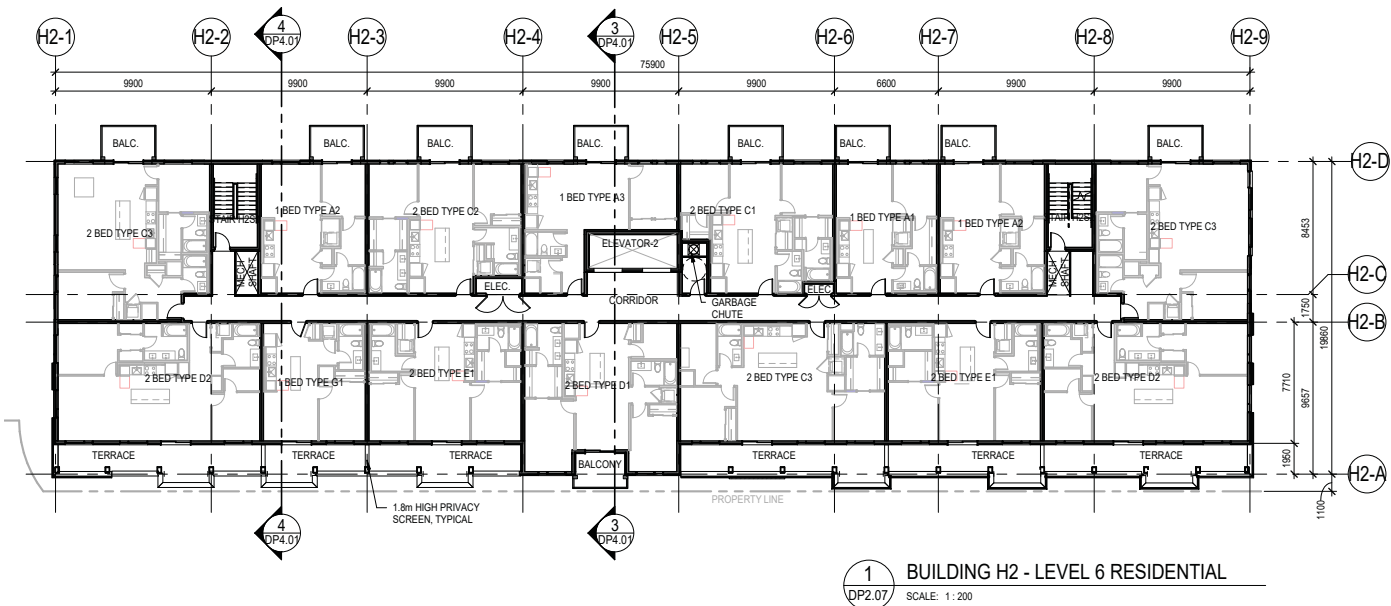
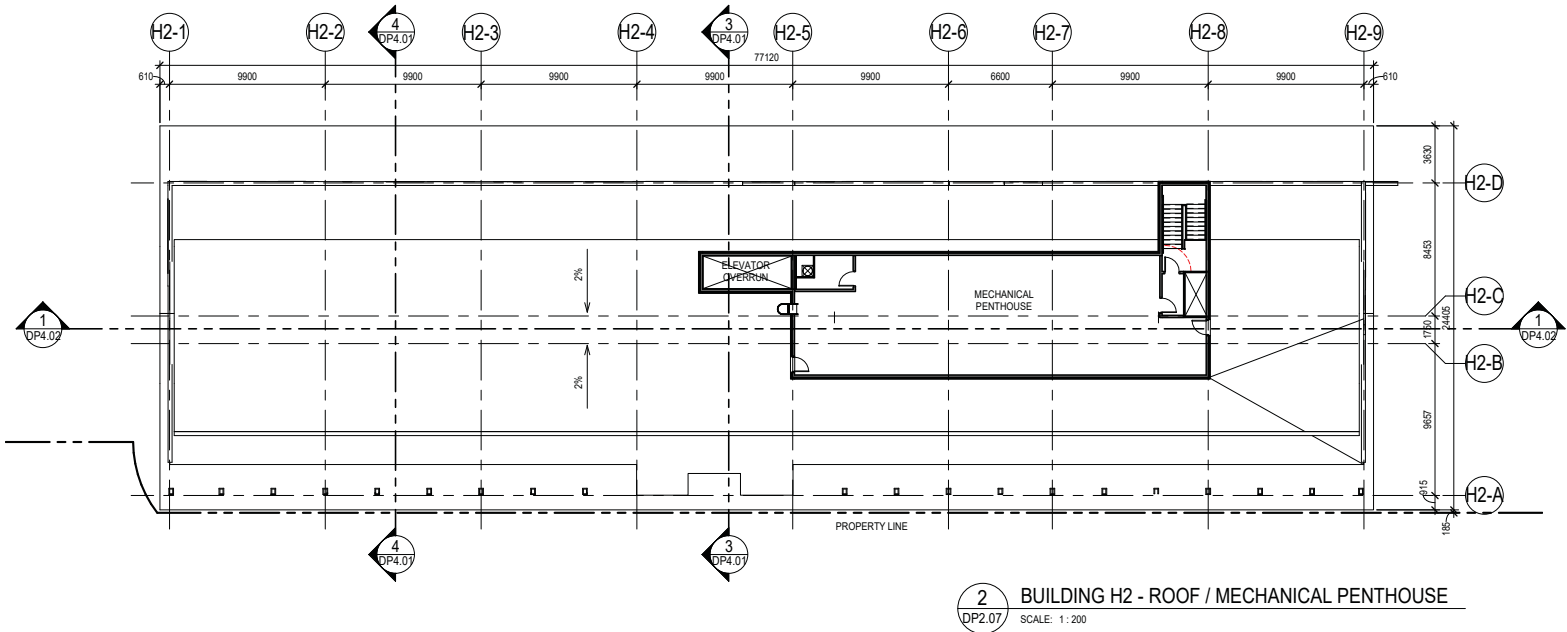
project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title
BUILDING H2 FLOOR PLANS
- LEVEL 6 RESIDENTIAL &
ROOF/MECHANICAL
PENTHOUSE

scale: 1 : 200
drawn by: AM
checked by: JS
project no: 220-021
date issued: 2020-11-17

re-issue no: sheet no:
DP2.07

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3	2020-11-17	REISSUED FOR DEVELOPMENT PERMIT

client
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project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

BUILDING H1 ELEVATIONS -
SOUTH & EAST

scale: As indicated
drawn by: LS
checked by: JS
project no: 220-021
date issued: 2020-11-17

re-issue no: sheet no:
DP3.01

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2 BUILDING H1 SOUTH ELEVATION
SCALE: 1:150

EXTERIOR MATERIALS LEGEND

1. MANUFACTURED STONE - GREY, SMOOTH FINISH	8. HORIZONTAL SIDING - WHITE	17. PRE-FINISHED METAL CANOPY FASCIA - CHARCOAL	22. CAST-IN-PLACE CONCRETE - NATURAL
2. NORMAN THIN BRICK - BROWN	9. HORIZONTAL SIDING - CHARCOAL	18. OVERHEAD DOOR - CHARCOAL	23. PREFINISHED METAL LOUVER - CHARCOAL
3. NORMAN THIN BRICK - CHARCOAL	10. HORIZONTAL SIDING - LIGHT-GRAY	19. METAL DOOR - PAINTED, CHARCOAL	24. PREFINISHED METAL PICKET GUARDRAIL - BLACK
4. WOOD APARENT PANEL - DESERT OAK	11. NOT USED.	20. NOT USED.	25. ALUMINUM CLAD VINYL SLIDING DOOR - BLACK
5. HORIZONTAL SIDING - WOOD APARENT, DESERT OAK	12. PRE-FINISHED METAL GUARDRAIL - BLACK w/ CLEAR GLASS	21. PRE-FINISHED METAL SHEET/FLASHING - DARK GREY	26. ALUMINUM CLAD VINYL WINDOWS - BLACK
6. VERTICAL SIDING - WOOD APARENT, DESERT OAK	13. ALUMINUM FRAMED GLAZING - CLEAR VISION GLASS, BLACK MULLION	27. CMU VENEER - CHARCOAL, SMOOTH FINISH	28. CMU VENEER - DARK BROWN, SMOOTH FINISH
7. VERTICAL METAL PANEL - CHARCOAL	14. ALUMINUM FRAMED GLAZING - SPANDEREL GLASS (DARK GREY), BLACK MULLION		
	15. ALUMINUM GLAZED SINGLE ENTRY DOOR - CLEAR VISION GLASS		
	16. ALUMINUM GLAZED DOUBLE ENTRY DOOR - CLEAR VISION GLASS		



1 BUILDING H1 EAST ELEVATION
SCALE: 1:150



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Issue No.	Date	Description
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3	2023-11-17	REISSUED FOR DEVELOPMENT PERMIT

client
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project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title
BUILDING H1 ELEVATIONS -
NORTH & WEST

scale:	As indicated
drawn by:	LS
checked by:	JS
project no:	220-021
date issued:	2020-11-17
re-issue no:	sheet no:

DP3.02

B:\M 300\Trinity Hills Block H\HAR_220-021_THB\H2_R20.vrt



2 BUILDING H1 NORTH ELEVATION

DP3.02 SCALE: 1: 150

EXTERIOR MATERIALS LEGEND

1. MANUFACTURED STONE - GREY, SMOOTH FINISH	8. HORIZONTAL SIDING - WHITE	17. PRE-FINISHED METAL CANOPY FASCIA - CHARCOAL	22. CAST-IN-PLACE CONCRETE - NATURAL
2. NORMAN THIN BRICK - BROWN	9. HORIZONTAL SIDING - CHARCOAL	18. OVERHEAD DOOR - CHARCOAL	23. PREFINISHED METAL LOUVER - CHARCOAL
3. NORMAN THIN BRICK - CHARCOAL	10. HORIZONTAL SIDING - LIGHT-GRAY	19. METAL DOOR - PAINTED, CHARCOAL	24. PREFINISHED METAL PICKET GUARDRAIL - BLACK
4. WOOD APARENT PANEL - DESERT OAK	11. NOT USED.	20. NOT USED.	25. ALUMINUM CLAD VINYL SLIDING DOOR - BLACK
5. HORIZONTAL SIDING - WOOD APARENT, DESERT OAK	12. PRE-FINISHED METAL GLASS BALLUSTRADE GUARDRAIL - BLACK w/ CLEAR GLASS	21. PRE-FINISHED METAL SHEET/FLASHING - DARK GREY	26. ALUMINUM CLAD VINYL WINDOWS - BLACK
6. VERTICAL SIDING - WOOD APARENT, DESERT OAK	13. ALUMINUM FRAMED GLAZING - CLEAR VISION GLASS, BLACK MULLION	27. CMU VENEER - CHARCOAL, SMOOTH FINISH	28. CMU VENEER - DARK BROWN, SMOOTH FINISH
7. VERTICAL METAL PANEL - CHARCOAL	14. ALUMINUM FRAMED GLAZING - SPANDEREL GLASS (DARK GREY), BLACK MULLION		
	15. ALUMINUM GLAZED SINGLE ENTRY DOOR - CLEAR VISION GLASS		
	16. ALUMINUM GLAZED DOUBLE ENTRY DOOR - CLEAR VISION GLASS		



1 BUILDING H1 WEST ELEVATION

DP3.02 SCALE: 1: 150



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3	2020-11-17	REISSUED FOR DEVELOPMENT PERMIT

client
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project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

BUILDING H2 ELEVATIONS -
SOUTH & EAST

scale: As indicated
drawn by: LS
checked by: JS
project no: 220-021
date issued: 2020-11-17

re-issue no: sheet no:
DP3.03

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EXTERIOR MATERIALS LEGEND

1. MANUFACTURED STONE - GREY, SMOOTH FINISH	8. HORIZONTAL SIDING - WHITE	17. PRE-FINISHED METAL CANOPY FASCIA - CHARCOAL	22. CAST-IN-PLACE CONCRETE - NATURAL
2. NORMAN THIN BRICK - BROWN	9. HORIZONTAL SIDING - CHARCOAL	18. OVERHEAD DOOR - CHARCOAL	23. PREFINISHED METAL LOUVER - CHARCOAL
3. NORMAN THIN BRICK - CHARCOAL	10. HORIZONTAL SIDING - LIGHT-GRAY	19. METAL DOOR - PAINTED, CHARCOAL	24. PREFINISHED METAL PICKET GUARDRAIL - BLACK
4. WOOD APARENT PANEL - DESERT OAK	11. NOT USED.	20. NOT USED.	25. ALUMINUM CLAD VINYL SLIDING DOOR - BLACK
5. HORIZONTAL SIDING - WOOD APARENT, DESERT OAK	12. PRE-FINISHED METAL GUARDRAIL - BLACK w/ CLEAR GLASS	21. PRE-FINISHED METAL SHEET/FLASHING - DARK GREY	26. ALUMINUM CLAD VINYL WINDOWS - BLACK
6. VERTICAL SIDING - WOOD APARENT, DESERT OAK	13. ALUMINUM FRAMED GLAZING - CLEAR VISION GLASS, BLACK MULLION	14. ALUMINUM FRAMED GLAZING - SPANDEREL GLASS (DARK GREY), BLACK MULLION	27. CMU VENEER - CHARCOAL, SMOOTH FINISH
7. VERTICAL METAL PANEL - CHARCOAL	15. ALUMINUM GLAZED SINGLE ENTRY DOOR - CLEAR VISION GLASS	16. ALUMINUM GLAZED DOUBLE ENTRY DOOR - CLEAR VISION GLASS	28. CMU VENEER - DARK BROWN, SMOOTH FINISH





EXTERIOR MATERIALS LEGEND

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2. NORMAN THIN BRICK - BROWN	9. HORIZONTAL SIDING - CHARCOAL	18. OVERHEAD DOOR - CHARCOAL	23. PREFINISHED METAL LOUVER - CHARCOAL
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4. WOOD APARENT PANEL - DESERT OAK	11. NOT USED	20. NOT USED	25. ALUMINUM CLAD VINYL SLIDING DOOR - BLACK
5. HORIZONTAL SIDING - WOOD APARENT, DESERT OAK	12. PRE-FINISHED METAL GUARDRAIL - BLACK w/ CLEAR GLASS	21. PRE-FINISHED METAL SHEET/FLASHING - DARK GREY	26. ALUMINUM CLAD VINYL WINDOWS - BLACK
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3	2023-11-17	REISSUED FOR DEVELOPMENT PERMIT

client
TRINITY DEVELOPMENT GROUP



project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

BUILDING H2 ELEVATIONS - NORTH & WEST

scale: As indicated
drawn by: LS
checked by: JS
project no: 220-021
date issued: 2020-11-17

re-issue no: sheet no:
DP3.04

BM 380 / Trinity Hills Block H AR_220-021_THBH2_R20.vrt



2 SOUTHWEST PERSPECTIVE
DP3.05 SCALE:



1 SOUTHEAST PERSPECTIVE
DP3.05 SCALE:



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client
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project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

3D PERSPECTIVE VIEWS

scale:

drawn by: AM
checked by: JS
project no: 220-021
date issued: 2020-11-17

re-issue no:

sheet no:

DP3.05

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3	2020-11-17	REISSUED FOR DEVELOPMENT PERMIT

client
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project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

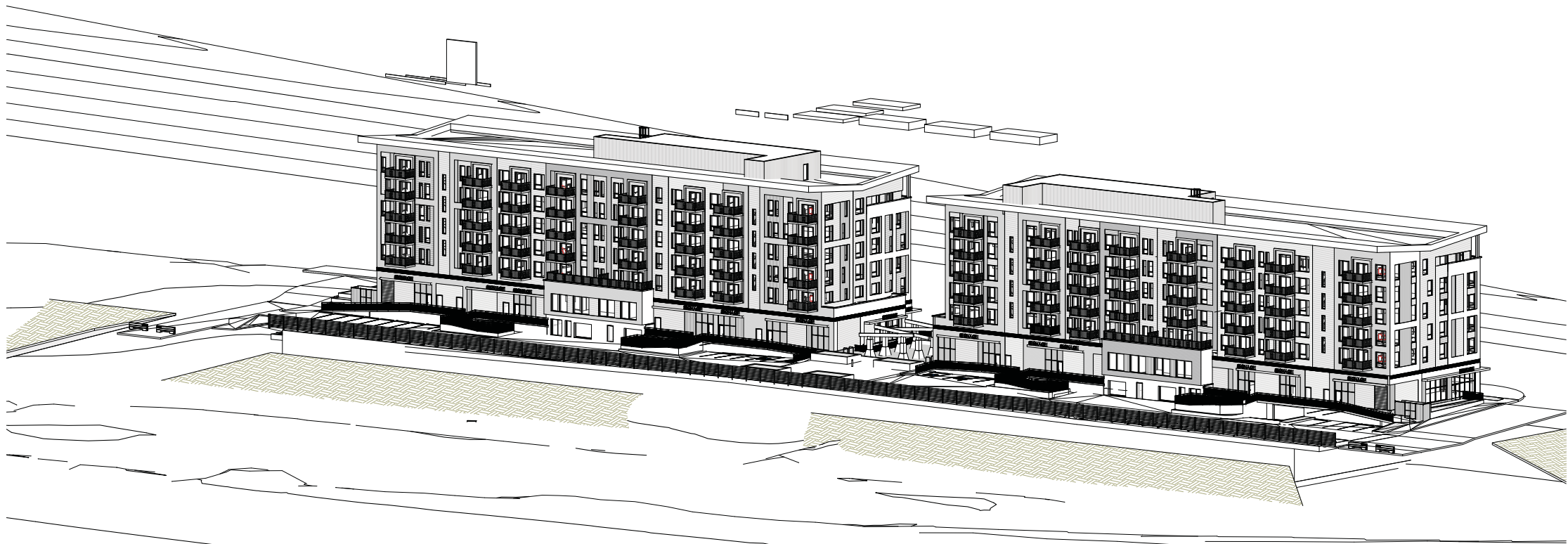
drawing title

3D PERSPECTIVE VIEWS

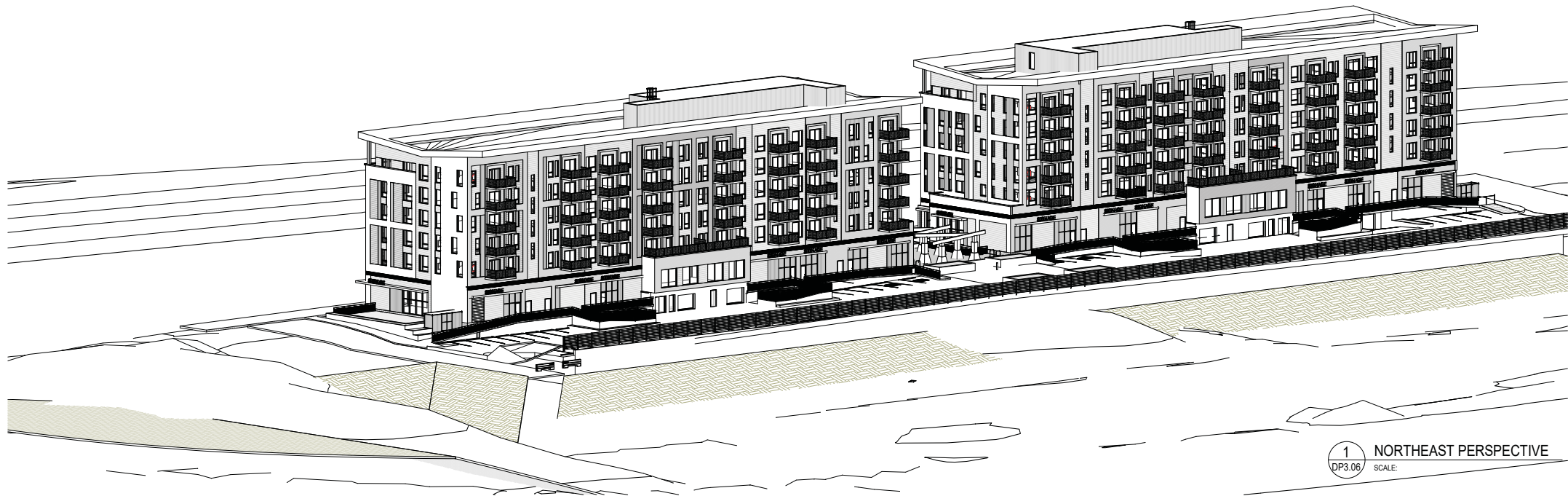
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drawn by: AM
checked by: JS
project no: 220-021
date issued: 2020-11-17

re-issue no: sheet no:
DP3.06

B:\M 360\Trinity Hills Block H\AR_220-021_TRINITY_RCD.vrt



2 NORTHWEST PERSPECTIVE
DP3.06 SCALE:



1 NORTHEAST PERSPECTIVE
DP3.06 SCALE:



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Issue No.	Date	Description
1	2020-06-26	ISSUED FOR DEVELOPMENT PERMIT
2	2020-10-01	REISSUED FOR DEVELOPMENT PERMIT
3	2020-11-17	REISSUED FOR DEVELOPMENT PERMIT

client
TRINITY DEVELOPMENT GROUP



project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

BUILDING SECTIONS

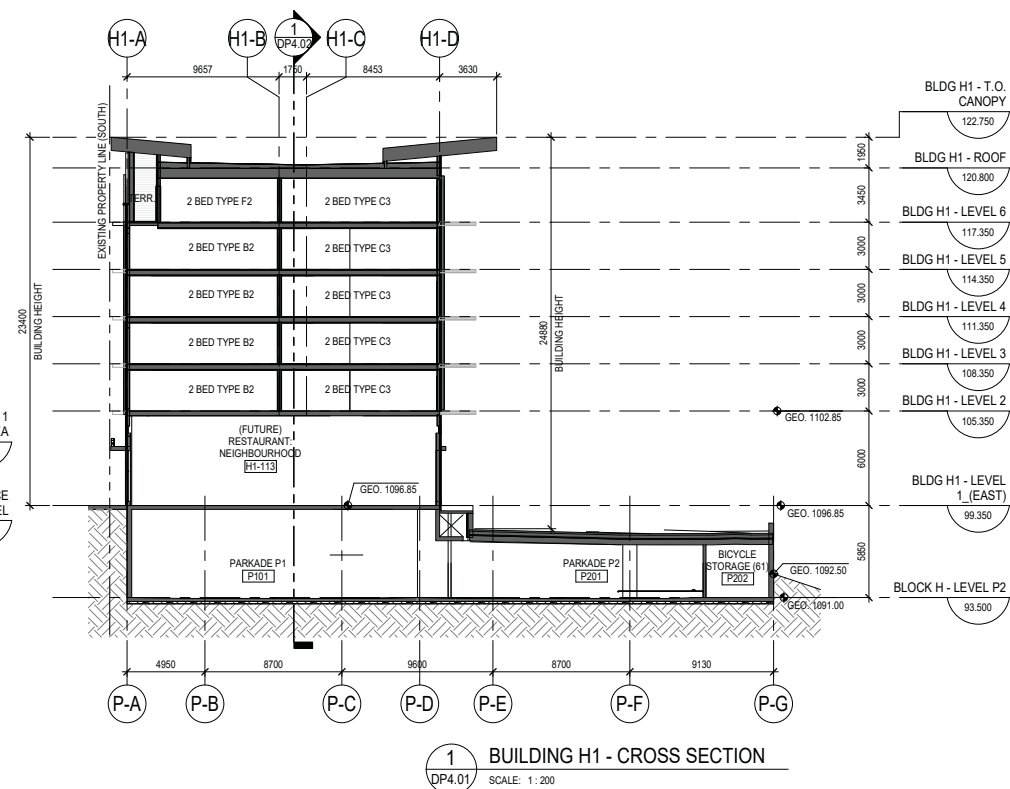
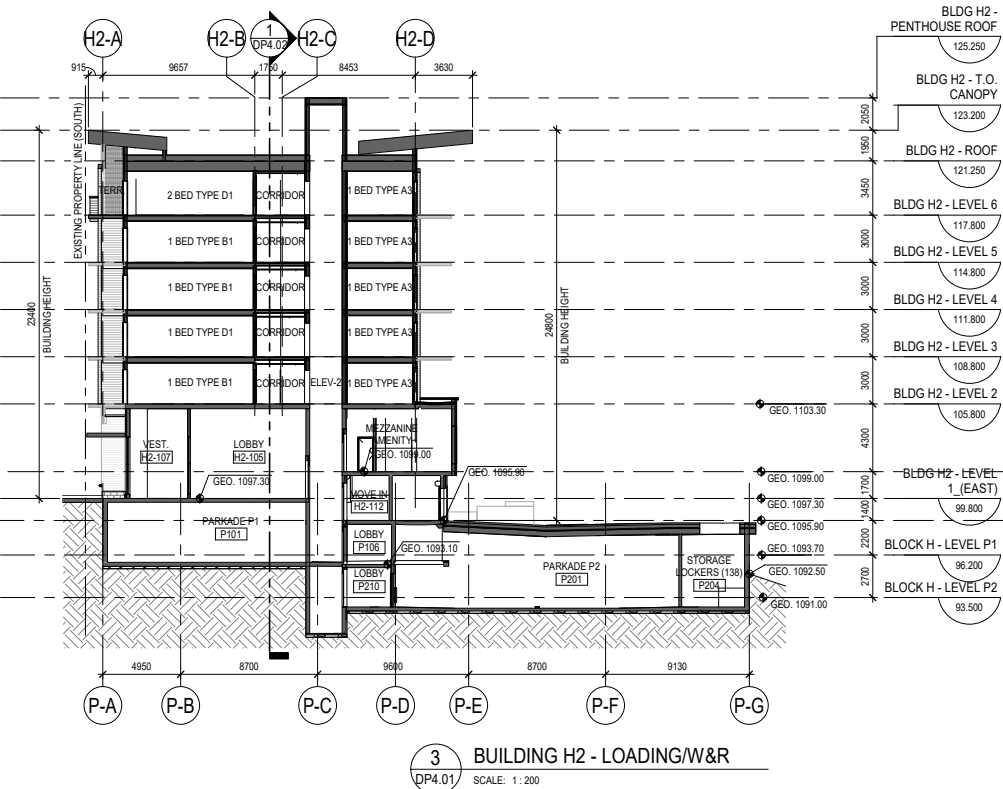
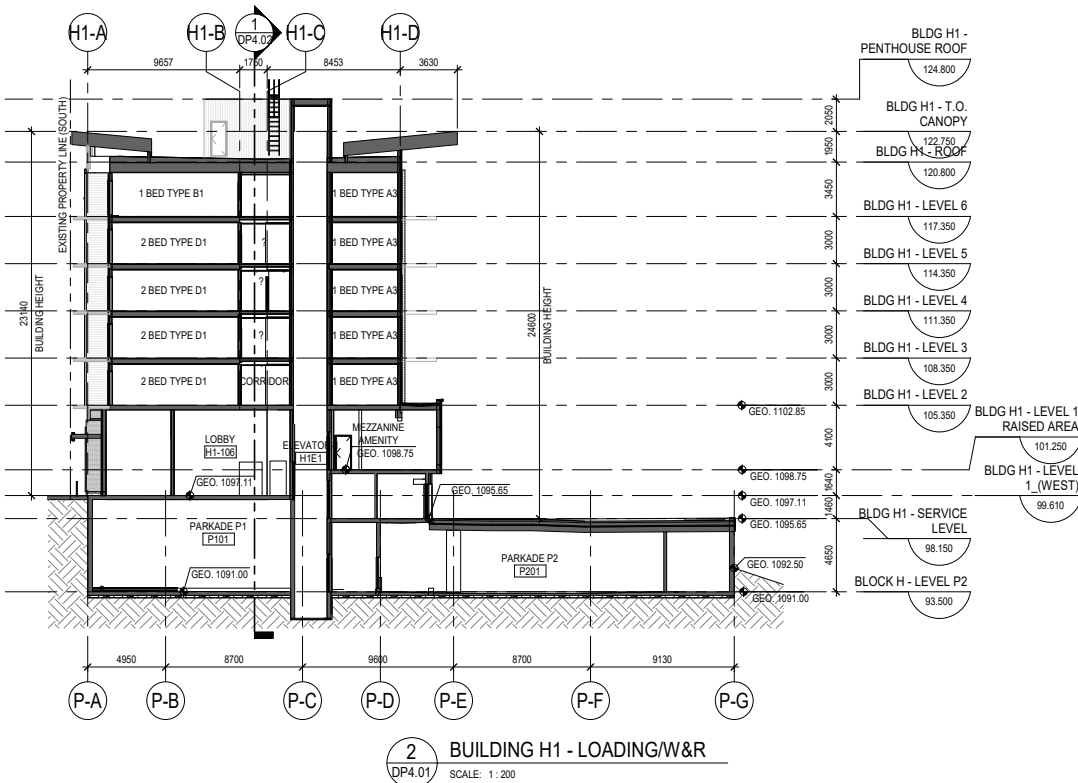
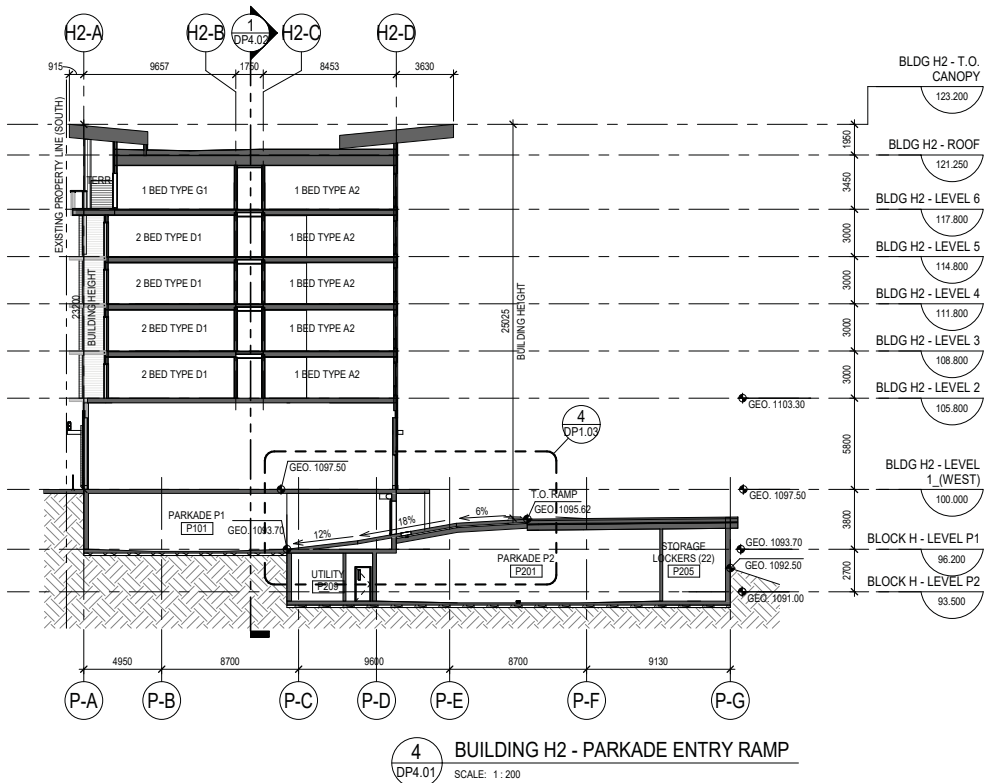
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date issued: 2020-11-17

re-issue no:

sheet no:

DP4.01

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Issue No.	Date	Description
1	2020-06-26	ISSUED FOR DEVELOPMENT PERMIT
2	2020-10-01	REISSUED FOR DEVELOPMENT PERMIT
3	2020-11-17	REISSUED FOR DEVELOPMENT PERMIT

client
TRINITY DEVELOPMENT GROUP



project title
TRINITY HILLS BLOCK H
885 NA'A DRIVE SW CALGARY, AB

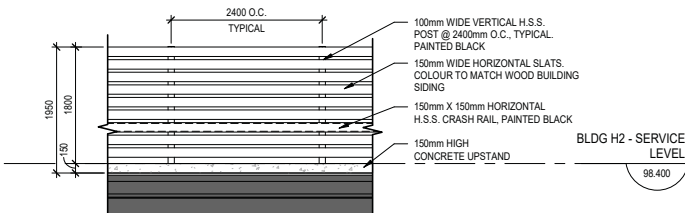
drawing title

BUILDING SECTIONS

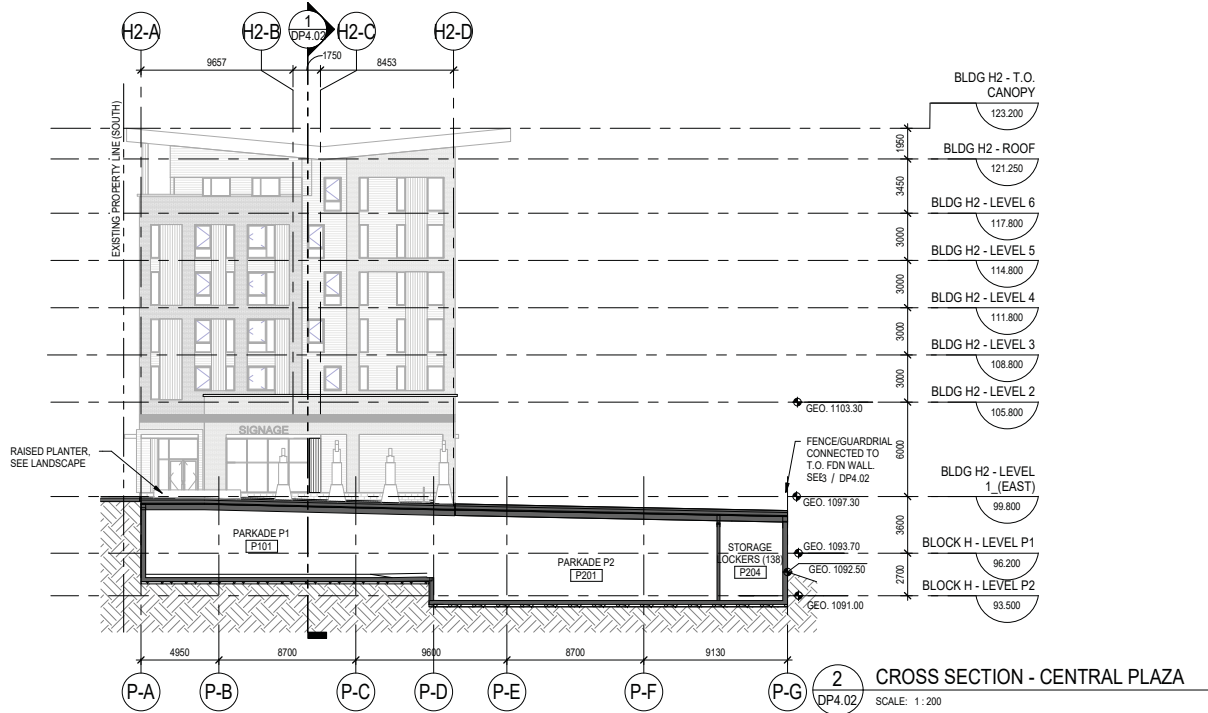
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date issued:	2020-11-17
re-issue no:	sheet no:

DP4.02

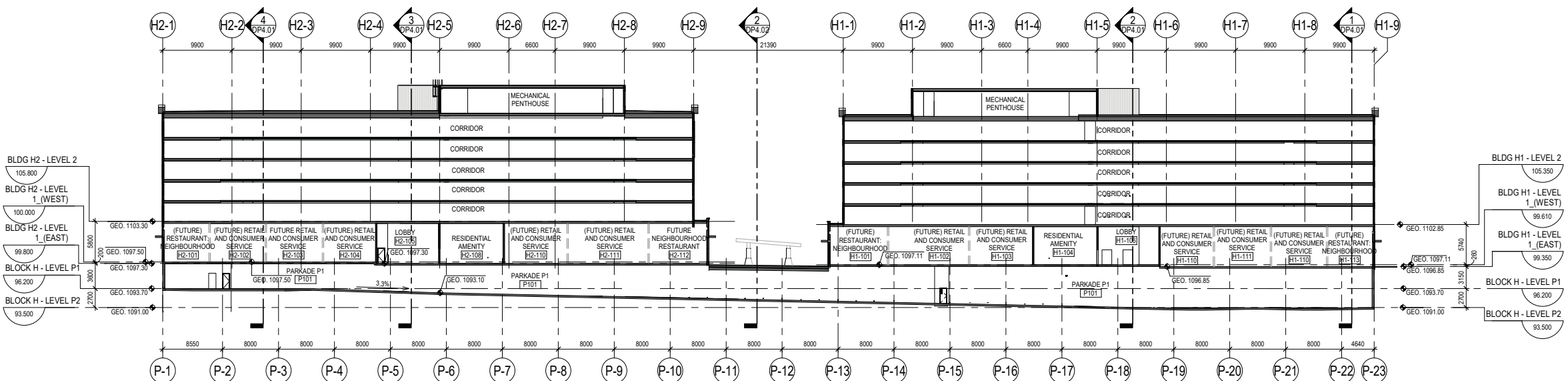
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3 ELEVATION DETAIL
SCREEN AND VEHICLE BARRIER
SCALE: 1:50



2 CROSS SECTION - CENTRAL PLAZA
SCALE: 1:200



1 PARKADE P1 SECTION
SCALE: 1:300



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Issue No.	Date	Description
1	2020-06-26	ISSUED FOR DEVELOPMENT PERMIT
2	2020-09-24	ISSUED FOR DEVELOPMENT PERMIT
3	2020-11-17	ISSUED FOR DEVELOPMENT PERMIT


client
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project title
TRINITY HILLS - BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

SITE SERVICING PLAN

scale: 1:200 

drawn by: KO

checked by: MP

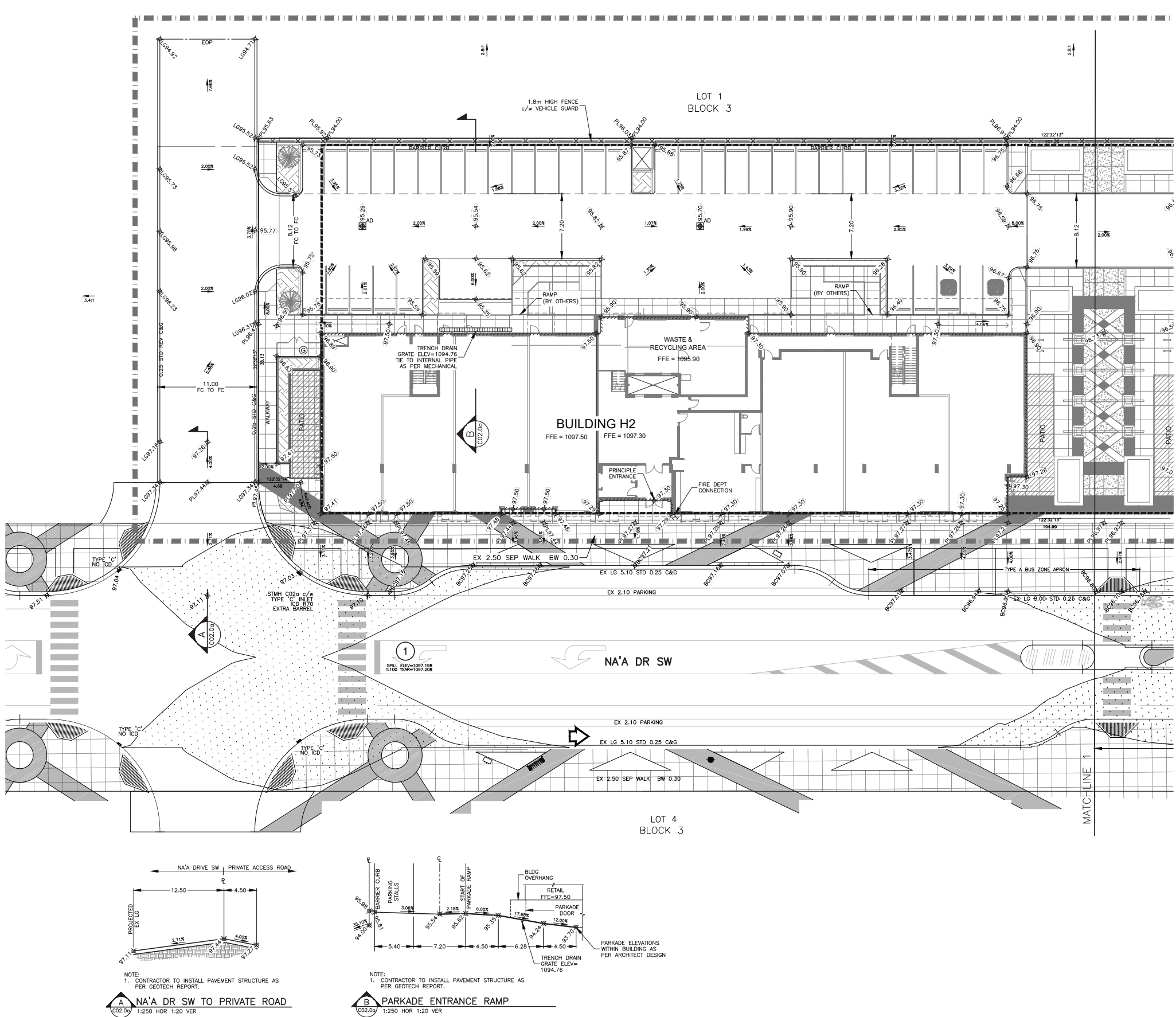
project no: 2198.0012.02

date issued: 2020-11-17

re-issue no: sheet no:

C01.0a





LEGEND

PROPOSED FEATURES

- GT: MANHOLE - GRATED TOP
- ICD: CATCHBASIN
- R30: AREA DRAIN
- AD: SLOPE/GRADE ARROWS
- 2.00%: SPOT ELEVATIONS
- 00.00: BUILDING PERIMETER
- 00.00: PARKADE PERIMETER

EXISTING FEATURES

- GT: MANHOLE - GRATED TOP
- ICD: CATCHBASIN
- R30: EXISTING SLOPE/GRADE ARROWS
- 2.00%: EXISTING SPOT ELEVATIONS
- 00.00: EXISTING SPOT ELEVATIONS



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Issue No.	Date	Description
1	2020-06-26	ISSUED FOR DEVELOPMENT PERMIT
2	2020-09-24	ISSUED FOR DEVELOPMENT PERMIT
3	2020-11-17	ISSUED FOR DEVELOPMENT PERMIT

client

TRINITY DEVELOPMENT GROUP



project title

TRINITY HILLS - BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

SITE GRADING PLAN

scale: 1:200

drawn by: KO

checked by: MP

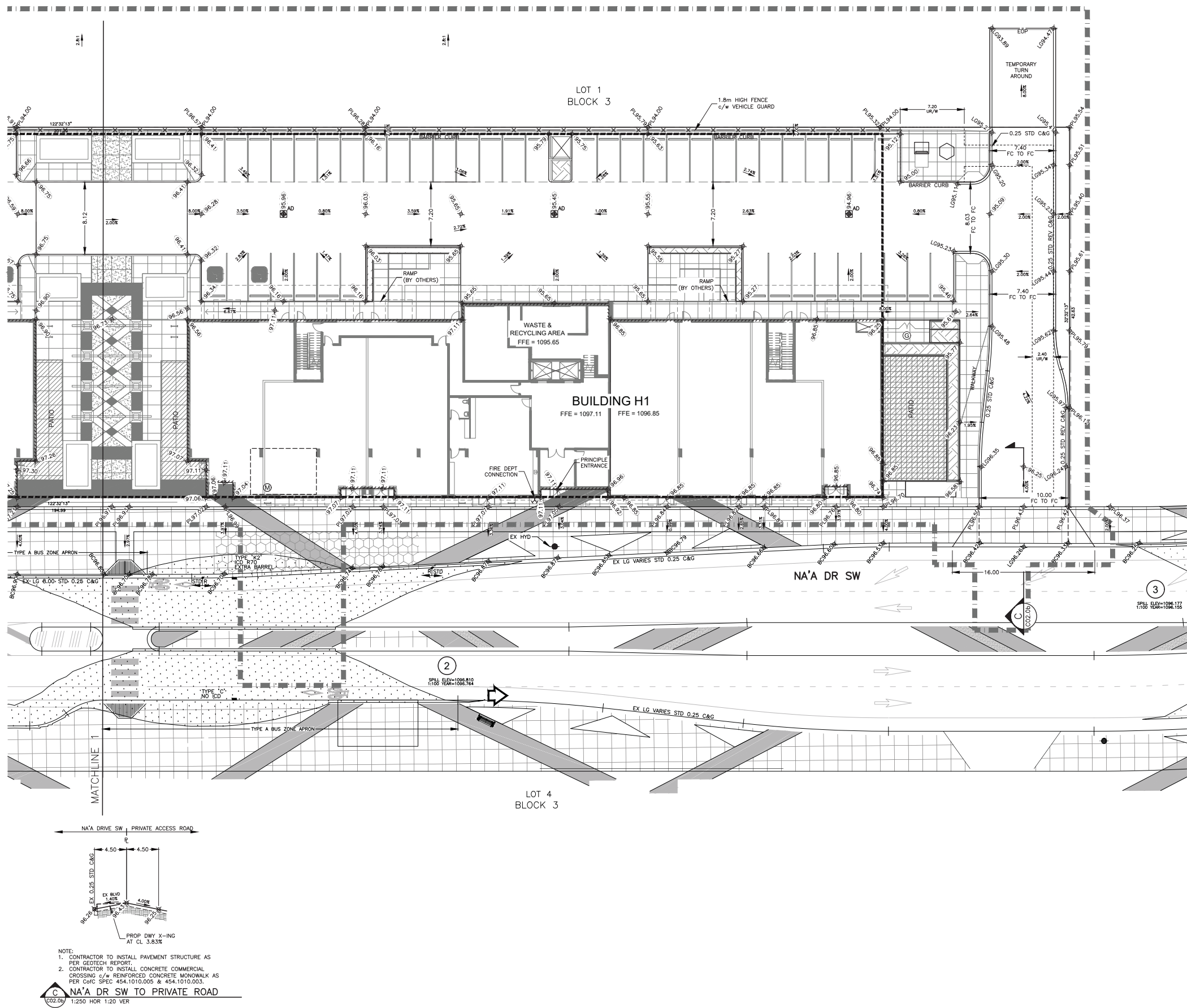
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date issued: 2020-11-17

re-issue no: sheet no:

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LEGEND

PROPOSED FEATURES

- GT
- ICD R30
- AD
- 2.00%
- 00.00

EXISTING FEATURES

- GT
- ICD R30
- 2.00%
- 00.00

MANHOLE - GRATED TOP

CATCHBASIN

AREA DRAIN

SLOPE/GRADE ARROWS

SPOT ELEVATIONS

BUILDING PERIMETER

PARKADE PERIMETER



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Issue No.	Date	Description
1	2020-06-26	ISSUED FOR DEVELOPMENT PERMIT
2	2020-09-24	ISSUED FOR DEVELOPMENT PERMIT
3	2020-11-17	ISSUED FOR DEVELOPMENT PERMIT

client

TRINITY DEVELOPMENT GROUP



project title

TRINITY HILLS - BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

SITE GRADING PLAN

scale: 1:200

drawn by: KO

checked by: MP

project no: 2198.0012.02

date issued: 2020-11-17

re-issue no: sheet no: C02.0b

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Issue No.	Date	Description
2	2020-08-23	ISSUED FOR DEVELOPMENT PERMIT
3	2020-09-30	ISSUED FOR DEVELOPMENT PERMIT
5	2020-11-17	RE-ISSUED FOR DEVELOPMENT PERMIT

client
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project title
TRINITY HILLS - BLOCK H
924 NA'A DRIVE SW CALGARY, AB

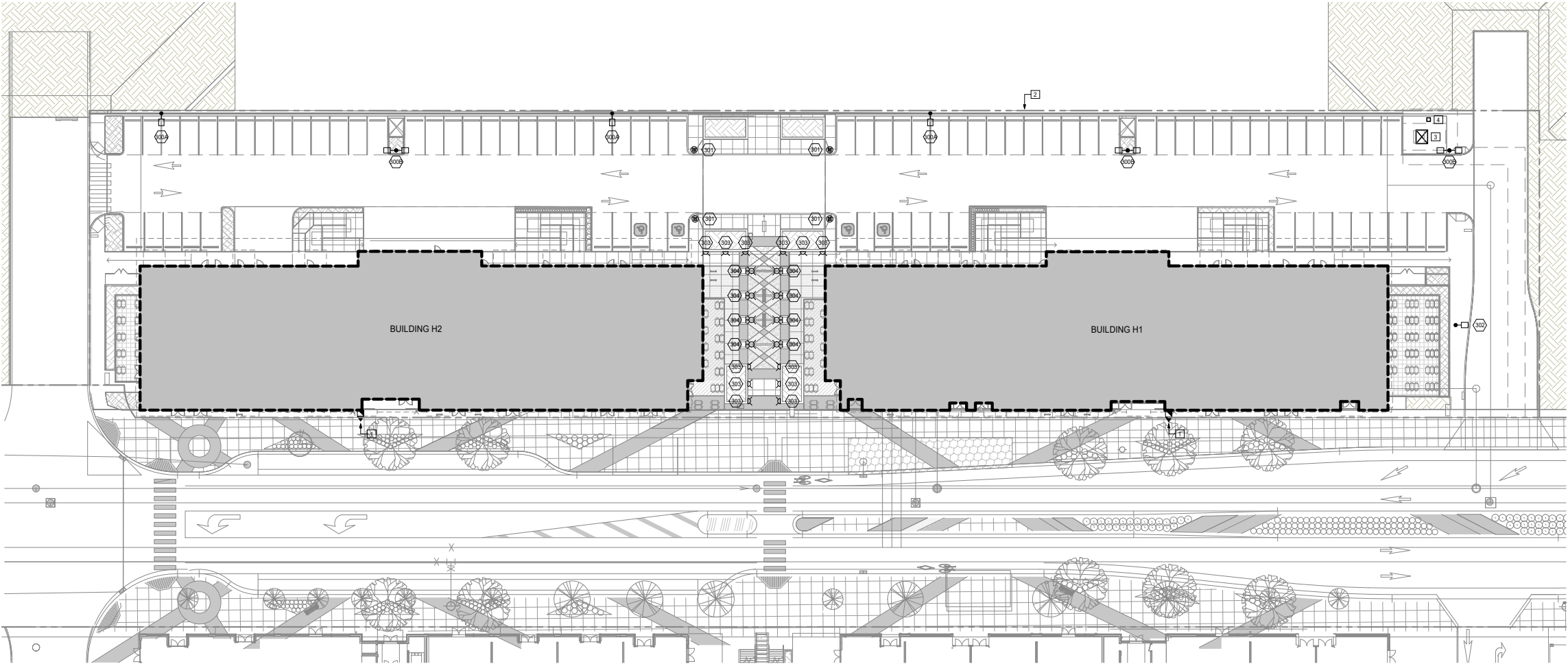
drawing title

DP ELECTRICAL SITE PLAN

scale: AS SHOWN
drawn by: PA
checked by: EC
project no: 20056
date issued: 2020-11-17

re-issue no: sheet no:
5 DPE1.0

BM 360 / Trinity Hills Block H-EL_20056_TBH42_R20.v4



1 DP ELECTRICAL SITE PLAN
DPE1.0 Scale: 1 : 300

REFERRAL NOTES:

- 1 FIRE FIGHTER STROBE.
- 2 TRINITY HILLS BLOCK H PROPERTY LINE.
- 3 PADMOUNT ENMAX TRANSFORMER FOR BUILDING H1 AND H2.
- 4 TELUS PEDESTAL.

DEVELOPMENT PERMIT LEGEND OF SYMBOLS

LIGHTING			
	RECESSED / SEMI RECESSED STEP LIGHT		SURFACE MOUNTED LUMINAIRE
	POLE MOUNTED LUMINAIRE		RECESSED DOWNLIGHT
	LIGHTING BOLLARD		WALL MOUNTED LUMINAIRE
	LIGHT TAPE		LIGHTING LUMINAIRE TYPE TAG
	WALL MOUNTED FIRE ALARM STROBE		SITE TRANSFORMER
POWER & SYSTEMS			
TRACK LIGHTING C/W LIGHTING HEADS AS SHOWN			

DEVELOPMENT PERMIT LUMINAIRE SCHEDULE

LIGHT TYPE	DESCRIPTION	LAMP	MOUNTING	VOLTAGE (V)	REMARKS
300A	PEDESTRIAN LIGHT STANDARD		POLE	120 V	MOUNT LUMINAIRE ON 6230mm POLE WITH A 915mm HIGH CONCRETE BASE.
300B	PEDESTRIAN LIGHT STANDARD		POLE	120 V	MOUNT LUMINAIRE ON 6230mm POLE WITH A 915mm HIGH CONCRETE BASE.
301	LIGHT COLUMN WITH TYPE 5 DISTRIBUTION		POLE	120 V	MOUNT LUMINAIRE ON 3965mm POLE WITH A 150mm HIGH CONCRETE BASE.
302	LIGHT STANDARD COMPLETE WITH ONE HEAD AND TYPE 2 DISTRIBUTION		POLE	120 V	MOUNT LUMINAIRE ON 6230mm POLE WITH A 915mm HIGH CONCRETE BASE.
303	PLANTER RECESSED LUMINAIRE		RECESSED	120 V	
304	SURFACE MOUNTED SQUARE UP/DOWN LUMINAIRE		SURFACE	120 V	



TYPE 300A, 300B, 302



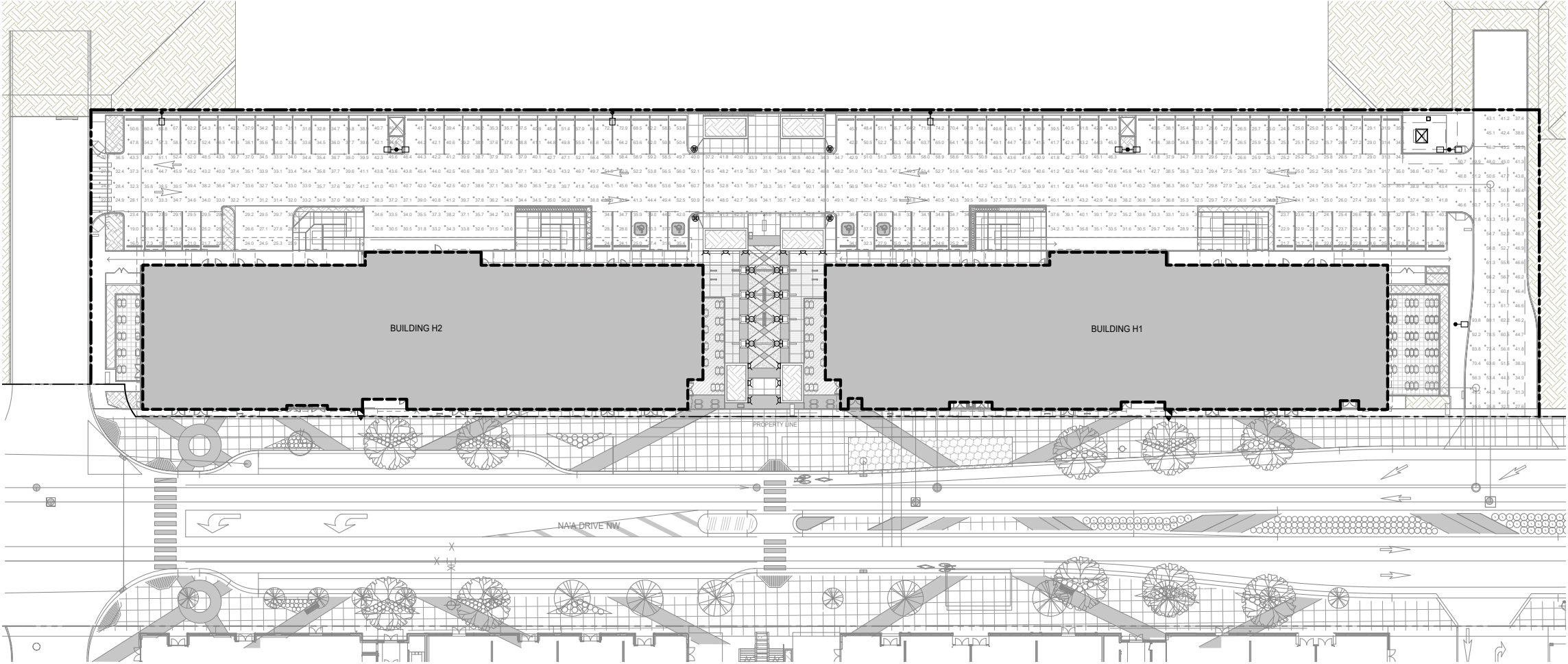
TYPE 301



TYPE 303



TYPE 304



1 DP SITE LIGHTING POINT-BY-POINT
Scale: 1 : 300

SITE LIGHTING STATISTICS				
AREA	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.
PARKING AND DRIVE AISLES	38.8 lux	74.2 lux	16.0 lux	2.4:1
ROADWAYS	51.6 lux	93.8 lux	27.6 lux	1.9:1



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Issue No.	Date	Description
3	2020-08-30	ISSUED FOR DEVELOPMENT PERMIT
5	2020-11-17	RE-ISSUED FOR DEVELOPMENT PERMIT

client
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project title
TRINITY HILLS - BLOCK H
924 NA'A DRIVE SW CALGARY, AB

drawing title

DP SITE LIGHTING
POINT-BY-POINT

scale: AS SHOWN
drawn by: AC
checked by: EC
project no: 20056
date issued: 2020-11-17

re-issue no: 5 DPE1.1
sheet no:

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Issue No.	Date	Description
1	2020-06-26	ISSUED FOR DEVELOPMENT PERMIT
2	2020-06-28	ISSUED FOR DP RESUBMISSION
3	2020-11-17	ISSUED FOR DP RESUBMISSION

client

TRINITY DEVELOPMENT GROUP



project title
TRINITY HILLS - BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

LANDSCAPE PLAN -
KEY PLAN & ENLARGEMENT 'A'

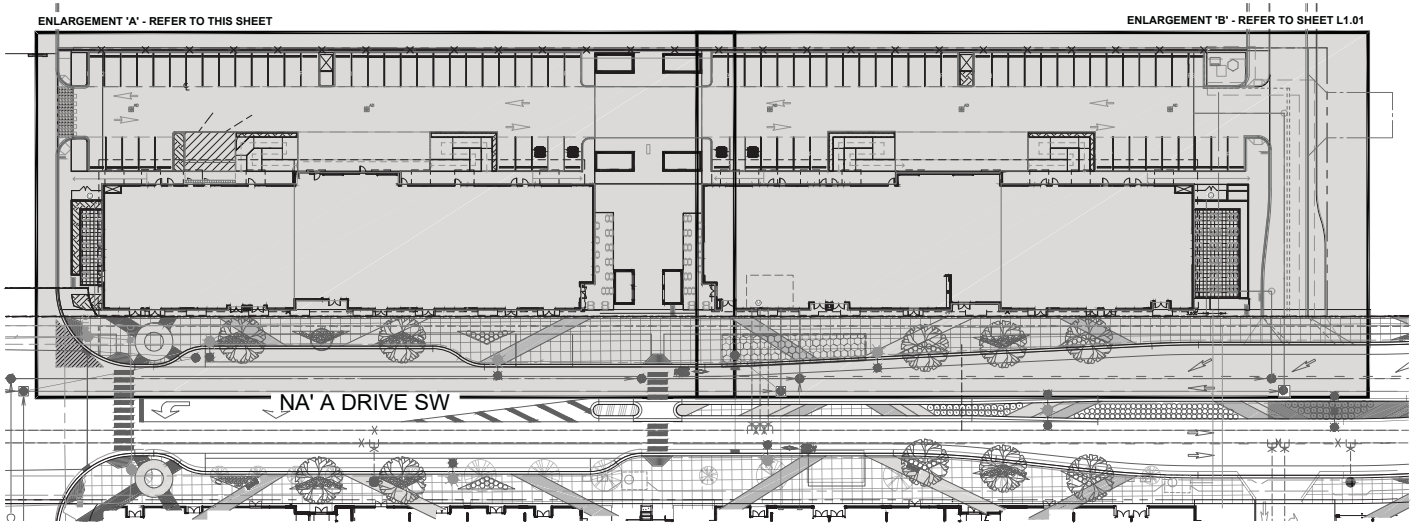
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date issued: 2020-06-15

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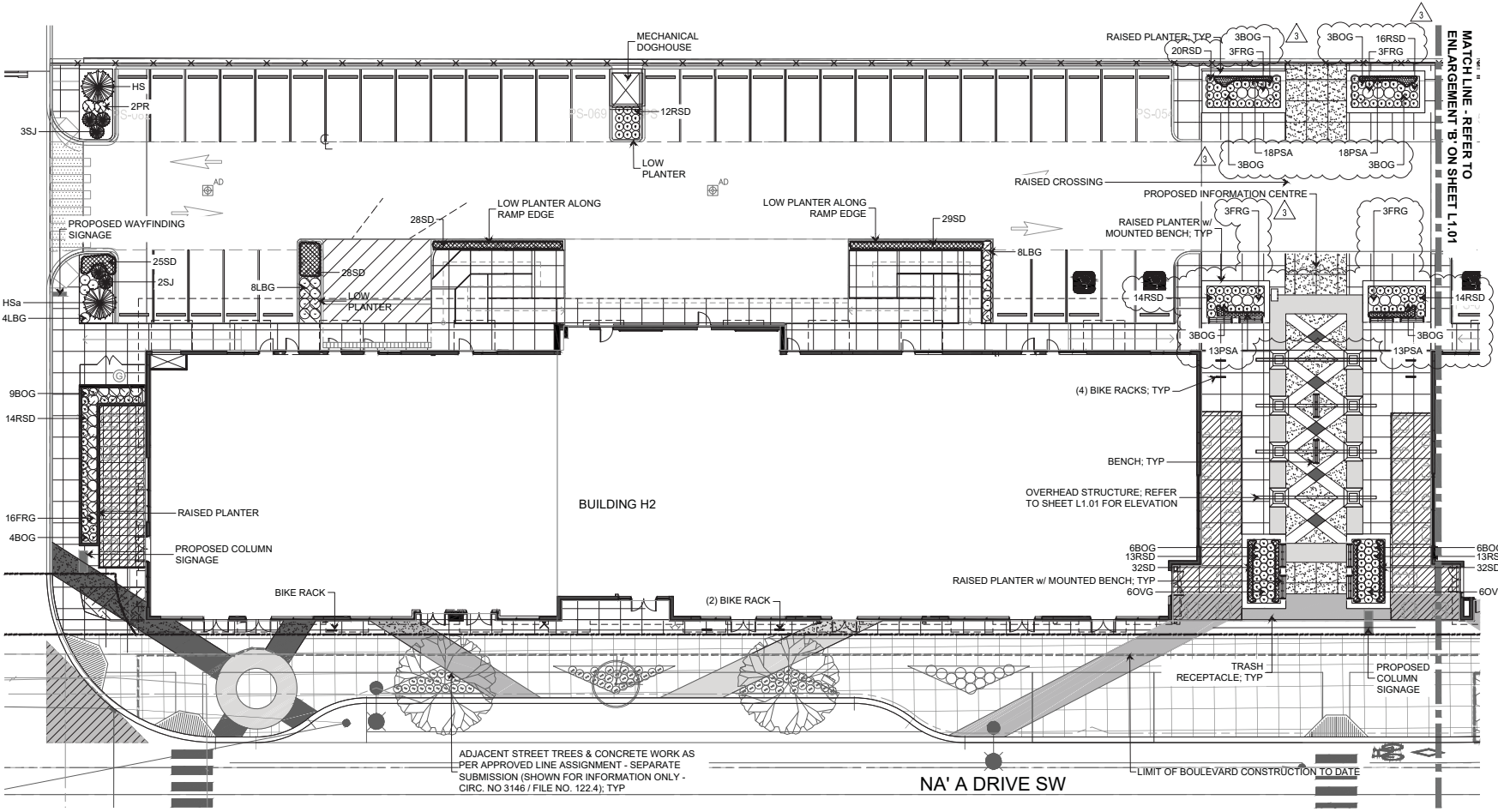
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1 L1.00

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KEY MAP
SCALE 1: 500



ENLARGEMENT 'A'
SCALE 1: 200

PLANT LIST - THIS SHEET ONLY

(REFER TO SHEET L1.01 FOR PLANTING DETAILS)

KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
TREES						
HSa	HOOPSII SPRUCE	PICEA PUNGENS 'HOOPSII'	3.0m HT.	AS SHOWN	1	B & B
HS	HOOPSII SPRUCE	PICEA PUNGENS 'HOOPSII'	2.0m HT.	AS SHOWN	1	B & B
SHRUBS						
PR	PRICKLY ROSE	ROSA ACICULARIS	600mm HT.	900mm O.C.	2	CONTAINER
SJ	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'	600mm SP.	1200mm O.C.	5	CONTAINER
ORNAMENTAL GRASSES & PERENNIALS						
FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#2 POT	800mm O.C.	28	CONTAINER
OVG	OVERDAM VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	15cm POT	600mm O.C.	12	CONTAINER
BOG	BLUE OAT GRASS	HELIOTRICHON SEMPERVIRENS	15cm POT	300mm O.C.	43	CONTAINER
LBG	LITTLE BLUE STEM GRASS	SCHIZACHYRIUM SCOPARIUM	15cm POT	600mm O.C.	28	CONTAINER
PSA	RAIRIE SMOKE AVENS	GEUM TRIFLORUM 'PRAIRIE SMOKE'	15cm POT	300mm O.C.	62	CONTAINER
RSD	RUBY STELLA DAYLILY	HEMEROCALLIS 'RUBY STELLA'	#2 POT	600mm O.C.	110	CONTAINER
SD	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#2 POT	450mm O.C.	114	CONTAINER

SPECIAL NOTE:

1. THE CENTRAL COURTYARD AREA WILL INTEGRATE CULTURAL COMPONENTS THAT ARE CONSISTENT WITH THE DESIGN VALUE REPRESENTED IN BLOCKS I AND B AND APPROPRIATE IN SCALE FOR THIS PUBLIC REALM SPACE. ALTHOUGH A COMMISSIONED ART PIECE IS NOT INTENDED FOR BLOCK H, OTHER ELEMENTS SUCH AS SYMBOLOGY AND CONCRETE REFLECTIVE OF THE BLACKFOOT SACRED COLOURS WILL BE INCORPORATED TO SOME DEGREE. AS WE CONTINUE TO DEVELOP THE DESIGN, CULTURAL ELEMENTS WILL BE FURTHER DEFINED TO COMPLEMENT THE OVERALL INTENT AND REFLECT ON THE HISTORY OF THE SITE.

STATISTICS

ZONE: DC 340D2017
LANDSCAPE REQUIREMENTS: NO LANDSCAPE REQUIREMENTS FOR THIS SITE

MIN. CONIFEROUS TREES REQUIRED:

25% OF ALL TREES MUST BE CONIFEROUS

2 TOTAL TREES x 0.25 = 1 CONIFEROUS TREES

TOTAL DECIDUOUS TREES PROVIDED:

DECIDUOUS TREE: 0
75mm CAL.: 0 50mm CAL.: 0

TOTAL CONIFEROUS TREES PROVIDED:

CONIFEROUS TREE: 2
3.0m HT.: 1 2.0m HT.: 1

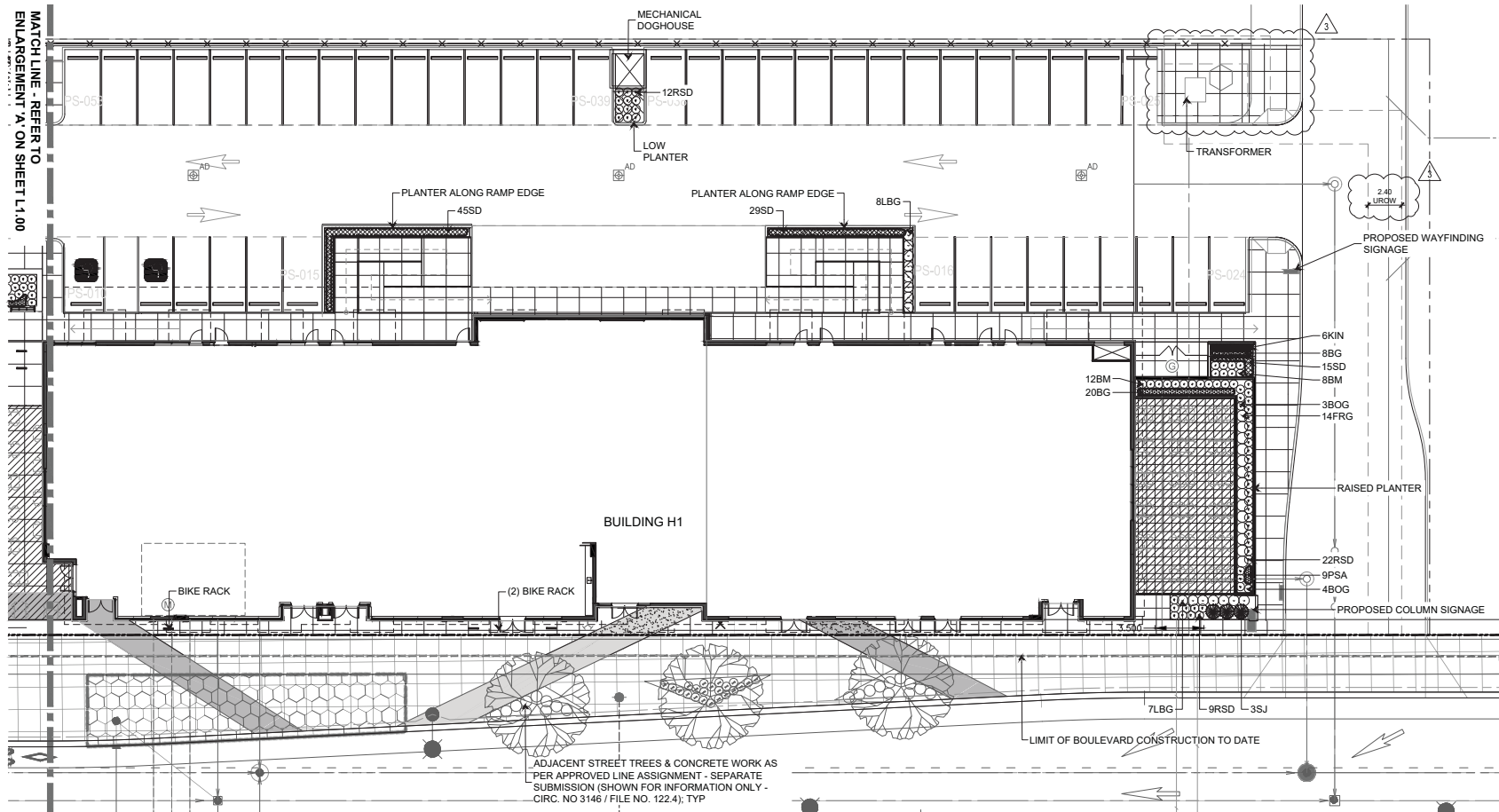
TOTAL SHRUBS PROVIDED: 10

LEGEND

PROPERTY LINE	CONCRETE SURFACE - TYPE 5
CONCRETE SURFACE TYPE 1	CONCRETE SURFACE TYPE 6
CONCRETE SURFACE TYPE 2	CONCRETE SURFACE TYPE 7
CONCRETE SURFACE TYPE 3	CONCRETE SURFACE - TYPE 8
CONCRETE SURFACE TYPE 4	BUILDING PATIO AREA

GENERAL NOTES

1. ALL LANDSCAPE CONSTRUCTION SHALL BE IN ACCORDANCE W/ CITY OF CALGARY STANDARD SPECIFICATIONS - CURRENT EDITIONS
2. CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START - CALL 'ALBERTA 1-CALL' AT 1-800-242-3447.
3. ALL UTILITIES MUST BE INSTALLED PRIOR TO PLANTING.
4. ALL CONIFEROUS TREES & SHRUB MATERIALS TO BE GROUPED IN MULCHED BEDS. INDIVIDUAL TREES TO HAVE MULCHED 1200mm DIA. TREE WELLS. MULCH TO BE CITY OF CALGARY APPROVED WOOD BARK MULCH & INSTALLED TO A DEPTH OF 75mm.
5. ALL SHRUBS SHALL BE A MINIMUM HEIGHT OR SPREAD OF 600mm AT TIME OF PLANTING (TYP).
6. ANY TREES OR SHRUBS WHICH DIE SHALL BE REPLACED ON A CONTINUING BASIS W/ TREES OR SHRUBS OF COMPARABLE SPECIES & SIZE TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY.
7. WARRANTY WILL BE EXTENDED FOR 1 YEAR FOR ALL TREES REPLACED IN FALL.
8. ALL PLANTING BEDS TO BE SMOOTH FLOWING W/ NO UNSIGHTLY BUMPS OR PITCHES.
9. ALL TURF AREAS TO BE CITY OF CALGARY No. 1 KENTUCKY BLUEGRASS SOD INSTALLED ON 150mm DEPTH TOPSOIL.
10. TOPSOIL TO BE ROCK PICKED & CLEANED TO CITY OF CALGARY SPECS. PRIOR TO SOD INSTALLATION.
11. ALL PROJECT EDGES TO BLEND SMOOTHLY W/ EXISTING ADJACENT PROPERTIES.
12. ALL AREAS OF SOFT LANDSCAPING, EXCEPT EXISTING ESTABLISHED TREES & AREAS WITH NATURALIZED GRASS SEED, WILL BE PROVIDED WITH A LOW-WATER IRRIGATION SYSTEM. (LOW-WATER IRRIGATION SYSTEM TO WATER ONLY TREES, SHRUBS & PERENNIALS/ORNAMENTAL GRASSES).
13. ALL SOFT LANDSCAPE AREA TO BE IRRIGATED BY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
14. ANY SOD DAMAGE THAT IS REPAIRED IN AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM WILL BE HAND WATERED DURING ESTABLISHMENT TO ENSURE PROPER GROWTH.
15. CONTRACTOR IS TO REPAIR ANY DAMAGE THAT OCCURS ON ADJACENT LANDS DURING CONSTRUCTION OF THIS SITE.
16. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SITE UNTIL SUCH TIME AS FINAL ACCEPTANCE IS GRANTED BY LANDSCAPE CONSULTANT (min. 2 growing seasons).



ENLARGEMENT 'B'
SCALE 1: 200

PLANT LIST - THIS SHEET ONLY

(REFER TO THIS SHEET FOR PLANTING DETAILS)

KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
SHRUBS						
SJ	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'	600mm SP.	1200mm O.C.	3	CONTAINER
ORNAMENTAL GRASSES & PERENNIALS						
BG	BULBOUS OAT GRASS	ARRHENATHERUM BULBOSUM 'VARIEGATUM'	11cm POT	350mm O.C.	28	CONTAINER
FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#2 POT	800mm O.C.	14	CONTAINER
BOG	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	15cm POT	300mm O.C.	7	CONTAINER
LBG	LITTLE BLUE STEM GRASS	SCHIZACHYRIUM SCOPARIUM	15cm POT	600mm O.C.	15	CONTAINER
BM	BICOLOR MONKSHOOD	ACONITUM x CAMMARUM 'BICOLOR'	11cm POT	300mm O.C.	20	CONTAINER
KIN	KINNIKINNICK	ARCTOSTAPHYLOS UVA-URSI	11cm POT	600mm O.C.	6	CONTAINER
PSA	PRAIRIE SMOKE AVENS	GELUM TRIFLORUM 'PRAIRIE SMOKE'	15cm POT	300mm O.C.	9	CONTAINER
RSD	RUBY STELLA DAYLILY	HEMEROCALLIS 'RUBY STELLA'	#2 POT	800mm O.C.	43	CONTAINER
SD	STELLA D'ORO DAYLILY	HEMEROCALLIS x 'STELLA DORO'	#2 POT	450mm O.C.	89	CONTAINER

SPECIAL NOTE:

1. THE CENTRAL COURTYARD AREA WILL INTEGRATE CULTURAL COMPONENTS THAT ARE CONSISTENT WITH THE DESIGN VALUE REPRESENTED IN BLOCKS I AND B AND APPROPRIATE IN SCALE FOR THIS PUBLIC REALM SPACE. ALTHOUGH A COMMISSIONED ART PIECE IS NOT INTENDED FOR BLOCK H, OTHER ELEMENTS SUCH AS SYMBOLY AND CONCRETE REFLECTIVE OF THE BLACKFOOT SACRED COLOURS WILL BE INCORPORATED TO SOME DEGREE. AS WE CONTINUE TO DEVELOP THE DESIGN, CULTURAL ELEMENTS WILL BE FURTHER DEFINED TO COMPLEMENT THE OVERALL INTENT AND REFLECT ON THE HISTORY OF THE SITE.



BENCH - TYPICAL
N.T.S.



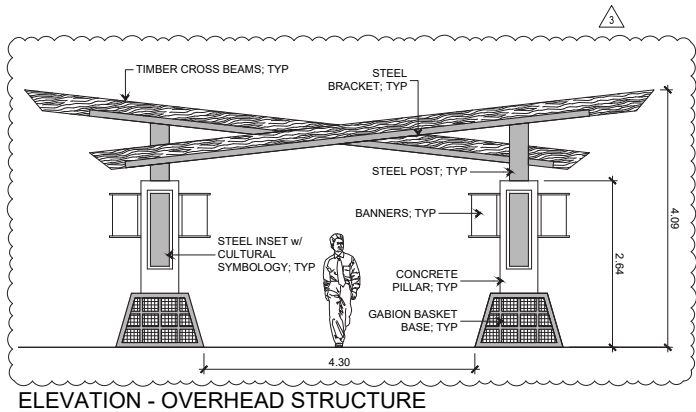
WALL MOUNT BENCH - TYPICAL
N.T.S.



BIKE RACK - TYPICAL
N.T.S.



TRASH RECEPTACLE - TYPICAL
N.T.S.

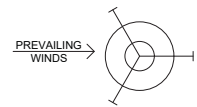


ELEVATION - OVERHEAD STRUCTURE

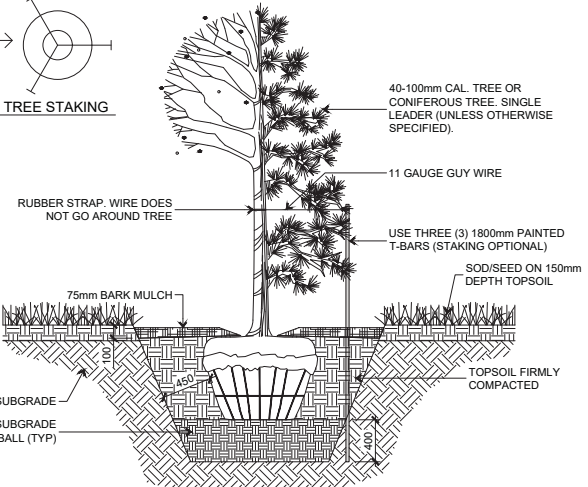
SCALE 1: 50

LEGEND

PROPERTY LINE	CONCRETE SURFACE - TYPE 5
CONCRETE SURFACE TYPE 1	CONCRETE SURFACE TYPE 6
CONCRETE SURFACE TYPE 2	CONCRETE SURFACE TYPE 7
CONCRETE SURFACE TYPE 3	CONCRETE SURFACE - TYPE 8
CONCRETE SURFACE TYPE 4	BUILDING PATIO AREA



PLAN FOR TREE STAKING
(as required)

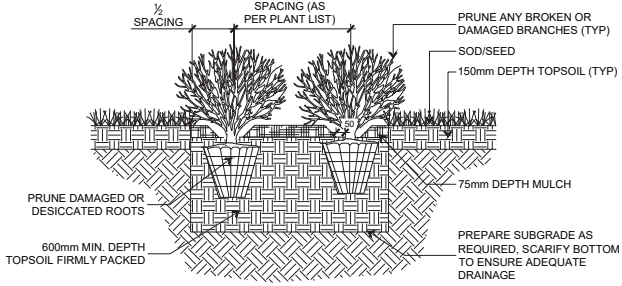


NOTE:

- EDGE OF BED TO BE STAKED & APPROVED BY LANDSCAPE ARCHITECT.
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- TREES TO BE PLANTED 75 - 100mm BELOW GROUND LEVEL.
- IF TREE IS IN WIRE BASKET, CUT & REMOVE STRAPPING PLUS THE HORIZONTAL/VERTICAL WIRES OF THE UPPER 1/2 AS A MINIMUM. PULL BACK BURLAP TO THIS SAME MINIMUM DEPTH.
- PLACE ROOT BALL ON COMPACTED OR UNDISTURBED SUBGRADE.
- MULCH TO BE 50mm AWAY FROM ROOT FLARE/TRUNK. EXTEND TO THE EDGE OF THE DRIP LINE OR 1000mm.
- ON SITES OF EXTREME COMPACTION SCARIFYING IS RECOMMENDED.
- PRUNE DEAD BRANCHES TO MAINTAIN NATURAL FORM OF TREE - DO NOT PRUNE HEAVILY AT PLANTING.
- IF STAKING, STAKE BEYOND EDGE OF ROOT BALL. BARS SHOULD BE HAMMERED DOWN INTO SOLID FOOTING (AT LEAST 400mm INTO SUB-SOIL BASE).
- USE RUBBER STRAPS AT END OF ALL GUY WIRES TO PROTECT THE TREE AT POINT OF CONTACT.

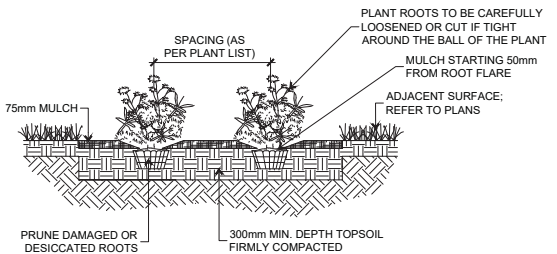
TYPICAL SPADE TREE PLANTING

SCALE 1: 30



TYPICAL SHRUB BED PLANTING

SCALE 1: 20



TYPICAL PERENNIAL/GRASS PLANTING

N.T.S.



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Phone: (403) 291-1193

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Issue No.	Date	Description
1	2020-06-26	ISSUED FOR DEVELOPMENT PERMIT
2	2020-09-28	ISSUED FOR DP RESUBMISSION
3	2020-11-17	ISSUED FOR DP RESUBMISSION

client

TRINITY DEVELOPMENT GROUP



project title
TRINITY HILLS - BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

LANDSCAPE PLAN -
ENLARGEMENT 'B'

scale: AS SHOWN

drawn by: ZM/SN

checked by: GK

project no: 220-021

date issued: 2020-06-15

re-issue no:

sheet no:



U:\Projects_CAL\2188001\2010-Design\CAD\02_PROD\04-Land\02-198001-201-04P.dwg, L1.01, 2020/11/16 02:45 pm snoonan



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client
TRINITY DEVELOPMENT GROUP



project title
TRINITY HILLS - BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

LANDSCAPE PLAN -
SITE RENDERING

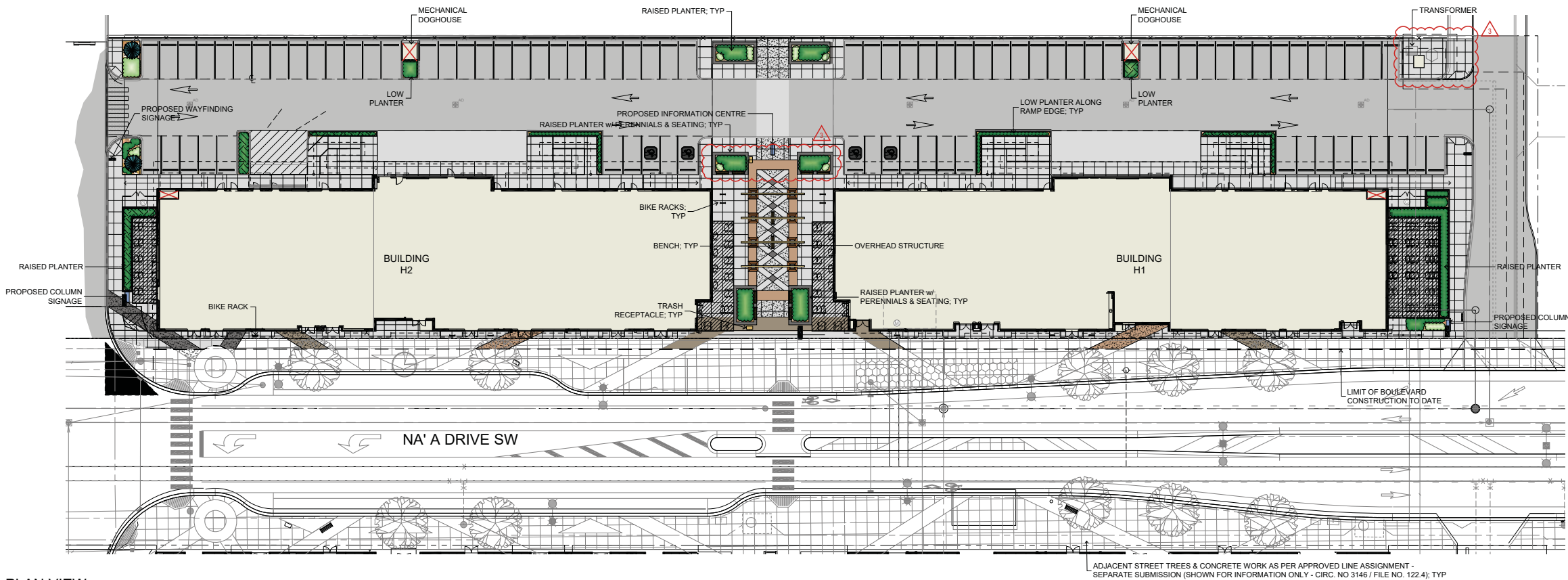
scale: AS SHOWN
drawn by: ZM/SN
checked by: GK
project no: 220-021
date issued: 2020-06-15

re-issue no:

sheet no:

1 L1.02

U:\Projects_CAL\2198001\2010-Design\CAD\20_Landscaping\201-DP-Rendering.dwg, L1.02, 2020/11/16 02:38 pm snoman



PLAN VIEW
SCALE 1: 300



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Issue No.	Date	Description
1	2020-06-26	ISSUED FOR DP
2	2020-10-01	ISSUED FOR DP RESUBMISSION
3	2020-11-16	ISSUED FOR DTR 2 RESPONSE

client
TRINITY DEVELOPMENT GROUP



project title
TRINITY HILLS - BLOCK H
885 NA'A DRIVE SW CALGARY, AB

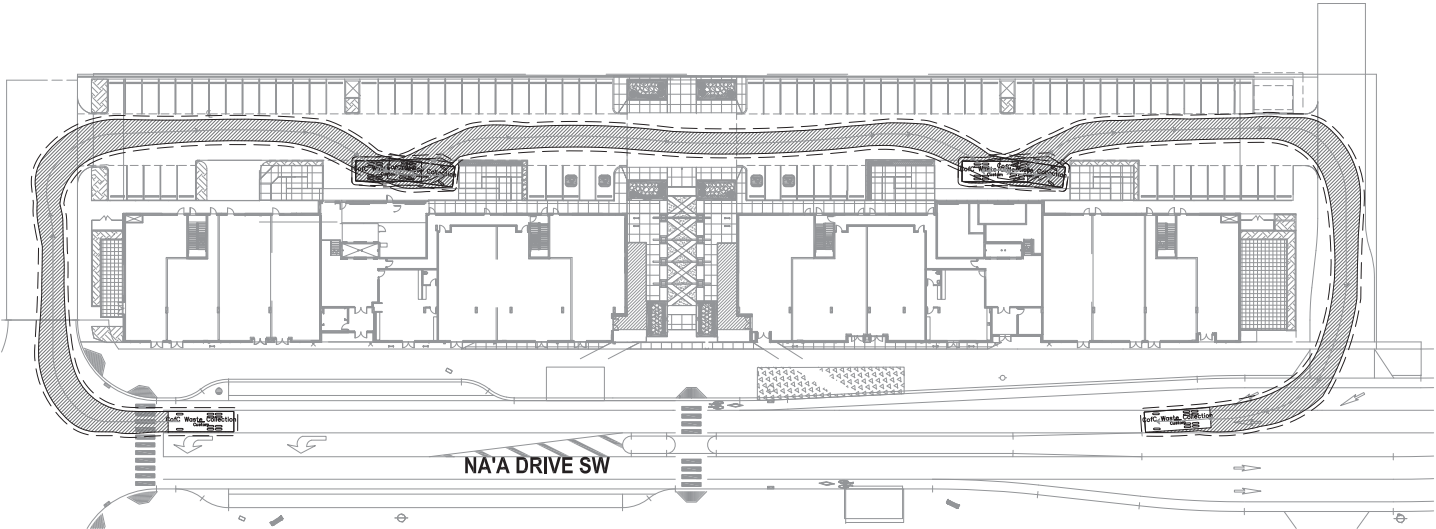
drawing title

VEHICLE SWEEP PATHS -
WASTE COLLECTION VEHICLE

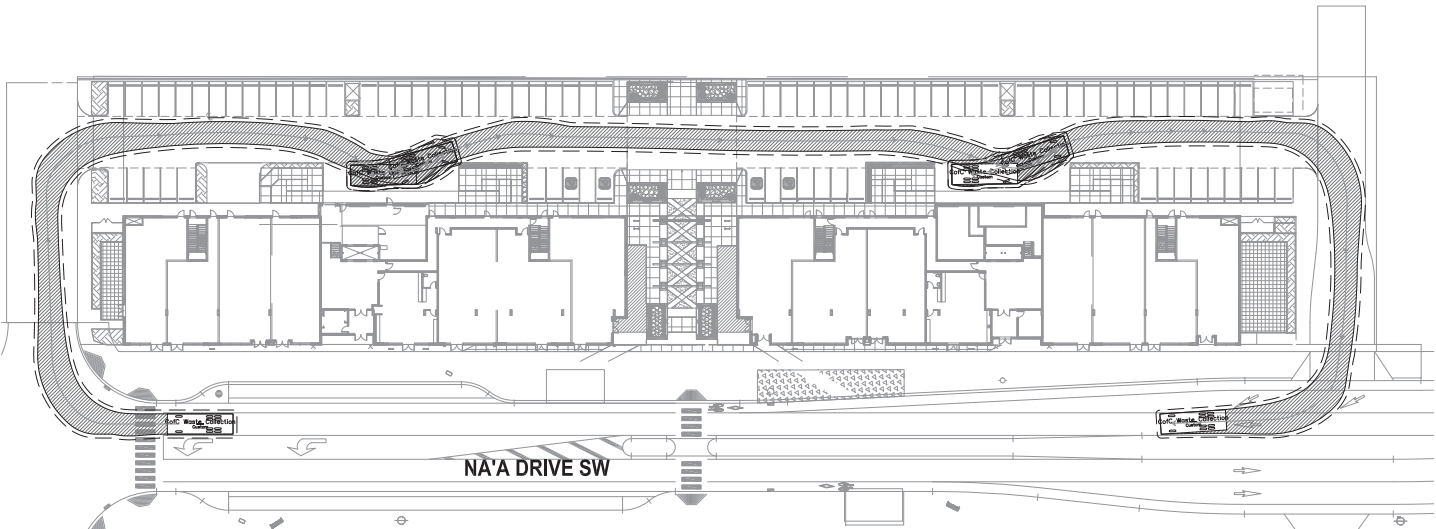
scale: 1:500
drawn by: BM
checked by: GP
project no: 220-021
date issued: 2020-11-16

re-issue no: 3 T101
sheet no:

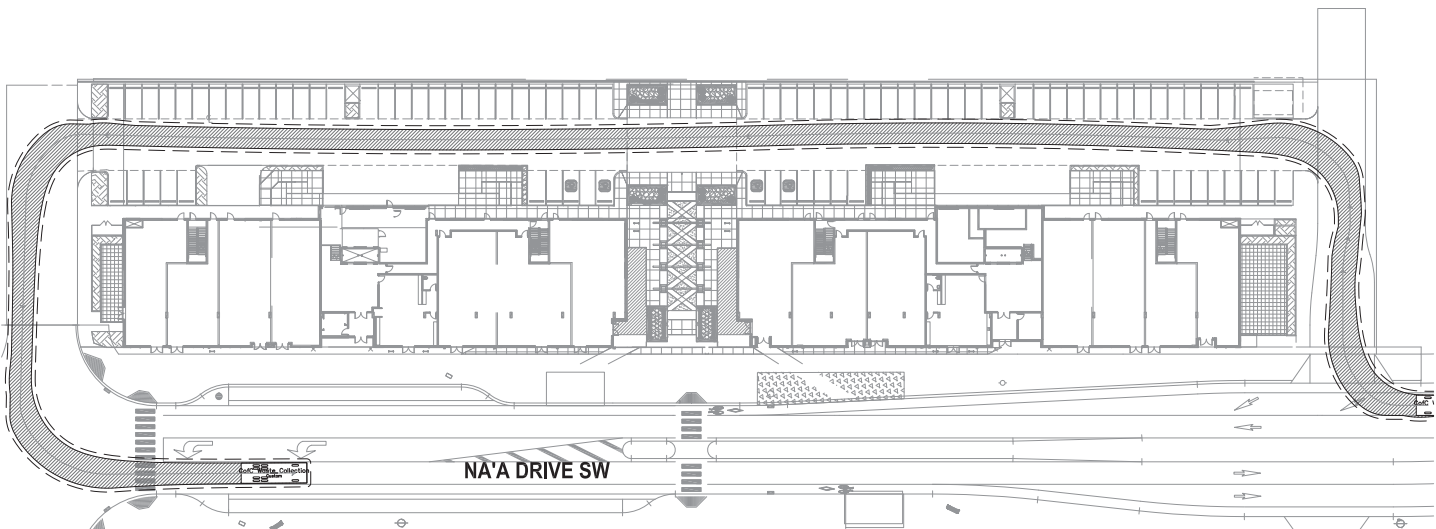
C:\revit\Projects\2020\021_T101\H2_F001_00000000.dwg



1 WASTE COLLECTION VEHICLE - INBOUND TO STAGING AREAS (NOSE IN)
T101 SCALE: 1 : 500

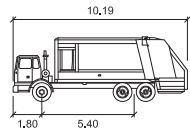


2 WASTE COLLECTION VEHICLE - INBOUND TO STAGING AREAS (REVERSE IN)
T101 SCALE: 1 : 500



3 WASTE COLLECTION VEHICLE - EAST TO WEST CIRCULATION
T101 SCALE: 1 : 500

DESIGN VEHICLE



CofC Waste Collection
meters
Width : 3.15
Track : 2.60
Lock to Lock Time : 6.0
Steering Angle : 26.8

--- Dashed Line Represents 0.6m
Horizontal Clearance Offset



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client

TRINITY DEVELOPMENT GROUP



project title

TRINITY HILLS - BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

VEHICLE SWEEP PATHS -
LOADING VEHICLE

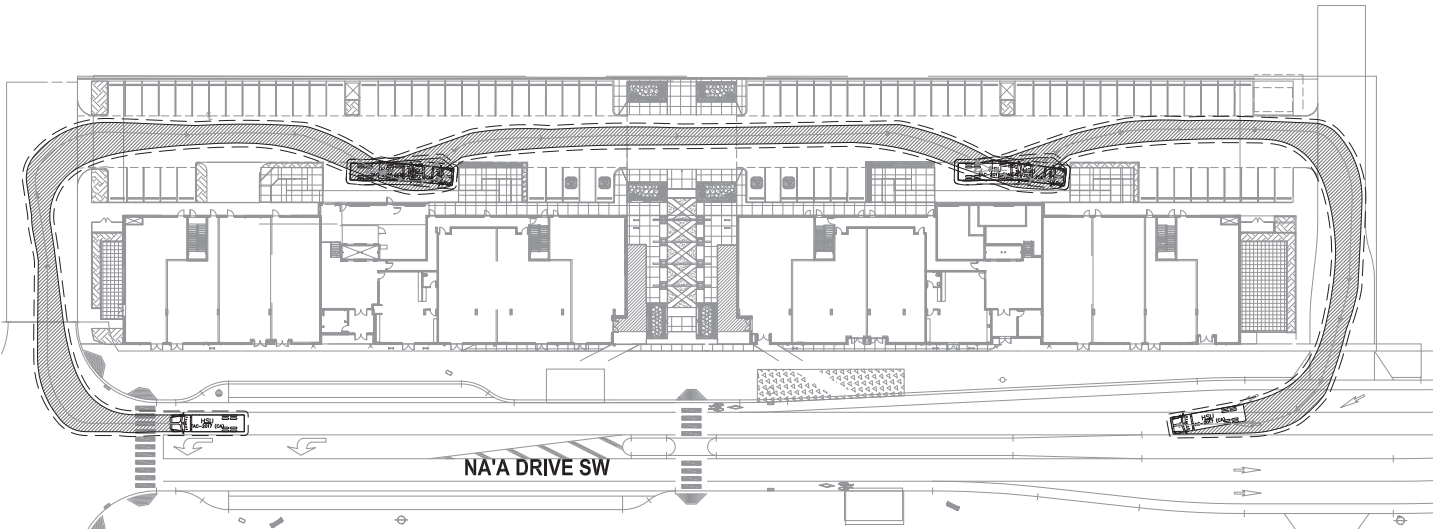
scale: 1:500
drawn by: BM
checked by: GP
project no: 220-021
date issued: 2020-11-16

re-issue no:

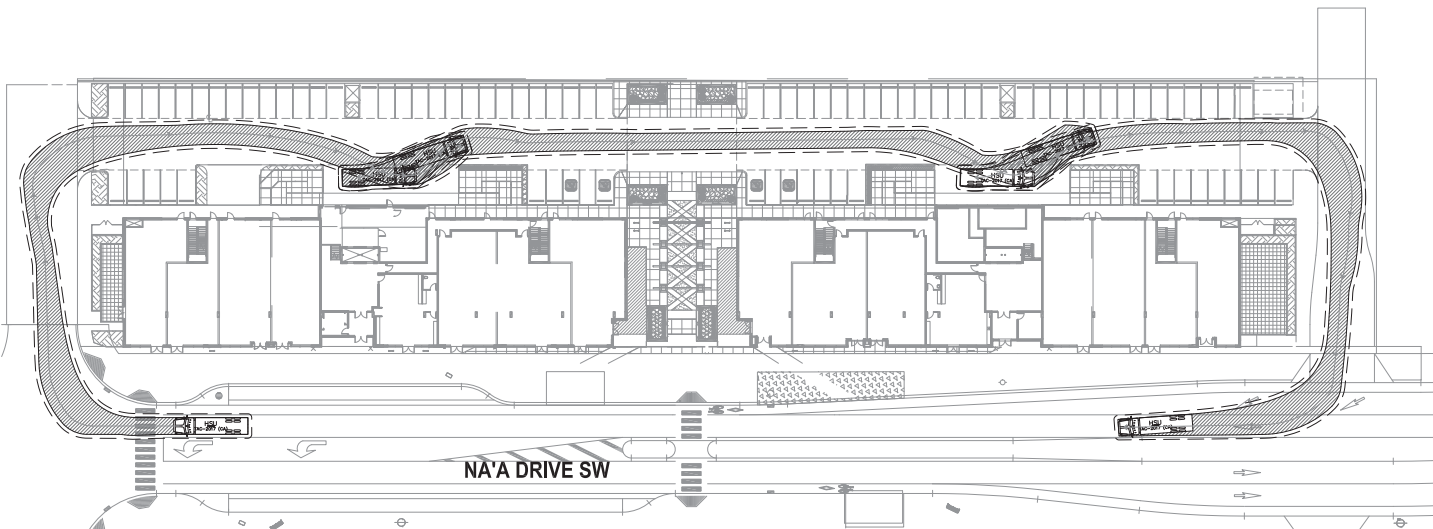
sheet no:

3 T102

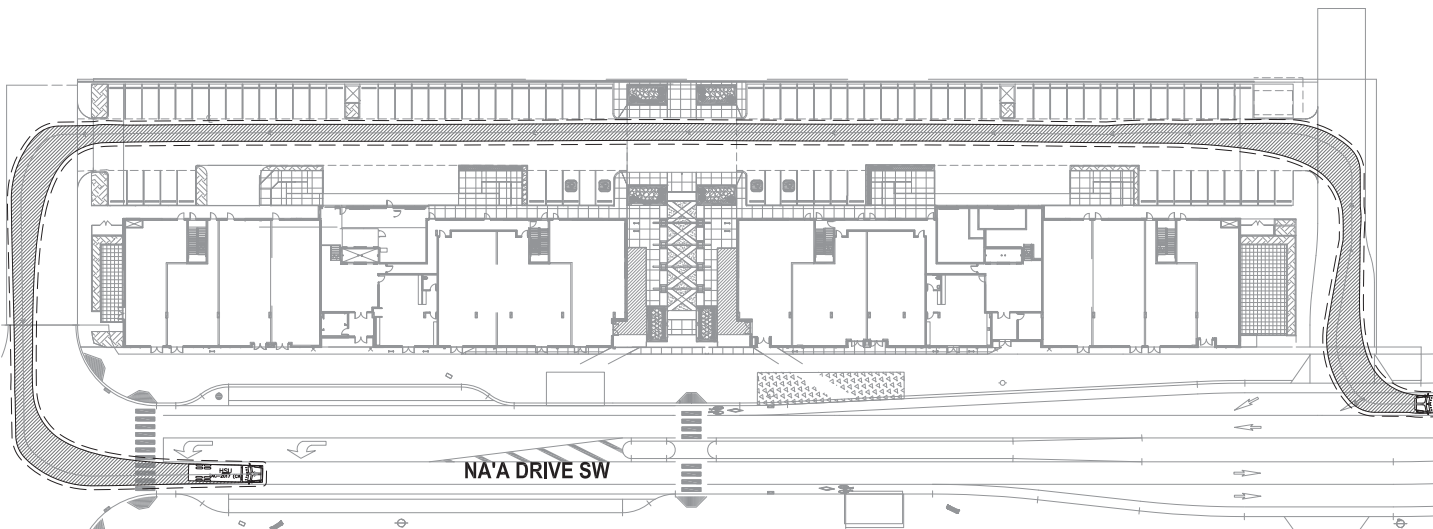
C:\projects\220-021_T102\T102_Rev01.dwg



1 LOADING VEHICLE - INBOUND TO STAGING AREAS (NOSE IN)
T102 SCALE: 1 : 500

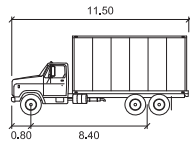


2 LOADING VEHICLE - INBOUND TO STAGING AREAS (REVERSE IN)
T102 SCALE: 1 : 500



3 LOADING VEHICLE - EAST TO WEST CIRCULATION
T102 SCALE: 1 : 500

DESIGN VEHICLE



HSU

Width : 2,60
Track : 2,60
Lock to Lock Time : 6,0
Steering Angle : 40,0

Dashed Line Represents 0.6m
Horizontal Clearance Offset



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client
TRINITY DEVELOPMENT GROUP



project title
TRINITY HILLS - BLOCK H
885 NA'A DRIVE SW CALGARY, AB

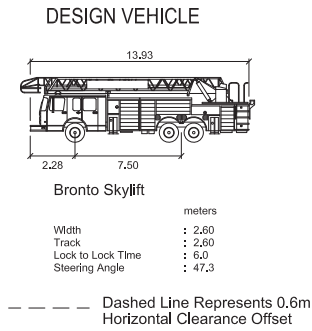
drawing title

VEHICLE SWEPT PATHS -
EMERGENCY VEHICLE

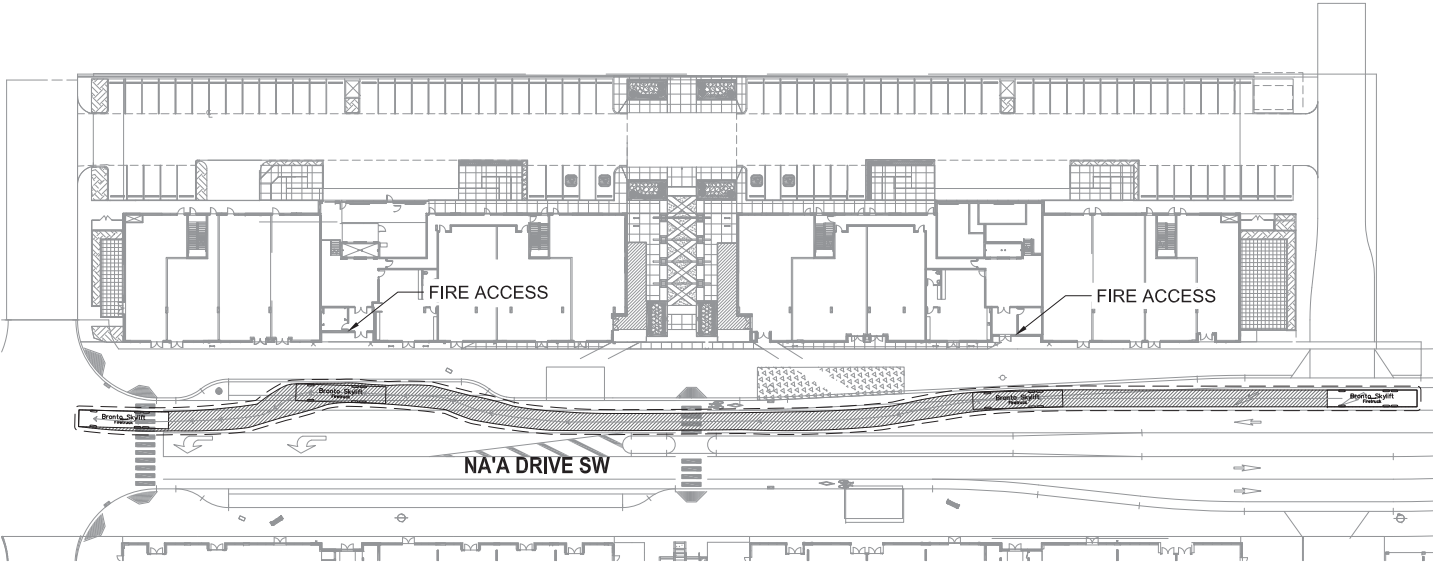
scale: 1:500
drawn by: BM
checked by: GP
project no: 220-021
date issued: 2020-11-16

re-issue no: 3
sheet no: T103

C:\new\Projects\220-021_T103\220-021_T103.dwg



1
T103
EMERGENCY VEHICLE - CIRCULATION TO/FROM FIRE ACCESS POINTS
SCALE: 1: 500





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client

TRINITY DEVELOPMENT GROUP



project title

TRINITY HILLS - BLOCK H
885 NA'A DRIVE SW CALGARY, AB

drawing title

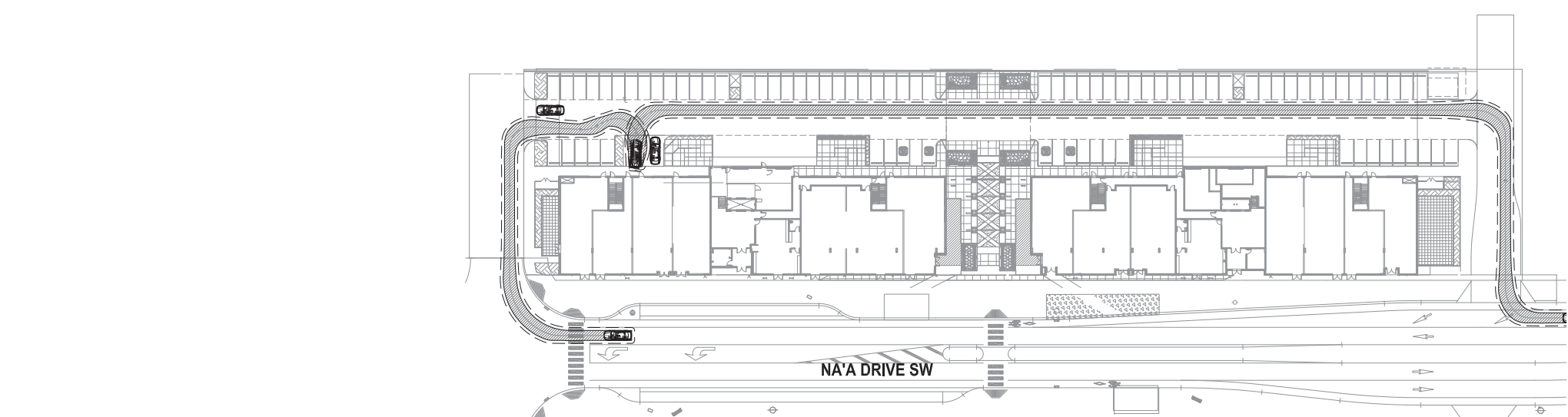
VEHICLE SWEEP PATHS -
PASSENGER VEHICLE

scale: 1:500
drawn by: BM
checked by: GP
project no: 220-021
date issued: 2020-11-16

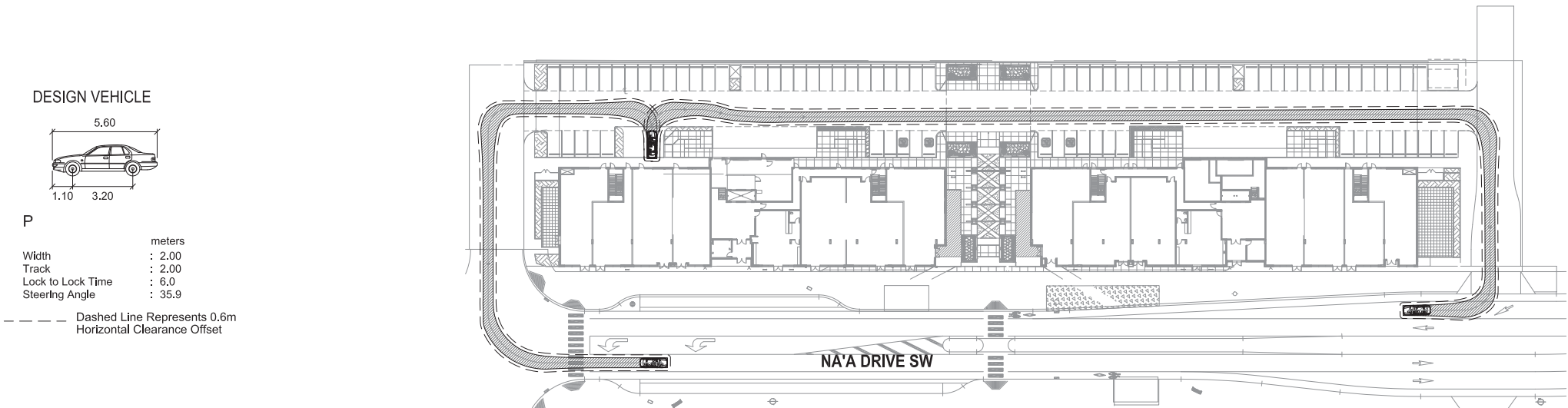
re-issue no:

3 T104

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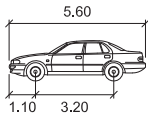


1 PASSENGER VEHICLE - INBOUND TO PARKADE RAMP
T104 SCALE: 1 : 500



2 PASSENGER VEHICLE - OUTBOUND FROM PARKADE RAMP
T104 SCALE: 1 : 500

DESIGN VEHICLE



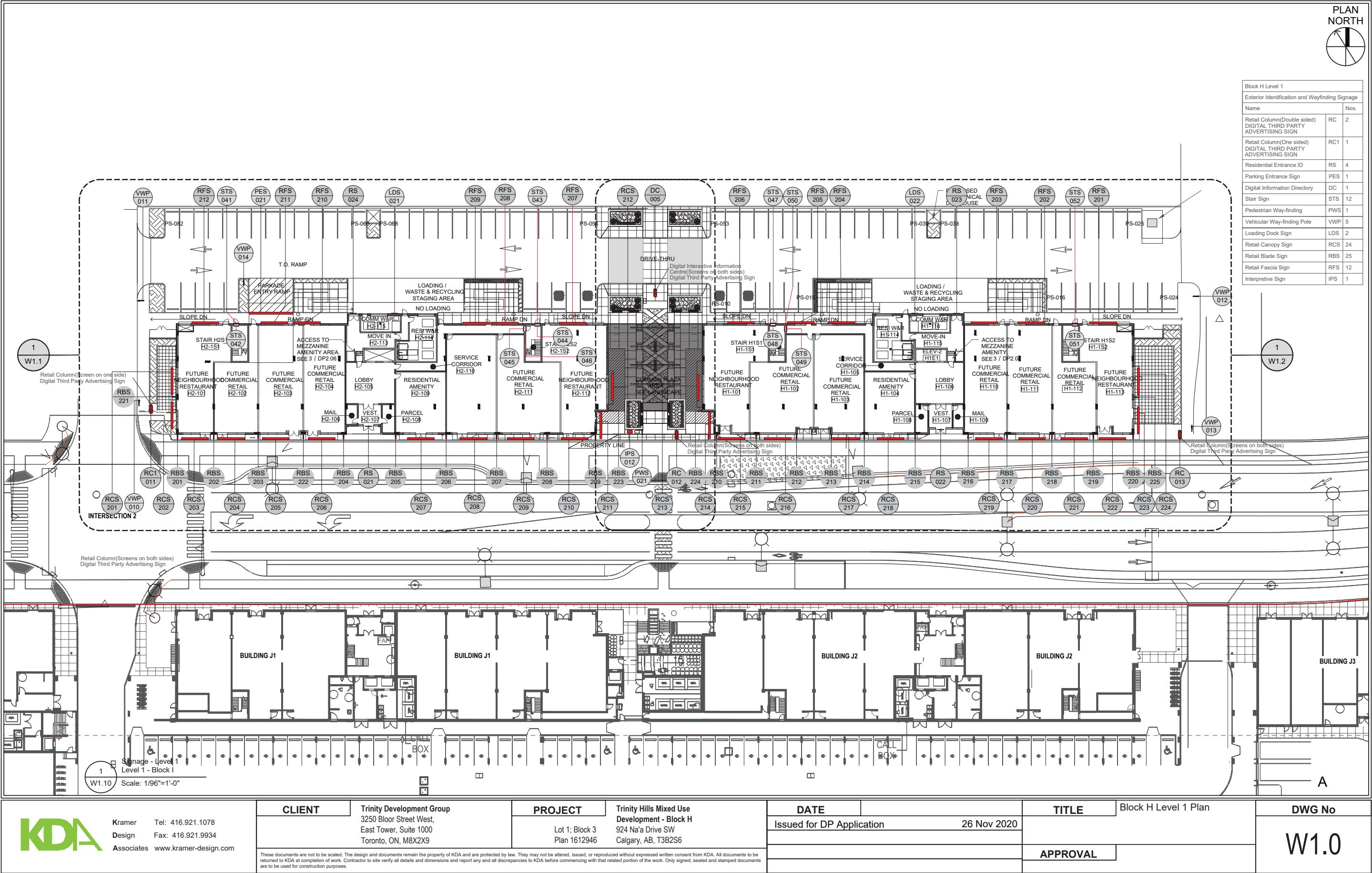
P

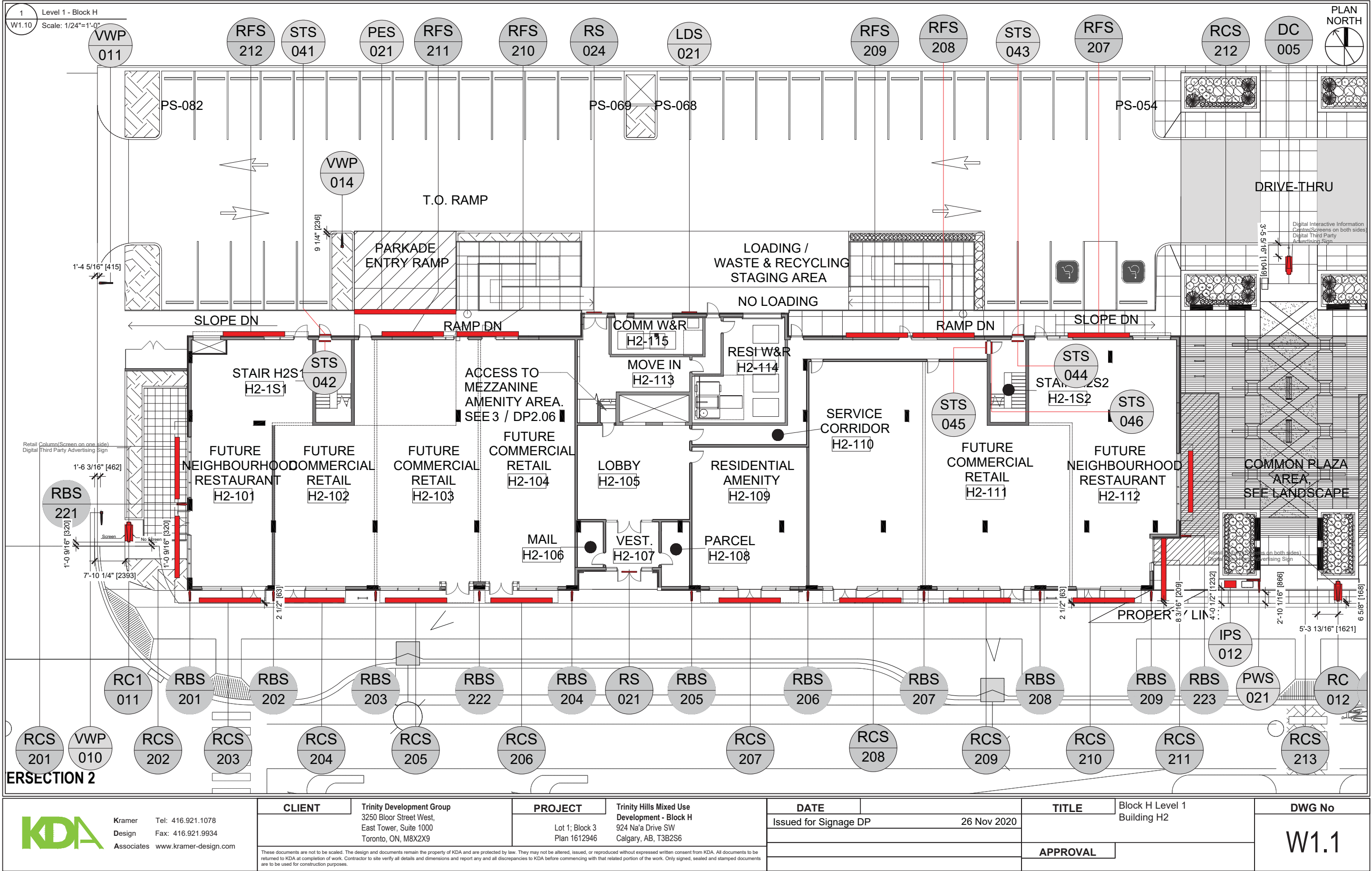
	metres
Width	: 2.00
Track	: 2.00
Lock to Lock Time	: 6.0
Steering Angle	: 35.9

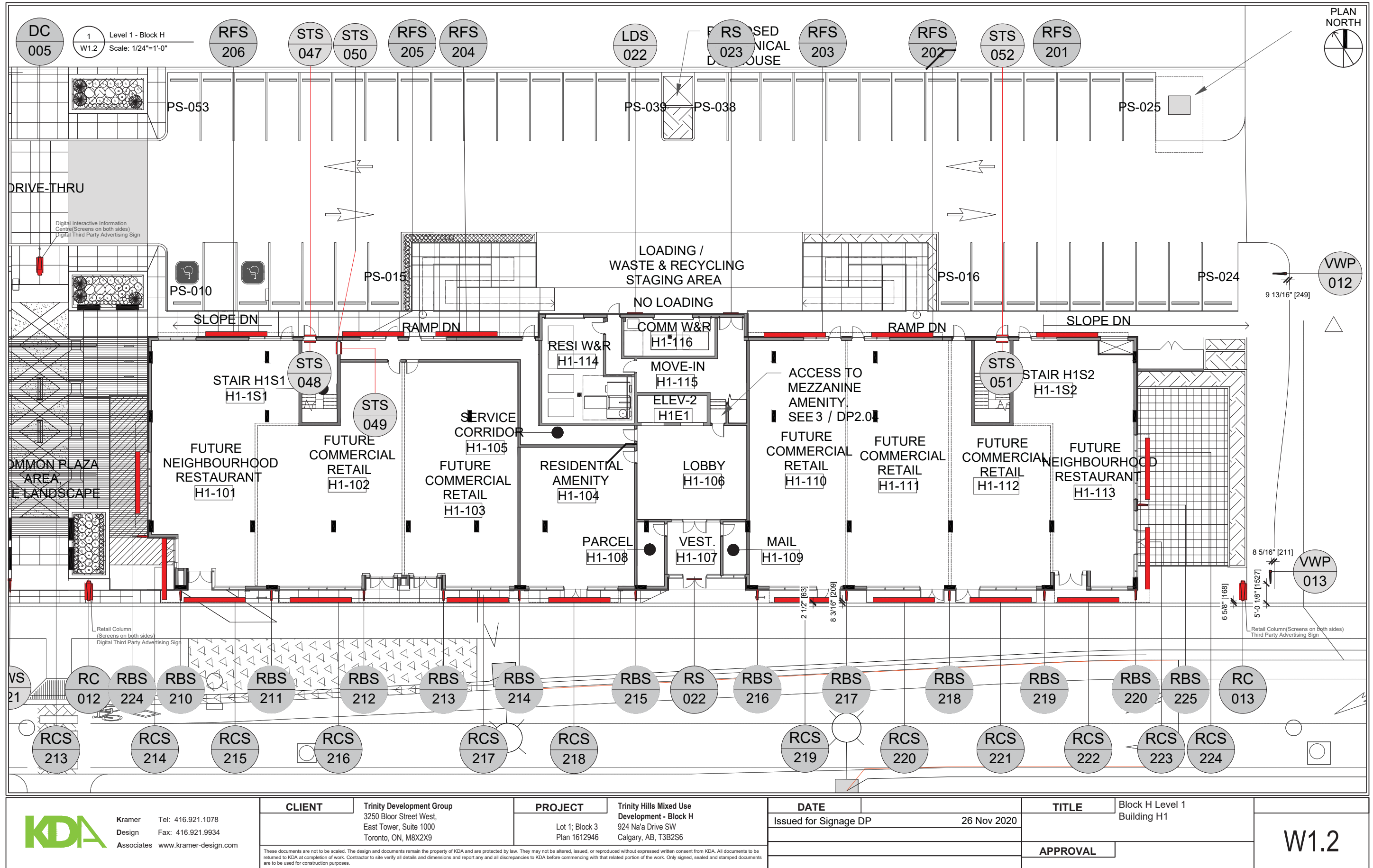
--- Dashed Line Represents 0.6m
Horizontal Clearance Offset

TRINITY HILLS, Calgary
Block H Signage Masterplan
Development Permit Application
26 Nov 2020













 <div>Kramer Design Associates Tel: 416.921.1078 Fax: 416.921.9934 www.kramer-design.com</div>	CLIENT Trinity Development Group 3250 Bloor Street West, East Tower, Suite 1000 Toronto, ON, M8X2X9	PROJECT Lot 1; Block 3 Plan 1612946	Trinity Hills Mixed Use Development - Block H 924 Na'a Drive SW Calgary, AB, T3B2S6	DATE Issued for Signage DP	26 Nov 2020	TITLE Block H Elevations	DWG No W2.0
						APPROVAL	

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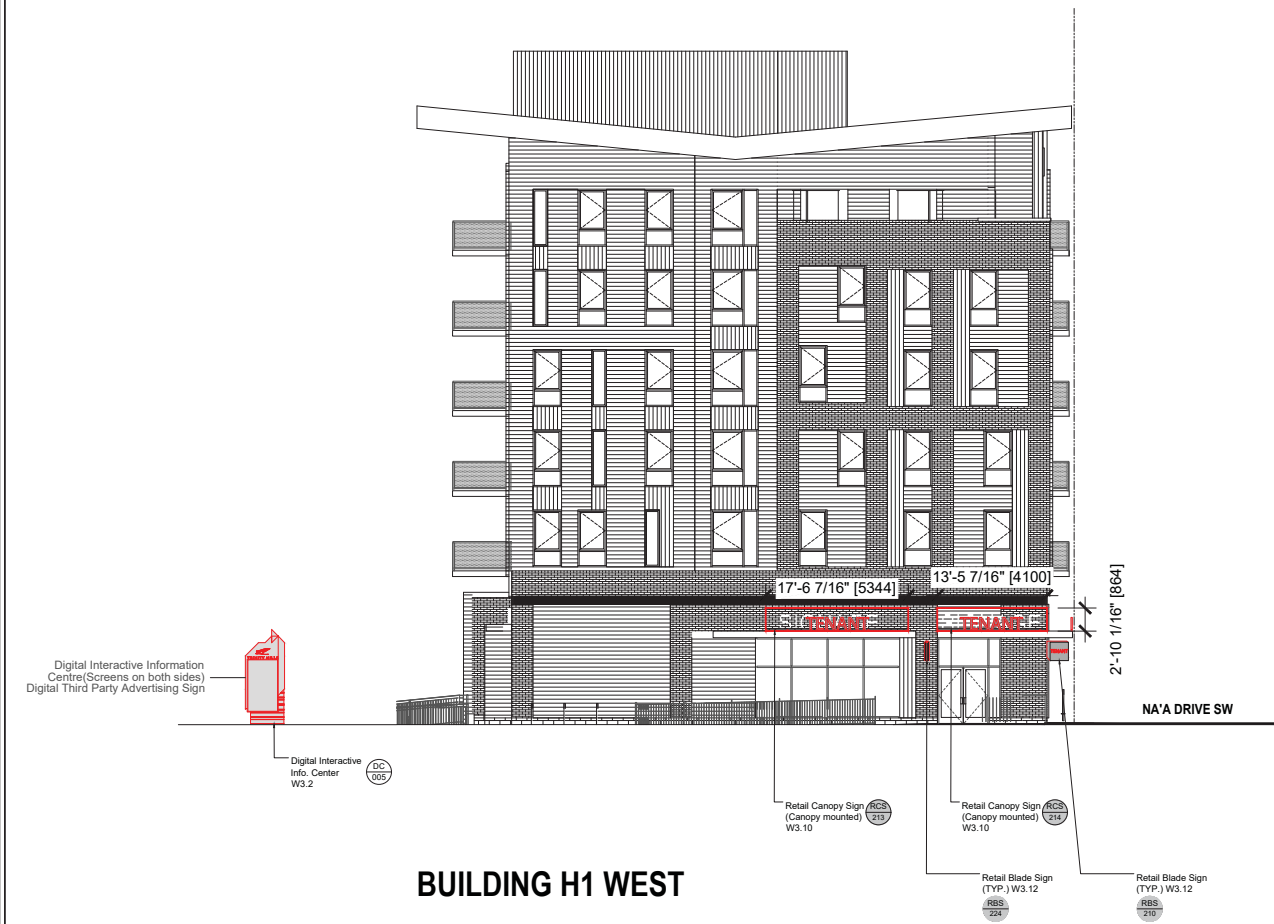


 <div><div>Kramer</div><div>Tel: 416.921.1078</div><div>Design</div><div>Fax: 416.921.9934</div><div>Associates</div><div>www.kramer-design.com</div></div>	<div>CLIENT</div> <div>Trinity Development Group</div> <div>3250 Bloor Street West,</div> <div>East Tower, Suite 1000</div> <div>Toronto, ON, M8X2X9</div>	<div>PROJECT</div> <div>Lot 1; Block 3</div> <div>Plan 1612946</div>	<div>Trinity Hills Mixed Use Development - Block H</div> <div>924 Na'a Drive SW</div> <div>Calgary, AB, T3B2S6</div>	<div>DATE</div> <div>Issued for Signage DP</div> <div>26 Nov 2020</div>	<div>TITLE</div> <div>Block H1 South</div>	<div>DWG No</div> <div>W2.1</div>
	<div>These documents are not to be scaled. The design and documents remain the property of KDA and are protected by law. They may not be altered, issued, or reproduced without expressed written consent from KDA. All documents to be returned to KDA at completion of work. Contractor to site verify all details and dimensions and report any and all discrepancies to KDA before commencing with that related portion of the work. Only signed, sealed and stamped documents are to be used for construction purposes.</div>					




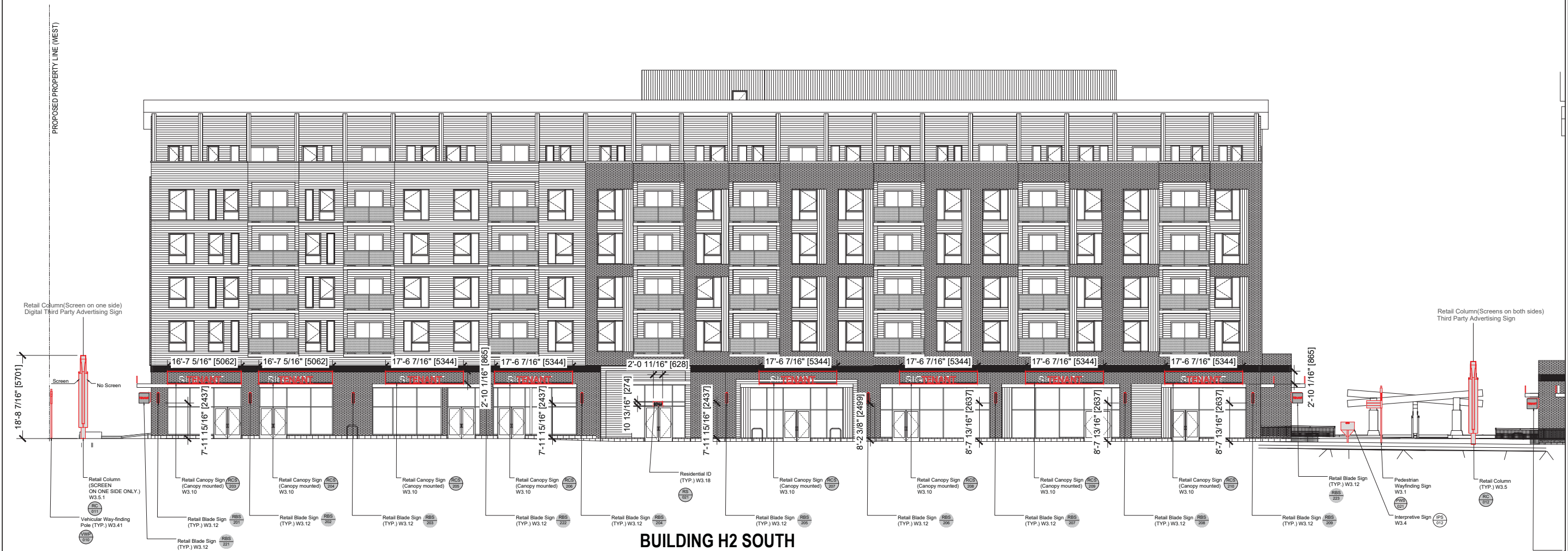
<div><div>1</div><div>North elevation - Block H1</div><div>W2.2</div><div>Scale: 1/24"=1'-0"</div></div>	<div><div>CLIENT</div><div>Trinity Development Group</div><div>3250 Bloor Street West,</div><div>East Tower, Suite 1000</div><div>Toronto, ON, M8X2X9</div></div>	<div><div>PROJECT</div><div>Lot 1; Block 3</div><div>Plan 1612946</div></div>	<div><div>Trinity Hills Mixed Use Development - Block H</div><div>924 Na'a Drive SW</div><div>Calgary, AB, T3B2S6</div></div>	<div><div>DATE</div><div>Issued for Signage DP</div></div>	<div><div>26 Nov 2020</div></div>	<div><div>TITLE</div><div>Block H1 Elevations</div></div>	<div><div>DWG No</div><div>W2.2</div></div>
						<div><div>APPROVAL</div></div>	

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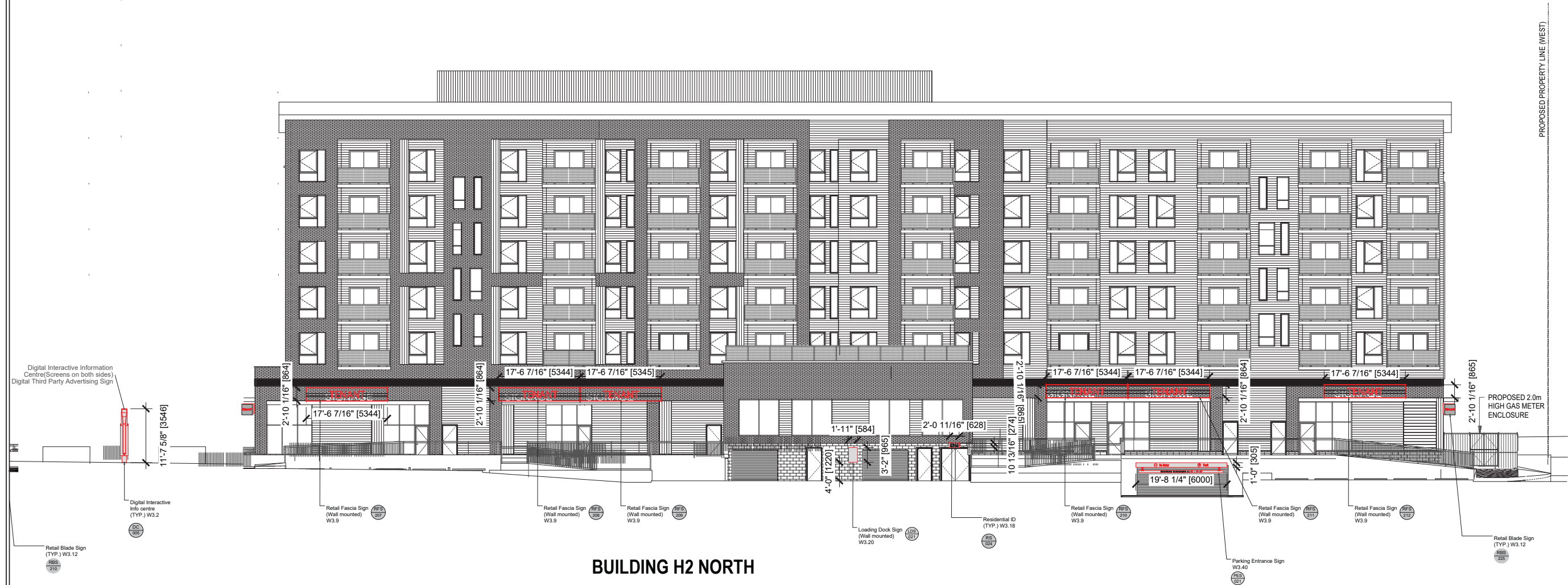
1 East & West Elevation H1
W2.3 Scale: 1/24"=1'-0"

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	<div>These documents are not to be scaled. The design and documents remain the property of KDA and are protected by law. They may not be altered, issued, or reproduced without expressed written consent from KDA. All documents to be returned to KDA at completion of work. Contractor to site verify all details and dimensions and report any and all discrepancies to KDA before commencing with that related portion of the work. Only signed, sealed and stamped documents are to be used for construction purposes.</div>				
	<div>APPROVAL</div>				




1 Elevations - Block H2 South
W2.4 Scale: 1/24"=1'-0"

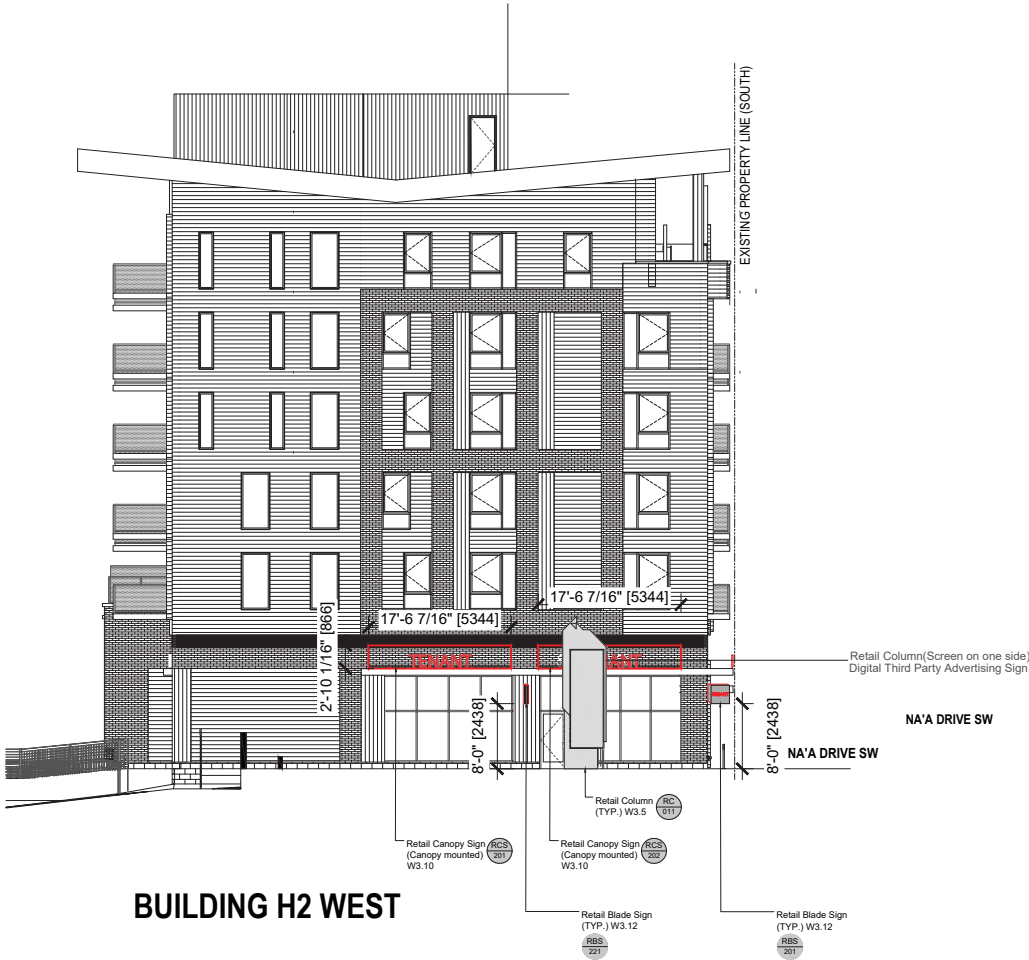
 <div><div>Kramer</div><div>Tel: 416.921.1078</div><div>Design</div><div>Fax: 416.921.1934</div><div>Associates</div><div>www.kramer-design.com</div></div>	<div>CLIENT</div> <div>Trinity Development Group</div> <div>3250 Bloor Street West,</div> <div>East Tower, Suite 1000</div> <div>Toronto, ON, M8X2X9</div>	<div>PROJECT</div> <div>Lot 1; Block 3</div> <div>Plan 1612946</div>	<div>Trinity Hills Mixed Use</div> <div>Development - Block H</div> <div>924 Na'a Drive SW</div> <div>Calgary, AB, T3B2S6</div>	<div>DATE</div>	<div>TITLE</div> <div>Block H2 - South Elevation</div>	<div>DWG No</div> <div>W2.4</div>	
				<div>Issued for Signage DP</div>			<div>26 Nov 2020</div>
				<div>APPROVAL</div>			
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BUILDING H2 NORTH

1 North Elevation - Block H2
W2.5 Scale: 1/24"=1'-0"

 Kramer Tel: 416.921.1078 Design Fax: 416.921.9934 Associates www.kramer-design.com	CLIENT	Trinity Development Group 3250 Bloor Street West, East Tower, Suite 1000 Toronto, ON, M8X2X9	PROJECT	Trinity Hills Mixed Use Development - Block H 924 Na'a Drive SW Calgary, AB, T3B2S6	DATE		TITLE	Block H2 Elevations	DWG No
			Lot 1; Block 3 Plan 1612946		Issued for Signage DP	26 Nov 2020			W2.5
	These documents are not to be scaled. The design and documents remain the property of KDA and are protected by law. They may not be altered, issued, or reproduced without expressed written consent from KDA. All documents to be returned to KDA at completion of work. Contractor to site verify all details and dimensions and report any and all discrepancies to KDA before commencing with that related portion of the work. Only signed, sealed and stamped documents are to be used for construction purposes.						APPROVAL		



1 East & West Elevation - Block H2
W2.6 Scale: 1/24"=1'-0"

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				Issued for Signage DP				W2.6
						APPROVAL		

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● RC Retail Column (DIGITAL THIRD PARTY ADVERTISING SIGN)

- Purpose**
- Create vibrant streetscape with visual interest.
 - Raise awareness of retail tenants in commercial zones.
 - Present content in international standard format.
 - Coordinate with overall wayfinding design language.

RC-11
Retail Column (Screen on one side)
Digital Third Party Advertising Sign

RC-12
Retail Column (Screen on both sides)
Digital Third Party Advertising Sign

RC-13
Retail Column (Screen on both sides)
Digital Third Party Advertising Sign



Kramer Tel: 416.921.1078
Design Fax: 416.921.9934
Associates www.kramer-design.com

CLIENT Trinity Development Group
3250 Bloor Street West, East Tower,
Suite 1000, Toronto, ON, M8X 2X9
T/ 416.255.8800 F/416.586.0599

PROJECT Trinity Hills Mixed Use
Development 924 Na'a Drive SW,
Calgary, AB, T3B 2S6
Legal description Plan 1612946, Block 3, Lot 1

DATE
Issued for DP Application 26 Nov 2020

TITLE RC
Retail Column
Third Party Advertising Sign
APPROVAL

DWG No
W3.5

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● DC Digital Interactive Information Centre (DIGITAL THIRD PARTY ADVERTISING SIGN)

Purpose

- Provide comprehensive orientation map of the three districts.
- Identify all retail tenant locations, services, residential, points of interest and bicycle trails.
- Display exact path from location to destination.
- Promote community cultural and sports events.

Location

- Adjacent to public walking paths for effective navigation.

ALLANSON STORMTIGHT WHITE LEDS ON 4" CENTRES. CV125-120 POWER SUPPLIES. ALLANSON TRANSFORMERS AND BX CABLE TO BE FULLY CONCEALED

DC-005
Digital Interactive Information Centre (Screen on both sides)

CHANNEL LETTERS INTERNALLY LED ILLUMINATED (WHITE FACES & RETURNS)

TOUCH-SCREEN LED DISPLAY.
3'7 11/16" (1109mm) W X
6' 3 11/16" (1923mm) H

1'-8" 508 mm

CUSTOM ARTWORK DIGITALLY PRINTED ONTO TRANSLUCENT, CLEAR 3M FILM AND LAMINATED TO ACRYLIC WITH INTERNAL LED ILLUMINATION.

4'-9 11/16" 1,465 mm
3'-7 11/16" 1,109 mm

TRINITY HILLS

6'-3 11/16" 1,923 mm

11'-6 1/2" 3,512 mm

PAINTED ALUMINUM CLAD DISPLAY ENCLOSURE (CROMES CORTEN EFFECT PAINT).

ALUMINUM CLAD SIGN CABINET (CROMES CORTEN EFFECT PAINT) C/W INTERNAL ALUMINUM TUBE/ANGLE STRUCTURE

3M VINYL WITH DIGITAL PRINT INTERNALLY ILLUMINATED APPLIED TO FIRST SURFACE OF CLEAR INLAID FLUSH ACRYLIC

TRINITY HILLS


STRUCTURE TO BE ENGINEERED AND STAMPED IN CONFORMANCE WITH ALL APPLICABLE STANDARDS OF THE PROVINCE OF ALBERTA

1 DC Side Elevation Digital Interactive Information Centre
W3.2 Scale 1:25

2 DC Front Elevation Digital Interactive Information Centre
W3.2 Scale 1:25

3 DC Side Elevation Digital Interactive Information Centre
W3.2 Scale 1:25

4 DC View Digital Interactive Information Centre
W3.2 NTS

 <div>Kramer Design Associates</div> <div>Tel: 416.921.1078 Fax: 416.921.9934 www.kramer-design.com</div>	<div>CLIENT</div> <div>Trinity Development Group</div> <div>3250 Bloor Street West, East Tower, Suite 1000, Toronto, ON, M8X 2X9 T/ 416.255.8800 F/416.586.0599</div>	<div>PROJECT</div> <div>Trinity Hills Mixed Use Development</div> <div>924 Na'a Drive SW, Calgary, AB, T3B 2S6 Legal description Plan 1612946, Block 3, Lot 1</div>	DATE	TITLE	DC-Digital Interactive Information Centre Third Party Advertising Sign	DWG No W3.2
			Issued for DP Application	26 Nov2020		
				APPROVAL		

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● **VWP** Vehicular Wayfinding Pole

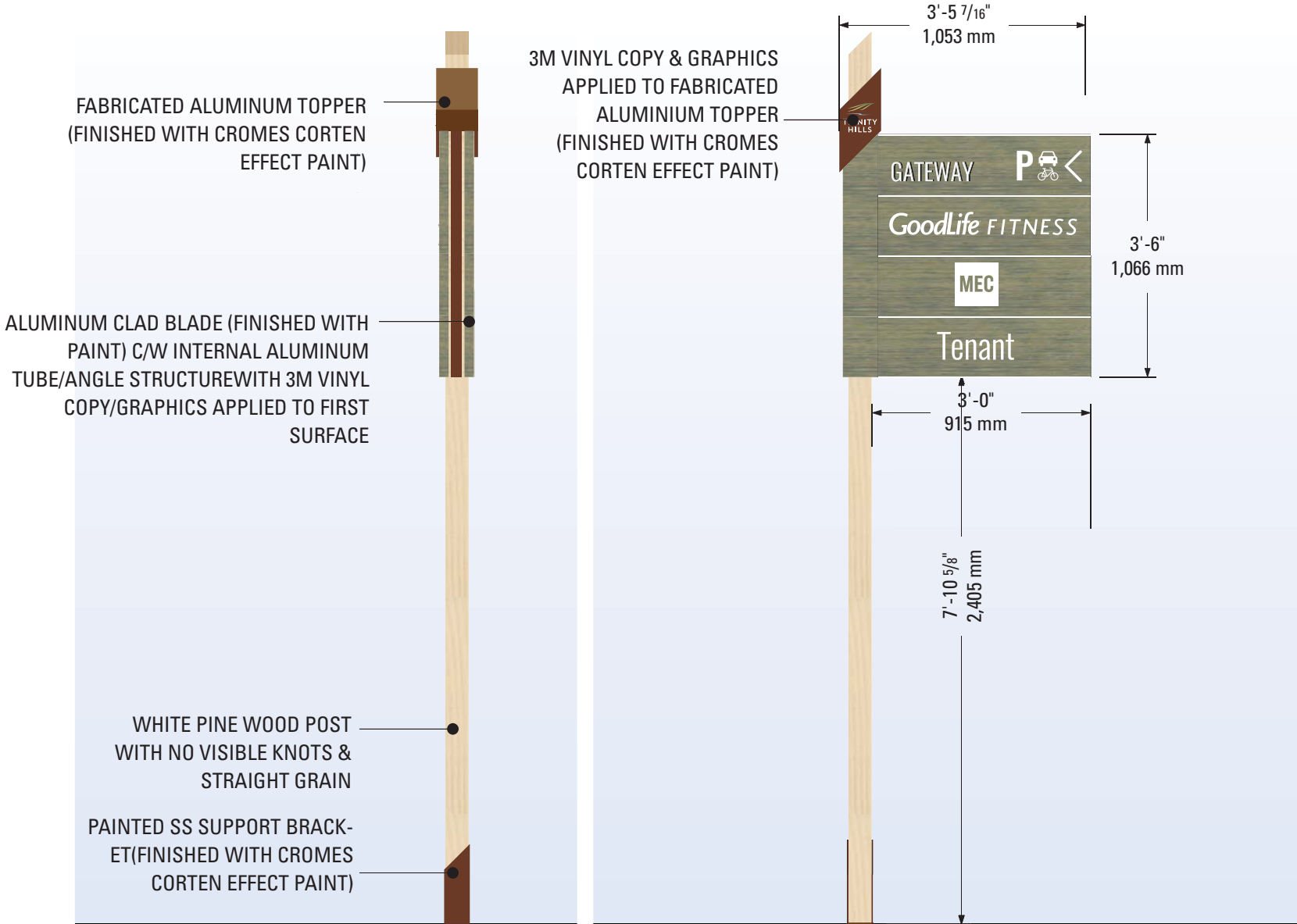
Purpose

- Secondary vehicular wayfinding guiding to vehicular and bike parking and anchor tenants.
- Create a wayfinding link between primary vehicular directional and Interactive Directories.
- Consistent approach to typography that brand unifies the property.

- Coordinated materials finishes and form with overall Trinity Hills wayfinding system.

Location

- Secondary wayfinding circulation points.



SIGN STRUCTURE TO BE ENGINEERED AND STAMPED IN CONFORMANCE WITH ALL APPLICABLE STANDARDS OF THE PROVINCE OF ALBERTA

1 VWP Pedestrian Wayfinding
W3.41 Scale 1:25

2 VWP Pedestrian Wayfinding
W3.41 Scale 1:25

3 VWP Pedestrian Wayfinding
W3.41



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T/ 416.255.8800 F/416.586.0599

PROJECT

Trinity Hills Mixed Use Development 924 Na'a drive SW
Calgary, AB, T3B 2S6
Legal description Plan 1612946; Block 3; Lot 1

DATE

Issued for DP Application 26 Nov 2020

TITLE

VWP
Vehicular Wayfinding Pole

APPROVAL

DWG No

W3.41

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● **RBS** Retail Blade Sign

Purpose

- Identify retail storefront perpendicular to pedestrian traffic flow.
- Creates streetscape animation and visual interest.
- Projects brand perpendicular to storefront.

Location

- Located above pedestrian height as part of storefront entrances.

3M GRAPHICS APPLIED ON
ALUMINUM CLAD SIGN CABINET
(FINISHED WITH CROMES CORTEN
EFFECT PAINT) C/W INTERNAL
ALUMINUM TUBE/ANGLE STRUCTURE

ALUMINUM CLAD SIGN CABINET
(PAINTED WITH MATTHEWS 'WINTER
SLUSH' MP04982) C/W INTERNAL
ALUMINUM TUBE/ANGLE STRUCTURE
& INTERNALLY LED ILLUMINATED
PUSH THRU CLEAR ACRYLIC WITH
FROSTED EDGES COPY/GRAPHICS
WITH TRANSLUCENT 3M VINYL TO
MATCH TENANT BRAND IDENTITY
COLOURS.

ALLANSON STORMTIGHT WHITE LEDS
ON 4" CENTRES. CV125-120 POWER
SUPPLIES. ALLANSON TRANSFORMERS
AND BX CABLE TO BE FULLY CONCEALED

TENANT

SIGN STRUCTURE TO BE ENGINEERED AND STAMPED IN
CONFORMANCE WITH ALL APPLICABLE STANDARDS OF
THE PROVINCE OF ALBERTA

1 RBS - Retail Blade Sign
Side Elevation
W3.12 Scale 1:20

2 RBS - Retail Blade Sign
Front Elevation
W3.12 Scale 1:20

3 RBS - Retail Blade Sign
View
W3.12 Scale 1:20



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PROJECT Trinity Hills Mixed Use
Development 924 Na'a Drive SW,
Calgary, AB, T3B 2S6
Legal description Plan 1612946, Block 3, Lot 1

DATE
Issued for DP Application 26 Nov 2020

TITLE RBS
Retail Blade Sign

APPROVAL

DWG No
W3.12

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RCS Retail Canopy Sign

Purpose

- Freestanding letters mounted to architectural canopy ledges identifying retail storefronts.
- Provides a system of rails and internally lit channel letters to identify retail tenancies.
- Retail canopy signs will integrate energy-efficient LED lighting.
- Retail storefront canopy signs will vary in type font and colour reflecting the specific brands of individual retailers.

Location

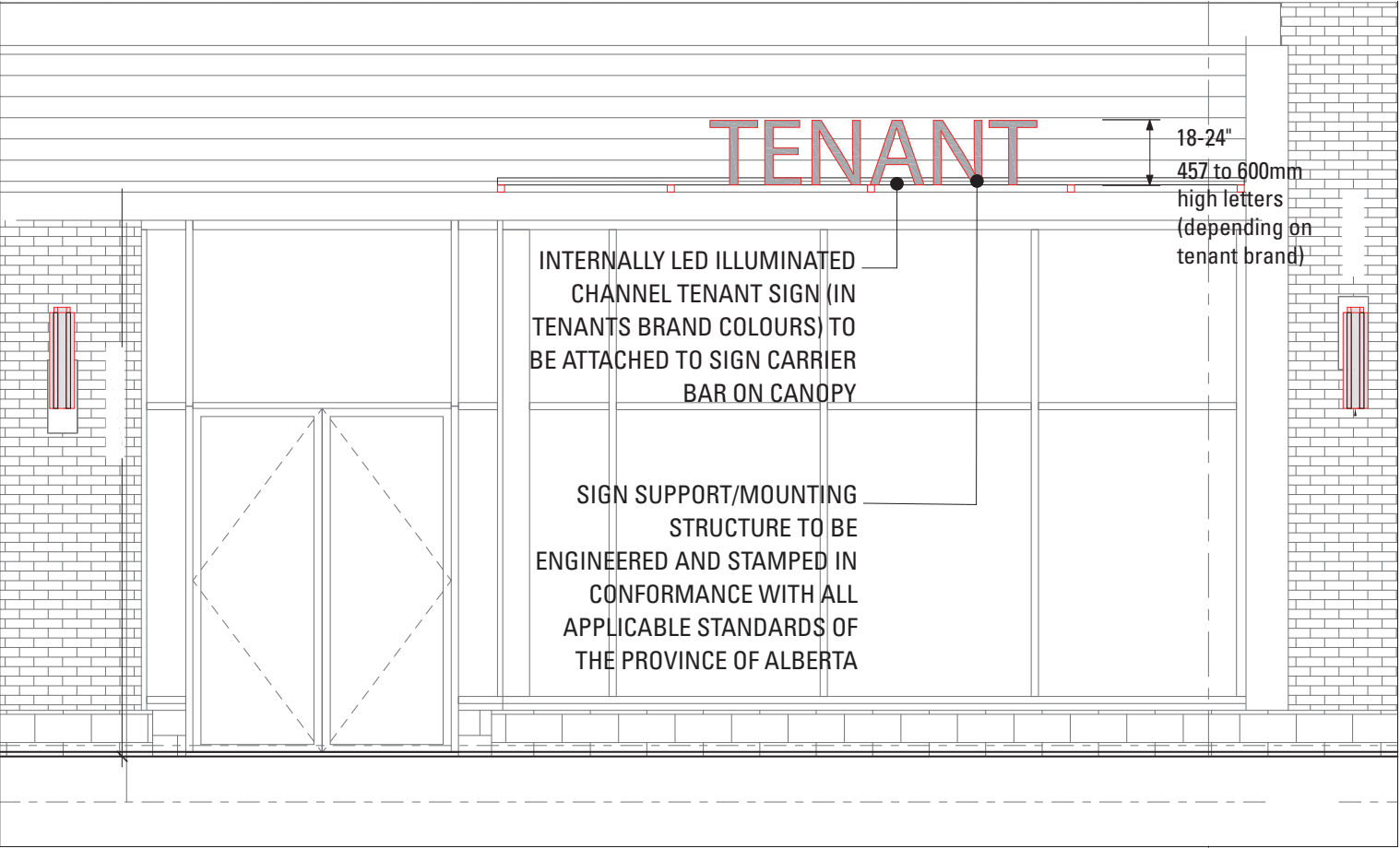
- Retail storefront entrances canopies.



2
W3.10
RCS View
Retail Canopy Sign
NTS



3
W3.10
RCS View
Retail Canopy Sign
NTS



1
W3.10
RCS Elevation
Retail Canopy Sign
Scale 3/8"=1'0"



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CLIENT	Trinity Development Group 3250 Bloor Street West, East Tower, Suite 1000, Toronto, ON, M8X 2X9 T/ 416.255.8800 F/416.586.0599	PROJECT	Trinity Hills Mixed Use Development 924 Na'a Drive SW, Calgary, AB, T3B 2S6 Legal description Plan 1612946, Block 3, Lot 1	DATE	Issued for DP Application 26 Nov 2020	TITLE	RCS Retail Canopy Sign	DWG No	W3.10
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● **RFS** Retail Fascia Sign

Purpose

- Wall-mounted signage to Identify retail storefronts.
- Provides a system of rails and internally lit channel letters to identify retail tenancies.
- Retail fascia signs will integrate energy-efficient LED lighting.

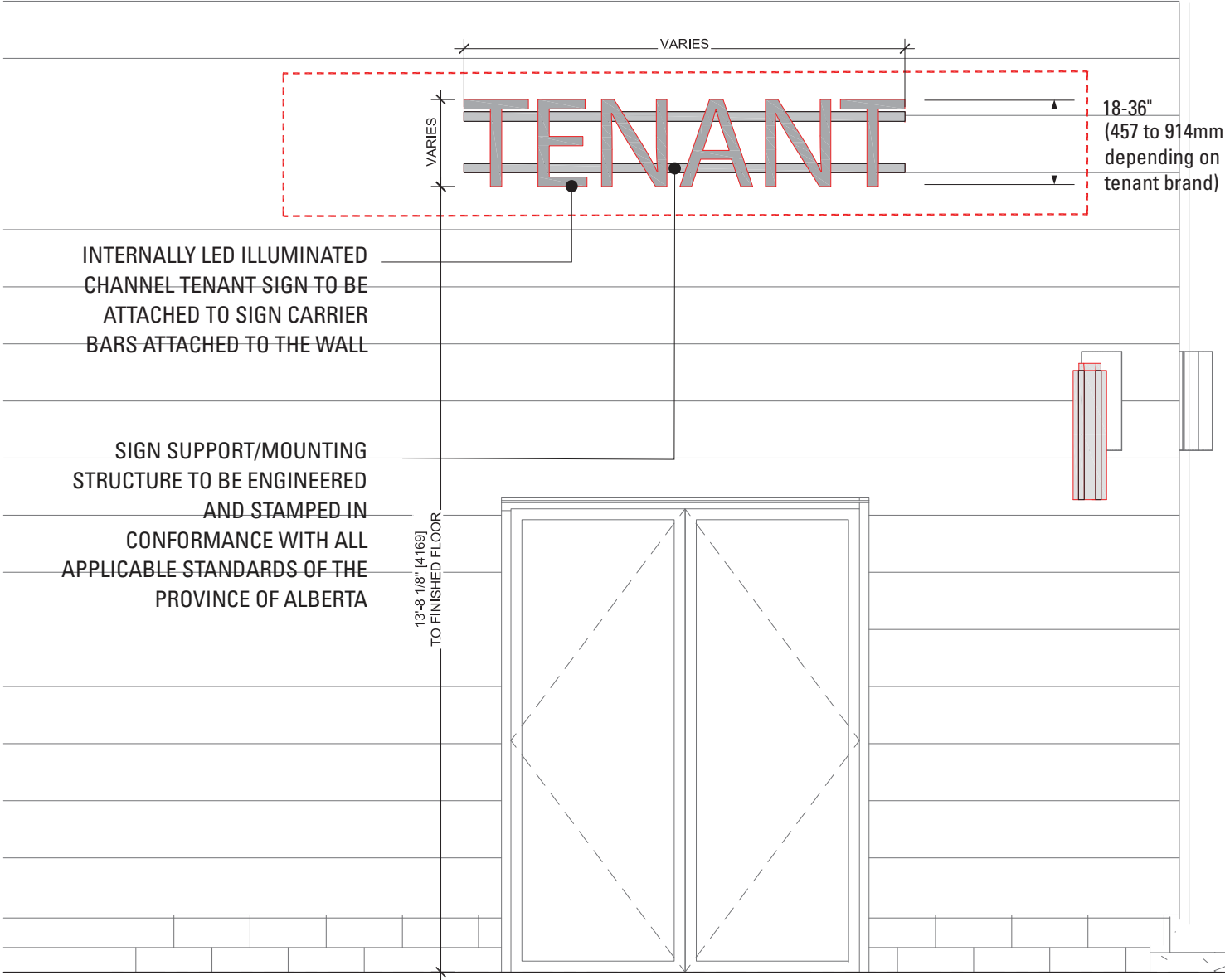
- Fascia signs will vary in type font and colour reflecting the specific brands of individual retailers.

Location

- Wall-mounted to retail storefront entrances and retail storefront facades.



1 RFS View
W3.9 NTS



1 RFS Elevation
Retail Fascia Signs
W3.9 Scale 3/8"=1'0"



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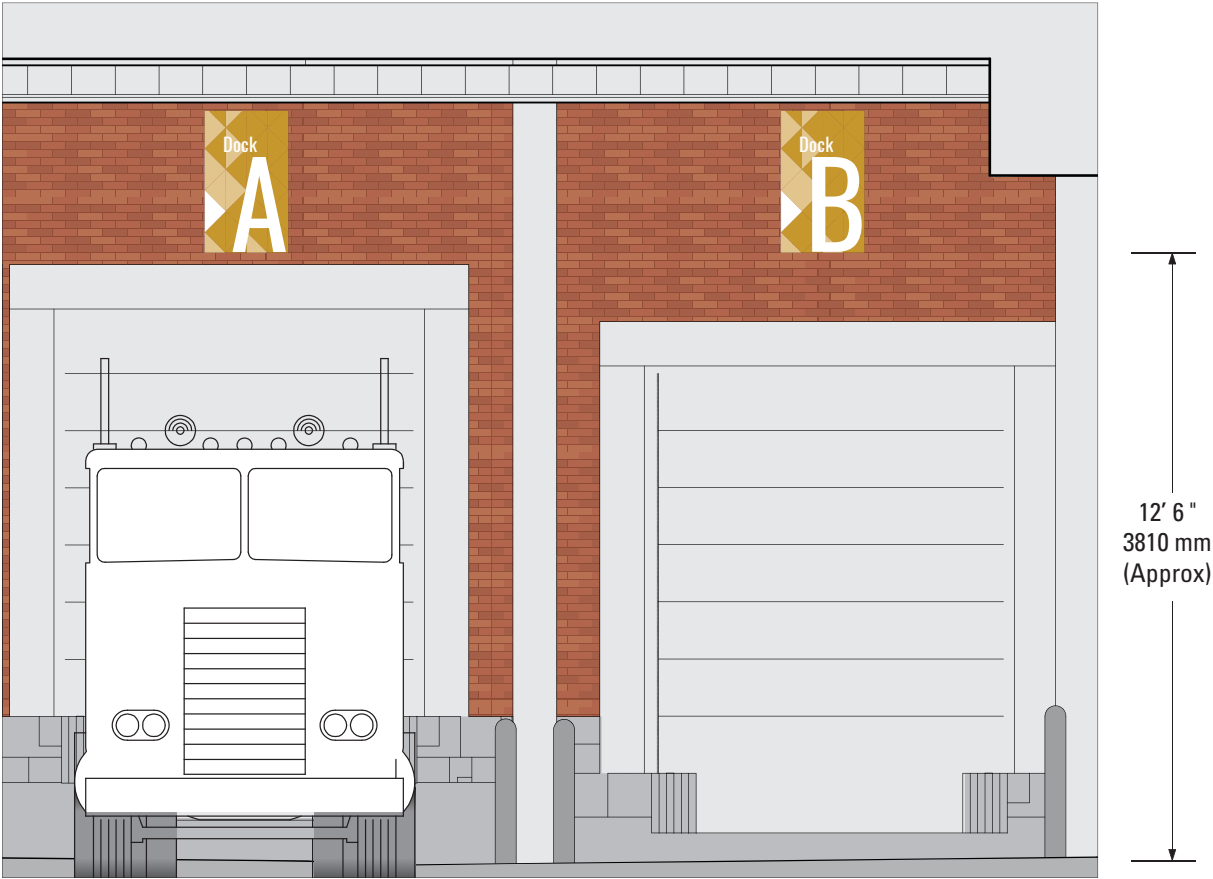
CLIENT	Trinity Development Group 3250 Bloor Street West, East Tower, Suite 1000, Toronto, ON, M8X 2X9 T/ 416.255.8800 F/416.586.0599	PROJECT	Trinity Hills Mixed Use Development 2200 Na'a drive SW Calgary, AB, T3B 2S6 Legal description Plan 1612946; Block 1; Lot 2	DATE	Issued for DP Application 26 Nov 2020	TITLE	RFS Retail Fascia Sign	DWG No
				APPROVAL		APPROVAL		

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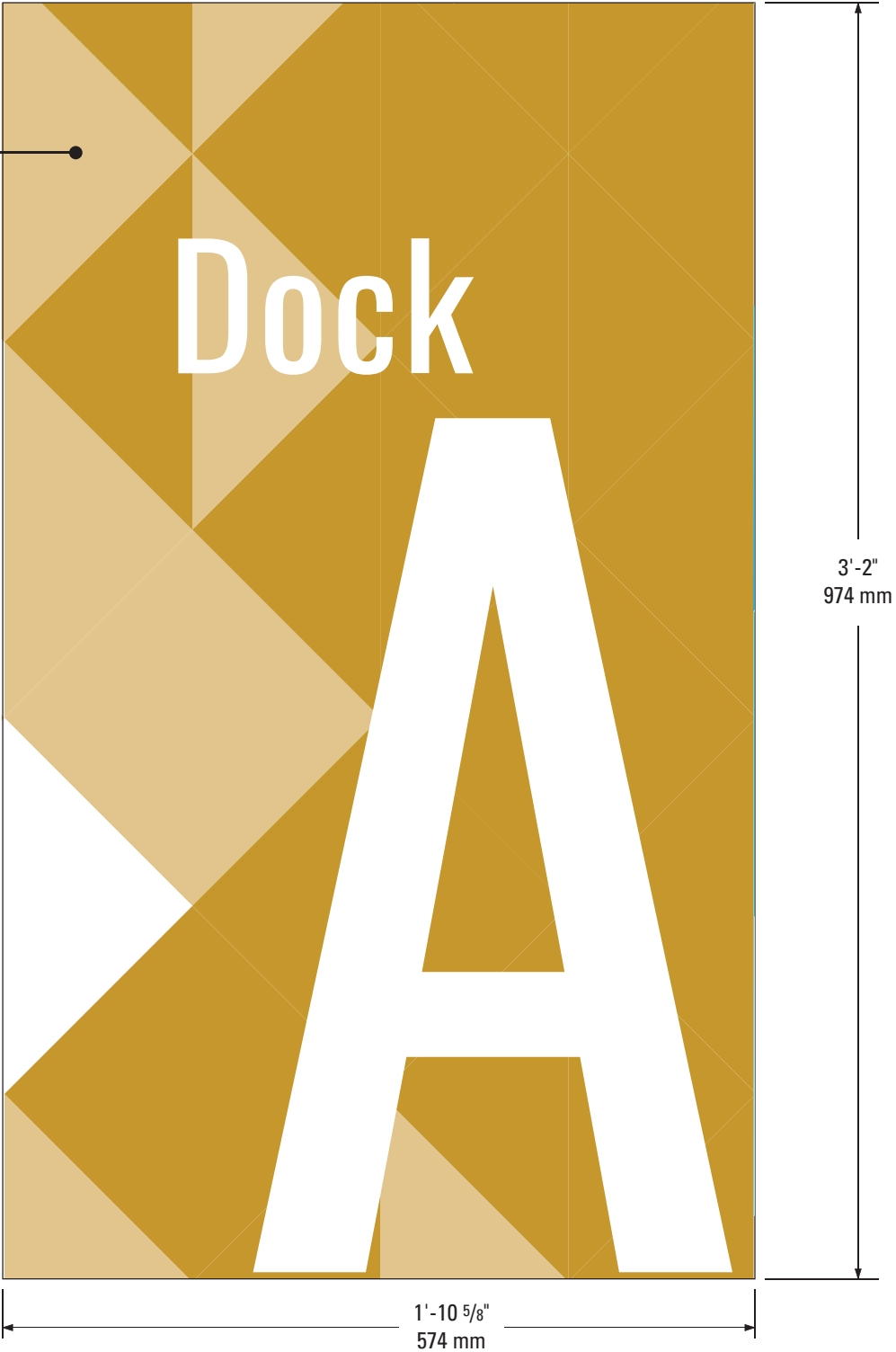
● LDS Loading Dock

- Purpose**
- Identify loading docks with coordinated graphics and dock numbers.
 - Utilize colour and graphics to beautify loading zone.
- Location**
- Wall-mounted fascia signs above loading doors.


DIGITAL GRAPHIC PRINTED
ON 1/8th ALUMINIUM
MECHANICALLY FASTENED TO WALL



1 LDS front Elevation
Loading Dock
W3.20 Scale 1:50



2 LDS Loading Dock
W3.20 Scale 1:5

 <div>Kramer Design Associates</div> <div>Tel: 416.921.1078 Fax: 416.921.9934 www.kramer-design.com</div>	CLIENT	Trinity Development Group	PROJECT	Trinity Hills Mixed Use	DATE		TITLE	LDS	DWG No
		3250 Bloor Street West,East Tower, Suite 1000,Toronto,ON, M8X 2X9 T/ 416.255.8800 F/416.586.0599		Development 924 Na'a Drive SW, Calgary, AB, T3B 2S6	Issued for DP Application	26 Nov 2020		Loading Dock	W3.20
			Legal description	Plan 1612946,Block 3, Lot 1					
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							APPROVAL		

●

RS

Residential Entrance ID

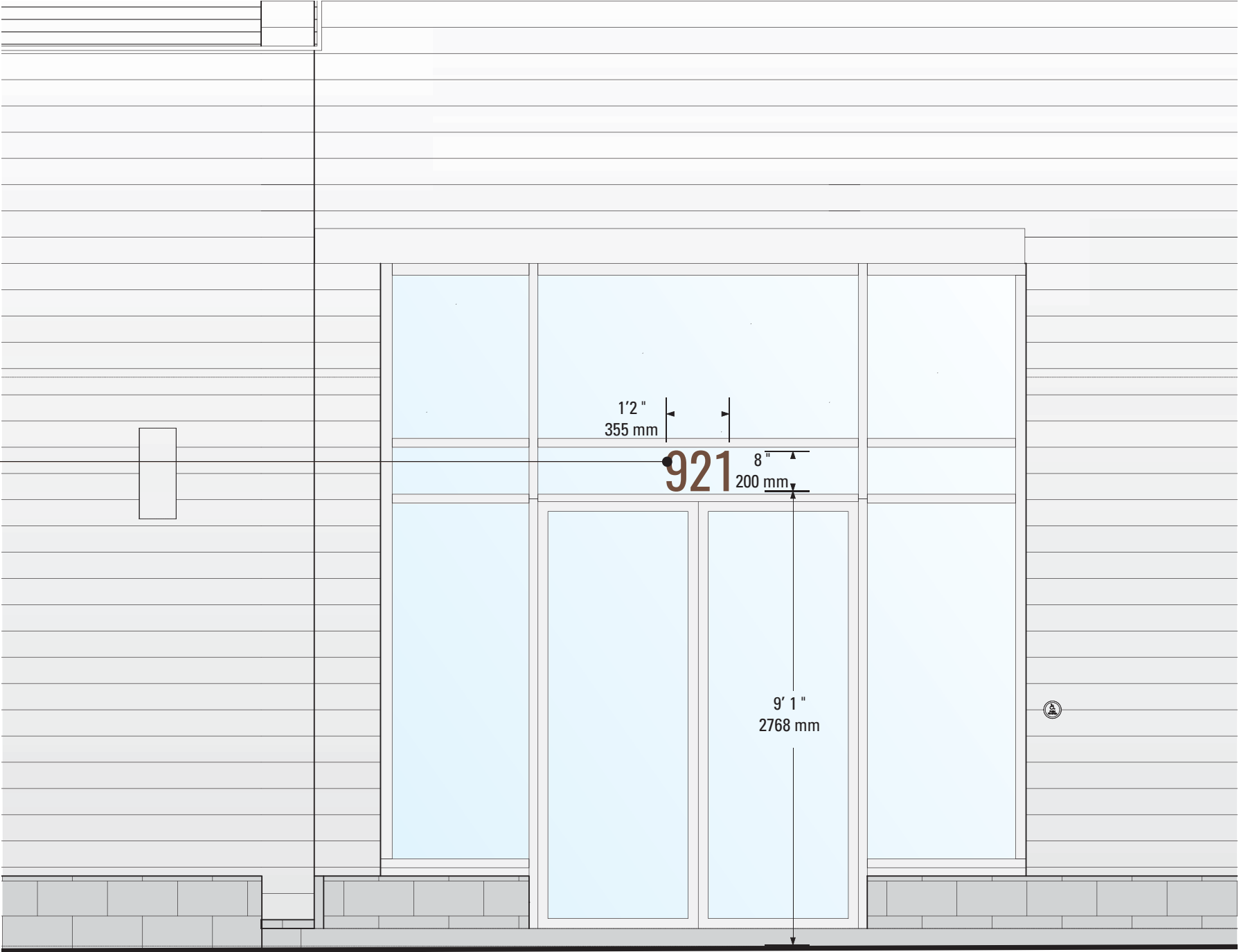
Purpose

- Provide overhead, fascia lettering with Municipal, Residential address.
- Create a consistent, typographic approach that coordinates with overall Signage Master Plan.

Location

- Directly mounted to glass transom above residential entrance doors.

CUT ALUMINIUM LETTERS UV BONDED
TO GLASS (FINISHED WITH AUTOMOTIVE
GRADE METALLIC PAINT)



1 RS Elevation
W3.18 Residential Entrance ID
Scale 1:25

<div><div>KDA</div><div><div>Kramer</div><div>Tel: 416.921.1078</div></div><div><div>Design</div><div>Fax: 416.921.9934</div></div><div><div>Associates</div><div>www.kramer-design.com</div></div></div>	CLIENT	Trinity Development Group	PROJECT	Trinity Hills Mixed Use	DATE		TITLE	RS	DWG No
		3250 Bloor Street West,East Tower, Suite 1000,Toronto,ON, M8X 2X9 T/ 416.255.8800 F/416.586.0599		Development 924 Na'a Drive SW, Calgary, AB,T3B 2S6	Issued for DP Application	26 Nov 2020		Residential Entrance ID	W3.18
			Legal description	Plan 1612946,Block 3, Lot 1					
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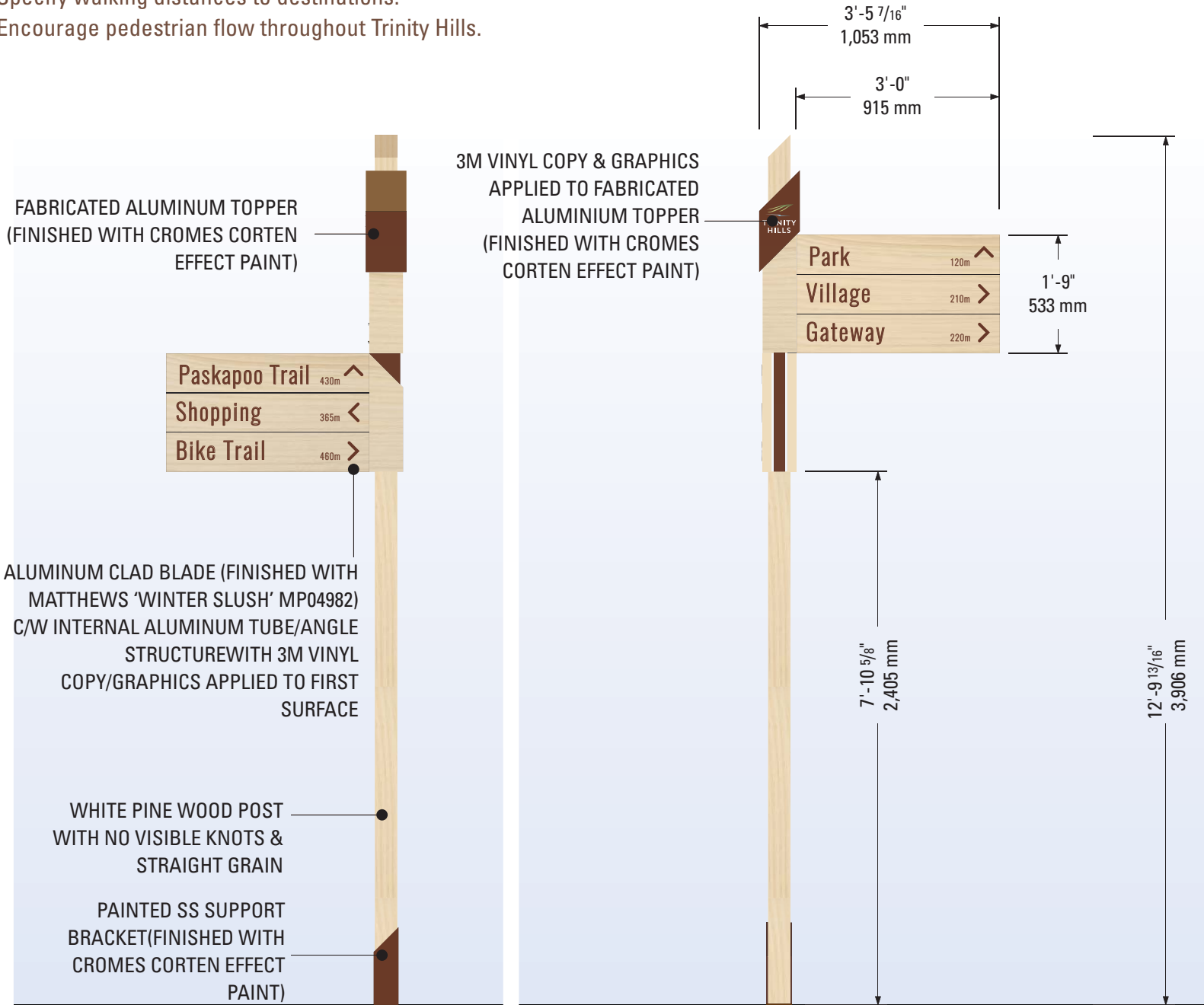
● **PWS** Pedestrian Wayfinding

Purpose

- Provide pedestrian wayfinding to promote healthy living.
- Specify walking distances to destinations.
- Encourage pedestrian flow throughout Trinity Hills.

Location

- Adjacent to pedestrian R.O.W., lanes and trails.



1 PWS Pedestrian Wayfinding
W3.1 Scale 1:25

2 PWS Pedestrian Wayfinding
W3.1 Scale 1:25



2 PWS Pedestrian Wayfinding
W3.1



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CLIENT

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T/ 416.255.8800 F/416.586.0599

PROJECT

Trinity Hills Mixed Use Development 924 Na'a Drive SW,
Calgary, AB, T3B 2S6
Legal description Plan 1612946, Block 3, Lot 1

DATE

Issued for DP Application 26 Nov 2020

TITLE

PWS Pedestrian Wayfinding

APPROVAL

DWG No

W3.1

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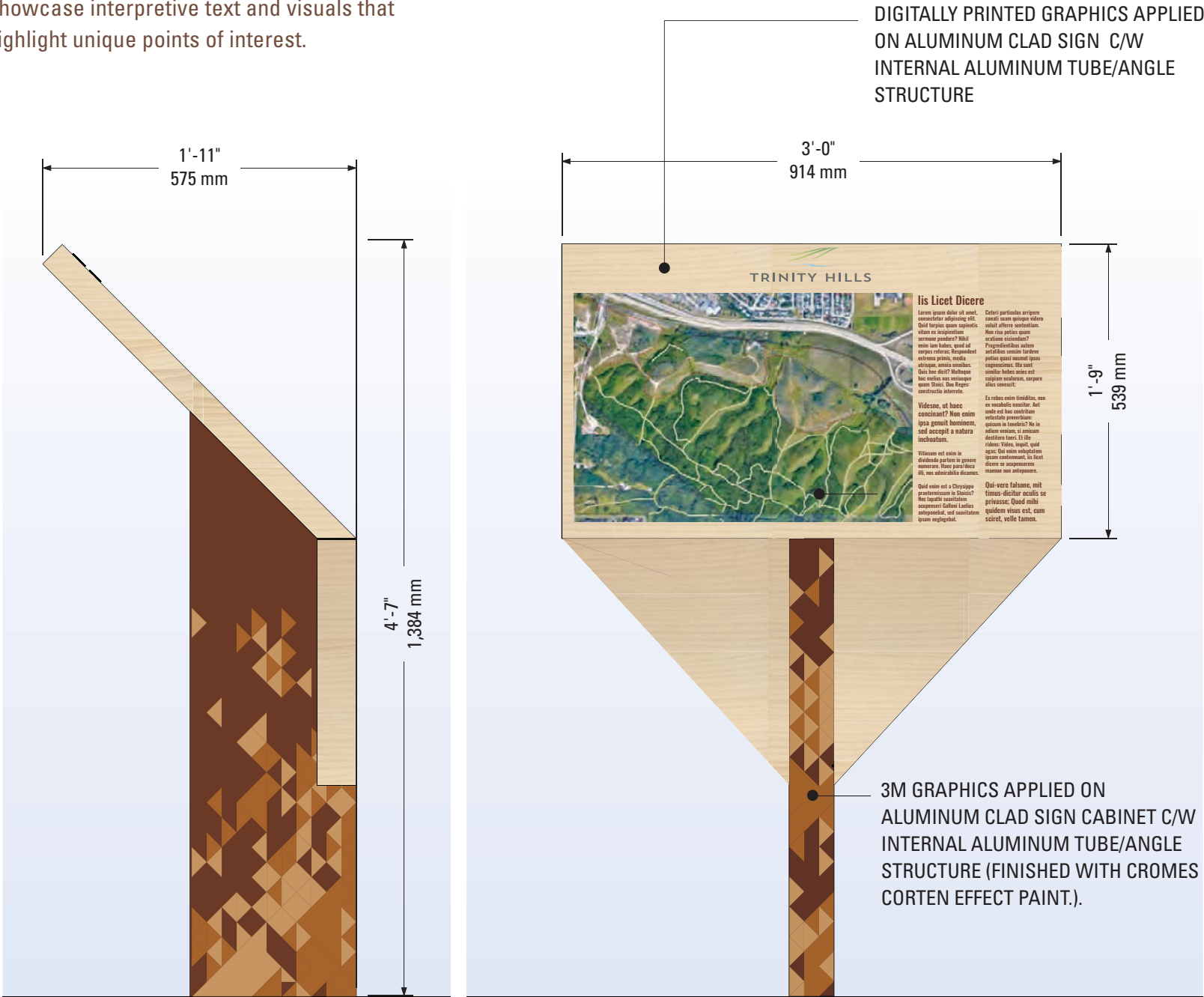
IPS Interpretive Sign

Purpose

- Provide information on environment/biodiversity, public art, walking trails and property heritage.
- Showcase interpretive text and visuals that highlight unique points of interest.

Location

- Adjacent to points of interest.



STRUCTURE TO BE ENGINEERED AND STAMPED IN CONFORMANCE WITH ALL APPLICABLE STANDARDS OF THE PROVINCE OF ALBERTA

1 IPS Side Elevation Interpretive Sign
W3.4 Scale 1:10

2 IPS Front Elevation Interpretive Sign
W3.4 Scale 1:10

3 IPS View Interpretive Sign
W3.4 NTS



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CLIENT Trinity Development Group
3250 Bloor Street West, East Tower,
Suite 1000, Toronto, ON, M8X 2X9
T/ 416.255.8800 F/416.586.0599

PROJECT Trinity Hills Mixed Use
Development 885 Na'a Drive SW,
Calgary, AB, T3B 2S6
Legal description Plan 1612946, Block 3, Lot 4

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DATE
Issued for DP Application 26 Nov 2020

TITLE IPS
Interpretive Sign

APPROVAL

DWG No

W3.4

Urban Design Review Panel Comments

Applicant's Response in Blue

Date	August 19, 2020	
Time	1:00	
Panel Members	Present Chris Hardwicke (Co-Chair) Michael Sydenham Beverly Sandalack Ryan Agrey	Distribution Chad Russill (Chair) Terry Klassen Ben Bailey Colin Friesen Glen Pardoe Jeff Lyness Gary Mundy Jack Vanstone Noorullah Hussain Zada
Advisor	David Down, Chief Urban Designer	
Application number	DP2020-4025	
Municipal address	924 Na'a Dr SW	
Community	Medicine Hill	
Project description	Mixed use Cell H	
Review	first	
File Manager	Brian Smith	
City Wide Urban Design	Lothar Wiwjorra	
Applicant	B+A Planning Group	

*Based on the applicant's response to the Panel's comments, the Chief Urban Designer will determine if further review will include the Panel or be completed internally only by City Wide Urban Design.

Summary

The proposed project is located on an important section of Na'a Drive which will be the future heart of Medicine Hill. Overall, the panel felt that this is a positive project that will contribute to the site with an appropriate building form and use. The proposal includes active retail frontage along Na'a Drive with housing above. The panel felt the significant aspects of the application that could be improved include:

- The proposed building is basically a copy of the approved project across the street. The panel felt that this project could keep the same spirit but introduce new materials and simplify the architectural expression. In order to address the comment, subtle changes have been made to material locations and colours to provide individuality to the buildings without compromising the overall look and feel of the project.
- The plaza is located as a terminus to the staircase but doesn't provide flexible space for future programming. Much of the plaza is taken up by raised planters and private café spaces. The plaza has been amended removing some and relocating other raised planters to make the space more flexible for future programming.
- Although the project has a strong active frontage along the street the massing of the building is formidable. The panel felt that the mass could be pulled back above the first storey or set back at upper levels to help create a human-scaled street. The developer does not want to lose GLA/GFA nor cantilever the building towards the north and compromise additional land area. The need to setback upper floors was not an issue when Block I was approved. The look and feel of the streetscape would look out of place if one side has flush buildings and the other has step backs. Typically, buildings step back after a street wall of about 16-20m which is close to the total height of our development. If we were proposing additional storey, a setback would be incorporated.

Urban Design Element	
Creativity <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none"> Overall project approach as it relates to original ideas or innovation 	
UDRP Commentary	Although the project represents best practice in urban design by defining a strong street edge with active frontage, the panel felt that the design was a mirror image of the building across the street. A creative solution would push the design farther and create a conversation across the street rather than a copy.
Applicant Response	Subtle changes have been made to material locations and colours to provide more individuality to the buildings while maintaining the desired streetscape feel.
Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i> <ul style="list-style-type: none"> Massing relationship to context, distribution on site, and orientation to street edges Shade impact on public realm and adjacent sites 	
UDRP Commentary	The project defines a strong street edge, but the height is imposing on the public sidewalks. The panel recommends stepping back the front façade at upper levels to minimize the effect of the overbearing façade.
Applicant Response	<p>There is sufficient sidewalk width, combined with the inclusion of canopies negate the need for a setback of upper floors. The main floor ceiling height will be less than that found on the south side of Na'a Drive making the main floor retail façade less intimidating. Main floor heights on the south side of the street were raised in order to accommodate two levels of parkade. This is not a requirement on the north side.</p> <p>Furthermore, the developer does not want to lose GLA/GFA nor cantilever the building towards the north and compromise additional land area. The look and feel of the streetscape would look out of place if one side has flush buildings and the other has step backs. Typically, buildings step back after a street wall of about 16-20m which is close to the total height of our development.</p>
Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i> <ul style="list-style-type: none"> Massing contribution to public realm at grade 	
UDRP Commentary	Again, the project presents a strong street edge. It is important to include canopies along the front façade and if possible, add street trees to the boulevard.
Applicant Response	Street trees and canopies are proposed.
Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i> <ul style="list-style-type: none"> Parking entrances and at-grade parking areas are concealed Weather protection at entrances and solar exposure for outdoor public areas Winter city response 	
UDRP Commentary	<p>The sidewalk although generously wide lacks street trees.</p> <p>The paving pattern is decorative rather than designed to assist in wayfinding. The panel felt that the pattern did not have to extend the treatment that is across the street, particularly in the plaza area. The plaza paving is overly complicated. For example, the bike racks following the cross pattern in the paving. The raised planters provide a separation from the café spaces but limit flexibility in programming.</p>
Applicant Response	Street trees and their line assignments were allocated by the City during the tentative plan stage. Slight modifications to tree locations have been made to open view lines to residential lobbies. Additional shrubs and plantings will be present along patio seating areas as well as within the central plaza. Tree planting is also limited by the location of the required future bus shelter that will be located near the plaza between both buildings.
Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i> <ul style="list-style-type: none"> Pedestrian first design, walkability, pathways through site Connections to LRT stations, regional pathways and cycle paths Pedestrian pathway materials extend across driveways and lanes 	
UDRP Commentary	Connections beyond the site were not described in the package. It is important to provide connections to regional pathway.
Applicant Response	Despite being located outside of our development area, we provided a plan on page 6 of the UDRP submission package that show pedestrian and trail circulation in and around the site.

Animation Incorporate active uses; pay attention to details; add colour, wit and fun <ul style="list-style-type: none"> • Building form contributes to an active pedestrian realm • Residential units provided at-grade • Elevations are interesting and enhance the streetscape 	
UDRP Commentary	The main entrances to the building are not expressed through architectural means or landscape patterns. The entrances should be emphasized through colour, material, canopies and or paving treatments. Overall, the panel felt that the project was overly complicated architecturally and could be edited and refreshed with a simpler material palette and elevations. It is important that the project does not look like a copy of the one across the street but has its own identity and expression.
Applicant Response	The entrance will have a canopy and a higher quality material to make the entrance more distinct.
Accessibility Ensure clear and simple access for all types of users <ul style="list-style-type: none"> • Barrier free design • Entry definition, legibility, and natural wayfinding 	
UDRP Commentary	Please ensure that the rear plaza is accessible. It was not obvious in the drawing package.
Applicant Response	Although it may have not come through well with the drawing package, the intent is for customers to be funneled through to the retail shops along Na'a Drive via the plaza and accessible to all.
Diversity Promote designs accommodating a broad range of users and uses <ul style="list-style-type: none"> • Retail street variety, at-grade areas, transparency into spaces • Corner treatments and project porosity 	
UDRP Commentary	The project includes some diversity with retail at grade and some variety of unit sizes.
Applicant Response	Agreed.
Flexibility Develop planning and building concepts which allow adaptation to future uses, new technologies <ul style="list-style-type: none"> • Project approach relating to market and/or context changes 	
UDRP Commentary	The project is typical of a mixed-use midrise building from a flexibility point of view.
Applicant Response	Agreed.
Safety Achieve a sense of comfort and create places that provide security at all times <ul style="list-style-type: none"> • Safety and security • Night time design 	
UDRP Commentary	There should be a pedestrian cross walk on SE side of the project.
Applicant Response	At the right-in driveway access there is a sidewalk that crosses the drive aisle for pedestrian use.
Orientation Provide clear and consistent directional clues for urban navigation <ul style="list-style-type: none"> • Enhance natural views and vistas 	
UDRP Commentary	See main entrance comment above. The visual appearance of the project from the TransCanada Highway is important. Landscaping and fencing should be carefully considered.
Applicant Response	Care has been taken to ensure that the north elevation facing the Trans-Canada Highway, including the rear of the retail units, have been finished and articulated to create a positive impression for passing motorists and potential clients. Perspectives using geodetic grades have been provided showing the view from various points along the highway. Based on these views, we do not feel that fencing or trees are required. The trees would ultimately be blocked from view by future development on the balance of the parcel.
Sustainability Be aware of lifecycle costs; incorporate sustainable practices and materials <ul style="list-style-type: none"> • Site/solar orientation and passive heating/cooling • Material selection and sustainable products 	
UDRP Commentary	Insufficient information was provided to inform comments.
Applicant Response	Durable, long lasting and locally sourced materials have been chosen to illustrate the high quality of development.
Durability Incorporate long-lasting materials and details that will provide a legacy rather than a liability <ul style="list-style-type: none"> • Use of low maintenance materials and/or sustainable products • Project detailed to avoid maintenance issues 	
UDRP Commentary	The panel felt that there were too many materials that could compromise the building when replaced over time. A limited pallet would simplify repairs.

Applicant Response	Duly noted. The elevations are being simplified but number of materials is the same as previous submission. There are slightly fewer materials than on the buildings across the street.
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Community Association Letter

Development Circulation
Controller Planning and
Development #8201

P.O. Box 2100, Station M IMC 8201
Calgary T2P 2M5

ATTN: Mr. Brian Smith

July 31, 2020

Re: DP2020-4025 Medicine Hills

Please find below our comments regarding the development permit application DP2020-4025 from B&A Planning Group, on behalf of Trinity Development Group, for Block H in the community of Medicine Hill, Calgary. As these two mixed use buildings are the mirror image of the two buildings in Block I, we do not have any comments regarding the actual design of the buildings per se. We submit several recommendations below, and are also perplexed as to why, in several instances (as mentioned) the relevant Area Structure Plan does not appear to be followed, or at least there is no evidence of such in the application documents we received. In any application, but especially Medicine Hill DP's which has some very particular requirements, it would be very helpful if the applicant was responsible for noting on the application where these important elements are included.

1. **OVERPASS to Bowness** (over the trans Canada highway) Agreement: As written in the ASP, an agreement between the developer and the City for such an overpass SHALL be entered into PRIOR TO RELEASE of a DP for Block H.

10.2.2 (4) Pedestrian
Overpass

When development occurs within Development Block H, as a prior to release condition of development permit approval, the developer shall enter into an agreement with the City for one-half the cost of construction of, or payment

for one-half the cost of construction of, a pedestrian overpass over the Trans- Canada Highway connecting the Plan Area with the community of Bowness to the north. The amount of the developer's contribution shall not exceed \$3 million.

2. Ensure **Blackfoot elements** are included in the design elements, as per the ASP. Blackfoot elements are not evident in the application renderings that we received.

5.8.2 (2) (e) *Public art, signage and other urban design elements of the Commercial District should reflect the cultural and historic significance of the area to the Blackfoot people.*

3. Provide **EV charging stations** for electric cars or at the very least, the parking stalls for underground and outside parking should be "EV Ready" as required in Vancouver and Ontario. As a bare minimum, 20% percentage of all stalls should be EV Ready. Electric cars are becoming more popular in Calgary, and additionally, in the recent LOC2019-0177 application, small boutique auto dealerships (Tesla was given as an example) were added as a possible use. It makes sense, therefore, to offer some EV charging capacity. As stated in the ASP, HIGH levels of environmental leadership are REQUIRED in this development:

A.5.2. (1)

(k) of the Area Structure Plan (ASP) for the Trinity Hills (Medicine Hills) Project requires that associated Development applications meet high levels of environmental leadership, standards and practices on various levels including:

- (i) *wildlife connectivity;*
- (ii) *methods to reduce wildlife conflicts;*
- (iii) *Bird Friendly Urban Design Guidelines;*
- (iv) *minimized interface between surface parking and the Paskapoo Slopes Natural Area.*

AND ALSO:

A.5.2 (3)

- (g) *The design review should also consider other aspects of proposed buildings such as aesthetic quality and environmental sustainability as deemed appropriate.*

4. No indication was made on the application site plans we received of **garbage/recycling/bottles-for-deposit bins for the public** along Na'a Drive. Including the triple recycling/compost/bottle return bins should be considered as part of a "environmental sustainability" design.

5. As this area has a strong pedestrian and cycling focus, we recommend that the **pedestrian crosswalks** along Na'a Drive be **raised** in order to reduce traffic speed and improve safety for pedestrians and cyclists.

A.5.2 (1) (i) High quality and well connected pedestrian routes should be provided within all sites, between development sites and to adjacent open space areas, ensuring clear, safe, comfortable, well landscaped pedestrian connections from parking areas to buildings and between the individual buildings within the sites.

6. The pedestrian area between the two buildings, the **Common Plaza Area**, flanked by outdoor patios could be made more aesthetic and functional if there was a treed, grassy picnic/children's play area instead of concrete. In other cities this has been done (see images included) and it provides the children of parents that are dining on the patios a comfortable place to play, and a comfortable place for the public to gather. Although the photographed play areas below are much larger than the area available between these two buildings, there is sufficient room to apply a creative and attractive solution, rather than simply having a concrete walkway.



7. Are there any **trees as part of the design on the north side** of the buildings similar to what was designed for the south parking lot in Block I? We did not receive the landscape design plan but we would highly recommend that some native species of trees be included in the parking lot north of these buildings. Medicine Hill is a concept community that is meant to blend the "natural" environment with built form. Adding trees to this space will help break up the large swaths of concrete/asphalt.

8. No rendering of **views from the north** were provided to us although the ASP requires them. Therefore we can not comment on the following issues.

A.5.2 (3) (f)

- (i) *ensure that prominent buildings achieve suitable visual permeability to and from public vistas, particularly along the Trans Canada Highway, and of iconic features, such as the ski jump towers at*

Canada Olympic Park;
(ii) ensure that the massing effect of prominent buildings is minimized;

Regards,



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

cc: Councillor Jeff Davison, Ward 6; Councillor Ward Sutherland, Ward 1; Paskapoo Slopes Preservation Society; gmwilky@shaw.ca; BCA Planning & Development; Valley Ridge Community Association; Crestmont Community Association; vivian@lifewayscanada.com; Coach Hill/Patterson Heights Community Association; Edworthy Park Preservation Society; Calgary River Valleys.

Land Use Amendment in Altadore (Ward 8) at 3519 – 14 Street SW, LOC2020-0198

RECOMMENDATION:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.02 hectares \pm (2.51 acres \pm) located at 3519 – 14 Street SW (Plan 2259N, Block A, Lots 8 to 11) from DC Direct Control District to Commercial – Neighbourhood 2 (C-N2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a broader mix of commercial uses within an existing building.
- This application represents no substantial change from the uses currently occurring on the site and is appropriate for the location and context.
- What does this mean to Calgarians? More opportunity for new businesses to locate in a desirable location.
- Why does this matter? By providing for a broader range of economic activity, Calgary's neighbourhoods can support businesses that contribute to community identity and vibrancy.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city; A city of inspiring and safe neighbourhoods.

DISCUSSION

This land use redesignation in the southwest community of Altadore was submitted on 2020 December 09 by Innocept Real Estate Outsourcing on behalf of the landowner 3505 Properties Inc. The subject site is part of a neighbourhood commercial cluster at the corner of 14 Street SW and 34 Avenue SW. The site is currently developed with a commercial building with rear lane access. The rest of the commercial cluster is designated C-N2 and is immediately surrounded by low and medium-density residential development.

The current land use district from 1985 allows for only personal service, retail, or office uses. The proposed C-N2 District allows for a broader mix of commercial uses meant to occur close or adjacent to low-density residential development. While the C-N1 District offers similar height and density, the C-N2 District more accurately reflects the existing building form and will require greater setbacks from nearby residences upon redevelopment. Site access constraints mean there is low risk of auto-oriented uses being pursued on this site.

The intent of this redesignation is to support a small confectionary to replace the existing café, which was approved as an ancillary use to a yoga studio. This redesignation would allow for the approval of a small stand-alone restaurant or take-out service. Additional information on the redesignation is captured in the Applicant Submission, refer to Attachment 2.

Land Use Amendment in Altadore (Ward 8) at 3519 - 14 Street SW, LOC2020-0198

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant directly contacted affected stakeholders. Additional information can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

No comments were received from either the Marda Loop Community Association or the general public at the time of writing this report.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Site design elements including landscape and parking requirements will be reviewed through a development permit.

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

IMPLICATIONS

Social

The proposed land use allows for additional commercial uses in a neighbourhood commercial plaza, offering an opportunity for new businesses that can help support community and civic identities.

Environmental

This application does not include any actions that specifically meet objectives of the [Climate Resilience Strategy](#). However, opportunities to align any future development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The approval of space for additional commercial uses will support economic activity.

Service and Financial Implications

No anticipated financial impact

**Planning & Development Report to
Calgary Planning Commission
2021 January 21**

**ISC: UNRESTRICTED
CPC2021-0065
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Land Use Amendment in Altadore (Ward 8) at 3519 - 14 Street SW, LOC2020-0198

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Statement
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Altadore on 14 Street SW south of 34 Avenue SW. Approximately 1.02 hectares (2.51 acres) in size, the site is approximately 26 metres wide by 38 metres deep. Vehicular access comes from both 14 Street SW and the rear lane, allowing vehicles to maneuver throughout the entire commercial complex. The site is currently developed with a two-storey commercial building, one of four stand-alone buildings comprising the commercial area. The commercial area interfaces with low-rise apartment buildings to the west and single detached houses to the south and east.

River Park is one block south, through which the Elbow River and Sandy Beach Park can be accessed. The Marda Loop Community Association, South Calgary Park, and Giuffre Family Library are within 400 metres north of the site. The Marda Loop shopping district is less than a kilometre to the west, and Mount Royal University is approximately three kilometres west of the site across Crowchild Trail. The site is 1.7 kilometres south of 17 Avenue SW.

No development permit application has been submitted at this time, however through pre-application discussions, the applicant identified the intent to pursue a development permit application for a small standalone take-out restaurant or café.

Community Peak Population Table

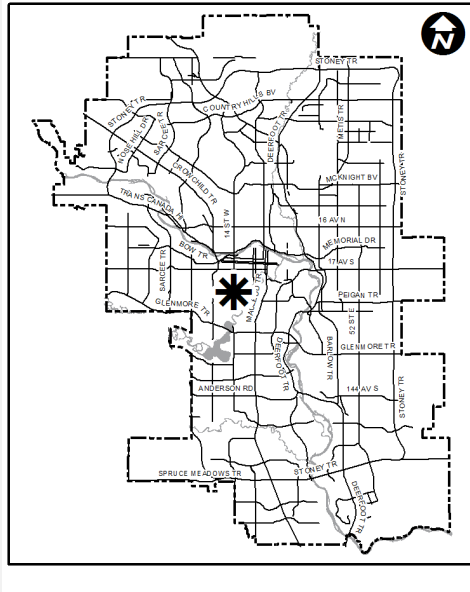
As identified below, the community of Altadore is currently at its peak population as of 2019.

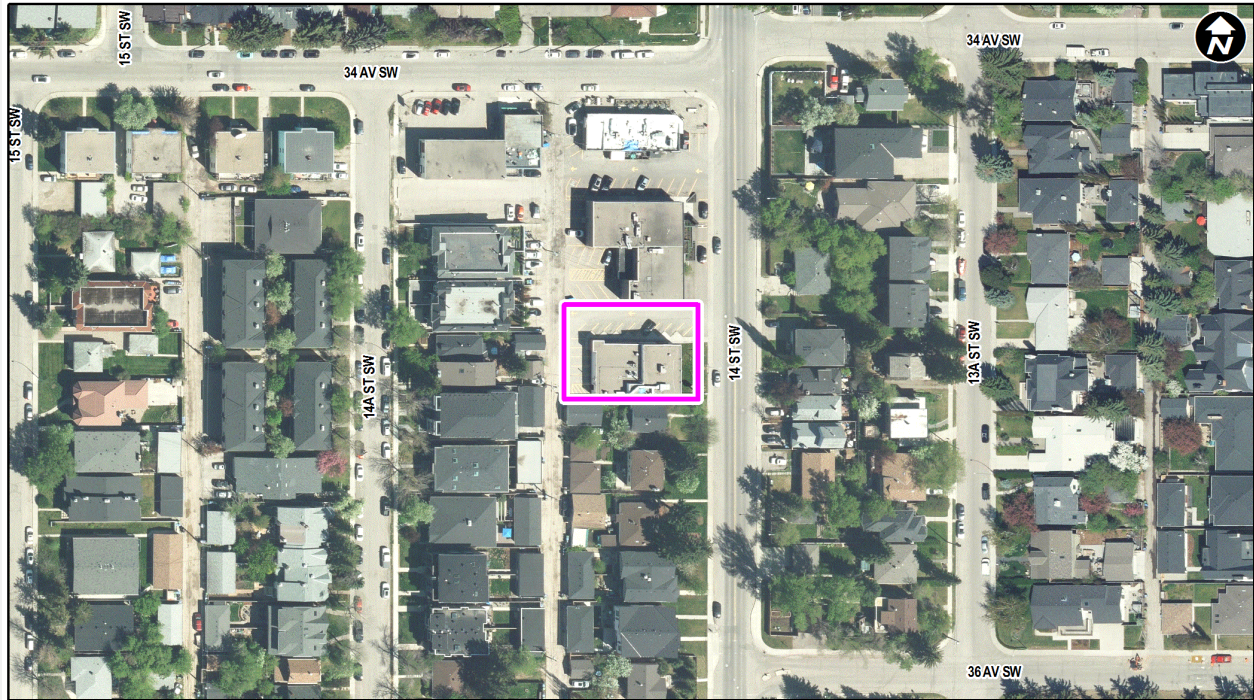
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Altadore Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC Direct Control District from 1985 is based on the C-1 District of Land Use Bylaw 2P80 and restricts the allowable uses in the existing building to offices, retail stores, and personal service businesses. This is a more restrictive set of uses than those allowed in the remainder of the shopping centre, which was also designated C-1. In this location, the C-1 District was translated to C-N2 District when Land Use Bylaw 1P2007 was implemented.

The proposed C-N2 District is designed to support small-scale commercial development accessible by both pedestrians and vehicles and in close proximity to residential areas. A wider range of uses are permitted to support local neighbourhood activity. Floor area is restricted to a floor area ratio of 1.0, and the maximum building height is 10.0 metres.

An alternative land use district to support the intended use would be C-N1. This district offers the same height and density, but prioritizes the pedestrian experience by excluding several auto-oriented uses. It further focuses on the streetscape by including several rules designed to orient commercial buildings toward the street, specifically:

- that the public entrance to a commercial building be oriented toward the street;
- that the façade of the building cover 80 per cent of the property line;
- that all vehicular access is to come from the lane; and
- that smaller setbacks from residential development are acceptable.

While these rules encourage desirable urban design, the existing building is not designed in this manner and cannot comply with these rules. For this reason, the C-N2 District is more appropriate.

A wider range of uses is allowed in C-N2 than in C-N1, including Auto Service – Minor, Catering Service – Minor, Drive Through, Gas Bar, Vehicle Rental – Minor and Veterinary Clinic, many of which are auto-oriented or may incite higher levels of vehicle traffic. However, the limited degree of parking and maneuverability on the site, as well as the constraints of the area's overland drainage requirement, means that a feasible auto-oriented use would be prohibitively difficult to design and operate. For this reason, the risk of the auto-oriented uses being pursued in this location is low.

Administration has determined that the desired development outcome more appropriately conforms to the rules of the C-N2 District and that the C-N2 District is appropriate in this location and context.

Development and Site Design

The development concept will not require any changes to the site or building exterior. A 5.182-metre public realm setback exists along 14 Street SW for future widening, which may affect future plans for landscaping or patio construction.

Transportation

The subject site is easily accessible for pedestrians, drivers, and transit riders. A Route 13 bus stop providing inbound service to Downtown and LRT routes is available within 115 metres (two-minute walk). Outbound service is within 125 metres (two-minute walk), connecting through Altadore to Currie Barracks and on to Westhills. On-street parking is unrestricted. Parking within the commercial plaza is shared, meaning that future redevelopment of the site may necessitate underground parking.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Stormwater is managed through overland drainage. Any proposed changes to site servicing and stormwater management would be reviewed in detail at the development permit stage and may require an updated Stormwater Management Report. No changes to site layout are proposed at this time.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, 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 support modest intensification and mixing of uses within inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the C-N2 District provides for commercial uses in a form and scale that is sensitive to nearby low-density residential development.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

South Calgary/Altadore Area Redevelopment Project (Statutory – 1986)

The [South Calgary/Altadore Area Redevelopment Project](#) (ARP) currently identifies the property as Local Commercial on Map 2: Land Use Policy. The applicable ARP policies focus only on limiting the impact of traffic and parking on surrounding residential areas and on preventing the creation of new commercial areas in the community.

West Elbow Local Area Planning Project

The *South Calgary/Altadore ARP* is under review as Administration is currently working on the [West Elbow Communities Local Area Planning project](#) which includes Altadore and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The project has been put on hold but is anticipated to be relaunching in 2021.

Applicant Submission

Company Name (if applicable):

Innocept

LOC Number (office use only):

LOC2020-0198

Applicant's Name:

Ben Barrington

Date:

December 10, 2020

The current DC 40Z85 Land Use is very restrictive and makes leasing difficult. This site is part of a commercial corner at 14th Street and 34th Avenue SW that has a number of commercial buildings housing a variety of uses. All the other sites are zoned CN-2 and the owners wish to gain approval for the same zoning.

When the site was zoned DC, the uses were limited to Office and Personal Service Businesses. The intent is unclear, as the South Calgary Community support letter for the Council meeting in 1985 is missing from the clerks office.

Innocept did get an approval for a Yoga studio under this DC and now want to add a Chiropractor and Physiotherapist on the second floor. The key to the Yoga Studio was support from the community and it was deemed to be Personal Service Business with the Cafe being an ancillary use. The second floor use of a Chiropractor /Physiotherapist is considered a medical use. This would be allowed under the permitted uses in CN-2.

In addition, any uses under CN-2 that would be proposed in the building would have to satisfy the City Transportation Department related to parking and traffic, before any approval is granted, so community concerns in that regard can be managed.

Lastly the surround sites on the west side of 14th Street are M-C1, a multi-residential designation that is primarily for 3 to 4 storey apartment buildings and townhouses. This zone allows for higher buildings and will complement the C-N2 proposed zoning on 3519-14th Street. Across 14th Street to the east the zoning is RC-1 and is buffered by the busyness of 14th Street.

Overall we feel the requested change in zoning will have a minimal material effect on the community and will make the corner an even bigger asset for the area being more vibrant and safe.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Applicant Outreach Summary

Project name: 3519-14th Street Land Use

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

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

In discussions with the Planning Department in a pre-application process it was agreed that this would be a fairly straightforward application. In addition there is some immediacy to have the building leased and the Land Use is making it difficult.

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)

The owners have committed to discuss the application with the surrounding neighbours as well as the Altadore Community Association. We have developed a support letter we hope to have people sign, to be provided to the file manager before Calgary Planning Commission

Stakeholders

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

We will provide a list of those contacted prior to Planning Commission.

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

We will provide this prior to Calgary Planning Commission

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.

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)

Land Use Amendment in Sunalta (Ward 8) at 2004 - 10 Avenue SW, LOC2020-0146

RECOMMENDATION(S):

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2004 - 10 Avenue SW (Plan 5700AG, Block 231, Lot 13) from DC Direct Control District to DC Direct Control District to accommodate the additional use of Kennel – Urban, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for the additional use of Kennel – Urban, in addition to the permitted and discretionary uses of the current DC.
- The proposal allows for the use of Kennel – Urban to accommodate overnight stay of pets. It is in keeping with the applicable policies of the use in the *Municipal Development Plan* and the *Sunalta Area Redevelopment Plan*.
- What does this mean to Calgarians? Additional services that are not traditionally offered locally, within the community of Sunalta, and within walking distance to the Sunalta LRT Station.
- Why does this matter? The proposal enables more private investment in Calgary to reflect changing demands within the community of Sunalta.
- No development permit has been submitted at this time, but the applicant has indicated their intention to expand their business to provide kennel services.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use amendment application was submitted on 2020 October 14 by business owner Kim Kilback of Central Bark Doggy Daycare, with consent of the landowner, The City of Calgary. Central Bark Doggy Daycare currently leases this property from the City of Calgary.

The 0.05 hectare midblock site is located on the north side of 10 Avenue SW, and is directly adjacent to Canadian Pacific Railway track in the southwest community of Sunalta. The site is currently functioning as a doggy daycare, with the proposed application seeking to expand the services that can be offered. The proposed DC Direct Control District (Attachment 2) allows for Kennel – Urban as a discretionary use within the existing building. The proposed DC is based on the existing DC which was developed specifically for the community of Sunalta along 10 Avenue SW. No development permit has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 3), the intent is to expand the services offered on-site.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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Calgary Planning Commission
2021 January 21

ISC: UNRESTRICTED
CPC2021-0024
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Land Use Amendment in Sunalta (Ward 8) at 2004 - 10 Avenue SW, LOC2020-0146

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Sunalta Community Association was appropriate. The applicant met with community stakeholders and did not receive any public comments that needed to be addressed. The applicant did not submit an outreach summary.

City-Led Outreach

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

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

The Sunalta Community Association provided a letter of support on 2020 November 12 (Attachment 4).

Following the Calgary Planning Commission meeting, 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.

IMPLICATIONS

Social

The proposed land use allows for a needed service for families (and pets) and contributes to the goal of complete communities.

Environmental

This application does not include any actions that specifically meet objectives of the [Climate Resilience Strategy](#), however, opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to operate kennel services, alongside a doggy daycare, at this location provides a business opportunity within the community of Sunalta. This location is in an economic centre for the community, and the opportunity for a new service supports additional business activity within the community.

Service and Financial Implications

No anticipated financial impact.

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ISC: UNRESTRICTED
CPC2021-0024
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Land Use Amendment in Sunalta (Ward 8) at 2004 - 10 Avenue SW, LOC2020-0146

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed DC Direct Control District
3. Applicant Submission
4. Community Association Letter

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located on a corner parcel in the community of Sunalta on the north side of 10 Avenue SW. This section of 10 Avenue SW has hindered development opportunities as it is located adjacent to Canadian Pacific Railway tracks and located underneath The City of Calgary's Light Railway Train tracks.

As indicated in the Applicant's Submission (Attachment 3), the applicant is intending to offer Kennel services in the existing commercial building currently being used as a dog daycare facility. No development permit has been submitted at this time.

Community Peak Population Table

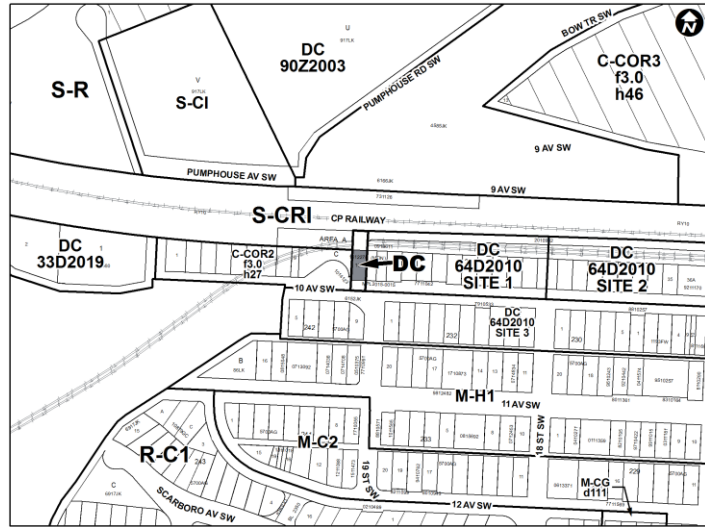
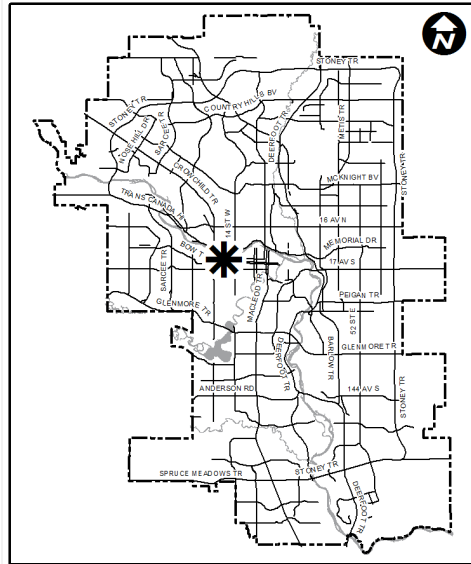
As identified below, the community of Sunalta reached its peak population in 2015, and the population has decreased.

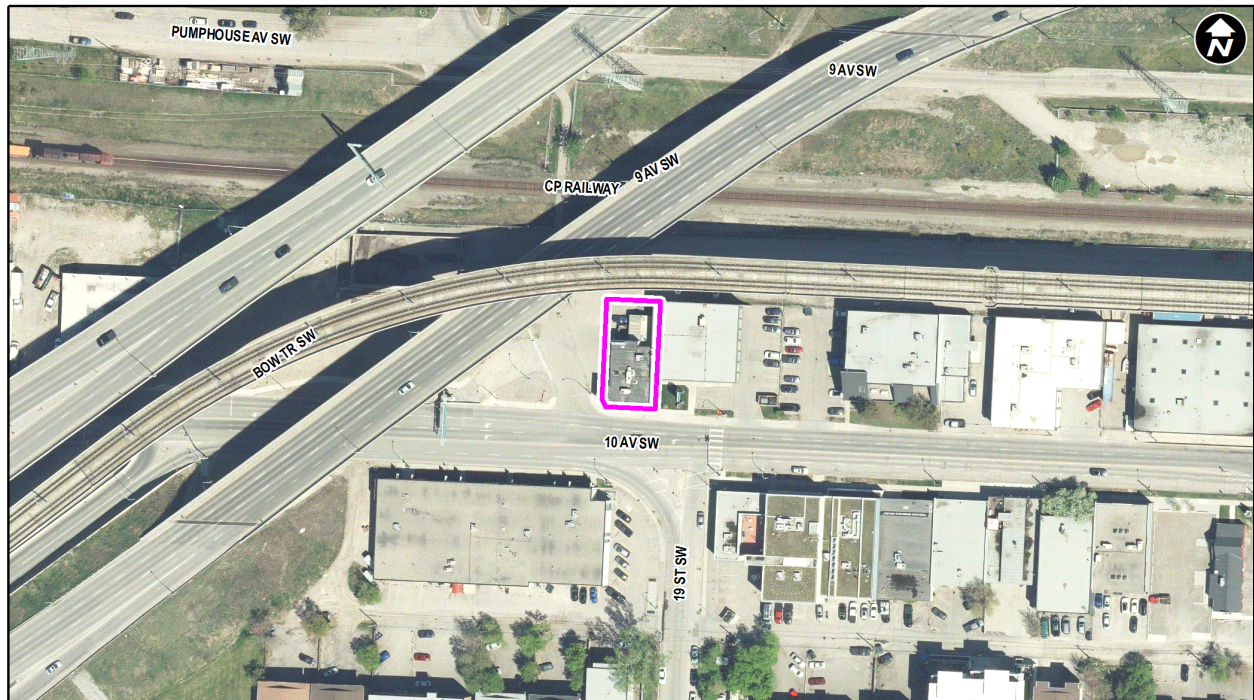
Sunalta	
Peak Population Year	2015
Peak Population	3454
2019 Current Population	3268
Difference in Population (Number)	-186
Difference in Population (Percent)	-5%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Sunalta Community Profile](#)

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control District ([Bylaw 64D2010](#)) is intended to accommodate commercial development as well as allowing a wide range of institutional and residential uses.

The proposed Direct Control District emulates the rules of the existing DC District but adds the additional use of Kennel – Urban, which will accommodate the boarding of domestic animals (domesticated bird, reptile, amphibian or mammal) for periods greater than 24 hours. The DC District also contains the following guidelines to mitigate potential nuisance concerns and ensure the suitability of the use in the urban context.

Kennel – Urban:

- not have any indoor enclosures, pens, runs or exercise areas located in a room that shares an interior demising wall with an adjacent use.

Development and Site Design

The rules of the proposed DC District will provide basic guidance for any future site redevelopment including appropriate uses, height and building massing, landscaping and parking. The location of this site makes redevelopment difficult.

Transportation

Pedestrian and vehicular access to the site is available from 10 Avenue SW. The area is served by Calgary Transit with the Route 90 bus. Onsite parking adjacent to the site is not regulated by Calgary Parking Authority. The site is approximately 500 metres, walking distance along 10 Avenue, from the Sunalta LRT Station.

Environmental Site Considerations

There are no existing environmental conditions on this residential parcel. An environmental site assessment was not required for this application.

Utilities and Servicing

Water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit and Development Site Servicing Plan stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies identify the Inner City as the focus of business, employment, cultural, recreation, and retail. Accommodating additional services in the Inner City supports these policies by providing additional services that will attract both resident and businesses.

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 the *Climate Resilience Strategy*, however, opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Sunalta Area Redevelopment Plan (Statutory – 1983)

The [Sunalta Area Redevelopment Plan](#) (ARP) currently identifies the property as Mixed Use, which directs administration to review applications according to size and scale during the development permit phase. Accommodating additional services in the Inner City supports these policies by providing additional services that will attract both resident and businesses. An amendment to the ARP is not required to enable the proposed land use district.

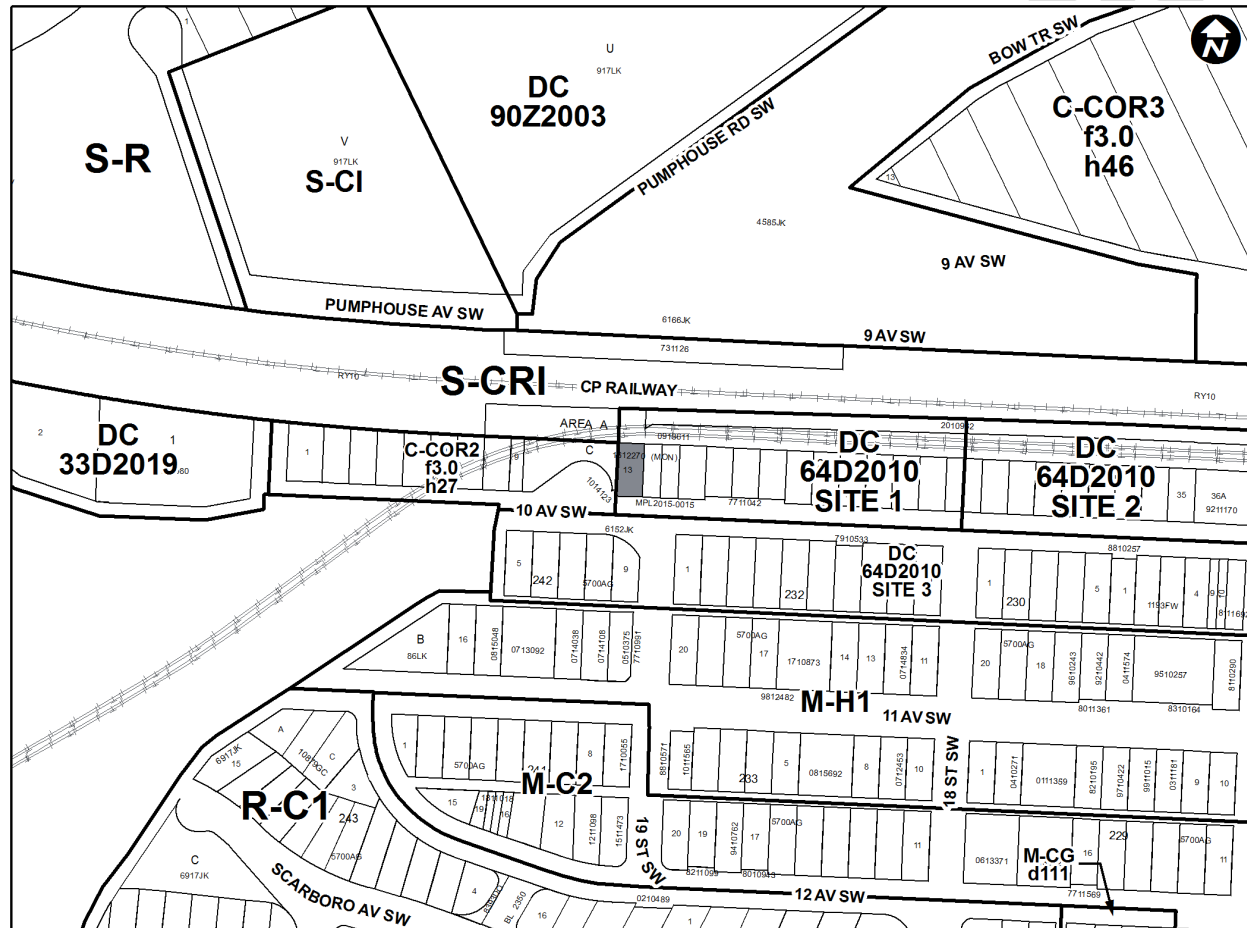
Development Next to Freight Rail Corridor Policy (Non-Statutory – 2018)

The use complies with the [*Development Next to Freight Rail Corridor Policy*](#) and no new permanent structure will be built at this location at this time.

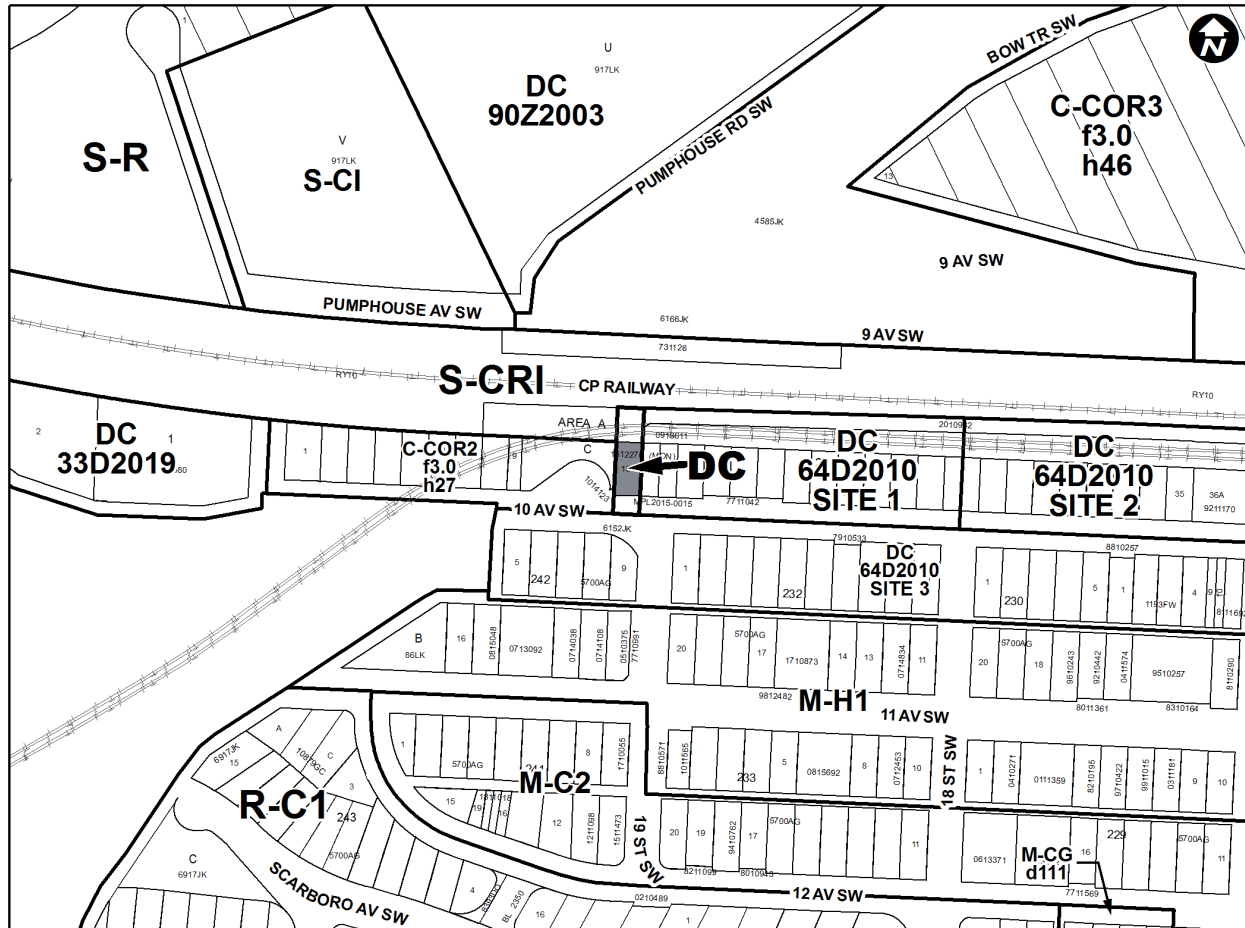
Proposed DC Direct Control District

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 replacing it with 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



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for the additional use of Kennel – Urban;
 - (b) provide for a mix of commercial, residential and a limited range of light industrial uses;
 - (c) accommodate mixed-use street-oriented development; and
 - (d) allow for a density bonus over and above base density to achieve public benefit and amenities within the same community.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

General Definitions

- 4 In this Direct Control District Bylaw:

- (a) “**average land value**” means the average land value per square metre of buildable floor area for the area, or areas, so approved by **Council** and as amended from time to time;
- (b) “**community investment fund**” means a fund used for projects related to public realm improvements, including but not limited to streetscape design and improvements within **City** rights-of-way, implementation of urban design strategies and public art on public land;
- (c) “**indoor community amenity space**” means floor area provided for community purposes, including, but not limited to, offices, meeting rooms, assembly spaces, recreation facilities, educational facilities, cultural facilities, daycares and other social services, within the **development**, in perpetuity to the **City** and approved by the **Development Authority**; and
- (d) “**publicly accessible private open space**” means outdoor open space located on the **development parcel** that is made available to the public through a registered public access easement agreement, in a location, form, configuration and constructed in a manner approved by the **Development Authority**.

Defined Uses

- 5 In this Direct Control District Bylaw:

- (a) “**Kennel – Urban**” means a **use** that:
 - (i) where domestic animals are boarded overnight or for periods greater than 24 hours;
 - (ii) that may provide for the incidental sale of products relating to the services provided by the use; and
 - (iii) that includes animal enclosures, pens, runs or exercise areas.

Permitted Uses

- 6 The **permitted uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 7 The **discretionary uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Kennel – Urban.**

Bylaw 1P2007 District Rules

- 8 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 9 (1) The minimum **floor area ratio** is 1.0 for new **development**.
- (2) The maximum **floor area ratio** is 5.0.
- (3) The maximum **floor area ratio** specified in subsection (2) may be increased by a maximum of 2.0 **floor area ratio** in accordance with the bonus provisions contained in Section 10 of this Direct Control Bylaw.

Bonus Floor Area Ratio Earning Items

- 10 Any of the following items or combination thereof may be used to earn a density bonus up to 2.0 **floor area ratio**:

- (a) provision of “**indoor community amenity space**” within the **development**, where the allowable bonus floor area in square metres is equal to the total construction or restoration cost of the “**indoor community amenity space**”, divided by the “**average land value**” per square metre of buildable floor area multiplied by 0.75, such that:

Allowable bonus floor area = total construction cost / (**average land value** X 0.75);

- (b) provision of “**publicly accessible private open space**” where the allowable bonus floor area in square metres is equal to the total construction cost of the “**publicly accessible private open space**”, divided by the “**average land value**” per square metre of buildable floor area multiplied by 0.75, such that:

Allowable bonus floor area = total construction cost / (average land value X 0.75); and

- (c) contribution to a “**community investment fund**”, as established by **Council**, where the allowable bonus floor area in square metres is equal to the contribution to the “**community investment fund**”, divided by the “**average land value**” per square metre of buildable floor area, such that:

Allowable bonus floor area = contribution / (**average land value**).

Building Height

- 11 The maximum **building height** is 49 metres.

Floor Plate Restrictions

- 12 Each floor of a **building** located partially or wholly above 36.0 metres above **grade**, and containing:

- (a) **Dwelling Units, Hotel or Live Work Units** has a maximum:

- (i) **floor plate area** of 930.0 square metres; and
- (ii) horizontal dimension of 44.0 metres; and
- (b) **Office** has a maximum:
 - (i) **floor plate area** of 1,300.0 square metres; and
 - (ii) horizontal dimension of 44.0 metres.

Front Setback Area

- 13** The **front setback area** must have a minimum depth of 1.0 metre and a maximum depth of 4.0 metres.

Rear Setback Area

- 14** There is no requirement for a **rear setback area**.

Side Setback Area

- 15** There is no requirement for a **side setback area** from a **property line** shared with another **parcel**.

Landscaping in Setback Areas

- 16** Where a **setback area** shares a **property line** with a **street**, the **setback area** must be a **hard surfaced landscaped area** that is level with the **adjacent** sidewalk.

Motor Vehicle Parking Stall Requirements

- 17** The minimum number of required **motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls – class 1** and **bicycle parking stalls – class 2** is the requirement specified in Sections 1157 and 1159 of Bylaw 1P2007.

Relaxations

- 18** The **Development Authority** may relax the rules contained in Section 8, 13, 16 and 17 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

October 14, 2020

Business Problem

There is a need for over-night boarding in the Sunalta and beltline area. Dog owners who live in the neighborhood are forced to drive across the city to other neighborhoods to receive services for short term overnight care for their dogs.

Our location is currently DC1 Direct Control Land use, which does not allow over night boarding at our facilities. We are looking to expand our services to fill the need for overnight boarding which is being requested by our clients on a day to day basis.

Business Solution

In order to allow over-night kenneling in our establishment the Land use Direct Control (DC - 64D2010) designation will need to be amended to include Kennel (Part 4-Section 220) as a allowed discretionary use.

As an active member of our community, we are reaching out to our neighbours, clients and local councillors to help petition a change in the land use bylaw to allow us to service you all. We are knocking on doors, emailing and getting signed letters to help strengthen our case to the City of Calgary to change their bylaw. We are submitting our business case on September 30, 2020 and hope to gain your support.

Services currently Offered

Service Name	Description	Personnel required	Hours of Operations
Daycare	Currently providing three main areas where the dogs will be cared for. One large play area on main level, one large play area and eight individual kenneled room on the second level.	5	Monday to Friday 6:30am – 6:30pm Weekend by appointment only.
Grooming	One dedicated grooming room allowing up to 3 dogs at one time. Pamper your pooch with a grooming experience like no other. From bathing to hair styling and nail clippings, you can rest assure your furbaby will walk out feeling like a PupStar!	1	Monday to Friday 6:30am – 6:30pm Weekend by appointment only.
Canine Massage Therapy	Massage therapy for canines is beneficial because it aids in the circulation of fluids throughout the body which assists the joints and muscles in flushing toxins from the tissues. The results include reduced pain and stiffness, more flexibility and greater range of motion. Massage also increases blood flow, lowers blood pressure and improves cardiovascular health. Not only that, but your pup will more relaxed than ever.	1	Monday to Friday 6:30am – 6:30pm Weekend by appointment only
Canine Reiki Therapy	Reiki is very beneficial for your pets as sometimes they need some inner healing in their life too. Reiki healing can be used for pain and mobility, anxiety, separation anxiety and some	1	Monday to Friday 6:30am – 6:30pm Weekend by appointment only
	aggressive behavior. With adopted shelter pets it is especially calming as they need extra love and care to overcome their past experiences and to help them settle into their new environment.		
Social Events and Training Meet ups	<ul style="list-style-type: none"> • Single Mingle Doggy Dingle (Speed dating for dog owners) • DOGA (Dog yoga) • Meet up Groups (Social play with dogs) • Canine Massage Intro (Learn massage techniques for your dog) • Paint night with the pooch (Paint with your dog in a social setting) 	2	Various times of the day and weekends.
Retail	We currently sell perishable dog food items and accessories for dogs.		Monday to Friday 6:30am – 6:30pm

Noise compliance

Building Construction:

Central Bark Doggy Daycare is in a two-storey, commercial detached concrete block building, which allows for reduced sound transmission from one building to the exterior of the building.

Canadian Pacific Railway:

The location is at a busy intersection/round about. The location is in front an active railroad line. Canadian Pacific Railway Freight Train passes by up to 27 trains per day and runs 24/7 days a week. Land use governed federally under Industrial.

Bus Routes and Traffic: Location on a main traffic route to Bow Trail West and Crowchild North directed from Downtown. Public Pathways: There is a city bike/walk pathway that runs past our location to the Sunalta Dog off Leash Park and river pathways

Community Growth

Central Bark Doggy Daycare is located the community of Sunalta since 2018. Since then our team of two has grown to a team of 5 canine attendants, 1 Full-Time groomer, a Reiki Therapist and a Canine Massage Therapist.

We were able to grow with the help of Government of Canada providing employee grants. We currently are working with the Canada Summer Work Program which allows us to hire summer students throughout the summer months. This has allowed opportunities for youth to come join our team where we train them on entrepreneurship, marketing and canine behaviour. We currently have two summer student being trained on all these aspects. Central Bark Doggy Daycare is not only a dog daycare. We have hosted events to bring in the community to come and socialize. Additionally we have participated in community events.

- Sunalta Live – Provided a space for a live concert with proceeds donated to Sunalta Community Association.
- Providing a space for Sunalta Community Association to sell items to fundraise for their hall.
- Sunalta Movie in the Park – Participated in the sales of West Jet Raffle tickets.
- Sunalta Stampede Breakfast. Provided Doggy Pancakes for the neighbours and the pooches

Community Association Letter



Attn: Jyde Heaven
RE: **LOC2020-0146**

November 12th, 2020

The Sunalta Community Association is providing this letter in response to the Development Permit Application LOC2020-0146.

The SCA development committee has reviewed the package delivered via email, and is supportive of the amendment to support the additional land use. The community association applauds the applicant's ability to activate and improve their building and brighten that portion of our 10th Avenue Main Street.

We wanted to also mention that we really appreciate the clarity and the business problem laid out by Central Bark Doggy Daycare and for making it easy and clear to support the growth of a local business.

Thank you,

Micheal Jones
Director of Planning and Development

Land Use Amendment in Haysboro (Ward 11) at 9715 Horton Road SW, LOC2020-0121

RECOMMENDATION(S):

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.37 hectares \pm (0.91 acres \pm) located at 9715 Horton Road SW (Plan 5403JK, Block 11, Lot 5) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow greater flexibility of commercial uses not allowed in the current district.
- The proposal allows for a set of uses that are complementary to the neighbouring character of the area and conforms to relevant policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? Increased commercial and light industrial opportunities to promote an efficient use of existing building and infrastructure.
- Why does this matter? The proposal will enable additional commercial and employment opportunities within the existing building.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application in the community of Haysboro was submitted by the Rick Balbi Architect on behalf of the owner, Telsec Property Corporation, on 2020 August 13.

The 0.37 hectare parcel is situated along Horton Road SW immediately west of the Southland Crossing commercial site and approximately 200 metres from Macleod Trail S. The site is located within a mix of commercially and industrially zoned parcels, bounded by the LRT tracks to the west. West of the LRT tracks are single family houses. The site is approximately 250 metres north of the Southland LRT Station. The site has an existing 1974 building partially occupied by Elite Dance Studio.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district is intended to enable a greater range of commercial industrial uses on this parcel that is compatible with surrounding land uses. At this time, the applicant is not considering demolition of the existing building and redevelopment of the site.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

Land Use Amendment in Haysboro (Ward 11) at 9715 Horton Road SW, LOC2020-0121

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. They determined that no outreach would be undertaken.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received one call from the public to clarify uses allowed in the proposed land use.

The Haysboro Community Association provided correspondence on 2020 September 18 that they have no comments regarding this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The uses, building and site design, and on-site parking will be reviewed and determined at future redevelopment stage.

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

IMPLICATIONS

Social

The proposed land use district will provide opportunities for additional commercial uses while maintaining the industrial character and function of the area. The redesignation of the parcel will enable a more efficient use of land and infrastructure, support surrounding uses and amenities while allowing additional amenities for the community and greater area.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

Economic

The proposed land use amendment enables flexibility of uses which may better accommodate the economic needs of the current environment.

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Calgary Planning Commission
2021 January 21

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CPC2021-0076
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Land Use Amendment in Haysboro (Ward 11) at 9715 Horton Road SW, LOC2020-0121

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the community of Haysboro, approximately 200 metres west of Macleod Trail S. The site is located within 600 metres north of the Southland LRT Station, and within one kilometre south of the Heritage LRT Station. The site is bounded by the CP Rail track to the west and Horton Road SW to the east, immediately west of Southland Crossing commercial site.

The surrounding lands are designated industrial and commercial districts. The parcel is approximately 108 metres in length and 31 metres wide. The parcel has an existing building that was constructed in 1974.

No development permit application has been submitted at this time, as the owner intends to accommodate additional uses within the existing building.

Community Peak Population Table

As identified below, the community of Haysboro reached its peak population in 1968, and the population has decreased.

Haysboro	
Peak Population Year	1968
Peak Population	8,044
2019 Current Population	7,080
Difference in Population (Number)	- 964
Difference in Population (Percent)	-12%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Haysboro Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

This application proposes to redesignate the subject parcel from I-G District to I-C District. The existing I-G District allows for a wide variety of general light and medium industrial uses. Parcels within I-G Districts have limits on sales and office activities to preserve a diverse industrial land base. The I-G District has a maximum floor area ratio of 1.0 and a maximum height of 16.0 metres.

The proposed I-C District allows for light industrial uses that are unlimited in size, as well as small scale support commercial uses that are compatible with and complement light industrial uses. Accordingly, the I-C District contains provisions to ensure that developments provide an appropriate transition between other land use districts and the I-G District. These provisions include setbacks, screening, landscaping and building design controls that are intended to address the aesthetics of more visible locations. The I-C District allows for a maximum floor area ratio of 1.0 and a maximum building height of 12.0 metres.

Beyond maximum building height and a slightly different suite of allowable uses, key differences between the I-C and I-G districts are that the I-C District has no use area restrictions for office; retail and consumer service uses (with maximum use area limits) are allowed. This is in contrast to the I-G District where retail sales activities and office uses are restricted by rules to ensure that these uses may only exist as ancillary components of the principal I-G uses.

The surrounding area has various industrial and commercial land uses with the adjacent land uses being Industrial – Business (I-B) District, Commercial – Corridor 3 f3.0h46 (C-COR3 f3.0h46) District on the north, and Industrial – General (I-G) District, Commercial – Corridor 2 f1.0h16 (C-COR2 f1.0h16) on the south.

The proposed I-C District represents an industrial commercial land use district that allows for a wider range of uses on the parcel. The proposal allows for uses that are compatible with and complement existing light industrial uses and meets the objectives of applicable policies as discussed in the Legislation and Policy section of this report.

Development and Site Design

The applicant is not seeking to change the layout or design of the existing site but is seeking to add additional uses for the site within existing buildings. The rules of the proposed I-C District will provide guidance for future redevelopment plans.

Transportation

A Transportation Impact Assessment or parking study were not required as part of the land use amendment application. With future redevelopment of the site, the applicant may be required to provide an assessment or study to support the development.

Horton Road SW is presently classified as a collector road, with potential for future right of way requirement adjacent to the site. The area is well served by Calgary Transit via Routes 81, 99, 106, and within 600 metres of the Southland LRT Station, and one kilometre of the Heritage LRT Station.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm services exist to the subject site. Public water, sanitary, and storm deep utilities exist immediately adjacent to the site for development servicing. At the time of development, site servicing will be to the satisfaction of Water Resources.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Established Areas Typology as per Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Although the MDP makes no specific

reference to the parcel, the MDP encourages moderate intensification in a form that respects the scale and character of the neighborhood. These areas are primarily residential communities containing a mix of low and medium density housing with support retail uses in relatively close proximity. The subject parcel is within a block of the Macleod Trail corridor which is identified as an Urban Main Street. An Urban Main Street should contain a broad range of employment, commercial and retail uses to support a diverse range of the population. The proposed land use is in keeping with the existing industrial component of the site and commercial nature of the surroundings, and consistent with relevant MDP policies.

Transit Oriented Development Policy Guidelines (2004)

This parcel is located within the Southland LRT station area, and future development will be subject to the development guidelines in the [Transit Oriented Development Policy Guidelines](#).

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

The Development Next to Freight Rail Corridor Policy (Non-Statutory – 2018)

This parcel is located in proximity to a freight rail corridor and is subject to the Development Next to [Freight Rail Corridor Policy](#) (Rail Policy). The Rail Policy does not have any implications at the Land Use Amendment stage, but future development will be considered against the policy.

L.R.T. South Corridor Land Use Study

The [L.R.T. South Corridor Land Use Study](#) recommends that the existing Haysboro Industrial Park retain its existing land use designation as a general light industrial district. The proposed recommendation retains the industrial uses at the same time allowing for ancillary commercial uses that complement the surrounding mixed commercial and industrial area.

Heritage Communities Local Area Planning Project

Currently, there is no local area plan for this area, however, the subject site is located within the boundaries of the [Heritage Communities Local Area Planning project](#). Administration is currently working on the *Heritage Communities Local Area Plan* which includes Haysboro and surrounding communities. Planning applications are being accepted for processing during the local growth planning process.

Applicant Submission

August 13, 2020

This application is for a proposed Land Use Redesignation in the Community of Haysboro, from Industrial – General (I-G) to Industrial – Commercial (I-C), to provide increased flexibility of use.

The site, currently partially occupied by Elite Dance Studio, is located at 9715 Horton Road SW and has a total area of approximately 0.91 acres. The site is located in the small stretch of mixed commercial and industrial (Haysboro Industrial) bounded by the LRT tracks to the west and Horton Road SW to the east, immediately west of Southland Crossing and one block away from the Macleod Trail corridor. The parcel is also located within approximately 400m of the Southland LRT station. Immediately across the LRT tracks to the west there is an abrupt transition to the low density homes of Haysboro.

Local area planning is currently underway, and the site is identified within the Municipal Development Plan as within the Established Community, immediately adjacent to the Macleod Trail Urban Corridor and immediately north of the Major Activity Centre that encompasses the commercial around the LRT south to the Southcentre Mall.

The primary intent of this application is to provide increased flexibility of use within the existing building, with no measurable impact to the surrounding properties. The proposed land use redesignation is in keeping with the surrounding context and existing surrounding uses. As such, we would respectfully request your support of this application.