



AGENDA

CALGARY PLANNING COMMISSION

March 4, 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, 2021 February 18

5. CONSENT AGENDA

5.1. DEFERRALS AND PROCEDURAL REQUESTS
None

5.2. BRIEFINGS

None

5.3. Land Use Amendment in Glenbrook (Ward 6) at 2847 - 38 Street SW, LOC2020-0201, CPC2021-0292

5.4. Land Use Amendment in North Glenmore Park (Ward 11) at 2403 – 52 Avenue SW, LOC2020-0133, CPC2021-0216

5.5. Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2717 – 15 Avenue SE, LOC2020-0209, CPC2021-0256

5.6. Land Use Amendment in Windsor Park (Ward 11) at 5507 – 6 Street SW, LOC2020-0191, CPC2021-0285

5.7. Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4623 - 21 Avenue NW, LOC2020-0208, CPC2021-0280

5.8. Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4532 – 21 Avenue NW, LOC2020-0206, CPC2021-0287

6. POSTPONED REPORTS

(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1. DEVELOPMENT ITEMS

None

7.2. PLANNING ITEMS

7.2.1. Land Use Amendment in Mission (Ward 11) at 216 - 25 Avenue SW, LOC2020-0149, CPC2021-0155

7.2.2. Land Use Amendment in Mayfair (Ward 11) at 6507 Elbow Drive SW, LOC2020-0099, CPC2021-0286

7.2.3. Land Use Amendment in Stoney 3 (Ward 5) at 10930 - 42 Street NE, LOC2020-0181, CPC2021-0243

7.3. MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1.1. Administration Follow Up on Historic East Calgary Communities Local Area Plan (Verbal), CPC2021-0270
Supplementary Handouts held confidential pursuant to Section 24 (Advice from officials) *of the Freedom of Information and Protection of Privacy Act.*

Review By: June 1, 2021

9.2. URGENT BUSINESS

10. ADJOURNMENT



INDEX FOR THE 2021 MARCH 04 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 – 5

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Johnson Kwan

COMMUNITY:

Glenbrook (Ward 6)

FILE NUMBER:

LOC2020-0201 (CPC2021-0292)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2847 – 38 Street SW

APPLICANT:

New Century Design

OWNER:

Kristopher Aaron Chisholm

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Ben Ang

COMMUNITY:

North Glenmore Park (Ward 11)

FILE NUMBER:

LOC2020-0133 (CPC2021-0216)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2403 – 52 Avenue SW

APPLICANT:

Valarie Best

OWNER:

Valarie Best

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.5

Chris Wolfe

COMMUNITY:

Albert Park/Radisson Heights (Ward 9)

FILE NUMBER:

LOC2020-0209 (CPC2021-0256)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2717 – 15 Avenue SE

APPLICANT:

Tricor Design Group

OWNER:

Kimberly A Van de Walle
Jeff W Van de Walle

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.6

Brandon Silver

COMMUNITY:

Windsor Park (Ward 11)

FILE NUMBER:

LOC2020-0191 (CPC2021-0285)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

5507 – 6 Street SW

APPLICANT:

Goaldex

OWNER:

1746638 Alberta Ltd (Gregory Gates and Carol Gates)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.7

Peter Schryvers

COMMUNITY:

Montgomery (Ward 7)

FILE NUMBER:

LOC2020-0208 (CPC2021-0280)

PROPOSED POLICY AMENDMENTS:

Amendments to the Montgomery Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4623 - 21 Avenue NW

APPLICANT:

Tricor Design Group

OWNER:

Daniel A Jorgensen

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.8

Kelsey Cohen

COMMUNITY:

Montgomery (Ward 7)

FILE NUMBER:

LOC2020-0206 (CPC2021-0287)

PROPOSED POLICY AMENDMENTS:

Amendments to the Montgomery Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4532 - 21 Avenue NW

APPLICANT:

Synergy Custom Homes and Renovations

OWNER:

Sukhwinder Grewal

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Jyde Heaven

COMMUNITY:

Mission (Ward 11)

FILE NUMBER:

LOC2020-0149 (CPC2021-0155)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Multi-Residential – High Density Low Rise
(M-H1h15) District

MUNICIPAL ADDRESS:

216 - 25 Avenue SW

APPLICANT:

John Haddon Design

OWNER:

Matthew James Professional Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Wallace Leung

COMMUNITY:

Mayfair (Ward 11)

FILE NUMBER:

LOC2020-0099 (CPC2021-0286)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: DC Direct Control District to accommodate
commercial uses

MUNICIPAL ADDRESS:

6507 Elbow Drive SW

APPLICANT:

O2 Planning and Design

OWNER:

Crescent Heights Optometry Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3

Courtney Stengel

COMMUNITY:

Stoney 3 (Ward 5)

FILE NUMBER:

LOC2020-0181 (CPC2021-0243)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

10930 - 42 Street NE

APPLICANT:

Collins Development Consultants

OWNER:

2144793 Alberta LTD (Port YYC)

ADMINISTRATION RECOMMENDATION:

APPROVAL

**CONFIDENTIAL ITEMS
(CLOSED MEETING)**

ITEM NO.: 9.1.1

Breanne Harder/Calvin Chan

FILE NUMBER:

CPC2021-0270

PROPOSED:

Administration Follow up on Historic East Calgary
Communities Local Area Plan

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR THE CORPORATE RECORD



MINUTES

CALGARY PLANNING COMMISSION

**February 18, 2021, 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. Sonogo (Remote Participation)

ABSENT: Commissioner A. Palmiere
Commissioner J. Scott

ALSO PRESENT: A/ Principal Planner M. Beck (Remote Participation)
A/ CPC Secretary A. de Grood
Legislative Advisor G. Chaudhary

1. CALL TO ORDER

Director Tita called the meeting to order at 1:01 p.m.

ROLL CALL

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

Absent from Roll Call: Commissioner Palmiere and Commissioner Scott.

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

Moved by Director Vanderputten

That the Agenda for the 2021 February 18 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, 2021 February 04

Moved by Director Vanderputten

That the Minutes of the 2021 February 04 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Landry

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

- 5.3 Land Use Amendment in Bowness (Ward 1) at 4649 - 70 Street NW, LOC2020-0185, CPC2021-0128

- 5.4 Land Use Amendment in Winston Heights/Mountview (Ward 7) at 639 - 18 Avenue NE, LOC2020-0166, CPC2021-0206

- 5.5 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 21 Avenue NW, LOC2020-0150, CPC2021-0205

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

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Beltline (Ward 8), 1216 - 8 Street SW, DP2019-3135, CPC2021-0079

The following documents were distributed with respect to Report CPC2021-0079:

- A Presentation entitled "DP2019-3135 Development Proposal", dated 2021 February 18; and

- A Revised Attachment 2

The following speakers addressed Commission with respect to Report CPC2021-0079:

1. Paul Gedye, GWL Realty Advisors
2. Stephen Bugbee, Zeidler Architecture

Moved by Councillor Woolley

That with respect to **Revised** Report CPC2021-0079, the following be approved:

That Calgary Planning Commission approve the Development Permit (DP2019-3135) for New: Dwelling Units, Retail and Consumer Service (1 building) at 1216 - 8 Street SW (Plan 2011659, Block 85, Lot 41) with conditions (**Revised** Attachment 2).

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

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Spruce Cliff (Ward 8) at 712 Poplar Road SW, LOC2019-0199, CPC2021-0091

The following documents were distributed with respect to Report CPC2021-0091:

- A Revised Cover Report
- A Revised Attachment 1;
- A Revised Attachment 4; and
- A Presentation entitled "LOC202019-0199/CPC2021-0091 Road Closure, Land Use Amendment & Outline Plan".

Moved by Commissioner Sonego

That with respect to **Revised** Report CPC2021-0091, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three reading to the bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 712 Poplar Road SW (Plan 2566GQ, Block 17, Lot 6) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate a rowhouse that may face a lane or a public street, with guidelines (**Revised** Attachment 4).

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

MOTION CARRIED

7.2.2 Land Use Amendment in Wildwood (Ward 8) at 5600 Edworthy Street SW, LOC2020-0174, CPC2021-0184

A presentation entitled "LOC2020-0174 Land Use Amendment", dated 2021 February 18, was distributed with respect to Report CPC2021-0184.

Moved by Councillor Woolley

That with respect to Report CPC2021-0184, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.20 hectares \pm (2.96 acres \pm) located at 5600 Edworthy Street SW (Plan 9211612, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate a secondary suite, with guidelines (Attachment 2).

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

MOTION CARRIED

7.2.3 Land Use Amendment in Ramsay (Ward 9) at 703 – 23 Avenue SE, LOC2020-0113, CPC2021-0223

Commissioner Sonogo declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0223.

Commissioner Sonogo left the meeting at 2:00 p.m. and returned at 2:07 p.m. after the vote was declared.

A presentation entitled "LOC2020-0113 Land Use Amendment", dated 2021 February 18, was distributed with respect to Report CPC2021-0223.

Moved by Commissioner Pollen

That with respect to Report CPC2021-0223, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.06 acres \pm) located at 703 – 23 Avenue SE (Plan 4345AB, Block 16, Lot 13) from DC Direct Control District to DC Direct Control District to accommodate the adaptive reuse of an existing building and future redevelopment opportunities, with guidelines (Attachment 2).

For: (6): Director Tita, Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Mortezaee, and Commissioner Pollen

MOTION CARRIED

7.2.4 Land Use Amendment in Seton (Ward 12) at 3790 Seton Drive SE, LOC2020-0164, CPC2021-0162

A presentation entitled "LOC2020-0164 Land Use Amendment S-CRI to M-2", dated 2021 February 18, was distributed with respect to Report CPC2021-0162.

Moved by Commissioner Sonogo

That with respect to Report CPC2021-0162, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation 0.75 hectares \pm (1.86 acres \pm) located at 3790 Seton Drive SE (Plan 1411714, Block 7, Lot 3) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Multi-Residential – Medium Profile (M-2) District.

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

MOTION CARRIED

7.2.5 Land Use Amendment in Shepard Industrial (Ward 12) at 3582 - 118 Avenue SE, LOC2020-0184, CPC2021-0236

A presentation entitled "LOC2020-0184 Land Use Amendment", dated 2021 February 18, was distributed with respect to Report CPC2021-0236.

Moved by Councillor Gondek

That with respect to Report CPC2021-0236, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.55 hectares \pm (1.35 acres \pm) located at 3582 - 118 Avenue SE (Plan 0112804, Block 21, Lot 23) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

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

MOTION CARRIED

7.2.6 Policy Amendment and Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1302 – 34 Street SE, LOC2020-0142, CPC2021-0127

The following documents were distributed with respect to Report CPC2021-0127:

- A Revised Attachment 3; and
- A Presentation entitled "LOC2020-0142 Policy & Land Use Amendment M-CGd67 to DC/MC-1"

Moved by Commissioner Pollen

That with respect to **Revised** Report CPC2021-0127, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Albert Park/Radisson Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 1302 – 34 Street SE (Plan 4735GD, Block 6, Lot 41) from Multi-Residential – Contextual Grade Oriented (M-CG d67) District to DC Direct Control District to accommodate multi-residential development, with guidelines (**Revised** Attachment 3).

For: (5): Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Pollen, and Commissioner Sonogo

Against: (1): Commissioner Mortezaee

MOTION CARRIED

7.2.7 Land Use Amendment in Saddle Ridge (Ward 5) at 4815 – 88 Avenue NE, LOC2020-0097, CPC2021-0188

A presentation entitled "LOC2020-0097 Land Use Amendment", dated 2021 February 18, was distributed with respect to Report CPC2021-0188.

Brian Horton, O2 Planning + Design, addressed Commission with respect to Report CPC2021-0188.

Moved by Councillor Gondek

That with respect to Report CPC2021-0188, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.57 hectares \pm (1.41 acres \pm) located at 4815 – 88 Avenue NE (Portion of Plan 6778AW, Block 4) from Multi-Residential – Medium Profile Support

Commercial (M-X2) District to Commercial – Neighbourhood 2 (C-N2) District.

For: (5): Councillor Gondek, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonogo

Against: (1): Director Vanderputten

MOTION CARRIED

7.2.8 Land Use Amendment in Royal Vista (Ward 1) at 4 Royal Vista Way NW, LOC2020-0183, CPC2021-0106

A presentation entitled "LOC2020-0183 Land Use Amendment" was distributed with respect to Report CPC2021-0106.

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-0106, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.75 hectares \pm (4.32 acres \pm) located at 4 Royal Vista Way NW (Plan 1410966, Block 5, Lot 5) from Industrial – Business (I-Bf1.0h24) District to DC Direct Control District to accommodate an additional discretionary use of Auto Service – Minor, with guidelines (Attachment 2).

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

MOTION CARRIED

7.2.9 Land Use Amendment in Cornerstone (Ward 5) at 3876 Cornerstone Boulevard NE, LOC2020-0135, CPC2021-0081

A presentation entitled "LOC2020-0135 Land Use Amendment" was distributed with respect to Report CPC2021-0081.

Moved by Commissioner Landry

That with respect to Report CPC2021-0081, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.96 hectares \pm (4.84 acres \pm) located at 3876 Cornerstone Boulevard NE (Plan 1912237, Block 14, Lot 1) from Multi-Residential – Medium Profile Support Commercial (M-X2d148) District to Multi-Residential – High Density Low Rise (M-H1f3.0h24) District and Commercial – Community 1 (C-C1) District.

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonego

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Mortezaee

That Commission recess at 3:15 p.m. and pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, that the Calgary Planning Commission reconvene in Closed Meeting at 3:30 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following item:

- Item 9.1.1, Closed Session Infill Discussion (Verbal), CPC2021-0201

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonego

MOTION CARRIED

Commission reconvened in Public Meeting at 4:54 p.m. with Director Tita in the Chair.

ROLL CALL:

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

Absent from Roll Call: Councillor Woolley, Commissioner Palmiere and Commissioner Scott.

Moved by Director Vanderputten

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session - Infill Discussion (Verbal), CPC2021-0201

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2021-0201:

Clerks: A. Degrood and G. Chaudhary. Advice: M. Beck, M. Bishoff, D. Down, L. Ganczar, D. Hamilton, S. Jones, S. Lockwood, D. Morris, C. Piechotta, D. Pomreinke, M. Singh, S. Swanton, and K. Wishlow.

A confidential presentation was distributed with respect to Report CPC2021-0201.

Moved by Director Vanderputten

That with respect to Report CPC2021-0201, the following be approved:

That Calgary Planning Commission direct that the Confidential Presentation, Confidential Supplementary Handouts 1, 2, 3, and 4, and Closed Meeting Discussions be held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed 2021 April 01.

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

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Director Vanderputten

That this Meeting adjourn at 4:57 p.m.

MOTION CARRIED

The following items have been forwarded to the 2021 April 12 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Bowness (Ward 1) at 4649 - 70 Street NW, LOC2020-0185, CPC2021-0128
- Land Use Amendment in Winston Heights/Mountview (Ward 7) at 639 - 18 Avenue NE, LOC2020-0166, CPC2021-0206
- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 21 Avenue NW, LOC2020-0150, CPC2021-0205
- Land Use Amendment in Spruce Cliff (Ward 8) at 712 Poplar Road SW, LOC2019-0199, CPC2021-0091
- Land Use Amendment in Wildwood (Ward 8) at 5600 Edworthy Street SW, LOC2020-0174, CPC2021-0184
- Land Use Amendment in Ramsay (Ward 9) at 703 - 23 Avenue SE, LOC2020-0113, CPC2021-0223

- Land Use Amendment in Seton (Ward 12) at 3790 Seton Drive SE, LOC2020-0164, CPC2021-0162
- Land Use Amendment in Shepard Industrial (Ward 12) at 3582 - 118 Avenue SE, LOC2020-0184, CPC2021-0236
- Policy Amendment and Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1302 – 34 Street SE, LOC2020-0142, CPC2021-0127
- Land Use Amendment in Saddle Ridge (Ward 5) at 4815 – 88 Avenue NE, LOC2020-0097, CPC2021-0188
- Land Use Amendment in Royal Vista (Ward 1) at 4 Royal Vista Way NW, LOC2020-0183, CPC2021-0106
- Land Use Amendment in Cornerstone (Ward 5) at 3876 Cornerstone Boulevard NE, LOC2020-0135, CPC2021-0081

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

Land Use Amendment in Glenbrook (Ward 6) at 2847 - 38 Street SW, LOC2020-0201

RECOMMENDATION(S):

That 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 2847 – 38 Street SW (Plan 1365AH, Block 31, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The application represents an appropriate increase in density, would allow for development that may 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? The R-CG District allows for a greater choice of housing types in established areas close to amenities and services.
- Why does this matter? Providing a modest increase in density within existing developed area promotes more efficient use of existing infrastructure.
- 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 was submitted by New Century Design on behalf of the landowner, Kristopher Aaron Chisholm, on 2020 December 11. As per the Applicant Submission (Attachment 2), the owner plans to develop a four-unit rowhouse with a four-car detached garage and four basement suites.

The subject site is located at the northwest corner of 38 Street SW and 30 Avenue SW, in the community of Glenbrook. The site contains a single detached dwelling and a detached garage with access from 30 Avenue SW. 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 Attached 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 Glenbrook (Ward 6) at 2847 - 38 Street SW, LOC2020-0201

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 contacted the Glenbrook Community Association and delivered postcards to 50 neighbours. 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 two letters of opposition from the public. The letters of opposition included the following areas of concern:

- Increased traffic and parking issues;
- Increased density in the area; and
- Future development that may not fit into the character of the community.

The Glenbrook Community Association provided a letter in regards to the application on 2020 January 11, stating they are not opposed, but do have concerns with the number of allowable dwelling units (Attachment 4).

Administration considered the relevant planning issues specific to the proposed designation and has determined the proposal to be appropriate and consistent with the *Municipal Development Plan* policies. The building and site design, number of units, and on-site parking will be further 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 proposed land use allows for a wider range of housing types than the existing R-C2 District. As such, the proposed changes 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.

**Planning & Development Report to
Calgary Planning Commission
2020 March 4**

**ISC: UNRESTRICTED
CPC2021-0292
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Land Use Amendment in Glenbrook (Ward 6) at 2847 - 38 Street SW, LOC2020-0201

Economic

The ability to develop up to four rowhouse units with the option to include 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 Response

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 Glenbrook, at the northwest corner of 38 Street SW and 30 Avenue SW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 36 metres long. The site currently consists of a single detached dwelling fronting onto 38 Street SW and a detached garage with access from 30 Avenue SW. The property is relatively flat with no distinct change in grade.

Surrounding lands are mainly designated as R-C2 District, developed with a mix of single and semi-detached dwellings. A place of worship is located directly to the east across 38 Street SW. There are several primary and secondary schools located within a 1.6 kilometre radius of the subject property.

Community Peak Population Table

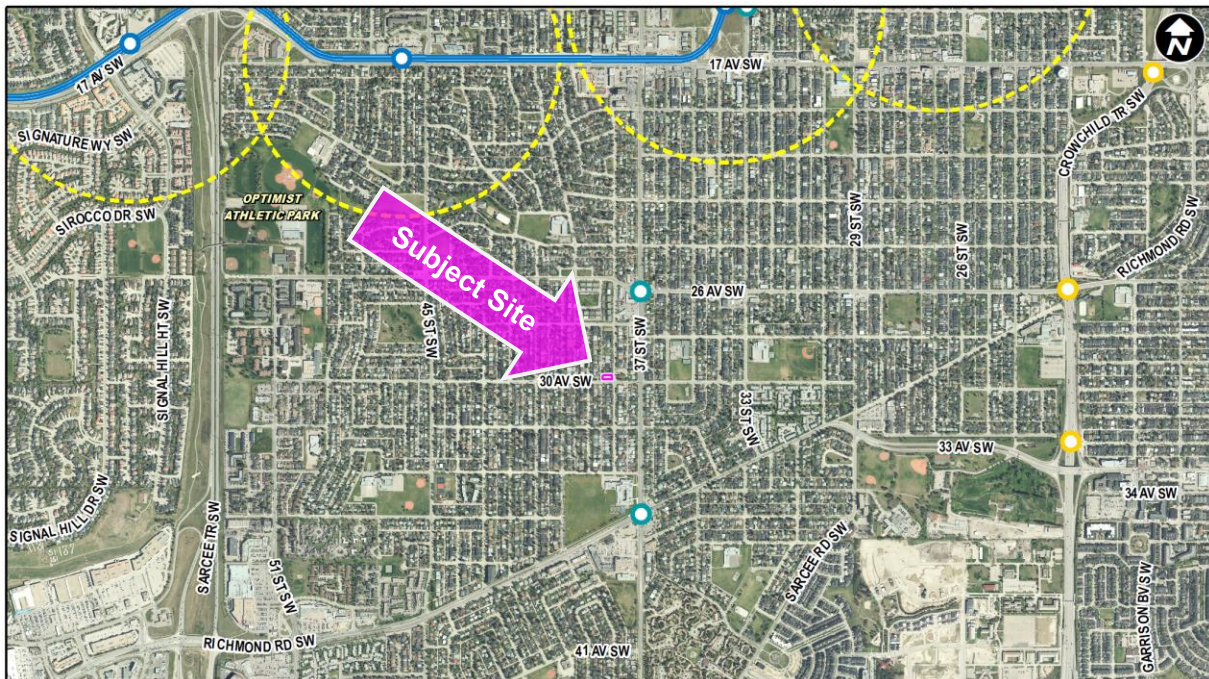
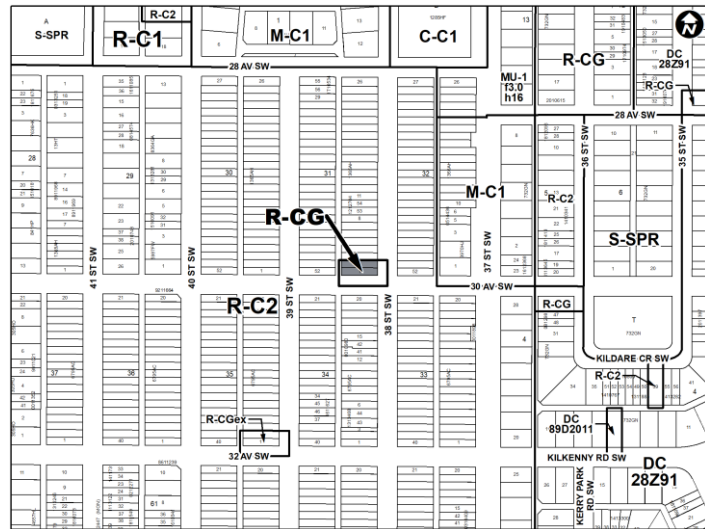
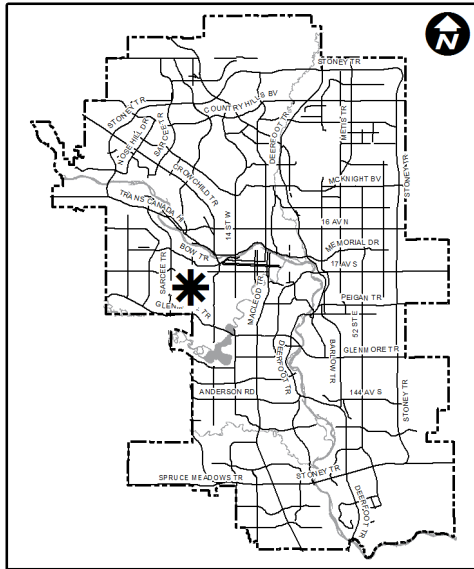
As identified below, the community of Glenbrook reached its peak population in 1982.

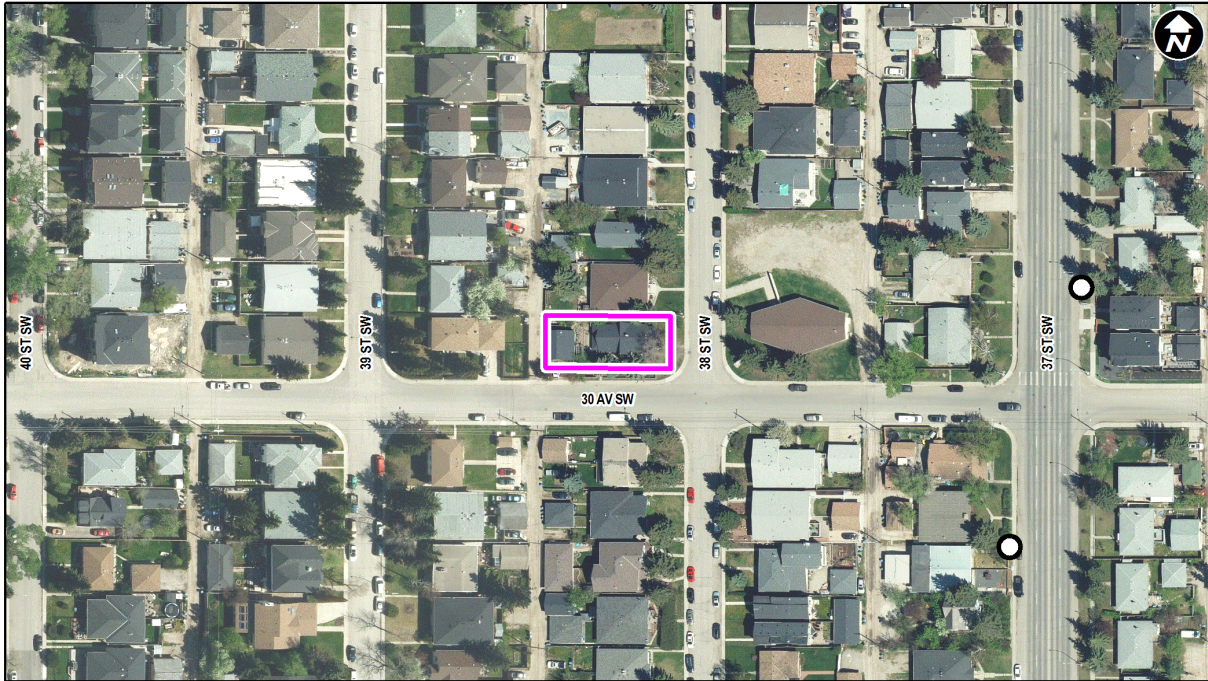
Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, and duplex dwellings. The District allows for a maximum building height of 10 metres and a maximum density 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 District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare, which would enable up to four dwelling units on the subject land.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG District provided the suites are below 45 square metres in area, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar mobility options.

Development and Site Design

If the land use redesignation is approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site, including number of dwelling units and suites, appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 30 Avenue SW and 38 Street SW;
- improving pedestrian connections along 30 Avenue SW by directing vehicle access to the site to the lane;
- incorporation of secondary suites and on-site parking; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 38 Street SW and 30 Avenue SW. Street parking is also available on both 38 Street SW and 30 Avenue SW.

The site is serviced by Calgary Transit with bus stops located approximately 150 metres from the subject site on 37 Street SW. The northbound route provides service to the Westbrook LRT Station, which provides service to the Downtown core, and access to other bus and LRT routes. The southbound route travels throughout the southwest area of the city with access to many other routes and stops, and terminates at the Chinook LRT Station.

At the time of development permit application, vehicular access is to be directed to the lane only, and the existing curb cut on 30 Avenue SW is to be closed and rehabilitated at the developer's expense. On-site motor vehicle and bicycle parking will be reviewed at the development permit stage. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

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 the future 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 property is located in the Residential - Developed - Established area as identified on Map1: Urban Structure in the [Municipal Development Plan](#) (MDP) According to Section 2.2 of the MDP, one of the City's goals is to direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

The MDP encourages growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing (Policy 2.2.5 a).

The MDP also supports development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities (Policy 2.2.5 b).

The proposed land use amendment is consistent with the MDP's neighbourhood infill and redevelopment policies, as the R-CG District provides a modest increase in density in established area that is sensitive to existing residential development.

Climate Resilience Strategy (2018)

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

Westbrook Communities Local Area Planning Project

There is no existing local area policy affecting the subject property. Administration is currently working on the [Westbrook Communities Local Area Plan](#) (LAP), which includes the Glenbrook community and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.

Glamorgan-Glenbrook Design Brief (Non-Statutory – 1971)

The site is subject to the Glamorgan-Glenbrook Design Brief. The Design Brief was approved by Council in 1971, and subsequently revised in 1977. The Design Brief shows the site as Low Density Residential.

Applicant Submission

NEW CENTURY DESIGN



Planning, Development & Assessment
The City of Calgary
800 Macleod Trail, S.E.

Dec 11, 2020

Re: 2847 38th Street SW

This is the Applicant Submission Form intended to provide a description of the proposal and planning justification in support of the application.

New Century Design is making an application on behalf of Pen Lake Ventures Inc. for redesignation on this property at 2847 38 St SW in the community of Glenbrook. We are seeking redesignation from the currently existing R-C2 district to a proposed R-CG district (Residential - Grade-Oriented Infill).

This property is a corner lot at the Northwest intersection of 30th Av SW and 38th St SW. The lot dimensions are 15.22m X 36.60m (50' X 120') and the lot is relatively flat with no distinct change in grade.

Currently existing on the property is a single family home and detached garage with an original build date in the 1930s. There are several trees and minor landscaping elements.

Surrounding context includes mostly R-C2 zoned lots with M-C1 properties along 37th St to the east and along 26 Av to the north. Some R-CG zoned corner lots are present within a 1.0km radius.

The intention, should this redesignation be approved, is to redevelop the property into a 4-unit R-CG rowhouse with a 4-car detached garage and 4 basement suites. The main rowhouse units would likely be approximately 1300 square feet with the basement suites at approximately 440 square feet in floor area.

This 2847 38th St SW is a prime candidate for R-CG development for several reasons:

1. **Corner parcel:** This is a corner parcel located adjacent to two streets. This is one of the primary goals for R-CG development when the district was created by the City of Calgary, as a rowhouse on a corner parcel helps ease slight density increases and provide visual and sound barriers from the busier roads to the mid-block properties.
2. **Proximity to public transit:** This property has abundant access to public transit including: 1.3km to the Westbrook LRT station; 138m to the #9 frequent bus route; 360m to the #6 frequent bus route; 530m to the #22 frequent bus route; 650m to the #93 bus route; and 950m to the #66 bus route.
3. **Proximity to public green spaces:** This property has good access to a variety of public green spaces within walking distance. In a 1.0km radius, there are 12 green spaces that could be used for activities such as outdoor sports and children's playgrounds.

4. Proximity to schools: Most notably, the Mt Royal University campus is located 1.6km to the south. Primary and secondary schools nearby include: Glamorgan School, AE Cross School, Glenbrook School, Calgary Christian School, Calgary Christian Secondary School, St. Gregory School, Glendale School, Killarney School, and Holy Name School. Each are within a reasonable walking or bicycling distance.
5. Proximity to employment centres: This property is centrally located to several major and minor employment centres including Westbrook Mall, commercial storefronts along 17th Av SW, commercial storefronts along Richmond Road SW, the Signal Hill shopping centre, commercial storefronts within the Currie Barracks, and the Mt Royal University.
6. Proximity to major road networks: if traveling by car, this property has easy access to Sarcee Trail via Richmond Road, Crowchild Trail via Richmond Road and 17th Av, Bow Trail and 17th Av via 37th St, and Glenmore Trail via 37th St. A drive into downtown city centre would take approximately 10 to 13 minutes.

We believe that with this abundance of nearby amenities, schools, public transit, green and open space, and employment centres, this parcel is in a perfect location for suited rowhousing. With a 4-unit rowhouse development, we will be able to provide a gentle increase in density which will allow a broader range of Calgarians the opportunity to live within this great community.

Applicant Outreach Summary

NEW CENTURY DESIGN



Planning, Development & Assessment
The City of Calgary
800 Macleod Trail. S.E.

Jan 26, 2020

Re: 2847 38th Street SW LOC2020-0201
Attn: Johnson Kwan

This is the Community Outreach Applicant-led Outreach Summary intended to provide a description of the outreach completed on this application.

Did you conduct community outreach on your application?

Yes. Community Outreach will be ongoing up until the public hearing before Council.

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)

November 30, 2020 – Initial contact was made with the Glenbrook Community Association. This was prior to securing the property at 2847 38th St SW and an initial introduction.

December 15, 2020 – Land was secured and the application was made for redesignation from R-C2 to R-CG.

December 15, 2020 – Follow up email was sent to the Glenbrook Community Association notifying them of the application. A goal was made to meeting with the CA and further discussing the application in the new year.

January 12, 2021 – Contact was made with Councillor Jeff Davison's office. They have been made aware of this application and we are currently waiting to hear back with direction on a meeting time or any additional requests for public outreach.

January 19, 2021 – A postcard mailer drop was made to the closest 50 homes in an approx. 1 block radius of the subject property. This mailer included some basic information about the application, a feeder directing traffic to the New Century Design R-CG webpage with additional information about R-CG and the land-use process, as well as direction to submit questions and comments directly to NCD's office. We knocked on the doors of the directly adjacent neighbours and spoke with one resident directly, informing them of the development and mentioning that if they have any questions or concerns to please reach out to us directly (refer to postcard attached below).

January 20, 2021 – The first email came in from an affected resident in the area. To date (Jan 26) this remains the only communication from a resident resulting from the postcard drop.

Prior to CPC – NCD anticipates receiving more questions and concerns from residents following the postcard drop. We will be answering each email with additional information about

the project, reasoning as to why we are developing this property, and discussion about the raised concerns and how we can address them through the design process.

Following CPC – Plans include reaching out again to the community association after CPC has rendered a decision. This may include further engagement with community members through and with the community association.

Stakeholders

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

So far, we have connected with the file manager at the City of Calgary handling this application, the Glenbrook Community Association, Councillor Davison's office, and several neighbours in close proximity. 50 mailers were handed out, and since then we've had one face-to-face (socially distanced) conversation with the directly adjacent neighbour and one additional email conversation with another resident. This number will more than likely increase as time goes on.

What did you hear?

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

The primary concerns raised so far have been parking based. Due to the City Main Streets upgrading going on currently on 37th St SW, parking has been reduced on that street which has added an increase to the parked cars within the community on 38th and 39th Streets. The concern of residents in regards to this project is the additional parking pressure that four units would make on the street.

Additional secondary concerns raised have been general density, height, coverage, and massing concerns. Residents feel an R-CG building is larger than similar new buildings and out of character for the existing streetscape.

In general, we have relative support at a neutral stance from the Community Association. Based on preliminary conversations, the Glenbrook CA typically supports sensible redevelopment but has reservations regarding relaxations from the bylaw.

Through the file manager, we did receive one comment requesting the application be reduced from an R-CG proposal to an R-CGex to prohibit secondary suites.

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.

At this point in the application process, prior to CPC, the comments received from nearby residents have not changed our goals and objectives for this application. Based on reasoning outlined in the application submission form, our goal for this redesignation maintains an R-CG zoning due to public transit in the area, significant investment by the City of Calgary to Main Streets along 37th St SW, close proximity of green spaces, good options for local schools and employment centres.

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)

Once CPC has rendered a decision, we will close the loop with each individual that has reached out regarding this application. Our intent will be to inform them of CPC's decision and the reasoning behind it, as well as to field any additional questions or comments about the application and R-CG as a whole.

At that point we will also make contact again with the community association and request either a phone or remote meeting to talk with their planning liaison about the application. This will result in further conversations and they may request additional public outreach to open the conversation to more affected residents.

Attached below is a copy of the postcard mailer drop that New Century Design completed to 50 resident's homes on January 19th 2021.

NEW CENTURY DESIGN



Front

We want your feedback!

New Century Design is working with one of your neighbours on an exciting residential design. Community outreach is critical to any successful redevelopment. We would enjoy the opportunity to provide details of this project and to receive your feedback.

If you are interested, please send us an email to the address below and we will answer any questions you may have.

Contact

✉ info@newcenturydesign.ca
🌐 www.newcenturydesign.ca

@new.centurydesign
New Century Design Inc.

Back

2847 38 St SW



NEW CENTURY DESIGN



About the Project

New Century Design has made an application for land-use re-designation at this property, and we are seeking community input before the design begins.

The land-use zoning would change from R-C2 to RCG, allowing for up to four residential units with lower level secondary suites.

For more information about this project, feel free to email us with "2847 38 St SW Input" in the subject line.

We have also created a new web page to share information on R-CG projects and their respective bylaws. After reviewing the information there is a submission section to send us any questions, comments, or concerns you may have regarding this application.

We look forward to hearing from you!
Website: newcenturydesign.ca/rcg

Community Association Response



GLENBROOK COMMUNITY ASSOCIATION

3524 – 45 Street S.W.
Calgary, Alberta
T3E 3V2
Phone: (403) 249-6664
Glenbrook.community@shaw.ca

Glenbrook Community Association Feedback Form

File Number: LOC2020-0201

Completed by: Murray Ost

Date: January 11, 2021

1. What are the strengths and challenges of the proposed development?
Although not opposed with the redevelopment application, we do have concerns with how this development will fit on the parcel. It appears an ambitious project to fit a proposed 8 residential units on a single lot with only a proposed 4 parking spots.
2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?
A smaller development (max 4 residential units) would fit better into the established community.
3. Provide comments on the following; height, privacy, parking, pedestrian or vehicle access and landscaping.
 - a. The use (if identified)
Unknown at this time
 - b. The site design.
Unknown at this time
 - c. The building design.
Unknown at this time
4. Has the applicant discussed the development with the Community Association? If yes, what information was provided?
The applicant has contacted the Glenbrook Community Association and gave us similar properties they had developed in neighbouring communities.
5. Additional comments or concerns regarding the proposed development.

**Land Use Amendment in North Glenmore Park (Ward 11) at 2403 – 52 Avenue SW,
LOC2020-0133**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acre \pm) located at 2403 – 52 Avenue SW (Plan 3057HP, Block 3, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses (up to five units), in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that is 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? The application represents a modest increase in density in close proximity to established transit routes in an established inner-city neighbourhood.
- Why does it matter? The proposed R-CG 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

The application was submitted by the landowner, Valarie Best, on 2020 September 08. The corner parcel, located in the southwest community of North Glenmore, is currently developed with a single detached dwelling and detached garage with access from the rear lane. The R-CG District accommodates a wider range of grade-oriented low-density residential development.

The Applicant Submission (Attachment 2) indicates that the owner is not looking to redevelop the property at this time. Therefore, no development permit application has been submitted.

The initial application included the adjacent parcel to the west, and was revised to the corner parcel only in response to comments from the community.

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

**Land Use Amendment in North Glenmore Park (Ward 11) at 2403 - 52 Avenue SW,
LOC2020-0133**

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 contact with the Community Association to discuss the original land use amendment for two parcels and provided information to neighbours within 90 metres. Based on the feedback from the community association, the applicant revised the proposed application to only include the one corner parcel. 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.

Administration received three letters of opposition which cited concerns that rowhouses do not fit the context of the area, there is lack of community benefit, and issues with an increase in density, traffic safety and height.

Initially the North Glenmore Park Community Association provided a letter of objection to the two-parcel proposal. However, the CA reconsidered their position following removal of the adjacent parcel from the application and provided a letter of support on 2020 December 27 (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.

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, site access and on-site parking will be reviewed and determined at the development permit stage.

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-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 meet objectives of the [Climate Resilience Strategy](#). However, opportunities to align future development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to a five-unit rowhouse building on the corner parcel would allow for a more efficient use of existing infrastructure and services and provide more compact housing to

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Calgary Planning Commission
2021 March 4**

**ISC: UNRESTRICTED
CPC2021-0216
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**Land Use Amendment in North Glenmore Park (Ward 11) at 2403 - 52 Avenue SW,
LOC2020-0133**

the community.

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 Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The approximately 0.07 hectare corner site is located in the southwest community of North Glenmore Park, at the southwest corner of Lissington Drive SW and 52 Avenue SW. The site is approximately 19.5 metres wide by 35.6 metres deep. The parcel is currently developed with a single detached dwelling and detached garage with access from the rear lane.

The surrounding lands to the south and west are developed with a mix of single and semi-detached homes. Across 52 Avenue SW to the north and Lissington Drive SW are two high schools with play fields and a nature playground.

Community Peak Population Table

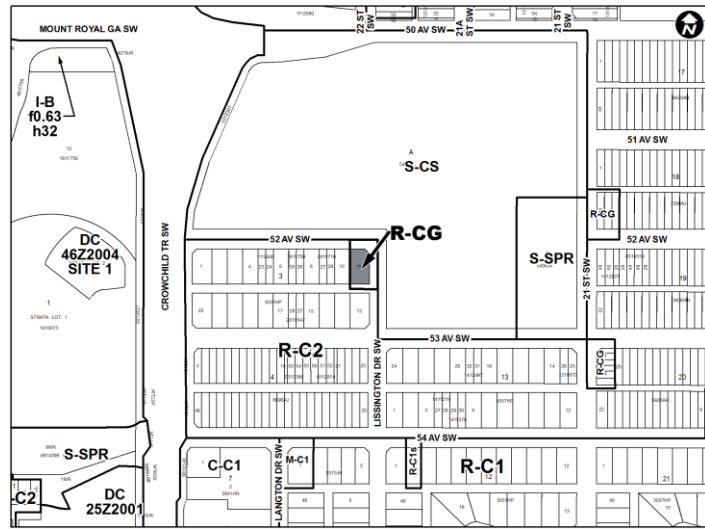
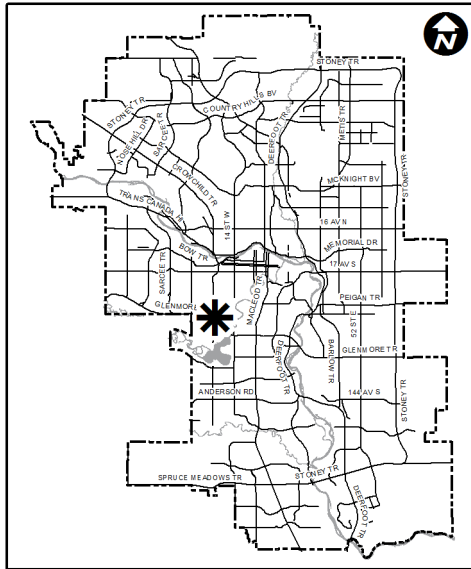
As identified below, the community of North Glenmore Park reached its peak population in 1970.

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-C2 District is a residential designation applied to developed areas that is primarily for single detached, semi-detached, duplex dwelling, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density 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 (three storeys) and a maximum density of 75 dwelling units per hectare. The parcel area of the subject corner site would allow a maximum of five dwelling units in a rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG District provided the suites are below 45 square metres in area, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar mobility options.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District would provide guidance for future site development including appropriate uses, building massing, height,

landscaping and parking. The approximately 0.07 hectare corner site allows for up to five units. 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:

- the number of dwelling units;
- ensuring an engaging built interface along both the Lissington Drive SW and 52 Avenue SW frontages including ensuring access for the principal dwellings meets grade-oriented design; and
- mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

Transportation

The subject parcel is approximately 200 metres from both westbound and eastbound Route 7 Marda Loop bus stops. The eastbound route travels through Altadore, South Calgary, the Beltline, and into the Downtown core and LRT routes (approximately 7 kilometres away). A bus loop is located approximately 390 metres away at Crowchild Trail SW and 54 Street SW, which provides access to bus Routes 9, 20 and the Max Yellow BRT (Primary Transit).

There are currently on street parking restrictions. Lissington Drive SW is within a Residential Parking Zone “II”. Parking on 52 Avenue SW is restricted from 08:00 - 17:00 except by permit.

Vehicular access is available for the the rear lane. On-site motor vehicle and bicycle parking will be determined at the development permit stage. There is no existing curb cut to close at the time of redevelopment, and vehicular access is to come from the lane.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit 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 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. 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 can be 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 will be considered based on the existing policy and regulations while the local growth plan process is underway. The West Elbow Communities Local Area Planning project has been put on hold but is anticipated to be relaunching in 2021.

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

LOC2020-0133

Applicant's Name:

Valarie Best

Date:

Sept. 10, 2020

An application for land use redesignation from R-C2 to R-CG is being sought at this time with no development plans.

The original application was for 2 lots (Lots 10 & 11 at 2403 & 2407 52 Ave. S.W.). Based on feedback from stakeholders, the application has been amended to the corner lot 11 2403 52 Ave. S.W. only.

Ultimately, a developer may wish to build higher density housing such as a row house or duplex at this location.

There are numerous similar new builds in this well-established, family friendly, North Glenmore Park neighbourhood. The benefit to the city is that it helps to densify the city center, limiting urban sprawl. It is my opinion that a new build at this location would have minimum impact to the community. The property is on a dead end street and the lot sizes would permit the building of garages in addition to the current permit parking on the street.

The property is in close proximity to multiple bus stops, the closest being a 4 minute walk. Nearby are walking and bike paths and major roadways (Glenmore Trail and Crowchild Trail). It is also a short commute to downtown Calgary (<10 minute drive). Local employment opportunity (ATCO centre) (<5 minute walk) Next door to Central Memorial High School Close to Mount Royal University (1.2 km) and major shopping centre (Chinook Mall 6.4 km)

Information has been freely shared with the impacted stakeholders (neighbours and North Glenmore Park Community Association) and feedback has been solicited and welcomed.

LOC 2020-0133

Stakeholder Report Back: What we Heard

January 5, 2021

Project overview

Application for Land Use Redesignation – 2403 52 Ave. S.W., Calgary, Alberta

An application for land use redesignation is being sought at this time with no development plans.

Ultimately, a developer may wish to build higher density housing such as a row house or duplex at this location.

There are numerous similar new builds in this well-established, family friendly, North Glenmore Park neighbourhood aligned with the Mayor Nenshi's vision to limit urban sprawl and densify the city center. A similar build at this location would have minimum impact to the community. The property is on a dead-end street with plenty of permit only parking available

Outreach overview

Correspondence with Councillor Farkas seeking support for Application

Sept. 11, 2020 Feedback from Ward Councillor:

“Councillor Farkas has a legal obligation to remain impartial on all land use changes and development applications until they come to Council for a public hearing. If you would like to share your proposal with us, we would be happy to review and I will share your message with Councillor Farkas.”

Sept. 14, 2020: Provided Councillor Farkas with copy of letter shared with stakeholders by email (Appendix A).



Ward Councillor
Correspondence

LOC 2020-0133

Stakeholder Report Back: What we Heard

January 5, 2021

Feedback from North Glenmore Park Community Association



NCPCA Support

The attached correspondence shows the Planning & Area Redevelopment Committee of the North Glenmore Park Community Association supports the application for land use redesignation of the corner lot, 2403 52 Avenue SW (Lot 11).

Note that they did not support the original inquiry into redesignating a second adjacent lot, lot 10 at 2407 52 Ave., as it is not a corner lot. I have therefore compromised and changed the application to the corner lot only in order to gain their support, as the approval of the community association is very important to me.

Correspondence with Neighbours

Following some face-to-face conversations, a letter was hand delivered to neighbours advising them of our consideration to apply for land use redesignation.



Community
Engagement Letter

Feedback was solicited via email and/or phone from the following addresses:

- 2415 52 Ave. S.W. (Lot 8)
- 2417 52 Ave. S.W. (Lot 26)
- 2419 52 Ave. S.W. (Lot 25)
- 2423 52 Ave. S.W. (Lot 6)
- 2425 52 Ave. S.W. (Lot 24)
- 2427 52 Ave. S.W. (Lot 23)
- 2404A 53 Ave. S.W. (Lot 12)
- 2404B 53 Ave. S.W. (Lot 12)
- 2408 53 Ave. S.W. (Lot 13)
- 2412A 53 Ave. S.W. (Lot 14)
- 2412B 53 Ave. S.W. (Lot 14)
- 2416A 53 Ave. S.W. (Lot 15)
- 2416B 53 Ave. S.W. (Lot 15)
- 2424 53 Ave. S.W. (Lot 17)
- 172 Lissington Dr. S.W. (Lot 24)

See Appendix A for corresponding civic addresses and lot numbers. Lots 9 and 16 are currently under development.

LOC 2020-0133

Stakeholder Report Back: What we Heard

January 5, 2021

How did people hear about outreach opportunities?

The attached correspondence was sent to the Ward Councillor, North Glenmore Park Community association and neighbours. Lawn signs were posted by the City on each property.

What we asked

I shared our intentions with stakeholders and asked for feedback.

What we heard

No feedback was received to date by me personally via email or telephone. No one opposed the application during face to face conversations.

The Detail Team Review (DTR) listed the following issues to be addressed prior to a recommendation to Council:

Planning: No Comment
Development Engineering: No Comments
Transportation: No Comments
Parks: No Comments

Summary of Input from DTR:

The City received three letters of objection, summary below:

1. Context: current development on this street does not fit row housing
2. Traffic and safety to children, across from school field
3. No community benefit – tax gain and profit to developer only
4. Density issue no more than 6 units
5. No more than 10m height

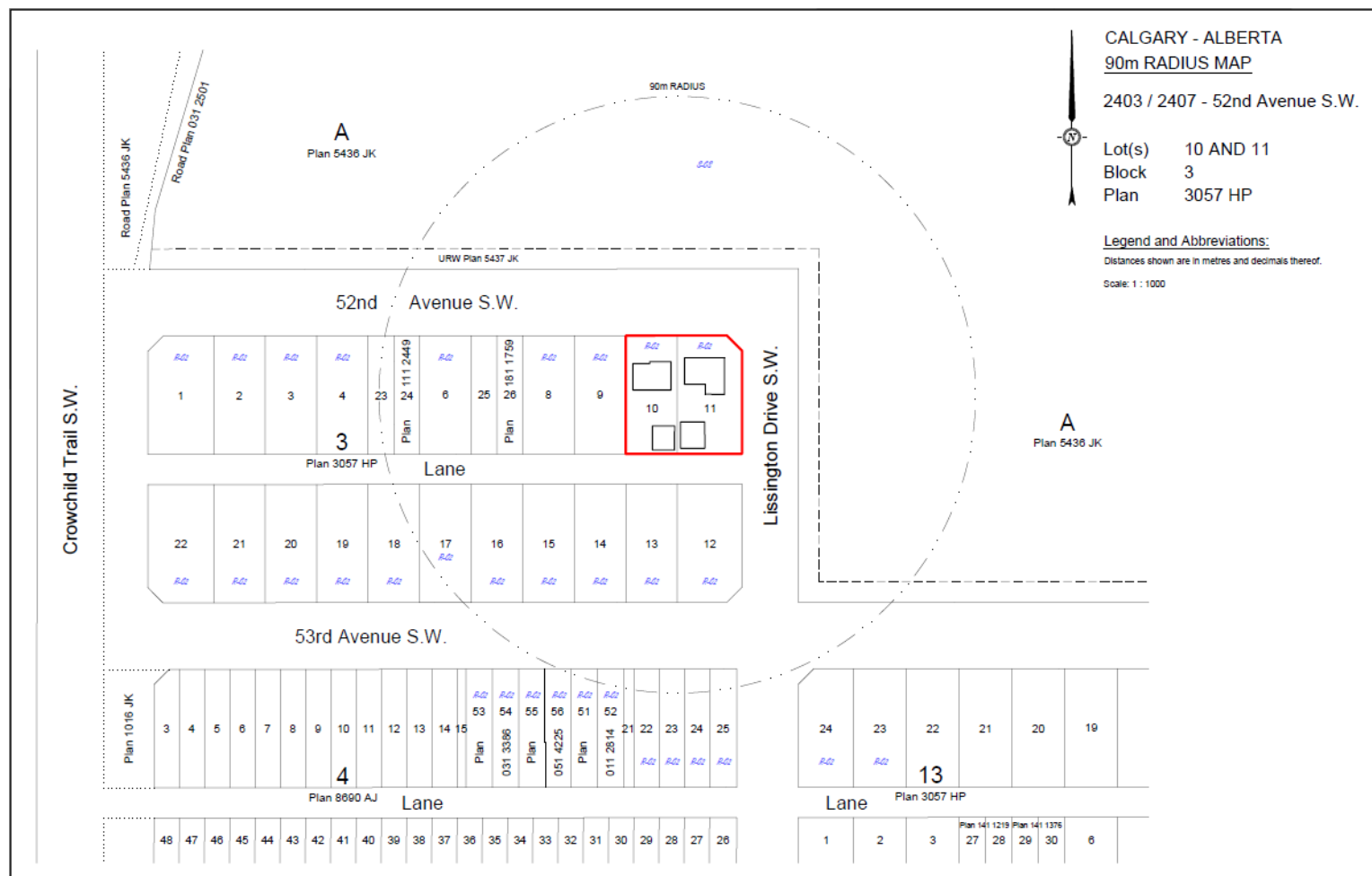
Response to concerns expressed:

- The application is for land redesignation only, there will be an opportunity to address concerns with proposed development during a potential future development permit application process.
- Current row housing exists within the North Glenmore Park community:
 - 5402/5404/5406/5408/5410 21 St. S.W.
 - 5102/5104/5106/5108/5110 20 St. S.W.
 - 2103 53 Ave. S.W., 5405/5407/5409/5411 20 St. S.W.
- The development would likely include garages which would be accessed from the existing alley alleviating and traffic adjacent to the school field across the street
- The increased tax revenue to the city benefits all Calgarians
- Increased density supports local commercial businesses
- The application has been changed to corner lot only, reducing the number of units that can be built addressing the density concern (no more than 6 units)

LOC2020-0133

Stakeholder Report Back: What we Heard
November 5, 2020

Appendix A



9/12/2020 Ward Councilor Correspondence

Shaw Webmail

Shaw Webmail

RE: WebMail: Support for Redesignation of Land Use

From : EAward11 - Mindy Slade
<EAWARD11@CALGARY.CA>

Fri, Sep 11, 2020 11:02 AM

Subject : RE: WebMail: Support for Redesignation of
Land Use

To : [REDACTED]

Cc : EAward11 - Mindy Slade
<EAWARD11@CALGARY.CA>

Hello Valarie,

Thank you for reaching out. Councillor Farkas has a legal obligation to remain impartial on all land use changes and development applications until they come to Council for a public hearing, so we will not be able to provide formal support for your application in advance.

We appreciate you taking the time to write in, and if you would like to share your proposal with us, we would be happy to review and I will share your message with Councillor Farkas.

Thank you,

Mindy Slade
Executive Advisor

Councillor Jeromy Farkas – Ward 11
Office of the Councillors, The City of Calgary
T 403.268.2476 | **F** 403.268.3823 | **W** calgary.ca/ward11
PO Box 2100, Stn M | Mail code #8001 | Calgary, AB T2P 2M5

Stay connected with Ward 11! Click [Ward 11 Updates](#) to sign up for monthly updates

This email may be privileged and/or confidential. Any distribution, use or copying of this email or the information it contains by anyone other than an intended recipient is unauthorized. If you received this email in error, please advise the sender immediately.

WebMail Content:

9/12/2020 Ward Councilor Correspondence

Shaw Webmail

Follow Up Requested: Yes

=====

Hello Jeromy

I'm reaching out to you with hopes of gaining your support. I'm considering applying for the redesignation of land use for 2 properties I own in North Glenmore Park (2403 & 2407 52 Ave. S.W.)

I currently have no plans to develop the properties. My intention is to position myself for retirement by making the properties more attractive to sell down the road.

There are many examples of this type of redesignation already done in the neighborhood and after my initial conversation with the City, I understand the due diligence that is required in engaging all the local stakeholders, which I've already initiated. In addition to yourself, I've reached out to the North Glenmore Community Association and have begun having conversations with my neighbours to provide information and solicit feedback.

I would really appreciate hearing your thoughts, concerns or feedback and I'm available at any time to further discuss my request for your support.

Sincerely,

Valarie Best
2403 52 Ave. S.W., Calgary, AB, T3E 1K5
[REDACTED]

Contact Information

Name: Best, Valarie

Address: 2403 52 S.W.

Community: Unknown

Phone number(s): Home: , Cell: [REDACTED] Business:

E-Mail: [REDACTED]

Send Marketing materials?: Allow

Link:

Click to view [Webmail](#)

<https://wm-no.glb.shawcable.net/zimbra/h/printmessage?id=334064&tz=America/Denver>

2/3



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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

December 27, 2020

Circulation Control
Planning & Development
PO Box 2100 Station M
IMC8201

Ben Ang, File Manager: Re: LOC2020-0133 2405 & 2407 52 Avenue SW - Proposed Land Use Amendment

The North Glenmore Park Community Association (NGPCA) and Planning & Area Redevelopment Committee (PARC) would like to communicate our reconsideration and approval to the City regarding the proposed rezoning application of LOC2020-0133 at 2405 & 2407 52 Avenue SW.

Previously, the committee communicated our opposition to the proposal based on the following criteria for RC-G rezoning, as laid out in the 2018 NGPCA Planning Guide (attached), not being met:

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

In response to the opposition of the previous proposed development, the committee now understands that the land use redesignation will be changed to include only the corner lot, 2403 52 Avenue SW (Lot 11), and that the subject parcel is currently zoned R-C2.

The noted criteria above, which has guided the NGPCA to support past R-CG area developments, now aligns with the application communicated to the committee on November 24, 2020.

Sincerely,

Amy Babich
Chair, Planning & Area Redevelopment Committee
North Glenmore Park Community Association

Community Engagement Letter

Sept. 13, 2020

To our valued neighbours:

We are considering applying to the City of Calgary for the redesignation of land use for the properties located at 2403 and 2407 52 Ave. S.W. from R-C2 to R-CG.

The land use designation R-CG:

- accommodates existing residential development;
- accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters;
- accommodates Secondary Suites and Backyard Suites with new and existing residential development;
- provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and
- accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

For further information you can see the City of Calgary website www.Calgary.ca

What we are considering is land use redesignation only. We are not looking at submitting development plans at this time.

Ultimately, should someone wish to propose a development at this location you would be notified and have the opportunity to voice your opinion regarding the proposed building plans.

We are sharing our consideration to apply for redesignation with you at this time to ensure full transparency with our valued neighbours.

We welcome any feedback you may have by email at _____ or if you would like to speak to us personally you can call _____.

Sincerely,

Valarie Best & Roger Violette

2403 52 Ave. S.W., Calgary, Alberta, T3E 1K5

Community Association Response



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

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

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The noted criteria above, which has guided the NGPCA to support past R-CG area developments, now aligns with the application communicated to the committee on November 24, 2020.

Sincerely,

Amy Babich
Chair, Planning & Area Redevelopment Committee
North Glenmore Park Community Association

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2717 – 15 Avenue SE, LOC2020-0209

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectare ± (0.2 acre ±) located at 2717 – 15 Avenue SE (Plan 4946T, Block 19, Lots 9 to 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses in addition to the building types already allowed (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The application represents an appropriate density increase of the site, allows for development compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* and *Albert Park/Radisson Heights Area Redevelopment 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 Tricor Design Group on behalf of the landowners, Kimberly and Jeff Van de Walle, on 2020 December 22. The Applicant Submission (Attachment 2) indicates that the owner is looking to redevelop this property with a four-unit rowhouse building.

The 0.08 hectare (0.20 acre) midblock site is located in the southwest community of Albert Park/Radisson Heights on 15 Avenue SE, two blocks northwest of the 17 Avenue SE Main Street. The parcel is currently developed with a single detached dwelling and parking area with access from the rear lane. A development permit application has not been submitted at this time.

No development permit application has 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.

**Planning & Development Report to
Calgary Planning Commission
2021 March 4**

**ISC: UNRESTRICTED
CPC2021-0256
Page 2 of 3**

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2717 - 15 Avenue SE, LOC2020-0209

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 contacted the Albert Park/Radisson Heights 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.

Administration received no letters from the public at the time of writing this report.

The Albert Park/Radisson Heights Community Association did not respond to two separate requests for comment.

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.

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.

Planning & Development Report to
Calgary Planning Commission
2021 March 4

ISC: UNRESTRICTED
CPC2021-0256
Page 3 of 3

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2717 - 15
Avenue SE, LOC2020-0209**

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
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 Albert Park/Radisson Heights, mid-block on 15 Avenue SE between 26 Street SE and 27 Street SE. The site is approximately 0.08 hectares in size and is approximately 23 metres wide by 36 metres long. The parcel is currently developed with a single detached dwelling with parking accessible from the rear lane.

Surrounding development is characterized primarily by single detached dwellings. The 17 Avenue SE Main Street is located approximately 330 metres to the southeast of the site. Near the subject site there are R-C2 District, R-CG District, Multi-Residential – Contextual Low Profile (M-C1) District and Mixed Use – Active Frontage (MU-2) District designated parcels. Radisson Heights Park is also located 275 metres east of the subject site.

Community Peak Population Table

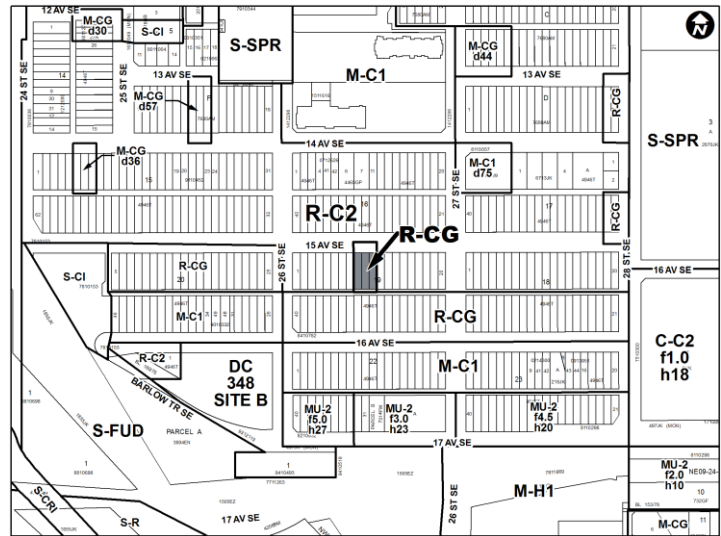
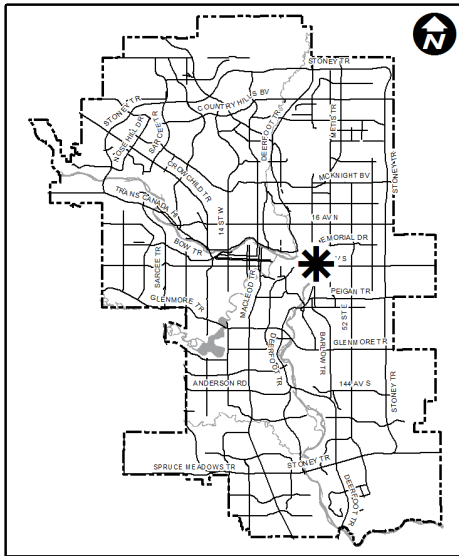
As identified below, the community of Albert Park / Radisson Heights reached its peak population in 2019.

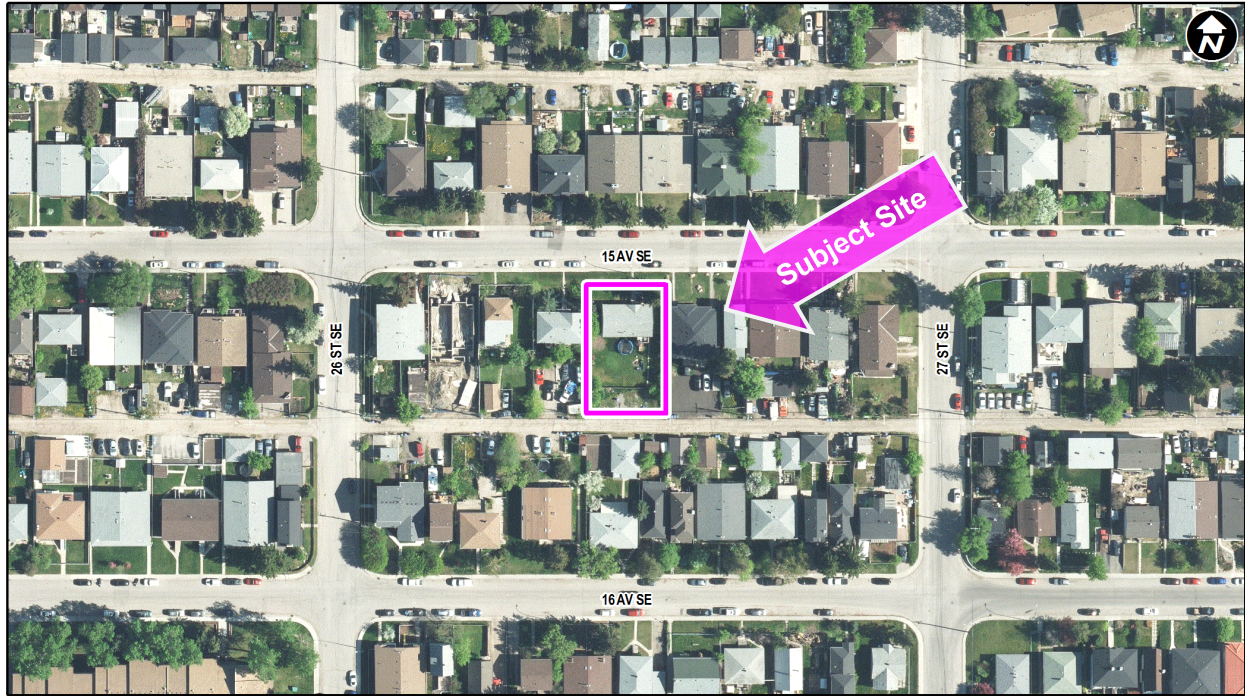
Albert Park / Radisson Heights	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Albert Park / Radisson Heights 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 and semi-detached homes. The R-C2 District allows for a maximum building height of 10 metres, and a maximum density 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 density of 75 dwelling units per hectare. A maximum of six dwelling units would be allowed on the site based on parcel area; however, given the parcel width and the R-CG rules, only up to four dwelling units would be feasible.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG District provided the suites are below 45 square metres in area, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar mobility options.

Development and Site Design

If this application is approved by Council, 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 mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 15 Avenue SE frontage including ensuring access for the principal dwellings meets grade-oriented design definitions;
- further evaluation of any secondary suite designs; and
- mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

Transportation

The area is well served by Calgary Transit, with the subject site within 200 metres of the Route 155 bus stop, and within approximately 500 metres of the 26 Street MAX Purple Station, and the Route 1 transit stop on 17 Avenue SE.

A Transportation Impact Assessment and parking study were not required as part of the land use amendment application. Access and mobility requirements will be determined at the development permit stage. On-street parking adjacent to the site is currently unrestricted.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water and sanitary deep utilities exist immediately adjacent to the site; while public storm deep utilities are not immediately available. Development servicing requirements will be determined at the time of future development.

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 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 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.

Albert Park/Radisson Heights Area Redevelopment Plan (Statutory - 1989)

The subject site is located in the low density residential area of the [Albert Park/Radisson Heights Area Redevelopment Plan](#) (ARP). The ARP speaks to encouraging compatible infill development in the low-density residential area and retaining single family, duplex, semi-detached and townhouse dwellings. The proposed land use amendment is in alignment with the applicable policy of the ARP.

Applicant Submission

2020 December 22

2717 15th Ave SE
Albert Park / Radisson Heights

The subject lot is currently zoned R-C2. It is a laned, mid-block lot, surrounded by R-C2 lots on the same block face and across 15th Ave, but adjacent to R-CG on the block face across the lane. The lot is 75' in width. The lot is within 300m of a secondary transit stop and 600m of a primary transit stop.

We are requesting to change the current zoning to an R-CG designation. One of the long-range goals of the MDP is to increase density in the inner city. While many interior lots that are currently R-C2 are difficult to add density to unless several lots are purchased together, there is a growing trend in Calgary to use corner lots to help densify in adapting neighborhoods. This is a situation where an interior lot can accommodate 4 units in a rowhouse build form that would also be a permitted use. This part of Albert Park / Radisson Heights is under a lot of redevelopment, and given the width of the lot we feel it is a good situation to increase density in this area.

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

The City of Calgary MDP encourages this type of development through the Compact City and Great Communities platforms. The land also falls into the Comprehensive Citywide Growth Strategy Map. Here are some highlighted key points from the MDP for this type of rezoning.....

2.2.5 Strong residential neighbourhoods

Objective Reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas. Residential communities are not static. They will evolve over time as demographics shift and buildings age, offering an opportunity to review and accommodate changing community needs. Understanding this community dynamic can help develop plans and strategies to stabilize local population fluctuations, support predictability for the market, guide public reinvestment and ensure long-term viability of local services and facilities. Outside of the major focus of the Activity Centre and Main Street areas, low to moderate density infill development can be accommodated to support the efficient use of land, infrastructure and services as well as enhance housing choice and affordability. In many cases, public infrastructure and transit service are already in place to support redevelopment. Calgary's older residential areas present some of the best opportunities to accommodate infill development, increasing the range of housing for families and individuals within areas that take advantage of existing infrastructure, transit and existing amenities such as local retail, schools, parks and community services. Intensification should be accommodated within existing communities in a sensitive manner. In commercial areas, infill and redevelopment can create more cohesive and vibrant neighbourhoods. Integrating new development with existing buildings can enhance or fill in gaps in the street wall to improve the vitality, appearance and security of streets and public spaces. The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Policies

Neighbourhood infill and redevelopment

- a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.
- b. Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities.
- c. Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood.
- d. Encourage redevelopment that incorporates green infrastructure solutions and shared energy efficiencies (See Section 2.6)

2.3 Creating great communities

Goal

Create great communities by maintaining quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public places.

Supports

Key Direction #2: Provide more choice within complete communities.

Key Direction #3: Direct land use change within a framework of nodes and corridors.

Key Direction #4: Link land use decisions to transit.

Key Direction #5: Increase mobility choices.

Key Direction #7: Create complete streets.

Key Direction #8: Optimize infrastructure.

This section sets out a framework of policies that focuses on housing, the quality of the physical environment and the amenities and services required for day-to-day, neighbourhood-focused living. Forecasts indicate that there will be large changes in the coming decades, not only in the total numbers but also in the make-up of Calgary's population profile.

- Nurturing vibrant, active, healthy, safe and caring communities.
- Pursuing economic and housing diversification in order to make Calgary a city of variety and choice.
- Recognizing and building upon existing neighbourhood character, heritage and cultural identity.
- Providing quality public spaces, parks and other local amenities and leisure, cultural and recreation activities to all Calgarians.
- Designing communities for social cohesion and health and wellness.
- Providing citizens with opportunities to become involved in decision-making processes and effectively engaged in shaping their local communities.

2.3.1 Housing

Objective

Ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians and create sustainable local communities. Access to adequate and affordable housing is a fundamental component of the quality of life in a city. Factors influencing access include price, supply and the distribution of a variety of housing types. The housing market and different levels of government play vital roles in ensuring that housing choice exists for a range of needs and income levels. The City will ensure that the residential planning framework supports the delivery of housing supply in a range of types and tenures to meet current and future community needs, preferences and financial capabilities. Through

setting public land use and transportation policy, The City exercises significant influence over how and where future housing is provided. Housing policy is addressed on four levels:

- Increasing housing choice across the city.
- Accommodating a mix of dwelling types to meet a full range of housing needs in all communities.
- Facilitating conditions to enable citizens from a wide economic and demographic spectrum to live within a community.
- Minimizing the impact of public decisions on the cost of housing and household mobility.

Neighbourhoods that accommodate a broad range of housing types can be less vulnerable to the consequences of community life cycling (e.g., population gain, peaking, population decline, levelling off). A population base that is relatively stable over the long term helps to ensure that community facilities (e.g., schools, retail and recreational facilities, community associations) and public services (e.g., personal and community services, medical services) are maintained and fully utilized. A limited range of housing choices can result in some residents leaving their community if their housing needs can no longer be met. Given Calgary's projected demographic changes, this becomes increasingly likely as people age or household composition changes and residents are no longer able, or wish to maintain a single-detached home. Existing communities that have the capability to add new housing units and compensate for declining populations tend to retain or regain their vitality, as evidenced in Calgary's inner-city communities. As well, new communities that are planned and built from the outset to include a wider variety of housing choices may avoid future population swings and ensure long term stability.

Policies

Housing diversity and choice

- a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
 - i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher density and mixed-use residential developments; and,
 - ii. A range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups.
- b. Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by:
 - i. Encouraging housing opportunities for low- and moderate-income households in all communities;

There are many more excerpts from the MDP that can be quoted for this type of development that the City of Calgary has as current policies. We feel this lot fits well with City policies and long-term goals.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2717 15th Ave SE

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

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

Reached out to Community Association and no response to date.

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)

Email sent to Community Association for Preliminary comments.

Stakeholders

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

Community Association

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

No response to date.

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.

No response to date.

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)

Still awaiting a response.

calgary.ca/planningoutreach

**Land Use Amendment in Windsor Park (Ward 11) at 5507 – 6 Street SW,
LOC2020-0191**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.12 acres \pm) located at 5507 – 6 Street SW (Plan 4606GN, Block 24, 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 would allow for rowhouses in addition for consistency: to the building types already allowed (e.g. single detached, semi-detached and duplex dwellings and secondary suites).
- The proposed land use would allow for development that may 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? The 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 District allows for a greater choice of housing types in inner-city areas close to a range of amenities and services.
- There is no previous Council direction in relation to the proposed land use redesignation.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by Goaldex on behalf of the landowner, 1746638 Alberta Ltd (Gregory Gates and Carol Gates), on 2020 December 07. The Applicant Submission (Attachment 2) indicates that the landowner wants to redevelop this parcel with a four-unit rowhouse building.

This approximately 0.06 hectare site in the community of Windsor Park is located at the northeast corner of 54 Avenue SW and 6 Street SW. This corner parcel is developed with a single detached dwelling with vehicular access from the rear lane.

No development permit application has been submitted at this time.

A detailed planning evaluation of this policy and land use amendment application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

Land Use Amendment in Windsor Park (Ward 11) at 5507 - 6 Street SW, LOC2020-0191

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 policy and 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 held a virtual meeting with residents on 2021 January 27. The Applicant Outreach Summary can be found in Attachment 4.

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 14 letters of opposition from members of the public, focusing on the following concerns:

- lack of time to provide comments due to notification period being over Christmas break;
- increased traffic, parking, lane access and safety concerns;
- height, shadow, privacy and character impacts of a rowhouse development next to single-storey development;
- overdevelopment of the lot;
- there is no demand for a rowhouse form of development in the community;
- this will set a precedent and devalue nearby properties; and
- lack of community engagement.

The Windsor Park Community Association provided a letter in opposition to the proposal on 2021 January 09 (Attachment 3) identifying the following:

- the proliferation of R-CG and higher density developments in the core of the community;
- keeping higher density developments to the periphery of the community (50 Avenue, Elbow Drive and 56, 57 and 58 Avenue SW);
- there will be no local area plan for Windsor Park in the near future; and
- Windsor Park would like to work with the City of Calgary Planning Department and developers to agree on a vision for the community that meets the needs of stakeholders and provides some certainty to residents about densification.

Administration considered the relevant planning issues specific to the application 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 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 March 4

ISC: UNRESTRICTED
CPC2021-0285
Page 3 of 3

Land Use Amendment in Windsor Park (Ward 11) at 5507 - 6 Street SW, LOC2020-0191

IMPLICATIONS

Social

This proposal allows for a more efficient use of land and infrastructure and will provide for a wider range of housing types than the existing R-C2 District, and as such, 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 a four-unit rowhouse building would allow for a more efficient use of existing infrastructure and services and provide more compact housing to the community.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with the application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Community Association Response
4. 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 Windsor Park at the southwest corner of 54 Avenue SW and 6 Street SW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 36 metres long. The parcel is currently developed with a single detached dwelling with parking accessible from the rear lane.

Surrounding development is characterized primarily by single detached dwellings; however, nearby parcels to the west are designated Multi-Residential - Medium Profile (M-C2) District. Near the subject site there are lands designated R-C2 District and R-CG District. The Windsor Park Community Centre is also located 130 metres northeast of the subject site.

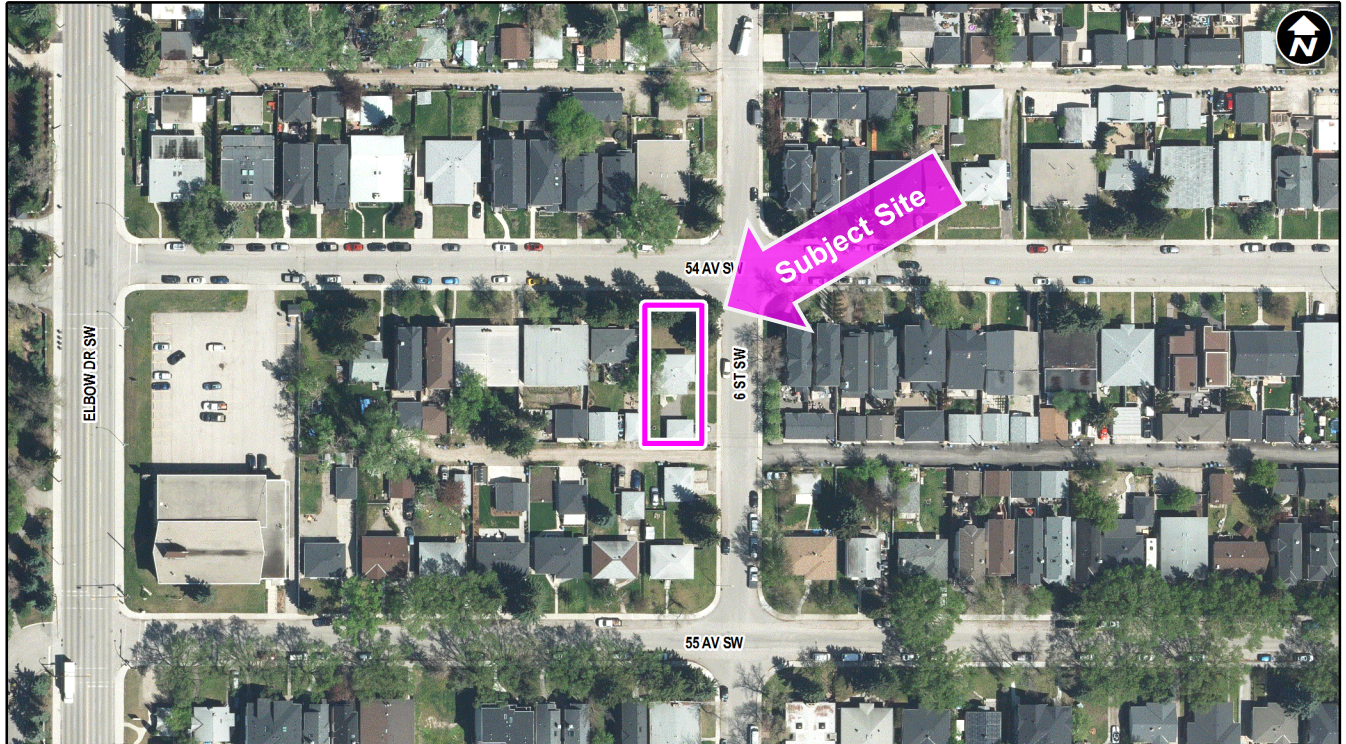
Community Peak Population Table

As identified below, the community of Windsor Park reached its peak population in 2019.

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

Source: *The City of Calgary 2019 Civic Census*

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



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 and semi-detached 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 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 density of 75 dwelling units per hectare. The parcel area of the subject site that would allow for a maximum of four dwelling units with the potential for secondary suites.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG District provided the suites are below 45 square metres in area, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District would provide guidance for future redevelopment of the site including the number of dwelling units, 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:

- the number of dwelling units and secondary suites; and
- ensuring an engaging built interface along the 54 Avenue SW and 6 Street SW frontage including ensuring access for the principal dwellings meets grade-oriented design definitions.

Transportation

The subject site is located approximately 150 metres away from a northbound Route 3 Sandstone/Elbow Drive SW bus stop.

The subject site is a corner lot with lane access and has no on-street 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

No environmental concerns were identified.

Utilities and Servicing

Public water and sanitary deep utilities exist immediately adjacent to the site, while public storm deep utilities are not immediately available. Development servicing requirements will be determined at the time of future development, to the satisfaction of Administration.

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. 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 can be sensitive to existing residential development in terms of height, scale and massing.

There is no local area plan for the subject area.

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.

Applicant Submission

December 7, 2020

Introduction

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

Site

The municipal address of the lot is 5507 6 Street SW, which is one block east of Elbow Drive. The lot is corner parcel located off 54 AV SW and 6 ST SW with a size of 15.22m x 36.54m.

This low density residential project will consist of 4 separate dwelling units, with each unit having an enclosed parking stall located off the alley. Each dwelling will contain its own covered entry, (3) facing 6 ST SW and (1) facing 54 AV SW.

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

Design

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

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

Community Association Response

January 9, 2021

City of Calgary Planning

Dear Mr. Silver:

I am writing on behalf of the community of Windsor Park in objection to LOC2020-0191. Many residents of our community have formally objected to this application. Jason Kulsy, vice chair of our Windsor Park Development Committee, has also responded reflecting the thoughts of our committee and community.

A major concern is the proliferation of RC-G and higher density developments in the core of our community. We are supportive of densification in Windsor Park. There are abundant opportunities for attached or detached infills to replace older bungalows. We object to the leapfrogging of RC-2 developments to RC-G or multi-residential type projects within the core. What we would prefer is to keep these higher density developments to the periphery as a buffer. This would include 50th ave, Elbow drive and 56, 57 and 58th ave SW.

This summer an RC-G land use amendment (LOC2020-0014) was approved for 51st ave and 6 st SW. We would consider this the core of the community. Mayor Nenshi himself indicated that a reason this was a good location was "there is already an RC-G parcel directly north" on 50th ave SW. Thus precedent is indeed a factor in planning decisions and has possibly been set for the interior.

We have also seen an MC-2 land use amendment approved for the core of our community with LOC2017-0367. This location is not on the periphery of the neighbourhood and was vehemently opposed by residents.

If this application is approved, the precedent will be confirmed to allow RC-G and multi-residential land use changes throughout the core of the community without direction or discretion.

Real estate developers are investors in our communities and critical to economic growth. Let us not forget that home owners are also investors. We make the largest investment of our lives on our homes.

We all know that urban sprawl is a concern and densification within the interior of a large city is critical to its long term health. There are many R-1 / RC-1 communities that could also support densification that are more central than Windsor Park.

There will be no Local Area Plan for Windsor Park in the near future. In the interim, Windsor Park would like to work with the City of Calgary Planning Department and developers to agree on a vision for the community that meets the needs of stakeholders and provides some certainty to residents about densification.

Greg Freson

Windsor Park Development Committee Chair

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 5507 6 Street SW

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)

The applicant reached out to the Windsor Park Community Association to hold an informational open house and question and answer period for the proposed development at 5507 6 Street SW. The applicant worked with the Chair of the Windsor Park Community Association Greg Freson to ensure all residents of the Community were informed of this open house and were given the Zoom Conference details for the meeting. The meeting was scheduled on January 27, 2021 from 3:00pm - 4:00pm and was attended by: Greg Freson (Windsor Park Community Association Chair), Jeromy Farkas (City of Calgary Ward 11 Councillor), [REDACTED] (Windsor Park community resident and owner of the property neighboring the proposed development) and [REDACTED] (Windsor Park community resident). The first half of the meeting consisted of a presentation by the applicant outlining the proposed development, previous development projects completed by the applicant and studies outlining the benefits of the proposed development. The second half of the meeting consisted of an open forum question and answer period where all questions and concerns were addressed.

Stakeholders

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

The applicant worked with the Chair of the Windsor Park Community Association Greg Freson to ensure all residents of the Community were informed of the Open House held by the applicant and were given the Zoom Conference details for the meeting. The meeting was scheduled on January 27, 2021 from 3:00pm - 4:00pm and was attended by: Greg Freson (Windsor Park Community Association Chair), Jeromy Farkas (City of Calgary Ward 11 Councillor), [REDACTED] (Windsor Park community resident and owner of the property neighboring the proposed development) and [REDACTED] (Windsor Park community resident).



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

The main issue raised by the participants in the outreach included concerns regarding privacy for the neighboring resident. The resident was concerned that the proposed development would result in additional upper floor windows that would have a direct view of their backyard.

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.

To address the issue raised regarding the privacy for the neighboring resident, the applicant showed renderings of the proposed development. The rear of the proposed development only features two windows on the upper level that have a direct view of the neighboring backyard as the applicant ensured the two end units of the proposed development feature windows on sides of the unit and not the rear. This would be the same number of windows if a semi-detached dwelling was constructed on the land vs. a row house dwelling. In addition, the applicant stated they would be open to planting privacy trees between the properties to ensure privacy is maintained.

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)

The applicant shared a presentation with the stakeholders during the informational open house and question and answer period for the proposed development (please see attached). The presentation featured renderings of the proposed development which addressed the issues raised by the stakeholders regarding the privacy concerns for the neighboring resident.

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4623 - 21 Avenue NW, LOC2020-0208

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Montgomery 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 4623 - 21 Avenue NW (Plan 4994GI, Block 41, Lot 15) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- The proposed land use amendment 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).
- The proposal represents a modest increase in density and allows for development that may be compatible with the character of the existing neighbourhood, and aligns with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The R-C2 District allows for a greater choice of housing types in established areas close to amenities and services.
- Why does this matter? Providing a modest increase in density within existing developed area promotes more efficient use of existing infrastructure.
- An amendment to the *Montgomery Area Redevelopment Plan* (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 application, in the northwest community of Montgomery, was submitted by Tricor Design Group on behalf of the landowner, Daniel A Jorgensen, on 2020 December 21.

The subject site is a midblock parcel near the intersection of 21 Avenue NW and 46 Street NW, and is currently developed with a single detached dwelling with rear lane access.

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

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to pursue a development permit application for a semi-detached dwelling in the future.

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4623 - 21 Avenue NW, LOC2020-0208

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 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 did not undertake community outreach given the minor nature of the application and previous Council support for similar applications in the neighbourhood.

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 six letters of opposition from the public. The letters of opposition focused on the following areas of concern:

- Increased traffic, parking and noise;
- Violation of the *Montgomery Area Redevelopment Plan* and spot rezoning;
- Housing affordability; and
- Increased lot coverage of new homes.

The Montgomery Community Association provided comments on 2021 January 16 (Attachment 3) stating that they object to the proposal because it does not align with the existing ARP.

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

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 may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Planning & Development Report to
Calgary Planning Commission
2021 March 4**

**ISC: UNRESTRICTED
CPC2021-0280
Page 3 of 3**

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4623 -
21 Avenue NW, LOC2020-0208**

Environmental

This application has not identified any actions that specifically meet policies in this plan. 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 an additional dwelling unit with the option to include secondary suites or backyard suites would allow for a more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no significant risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendments to the Montgomery Area Redevelopment Plan
3. Community Association Response
4. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Montgomery, located mid-block along the south side of 21 Avenue NW between 45 Street NW and 46 Street NW. 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 R-C1 District and R-C2 District development with single and semi-detached homes.

Community Peak Population Table

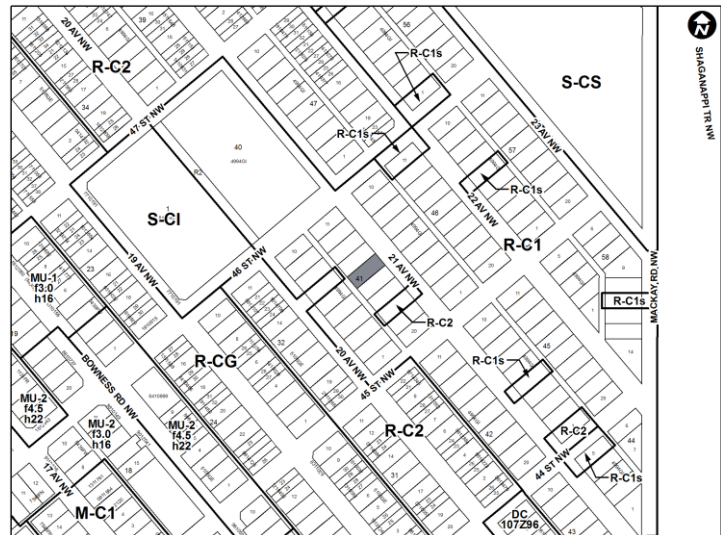
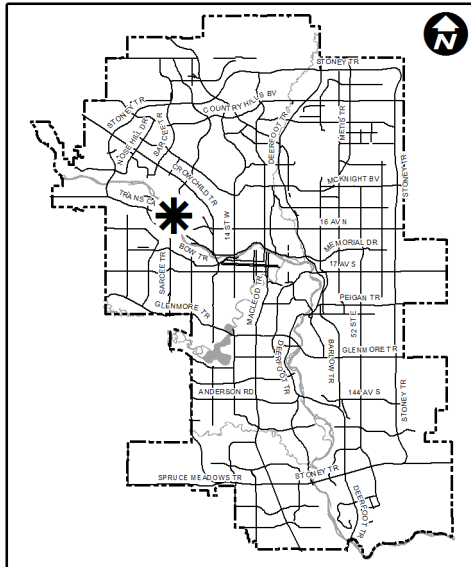
As identified below, the community of Montgomery reached its peak population in 1969.

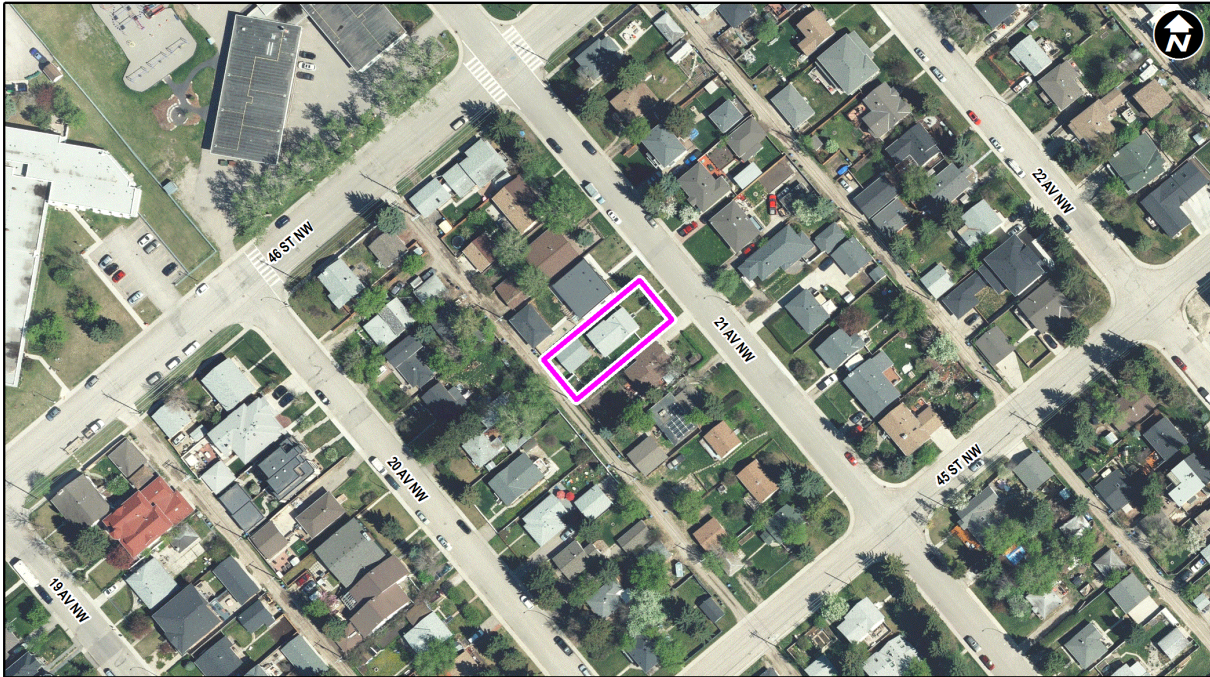
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a low-density 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 density of one dwelling unit.

The proposed R-C2 District is a low-density residential designation that 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 density of two dwelling units.

Development and Site Design

If this application is approved by Council, 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

Pedestrian access to the site is available from existing sidewalks along 21 Avenue NW. Street parking is available on 21 Avenue NW. Future vehicular access is to be directed to the lane only. The site is serviced by Calgary Transit with bus stops located approximately 280 metres

away on Bowness Road NW. The nearest existing primary transit stop (MAX Orange) is at the Alberta Children's Hospital, approximately 800 metres away.

The subject site has access to on-street parking, and there are currently no parking restrictions.

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

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 [development/land use amendment/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 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 is a low-density district and provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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 subsequent development approval stages.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The parcel is subject to the Residential policies of the [Montgomery Area Redevelopment Plan](#) (ARP). The ARP itself anticipates a planning timeframe of 10 to 15 years and was established prior to the *Municipal Development Plan* (2009) and [Land Use Bylaw 1P2007](#). These policies

are designed to preserve Montgomery's small-town character by ensuring residential development contributes to preserving its predominantly low-density land use. R-C2 is considered a low-density district with a built form very similar to the existing R-C1 District.

Figure 1.3 of the *Montgomery ARP* identifies this site as Low Density Residential. The Low Density Residential Area policies generally discourage redesignation of residential parcels to higher densities but note the importance of increasing and stabilizing Montgomery's population, which has declined significantly since its peak in the 1960s. Minor text amendments to the ARP are required to accommodate this land use amendment (Attachment 2).

Proposed Amendments to the Montgomery Area Redevelopment Plan

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) For Policy R4, at the end of the sentence, add the following address “4623 - 21 Avenue NW” to the list of exempt sites.
 - (b) For Policy R5, at the end of the sentence, add the following address “4623 - 21 Avenue NW” to the list of exempt sites.

TEXT FOR DISCUSSION

Community Association Response



Jan. 16, 2021

Peter Schryvers
Planning Development and Assessment
City of Calgary
Peter.Schryvers@calgary.ca

Dear Peter,

RE: Loc2020-0208 @ 4623 22 Ave NW
New: Change of Use

The Planning Committee has reviewed the above-noted application. And although we support thoughtful development in our community, we do not support re-zoning that does not fit within the ARP and the agreed upon areas that the community and the city worked to an agreement for the increased density of Montgomery.

Regards,

Jane Durango,
Planning Committee Chair
Montgomery Community Association

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

Montgomery Community Association, 5003 16th Ave NW Calgary AB T3B-0N2

planning@mcapeople.com

Applicant Submission

December 21, 2020

4623 21 Ave NW

The Purpose of the rezoning from R-C1 to R-C2, is encouraging more families to move into the area, and increasing the density. The build form intended is Semi-Detached dwellings with lane garages. The units will provide a minimum of 2 bedrooms but preferably 3 bedrooms.

We believe that rezoning application for these lots will meet policies and guidelines as well as the vision of ARP.

The City of Calgary MDP encourages this type of development through the Compact City and Great Communities platforms. The land also falls into the Comprehensive Citywide Growth Strategy Map. Here are some highlighted key points from the MDP for this type of rezoning.....

2.2.5 Strong residential neighbourhoods

Objective Reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas. Residential communities are not static. They will evolve over time as demographics shift and buildings age, offering an opportunity to review and accommodate changing community needs. Understanding this community dynamic can help develop plans and strategies to stabilize local population fluctuations, support predictability for the market, guide public reinvestment and ensure long-term viability of local services and facilities. Outside of the major focus of the Activity Centre and Main Street areas, low to moderate density infill development can be accommodated to support the efficient use of land, infrastructure and services as well as enhance housing choice and affordability. In many cases, public infrastructure and transit service are already in place to support redevelopment. Calgary's older residential areas present some of the best opportunities to accommodate infill development, increasing the range of housing for families and individuals within areas that take advantage of existing infrastructure, transit and existing amenities such as local retail, schools, parks and community services. Intensification should be accommodated within existing communities in a sensitive manner. In commercial areas, infill and redevelopment can create more cohesive and vibrant neighbourhoods. Integrating new development with existing buildings can enhance or fill in gaps in the street wall to improve the vitality, appearance and security of streets and public spaces. The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Policies

Neighbourhood infill and redevelopment

- a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.
- b. Support development and redevelopment that provides a broader range of

housing choice in local communities to help stabilize population declines and support the demographic needs of communities. c. Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood.

d. Encourage redevelopment that incorporates green infrastructure solutions and shared energy efficiencies (See Section 2.6)

2.3 Creating great communities

Goal

Create great communities by maintaining quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public places.

Supports

Key Direction #2: Provide more choice within complete communities.

Key Direction #3: Direct land use change within a framework of nodes and corridors.

Key Direction #4: Link land use decisions to transit.

Key Direction #5: Increase mobility choices. Key Direction #7: Create complete streets.

Key Direction #8: Optimize infrastructure.

This section sets out a framework of policies that focuses on housing, the quality of the physical environment and the amenities and services required for day-to-day, neighbourhood-focused living. Forecasts indicate that there will be large changes in the coming decades, not only in the total numbers but also in the make-up of Calgary's population profile.

- Nurturing vibrant, active, healthy, safe and caring communities.
- Pursuing economic and housing diversification in order to make Calgary a city of variety and choice.
- Recognizing and building upon existing neighbourhood character, heritage and cultural identity.
- Providing quality public spaces, parks and other local amenities and leisure, cultural and recreation activities to all Calgarians.
- Designing communities for social cohesion and health and wellness.
- Providing citizens with opportunities to become involved in decision-making processes and effectively engaged in shaping their local communities.

2.3.1 Housing

Objective

Ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians and create sustainable local communities. Access to adequate and affordable housing is a fundamental component of the quality of life in a city. Factors influencing access include price, supply and the distribution of a variety of housing types. The housing market and different levels of government play vital roles in ensuring that housing choice exists for a range of needs and income levels. The City will ensure that the residential planning framework supports the delivery of housing supply in a range of types and tenures to meet current and future community needs, preferences and financial capabilities. Through setting public land use and transportation policy, The City exercises significant influence over how and where future housing is provided. Housing policy is addressed on four levels:

- Increasing housing choice across the city.
- Accommodating a mix of dwelling types to meet a full range of housing needs in all communities.
- Facilitating conditions to enable citizens from a wide economic and demographic spectrum to live within a community.
- Minimizing the impact of public decisions on the cost of housing and household mobility.

Neighbourhoods that accommodate a broad range of housing types can be less vulnerable to the consequences of community life cycling (e.g., population gain, peaking, population decline, levelling off). A population base that is relatively stable over the long term helps to ensure that community facilities (e.g., schools, retail and recreational facilities, community associations) and public services (e.g., personal and community services, medical services) are maintained and fully utilized. A limited range of housing choices can result in some residents leaving their community if their housing needs can no longer be met. Given Calgary's projected demographic changes, this becomes increasingly likely as people age or household composition changes and residents are no longer able, or wish to maintain a single-detached home. Existing communities that have the capability to add new housing units and compensate for declining populations tend to retain or regain their vitality, as evidenced in Calgary's inner-city communities. As well, new communities that are planned and built from the outset to include a wider variety of housing choices may avoid future population swings and ensure long term stability.

Policies

Housing diversity and choice

- a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
 - i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher density and mixed-use residential developments; and,

- ii. A range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups.
- b. Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by:
 - i. Encouraging housing opportunities for low- and moderate-income households in all communities;

There are many more excerpts from the MDP that can be quoted for this type of development that the City of Calgary has as current policies. We feel this lot fits well with City policies and long term goals and hope you can see the value in this proposal

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4532 – 21 Avenue NW, LOC2020-0206

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acre \pm) located at 4532 - 21 Avenue NW (Plan 4994GI, Block 45, Lot 8) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- The proposed land use amendment 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? The R-C2 District allows for a greater choice of housing types in established areas close to amenities and services.
- Why does this matter? Providing a modest increase in density within existing developed area promotes more efficient use of existing infrastructure.
- An amendment to the *Montgomery Area Redevelopment Plan* (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 redesignation in the northwest community of Montgomery was submitted on 2020 December 17 by Synergy Custom Homes and Renovations, on behalf of the landowner, Sukhwinder Grewal.

The subject site is a midblock parcel near the intersection of 21 Avenue NW and 45 Street NW, and is currently developed with a single detached dwelling with rear lane access.

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

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4532 - 21 Avenue NW, LOC2020-0206

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.

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 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 did not undertake community outreach given the minor nature of the application and previous Council support for similar applications in the neighbourhood.

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.

Three public comments were received; two opposed to the application and one in favour. Reasons for opposing the application included concerns about the loss of tree canopy, and frustration that land use amendments for R-C2 were taking place outside of the designated areas envisioned in the ARP. One neighbour supported the application, noting that the lot is large enough to support two dwelling units.

The Montgomery Community Association provided comments on 2021 January 16 (Attachment 3) stating that they object to the proposal because it does not align with the existing ARP. Administration has reviewed the relevant policies and supports this application as it represents a modest increase in density close to transit and amenities, while respecting the low density residential context.

Administration considered the relevant planning issues specific to the application 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 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.

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Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4532 - 21 Avenue NW, LOC2020-0206

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

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 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.

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 Summary
3. Proposed Amendments to the Montgomery Area Redevelopment Plan
4. Community Association Response

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 Montgomery near the intersection of 21 Avenue NW and 45 Street NW. It is currently developed with a single detached dwelling and a 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 R-C1 District and R-C2 District developed with single and semi-detached homes.

Community Peak Population Table

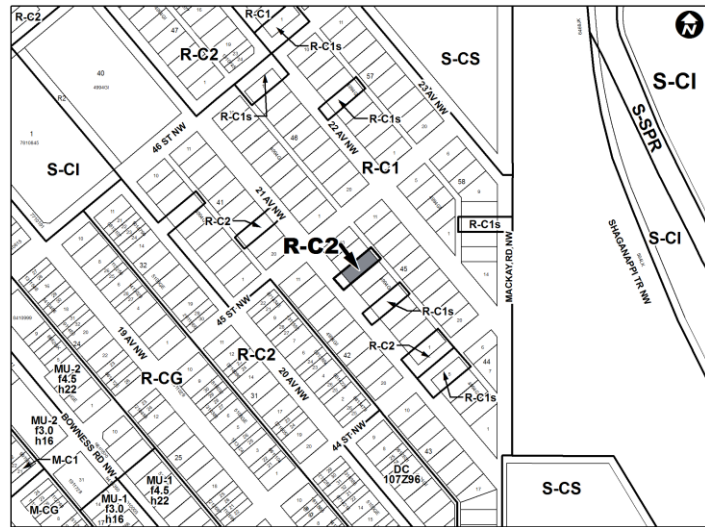
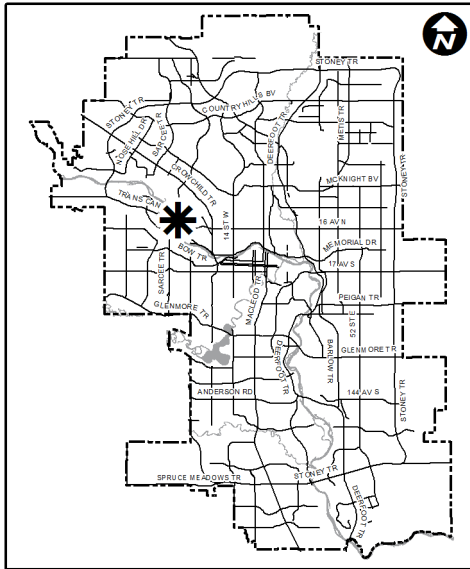
As identified below, the community of Montgomery reached its peak population in 1969.

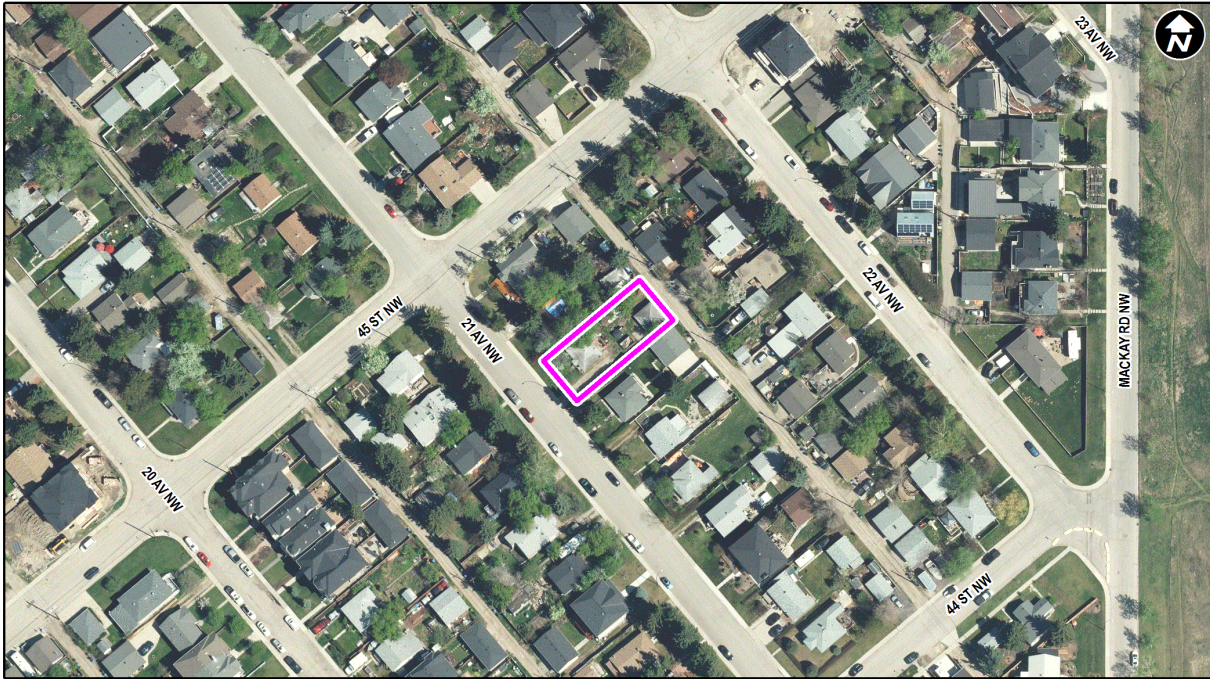
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a low-density 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 density of one dwelling unit.

The proposed R-C2 District is a low-density residential designation that 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 density 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 21 Avenue NW and the rear lane.

The subject site is approximately 400 metres (a 5-minute walk) from eastbound and westbound Route 1 bus stops. The westbound route provides service through Bowness ending at Bowness

Park. The eastbound route provides service through Kensington to Downtown, and then on through Inglewood to 17 Avenue SE (International Avenue), ending at the Penbrook bus loop.

The site is also approximately 450 metres (a 6-minute walk) from westbound and eastbound Max Orange BRT stops (Primary Transit). The westbound route provides service to the Foothills Medical Centre, Alberta Children's Hospital, University of Calgary and Brentwood LRT Station. The eastbound route provides service to Southern Alberta Institute of Technology, along 16 Avenue N and up 52 Street NE to Saddletowne LRT Station.

The subject site has access to on-street parking, and there are currently no 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 is a low-density district and provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objective 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.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The parcel is subject to the Residential policies of the [Montgomery Area Redevelopment Plan](#) (ARP). The ARP itself anticipates a planning timeframe of 10 to 15 years and was established prior to the *Municipal Development Plan* (2009) and [Land Use Bylaw 1P2007](#). These policies are designed to preserve Montgomery's small-town character by ensuring residential development contributes to preserving its predominantly low-density land use. R-C2 is considered a low-density district with a built form very similar to the existing R-C1 District.

Figure 1.3 of the *Montgomery ARP* identifies this site as Low Density Residential. The Low Density Residential Area policies generally discourage redesignation of residential parcels to higher densities but note the importance of increasing and stabilizing Montgomery's population, which has declined significantly since its peak in the 1960s. Minor text amendments to the ARP are required to accommodate this land use amendment (Attachment 3).

Applicant Summary

November 26, 2020

On behalf of the land owner, please accept this application for a land use redesignation from the current R-C1 to R-C2 to allow for:

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

The subject site is located at 4532 21st Ave NW in the community of Montgomery. It is approximately 0.056 hectares in size and is currently developed with a single detached house and dilapidated garage along the lane. The parcel is surrounded by low density residential development in the form of single dwellings.

R-C1s was approved at 4611 22 Ave NW (DP2019-1577).

R-C1s was approved at 4520 21 Ave NW.

R-C2 was APPROVED ON THE SAME STREET at 4611 21 Ave NW (LOC2020-0035).

R-C2 was APPROVED ON THE SAME STREET at 5003 21 Ave NW (LOC2019-0190).

R-C2 is pending ON THE SAME STREET AND BLOCK at 4504 21 Ave NW (LOC2020-0117).

The site is in close distance to Bowness Road NW and its many business establishments. It is about 330 meters from bus stop 44 along Bowness Road. In broad sense, the site is also only 2 km away from University of Calgary, 1.5 km away from Market Mall and 2 km away from the Alberta Children's Hospital.

Montgomery is a great community with access to multiple schools, a community centre, sports fields and street-oriented small business shops. The proposed R-C2 allows for low density residential developments with a maximum of two dwelling units and a height of 10 metres. Considering the location of the site, this proposal represents a minor increase in density and respects the immediate context and scale of adjacent developments.

We thus ask your support for this application. Thank you!

Synergy Custom Homes and Renovations

Proposed Amendments to the Montgomery Area Redevelopment Plan

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) For Policy R4, at the end of the sentence, add the following address “4532 - 21 Avenue NW” to the list of exempt sites.
 - (b) For Policy R5, at the end of the sentence, add the following address “4532 - 21 Avenue NW” to the list of exempt sites.

TEXT FOR DISCUSSION

Community Association Response



Jan. 16, 2021

Kelsey Cohen
Planning Development and Assessment
City of Calgary
Kelsey.Cohen@calgary.ca

Dear Kelsey,

RE: LOC2020-0206 @ 4532 21 Ave NW

New: Change of use

The Planning Committee has reviewed the above-noted application. And although we support thoughtful development in our community, we do not support re-zoning that does not fit within the ARP and the agreed upon areas that the community and the city worked to an agreement for the increased density of Montgomery.

Regards,

Jane Durango,
Planning Committee Chair
Montgomery Community Association

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

Montgomery Community Association, 5003 16th Ave NW Calgary AB T3B-0N2

planning@mcapeople.com

Land Use Amendment in Mission (Ward 11) at 216 - 25 Avenue SW, LOC2020-0149

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 216 - 25 Avenue SW (Plan B1, Block 45, Lots 18 and 19) from DC Direct Control District to Multi-Residential – High Density Low Rise (M-H1h15) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the adaptive reuse of an existing building in the community of Mission.
- The proposal allows for additional support commercial uses and is in keeping with the applicable policies of the *Municipal Development Plan* and *Mission Area Redevelopment Plan*.
- What does this mean to Calgarians? The proposed M-H1 District would allow for the retention of the existing character home.
- Why does this matter? Allowing for additional support commercial uses provides development flexibility on this relatively constrained site.
- 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 was submitted on 2020 October 15 by Marcus Krahn of John Haddon Design on behalf of the landowner, Matthew James Professional Corporation. The existing land use designation DC Direct Control 63Z2006 is based on the RM-6 (Residential High Density Multi-Dwelling) District of Bylaw 2P80 which does not allow for the Office use.

As indicated in the Applicant Submission (Attachment 2), the intent of this application is to allow for an addition to the existing building to be used as an office, while retaining the existing home as a dwelling unit.

The 0.04 hectare midblock site is located on the north side of 25 Avenue SW in the southwest community of Mission. The site is developed with a three-storey single detached house constructed in 1912. The house was renovated into a bed and breakfast accommodation several years ago. It is the lone house on the block, and although 3 storeys tall, it is neighboured by larger residential buildings.

The proposed height modifier of 15 metres is in line with the existing DC and recently submitted development permit and is as a result of discussions with the Cliff Bungalow-Mission Community Association. A development permit (DP2020-7922) for an addition to the existing structure has been submitted and is under review (Attachment 3).

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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CPC2021-0155
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Land Use Amendment in Mission (Ward 11) at 216 - 25 Avenue SW, LOC2020-0149

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 Cliff Bungalow-Mission 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 Cliff Bungalow-Mission Community Association has provided a letter of support on 2020 November 16 for the proposed land use (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 creates the opportunity for adaptive reuse of an existing building, while offering additional use flexibility.

Environmental

This application does not include any actions that specifically 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.

Economic

The ability to develop additional support commercial uses in the proposed M-H1 District would allow for more business and employment opportunities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

**Planning & Development Report to
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2021 March 4**

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Land Use Amendment in Mission (Ward 11) at 216 - 25 Avenue SW, LOC2020-0149

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2020-7922) Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The parcel is located in the community of Mission, on the north side of 25 Avenue SW. The site is currently developed with a single detached dwelling built in 1912, with rear lane access. The parcel is a total area of 0.04 hectares with approximate dimensions of 9 metres by 39 metres.

The surrounding lands are designated DC District (Bylaw 63Z2006) which is based on the Residential High Density Multi-Dwelling (RM-6) District in Bylaw 2P80. Surrounding development in the neighborhood of Mission is characterized by a mix of apartment buildings, and a number of older character homes.

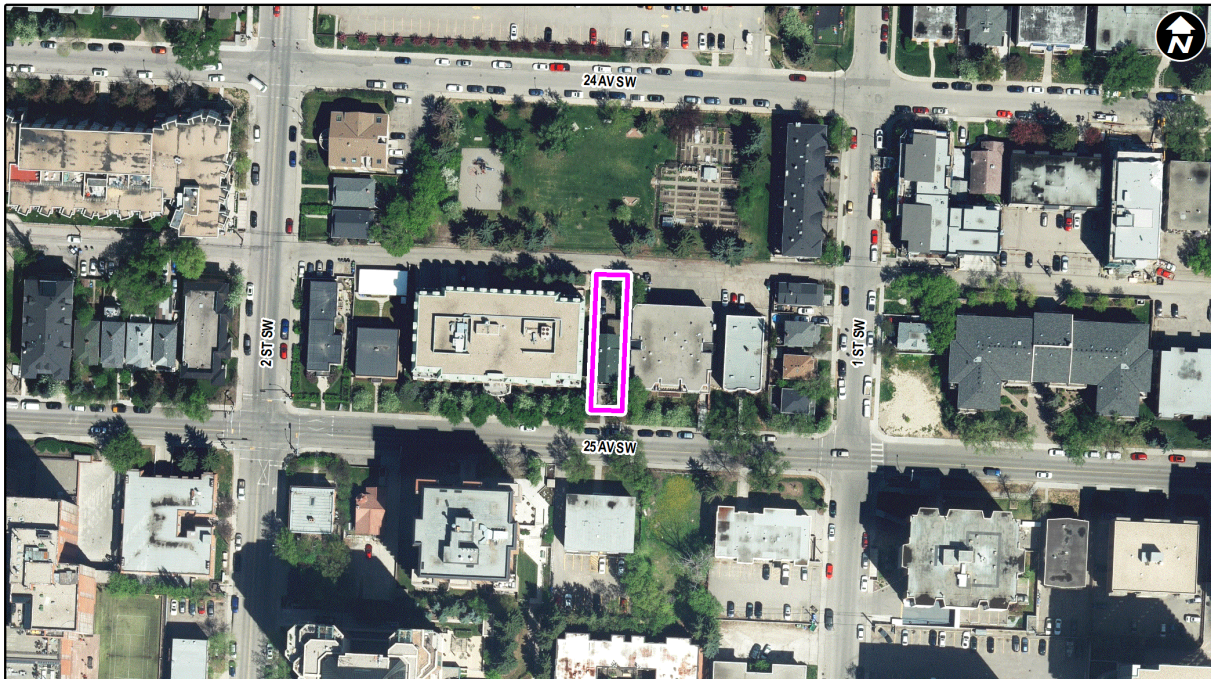
Community Peak Population Table

As identified below, the community of Mission reached its peak population in 2018, and the population has decreased slightly.

Mission	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	-75
Difference in Population (Percent)	-1.6%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC Direct Control District ([Bylaw 63Z2006](#)) is based on RM-6 of Bylaw 2P80. The purpose of this district is to provide for high density, medium profile apartment development. The current DC provides for limited opportunities for additional uses.

The proposed M-H1h15 District would allow for additional support commercial uses, including but not limited to: Office, and Retail and Consumer Service. The M-H1 does have a minimum of 150 units per hectare and this is being reviewed at the development permit stage. The intent of this application is to allow the applicant to construct an addition at the rear of the existing building to be used as an Office, whilst living in the front (existing) building on site as outlined in the Applicant Submission (Attachment 2).

Development and Site Design

If this application is approved by Council, the policies of the *Mission ARP* and the rules of the proposed M-H1h15 District will provide guidance for future site development including appropriate uses, building massing, and height, landscaping and parking.

The current DC allows for a maximum height of five storeys, not exceeding 15 metres. Therefore a height modifier of 15 metres has been proposed to ensure the maximum height remains consistent with the surrounding context.

Transportation

Pedestrian access to the site is available from 25 Avenue SW. Vehicular access is available from the lane. The site is well served by Calgary Transit with bus stops located approximately 20 metres away.

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

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required.

Utilities and Servicing

Public water, sanitary and storm deep utilities are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Development site servicing requirements are currently being reviewed along with the submitted 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 M-H1h15 District is sensitive to existing residential context of the area 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.

Mission Area Redevelopment Plan (Statutory – 2006)

The parcel is identified on Map 4 of the [Mission Area Redevelopment Plan](#) (ARP) as Medium Density Residential. The ARP encourages the preservation of special character homes and

supports office conversions in single detached dwellings that are isolated between two existing apartments.

Applicant Submission

October 15, 2020

PROPOSED DEVELOPMENT AT 216 25 AVE SW CONTEXT OF PROPOSAL

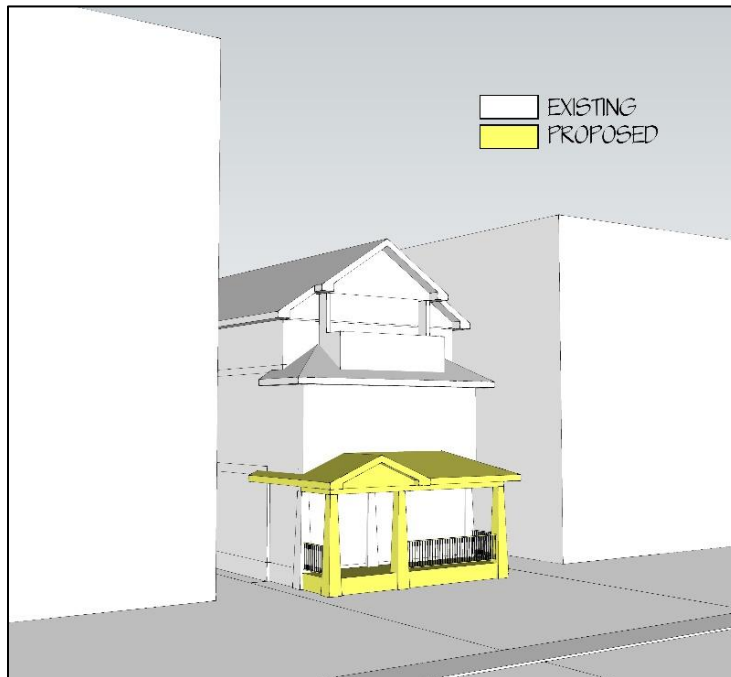
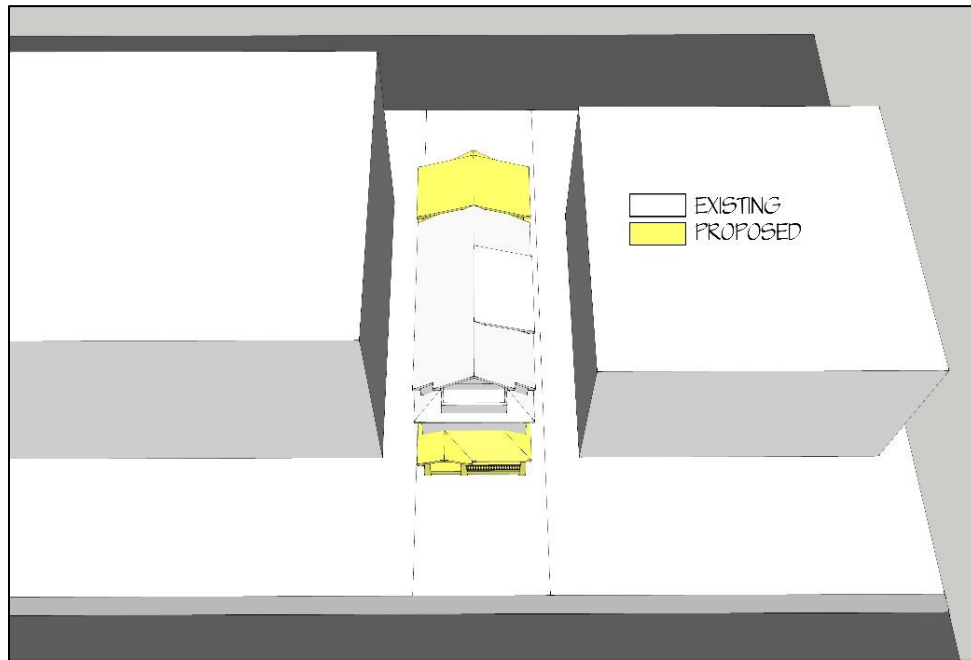
This application is in a century old character home built around 1912 in Mission along 25th Ave SW. The house was renovated into a bed and breakfast accommodation several years ago. It is the last of the original homes that lined this block. It is a 3 storey tall home and is neighboured by much larger commercial residential buildings. We are striving to keep the character look to this home during our renovations.

The building will be owner occupied. The owners are looking at an adapted reuse of the property, from a commercial bed and breakfast use, to a personal residence with a minor home office component. As such, we have designed an architecturally sympathetic three storey addition at the rear of the house, to allow for additional fire egress requirements and for handicap access thru a new 3 story height residential elevator, and a new staircase. There will also be an open front porch added to contribute to the streetscape and pedestrian-owner relationship.

Development Permit (DP2020-7922) Summary

DP2020-7922 proposes an addition to an existing structure located at 216 - 25 Avenue SW. The structure is a single detached dwelling between two (2) existing apartment buildings. The site layout, including parking, is under review.

Renderings



Community Association Response

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

462, 1811 4th Street SW
Calgary Alberta, T2S 1W2
Community Hall & Office Located at 2201 Cliff Street SW
www.cliffbungalowmission.com | cbmca.development@gmail.com



November 16, 2020

The City of Calgary

Re: LOC2020-0149
Address: 216 25 Avenue SW
Decision: Support¹

The Cliff Bungalow-Mission Community Association (CBMCA) has reviewed LOC2020-0149 and supports the Application.

Robert Jobst

Planning & Development Director
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

Land Use Amendment in Mayfair (Ward 11) at 6507 Elbow Drive SW, LOC2020-0099

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 6507 Elbow Drive SW (Plan 8375HF, Block 2, Lots 39) from DC Direct Control District to DC Direct Control District to accommodate commercial uses (Attachment 2).

HIGHLIGHTS

- This land use application seeks to redesignate the subject site to a DC District based on the Commercial – Neighbourhood 1 (C-N1) District to allow Administration to consider uses that typically have higher parking and traffic demand as part of the development permit review.
- The proposal accommodates a range of commercial uses that are generally complementary with the surrounding residential development and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? The proposed land use amendment provides for a wider range of commercial uses intended to serve the community.
- Why does this matter? The proposal enables additional business and employment opportunities.
- A change of use development permit for a Medical Clinic has been submitted and is under review.
- 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 was submitted by O2 Planning and Design on behalf of the landowner Crescent Heights Optometry Inc on 2020 July 13. The subject site is located in the southwest community of Mayfair, at the southwest corner of Elbow Drive SW and Malibou Road SW.

As indicated in the Applicant Submission (Attachment 3), the owner had expressed the desire to accommodate additional commercial uses that can be compatible with the surrounding residential development. Throughout the land use application review process, the community had identified concerns with limited parking and traffic concerns for the existing development.

A Commercial – Neighbourhood (C-N1) District was initially explored, however after further investigation and in discussion with the applicant and residents of the community, a DC Direct Control District based on C-N1 was proposed (Attachment 2). Due to the site's small size and vehicular access constraints, the proposed DC District lists uses that typically have higher parking and traffic demand as discretionary uses so that any future developments may be reviewed by Administration at the development permit stage.

Land Use Amendment in Mayfair (Ward 11) at 6507 Elbow Drive SW, LOC2020-0099

A change of use development permit (DP2021-0700) for a Medical Clinic (Attachment 5) was submitted on 2021 February 04 and is currently under review.

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 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 provided onsite signage about the project, and provided information on their [website](#) with opportunity for community to provide feedback about the application. In addition, the applicant held three meetings with community residents to discuss the proposal. An Applicant Outreach Summary is provided in Attachment 4.

City-Led Outreach

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

Administration received 37 objection letters from the public, on the following areas:

- increased traffic and parking issues;
- increased noise and crime;
- effect on the value of the existing neighbouring homes;
- incompatible uses with adjacent residential areas;
- pedestrian and traffic safety; and
- local roads may not be able to accommodate an increase in users.

Mayfair Bel-Aire Community Association provided a letter on 2021 February 19 (Attachment 6) identifying the following concerns:

- The current DC District was specifically designed to provide certainty of certain uses due to limitations of the site.
- Additional traffic and parking review should be provided due to concerns with increased traffic volume.
- Lack of certainty of uses that will be occurring at this location and may create potential increase the traffic and pedestrian safety at traffic intersection, local residential streets, and laneway.
- Loss of on-street parking resulting from the commercial uses.

Land Use Amendment in Mayfair (Ward 11) at 6507 Elbow Drive SW, LOC2020-0099

- The community prefers one single use rather than opening the site to allow for a range of uses that might not be compatible with this site.
- More permitted uses should be moved to discretionary uses in the DC District.
- The existing Office use in the DC District should be able to be accommodate a medical type office.
- This site would have been more appropriate to serve as an entrance park space to the community.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal provides greater flexibility of the neighbourhood-oriented uses which are complementary to the surrounding residential development. Given the constraints of this site, the proposed DC District lists some of the standard permitted uses as discretionary so that future change of use and development applications can be reviewed at the development permit stage.

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 application enables additional uses intended for smaller scale commercial development that can serve the residents in the areas. The existing development will be in keeping with the scale of nearby residential areas and will complement with surrounding uses and amenities.

Environmental

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant, and will be pursued at the development permit stage.

Economic

This proposal allows for a wider range of commercial uses, and provides additional business and employment opportunities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no significant risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed DC Direct Control District

**Planning & Development Report to
Calgary Planning Commission
2021 March 4**

**ISC: UNRESTRICTED
CPC2021-0286
Page 4 of 4**

Land Use Amendment in Mayfair (Ward 11) at 6507 Elbow Drive SW, LOC2020-0099

- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. Development Permit (DP2021-0700) Summary
- 6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Mayfair, at the southwest corner of Elbow Drive SW and Malibou Road SW. The site is approximately 0.03 hectares (0.07 acres), and has right-in only access from Elbow Drive SW via a lane. The size, shape, and location of the site renders the site challenging from a redevelopment standpoint.

This land use proposal seeks to redesignate the site from DC District to a new DC District based on the Commercial – Neighbourhood (C-N1) District to accommodate additional local neighbourhood uses.

Surrounding development consists of primarily low density residential development. A linear park with a regional pathway and Glenmore Trail SW are located south of the site. The subject site was a remnant parcel and has been vacant since the completion of the Glenmore Trail widening interchange project. Prior to the interchange project, the site was historically used for commercial purposes. In 2018, a development permit was approved for a single storey office building with two motor vehicle and two bicycle stalls, and the development is near completion.

Community Peak Population Table

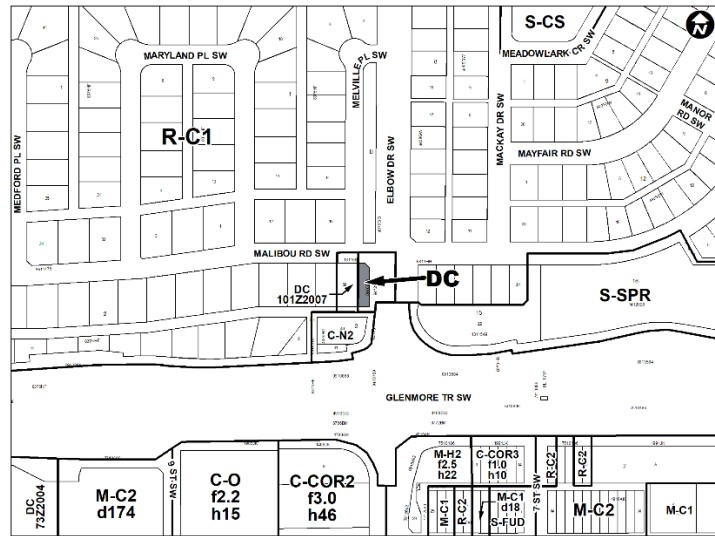
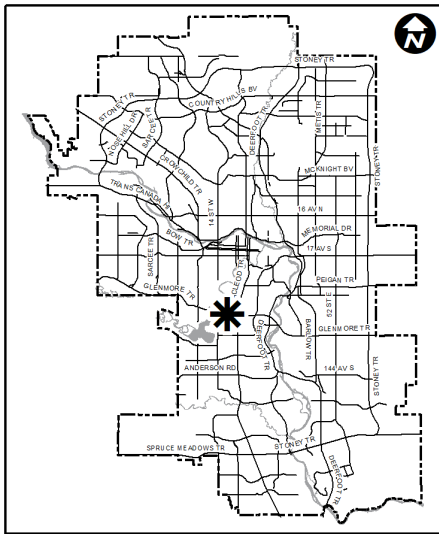
As identified below, the community of Mayfair reached its peak population in 1968, and the population has decreased.

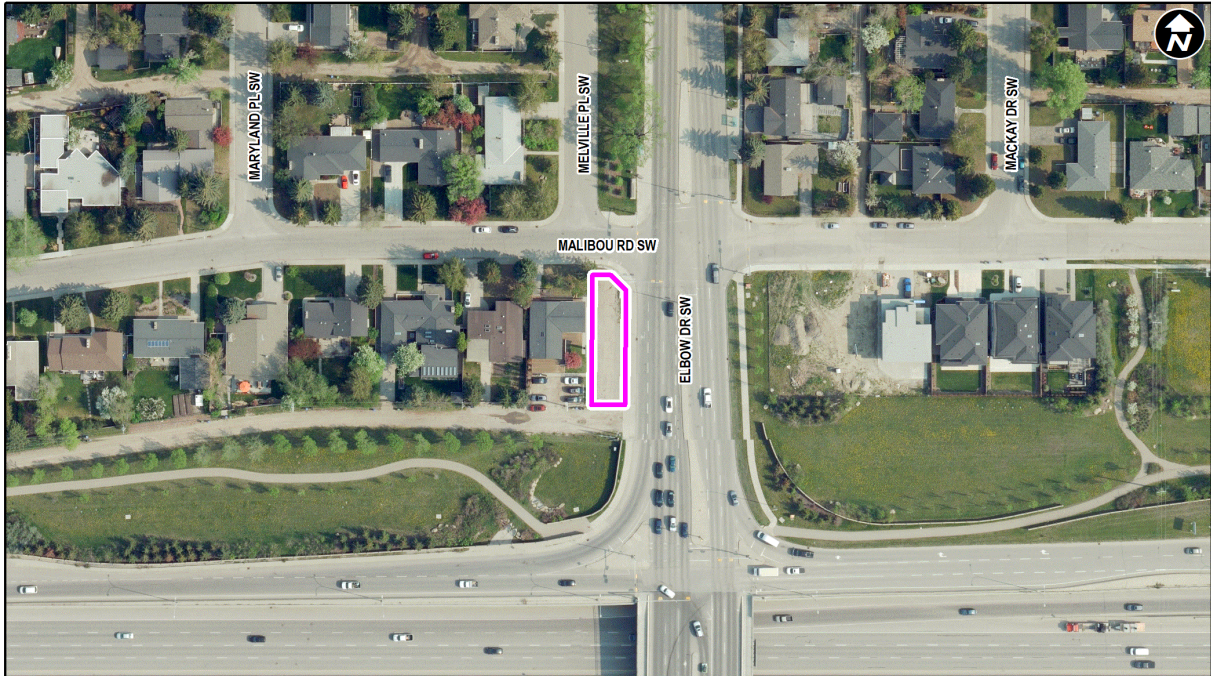
Mayfair	
Peak Population Year	1968
Peak Population	838
2019 Current Population	432
Difference in Population (Number)	-406
Difference in Population (Percent)	-48%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The site is currently designated as a DC District ([Bylaw 101Z2007](#)) based on the C-1 Local Commercial District from Land Use Bylaw 2P80. The existing DC District only allows for a limited number of uses including financial institutions, offices, essential public services, parks and playgrounds, dwelling units, and live-work units.

The proposed DC District (Attachment 2) is based on the C-N1 District and is intended for smaller commercial developments in keeping with the scale of the nearby residential developments. The proposed land use is intended to serve the local community and it does not allow auto oriented uses. The C-N1 District allows for a maximum building height of 10 metres and a floor area ratio of 1.0. The existing development complies with the rules of the C-N1 District.

The recent Land Use Bylaw amendment (Bylaw 48P2020), approved by Council on 2020 November 02, removed the minimum parking requirements for non-residential uses. The Land Use Bylaw still allows the Development Authority to request parking related information for discretionary uses. Given the constraints of the site, the proposed DC District lists a number of C-N1 permitted uses as discretionary so that these uses may be reviewed by Administration at the development permit stage.

Development and Site Design

If this application is approved by Council, the DC would provide rules for the development of this site. Information associated with parking demands and transportation demand management will be requested and considered at the development permit stage. Any potential changes to the building, signage or design of the site will also be determined through the development permit process.

Transportation

The area is well served by Calgary Transit, and the subject site has close access to transit stops Routes 3 and 9, and is approximately 1.5 kilometres from the Chinook LRT Station. The site is located south of a regional pathway and on-street parking is available along Merville Road SW and Malibou Drive SW. At the time of a development permit review, access and mobility requirements will be to the satisfaction of Administration.

A Transportation Impact Assessment or a parking study was not required as part of this land use amendment application.

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required.

Utilities and Servicing

Public water, sanitary and storm deep utilities exist immediately adjacent to the site. Development servicing requirements will be determined at the time of development, to the satisfaction of Administration.

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 [development/land use amendment/policy amendment] builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The site is located in the Residential - Developed - Established area as shown on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP generally supports development opportunities to create complete communities to generate more choices so that residents have the opportunity to live and remain in their own neighbourhood. It supports redevelopment close to Neighborhood Activity Centres, incorporating densities and a mix of land uses to enhance a pedestrian friendly environment, connectivity, and transit network. Redevelopment should respect the existing context of the surrounding low density residential areas and provide an appropriate transition in build form and use compatibility.

This proposal aligns with the MDP as the proposed land use amendment allows for small scale commercial developments in keeping with the scale of the nearby residential developments.

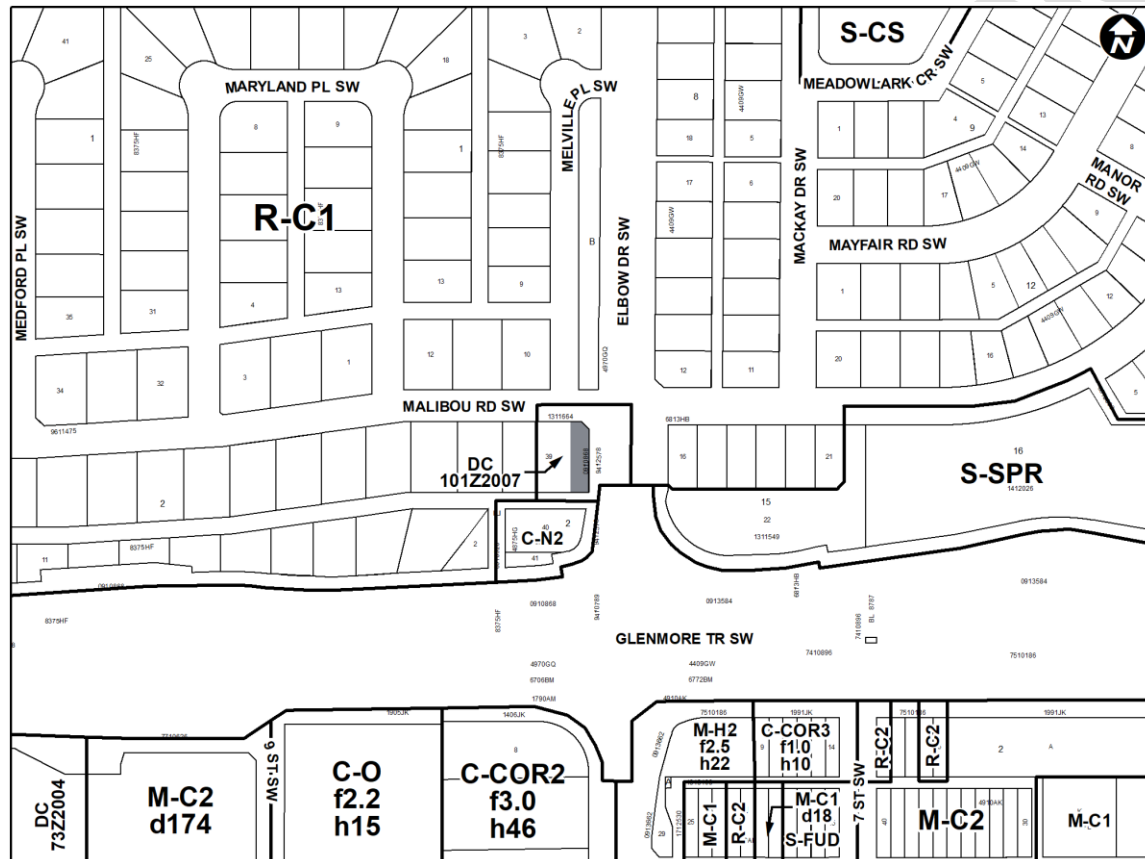
Climate Resilience Strategy (2018)

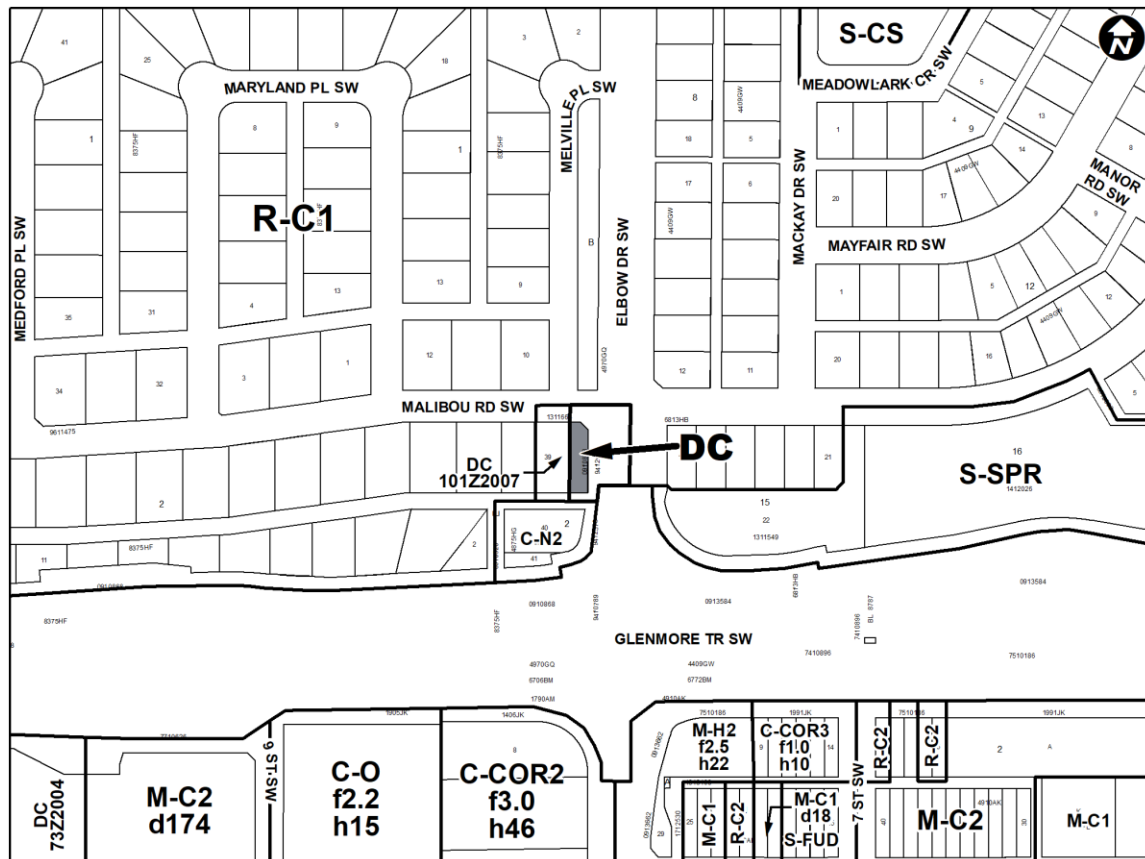
This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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 provide additional commercial neighbourhood uses that are compatible with adjacent nearby residential areas.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Commercial - Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Counselling Service;**
- (b) **Convenience Food Service;**
- (c) **Fitness Centre;**
- (d) **Health Service Laboratory – With Clients;**
- (e) **Instructional Facility;**

- (f) **Medical Clinic;**
- (g) **Restaurant: Food Service Only – Small;**
- (h) **Retail and Consumer Service; and**
- (i) **Take-out food service.**

Discretionary Uses

- 5** The ***discretionary uses*** of the Commercial - Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Counselling Service;**
- (b) **Convenience Food Service;**
- (c) **Fitness Centre;**
- (d) **Health Service Laboratory – With Clients;**
- (e) **Instructional Facility;**
- (f) **Medical Clinic;**
- (g) **Restaurant: Food Service Only – Small;**
- (h) **Retail and Consumer Service; and**
- (i) **Take-out food service.**

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the Commercial - Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply in this Direct Control District.

Relaxations

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

Applicant Submission

July 13, 2020

On behalf of the landowners, Steve and Danielle Alfaiate, O2 Planning + Design is proposing to redesignate the parcel located at 6507 Elbow Drive SW to a direct control (DC) district based on the Commercial – Neighbourhood 1 (C-N1) district. When the application was initially submitted, the application proposed to change the land use to the stock C-N1 district. After several discussions with the community association, the application was changed to a DC so that the following uses would be moved to be listed under discretionary instead of permitted:

- Counselling Service;
- Fitness Centre;
- Health Service Laboratory – With Clients;
- Instructional Facility;
- Medical Clinic; and
- Restaurant: Food Service Only – Small.

The change to this application was done to respond to community concerns so that these uses would require further review at the Development Permit stage.

The site is currently regulated by Direct Control (DC 101z2007), which is based on the Local Commercial (C-1) District from Bylaw 2P80. In addition to bringing the land use into conformance with Bylaw 1P2007, the proposed DC based on C-N1 district enables additional retail and commercial uses that will better serve the surrounding community, while maintaining a built form that is consistent with the scale of nearby residential uses. A development permit for office uses (DP2018-3925) has been approved for this site and conforms to the rules and regulations of the proposed C-N1 land use district.

The building has begun construction and the owner has attempted to lease the building to an office user. As there has not been success in attracting an office tenant, the owner has submitted a change of use Development Permit application for a medical clinic. This DP is currently under review by the City.

Situated at the southwest corner of Elbow Drive SW and Malibou Road SW, the subject site offers a great opportunity to provide community-oriented retail, services, and amenities for residents of Mayfair Bel-Aire. In doing so, the proposal conforms to Calgary's Municipal Development Plan (MDP), which emphasizes complete communities defined by a diverse mix of uses that allow daily needs to be met close to home and increase employment opportunities in proximity to where people live. Small-scale commercial developments, like the one envisioned for this site, help establish a distinctive, strong sense of place where the community can gather and strengthen social ties.

The site is bound to the west by a single-storey commercial building occupied by an interior design office and regulated by the same Direct Control district as the subject site. Further west are low-density single-detached dwellings designated Residential – Contextual One Dwelling (RC1). The site fronts Elbow Drive SW to the east, a significant transportation corridor that provides direct access to downtown Calgary by private vehicle and by primary transit. South of the subject site is a public lane.

The site is adjacent to the Glenmore Trail Land Use Study area. The study explored the reuse of parcels affected by the widening of Glenmore Trail from Macleod Trail to 14 Street SW. The parcels located to the north of Glenmore Trail were repurposed into a linear park with paths that tie into the Glenmore Reservoir regional pathway. Through the Glenmore Trail widening project, the community lost some commercial uses, including a gas station/convenience store, a clothing store, a vacuum repair shop, and a craft store. The proposed C-N1 land use district will allow commercial uses to return to this area and serve the local community.

Access to the site will be provided by the lane, with parking accommodated at the rear of the building. On-street parking is also available on both Malibou Road and Melville Place SW. Commercial uses will cater to the local community, resulting in many trips to and from the site being on foot or by bicycle. Transit access to and from the site is available by bus routes #3 and #9, both of which stop within steps of the site.

In summary, the proposed land use enables a development that will:

- Bring the land use into conformance with Bylaw 1P2007;
- Provide community-oriented commercial and retail uses for residents of Mayfair BelAire;
- Increase employment opportunities in proximity to residential areas, public transit, and major transportation corridors; and
- Contribute to the Municipal Development Plan's aspirations to achieve complete communities where residents can live, work, and play, close to home.

O2 and the land owner has maintained open lines of communication with all interested stakeholders throughout the application process. In addition to meetings with the Mayfair BelAire Community Association and Councillor Farkas' office, a project website was created where stakeholders could learn about the proposal, provide feedback, and reach out directly to the applicant team. Feedback gathered throughout the process has been summarized in an Outreach Summary Report.

Applicant Outreach Summary

O2

6507 Elbow Drive SW Land Use Amendment (LOC2020-0099)

Outreach Summary

February 2020



PROJECT BACKGROUND

O2 Planning + Design submitted a land use amendment application to redesignate the parcel located at 6507 Elbow Drive SW. A land use change to Commercial - Neighbourhood 1 (C-N1) will increase the range of potential uses, allowing the site to better meet the needs of the Mayfair Bel-Aire community.

Situated at the southwest corner of Elbow Drive SW and Malibou Road SW, the subject site offers a great opportunity to provide community-oriented retail, services, and amenities for residents of Mayfair Bel-Aire.

Project Highlights:

- Bring the land use into conformance with Bylaw 1p2007
- Provide community-oriented commercial and retail uses for residents of Mayfair Bel-Aire
- Increase employment opportunities in proximity to residential areas, public transit, and major transportation corridors
- Contribute to the Municipal Development Plan's aspirations to achieve complete communities where residents can live, work, and play, close to home



PROJECT WEBSITE

Due to COVID-19, it was not possible to host a traditional open house. Instead, the project team prepared a project website that provided the community with opportunities to learn about the proposal and provide feedback on their own time.

The content of the website is similar to what is typically displayed at an open house. It includes a site context diagram, existing and proposed land use information, in addition to contact information for both the applicant team and the file manager.

The website link was also provided to the City of Calgary file manager so that it could be passed along to residents who reached out to the City directly.

the CA, residents of the community, the file manager and the property owner of the parcel to the west of the site. The land owner and developer of the site attended the second virtual meeting.

The purpose of the meetings was to present the intent of the land use application and to allow the community stakeholders the opportunity to ask the project team and file manager any questions regarding the land use application.

The stakeholders who attended these meetings expressed concerns with the proposed land use application. These concerns are summarised in the table below and we have included a response to each concern.

COMMUNICATIONS

The project team arranged and facilitated three virtual meetings with the Mayfair Bel-Aire Community Association. The first meeting was held on September 9, 2020, the second meeting was held on October 23, 2020 and the third meeting was held in mid-February. These meetings were attended by representatives of

Elbow Drive + Malibou Road Land Use Amendment

6507 Elbow Drive SW

A new development is underway at the corner of Elbow Drive and Malibou Road SW and we need your input!

O2 Planning + Design has submitted a land use amendment (rezoning) application to enable additional commercial uses that are not accommodated for in the existing zoning. The intent is to attract tenants that will better meet the needs of the community.

This project is currently open for public comments.
Please review the information and share your comments.

Have Your Say!



STAKEHOLDER CONCERN

APPLICANT RESPONSE

Parking

Community residents are concerned that the site cannot accommodate the amount of parking required for the proposed land uses.

C-N1 is a locally oriented commercial land use district with a list of uses and built form regulations that enable street oriented commercial developments that cater to the surrounding community. It is not yet known who the eventual tenant will be and what the exact parking impact will be, however, given the site's proximity to transit, and the two on-site parking stalls and bicycle stalls (as per the approved DP), it is anticipated that the impact will be minimal.

There is free 2-hour street parking on both sides of Malibu Road and Melville Place. Homes on both streets have attached garages, often large enough for two cars, and generous space for additional parking on the driveway. It should also be noted that these streets are public right-of-ways and open for use for all residents of Calgary.

As a result, there is little demand for on-street parking for local residents. Given that anticipated tenants will generate low levels of traffic and acknowledging the abundance of available street parking, it is our opinion that the uses listed in C-N1 will not negatively impact the availability of street parking for local residents and their visitors.

Traffic

Community residents expressed that the intersection of Elbow Drive and Malibu Road is dangerous and the uses proposed in the land use will make the intersection more dangerous. Residents were also concerned that the development will bring more traffic through the neighbourhood.

It is our opinion that the proposed land use will not result in a significant increase in vehicular traffic to and from the site. Elbow Drive has a centreline median, meaning only southbound traffic can turn into the lane. The result is effectively a right-in-right-out access point from a dedicated right turn lane. This will not lead to any increased risk for pedestrians. City administration determined that further traffic analysis was not required to support this application.

STAKEHOLDER CONCERN

APPLICANT RESPONSE

Non-compatible Uses

Stakeholders communicated that they were concerned that some of the proposed uses were not compatible with the neighbourhood.

In discussions with City administration, the applicant has agreed to use a direct control district to move some of the proposed uses from the list of discretionary uses to discretionary uses. By moving these uses to discretionary, a full review of this uses will happen at the Development Permit Stage.

The uses that we propose to move to discretionary are:

- Counselling Service
- Health Service Laboratory - With Clients
- Instructional Facility
- Fitness Centre
- Medical Clinic
- Restaurant Food Service Only - Small
- Convenience Food Service
- Retail and Consumer Service
- Take-out food service

Non-certainty of Uses

Community residents were concerned that the land use was too general and there was no certainty in the actual uses that will be occupying the building.

In response to this concern, a change of use development permit application has been submitted to the City of Calgary for a change of use to Medical Clinic. This change of use is intended to allow for a new optometry clinic to occupy the building.

Development Permit (DP2021-0700) Summary

A development permit application (DP2021-0700) has been submitted by John Van Hemert Architect on behalf of the owner, Crescent Heights Optometry Inc., on 2021 February 4. The development permit application is for a change of use to a medical clinic. The following excerpt (Figures 1) from the development permit submission provides an overview of the development and is included for information purposes only.

Administration's review of the development permit considered the suitability of the proposed use for the site. The use conforms to the rules in the proposed Direct Control (DC) District.

Figure 1: Site Plan of Approved Development



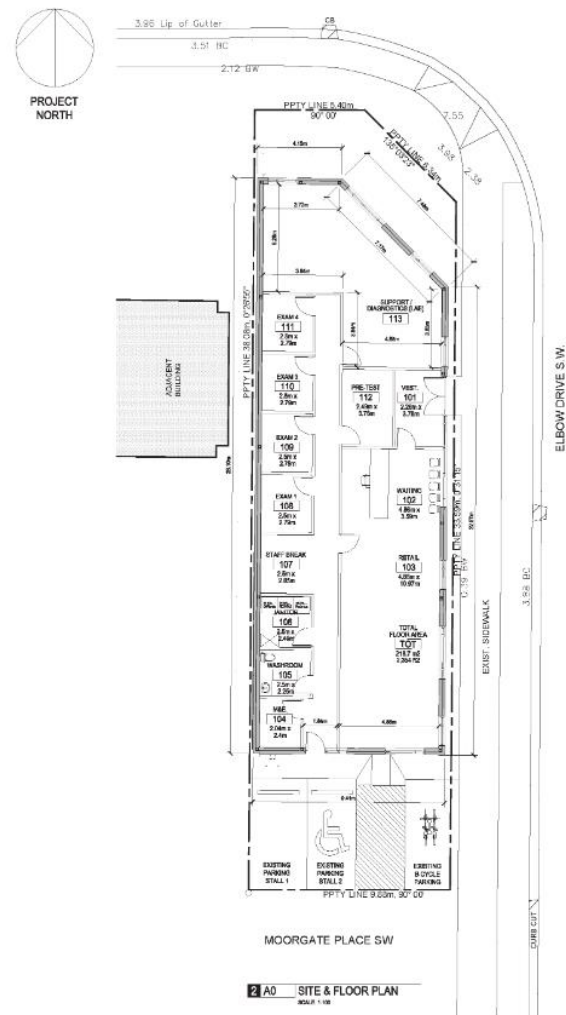
1 A0 LOCATION PLAN
SCALE 1:1000

ISSUED FOR: CHANGE OF USE TO MEDICAL CLINIC DEVELOPMENT PERMIT

ISSUE DATE: FEBRUARY 3rd, 2020
MUNICIPAL ADDRESS: 6507 ELBOW DR. S.W., CALGARY, AB
LEGAL DESCRIPTION: LOT 39, BLOCK 2, PLAN e375HF

APPLICANT:

JOHN VAN HEMERT ARCHITECT
SUITE 301 - 524 17th AVENUE SW
CALGARY AB T3C 2M2
p: (403) 850-3641 e: john@vharchitect.com



2 A0 SITE & FLOOR PLAN
SCALE 1:100

Community Association Response

Hi Brian and John
February 19th 2021

Thank you for organizing the zoom call on February 17 and thank you John, for joining us when Wallace was unable to join the conversation. We discussed several concerns and issues during the call, and I volunteered to compile a list of the issues where we have a need for further discussion and resolution.

1. The City appears ready to approve a development permit before approving the land use change which is an action of putting the cart before the horse. The development permit aligns the type of business with the approved land use zoning. We are working with the applicant to get a mutually acceptable DC classification and are getting close. A new development permit approved now will approve a business to be located at that site which is not approved under the existing DC land use.

2. We appreciate your efforts to continue to use the DC land zoning and adapt it to the needs of your client. You have listed several businesses which should be moved from permitted to discretionary based on the C-N1 District and would ask you to expand that list or better yet remove the following from both permitted and discretionary uses:

- a. Convenience food service
- b. Retail and consumer service
- c. Take-out food service

3. We understand that Steve Alfaiate, the developer and property owner, is planning to open an optical clinic at the location which is a permitted use under the proposed amendments to the existing DC. We think this is reasonable proposal but had issues with understanding the traffic and parking impacts from the business. Steve has agreed with the First Assembly church to use their parking lot for staff which is a good proposal but of course may not be continued if the ownership of the property changes or future Church plans do not support the arrangement. For client parking he plans to use Melville Place (east side) or along Malibou Rd in Mayfair (where there is a 2 hour parking limit in place)and possibly Malibou Rd where it continues into Meadowlark Park. As you might expect we need to have some idea of the additional vehicle load generated by the business to inform neighbours and the community about the impact of the business on traffic safety and parking. Hopefully, City traffic analysts will have looked at these issues too and can advise us on their findings.

4. Another idea discussed was using the upper east end of the new Malibou Lane Park (beside the back lane) for parking for the business as it will remove the negative impact of client parking on residential streets. Of course, it raises new questions particularly about the loss of limited green space in the community and ingress and egress from the back lane onto Elbow Drive where there are currently traffic and pedestrian safety issues which need to be carefully examined. Such a use would also involve a land or rental cost which we presume would be to Steve's account. In addition the large traffic sign directing drivers to exit Elbow Drive to Glenmore trail currently sited at that location would probably need to be relocated

5. The recent Council decision to remove parking restriction on nonresidential street for commercial businesses was discussed but it appears that the issue of commercial parking on

residential streets remains unclear. The proposal for this business is to use residential street for its client parking requirements.

6. We understand that the City sold the lot where the business is located as a fully serviced lot but now is trying to understand how they can fulfill that commitment with electric connectivity. Currently the business has remained unfinished for the last several months primarily due the lack of adequate power being supplied to the location. Currently we understand the City is considering adding another power line and/or power pole in the alley but the plan to provide power to the location is not clear and especially not clear about what impact it will have on the back lane and residential property that is adjacent to the lane. This is an issue which should have been considered by the City ,among others before they offered the property for sale and needs to be discussed with the community before any direct action is implemented. We would recommend that an underground connection to the location is preferred although the cost of such a connection will be higher than adding another power pole at some location on the back lane and connection to the business. Such an extra cost is related to the difficulties of developing the site which we understand was recognized by the City prior to offering the site for sale.

7. As an addendum we have reached out to the Community for other suggestions on how to deal with the numerous concerns we have on traffic safety and parking plus questions on the City's actions in offering such a limited site for development. In that context, we understand that the City Law Department was informed in writing that this piece of land was not properly developable by a top municipal lawyer. Let us discuss some of these ideas after we have had an opportunity to explore them further.

We understand that Steve has a considerable investment in the location which the City sold him without much apparent consideration of the specific development difficulties related to that site. With the building almost completed there is a need to get the project completed and in operation, but we also need to resolve the outstanding issues as best we can before moving on. We appreciate that Steve is working with the Community to deal with these issues but let us work together to develop some sensible restrictions/guidelines on traffic and parking which meets the current and future needs of the business, the residents and location.

Regards

Bruce Williams
Director
Mayfair Bel-Aire Community Association (MBCA)

Land Use Amendment in Stoney 3 (Ward 5) at 10930 - 42 Street NE, LOC2020-0181

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.06 hectares \pm (2.61 acres \pm) located at 10930 - 42 Street NE (Plan 1811550, Block 5, Lot 5) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for primarily light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas, allowing greater flexibility of commercial uses than 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* and the *Northeast Industrial Area Structure 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 prosperous city.

DISCUSSION

This land use application, in the northeast community of Stoney 3, was submitted by Collins Development Consultants on behalf of the landowner, 2144793 Alberta LTD (Port YYC), on 2020 November 16.

The subject site is approximately 1.06 hectares located south of Country Hills Boulevard NE, adjacent to Métis Trail NE on the east and accessed by 42 Street NE on the west. Although the site is currently undeveloped, a development permit (DP2019-0273) has been approved for a multi-bay warehouse store building with light industrial uses. Construction has not started, and the development permit is currently pending release. The Applicant Submission (Attachment 2), indicates the desire to increase the commercial options for the site, in addition to the industrial use, as increased flexibility for future tenants.

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 Stoney 3 (Ward 5) at 10930 - 42 Street NE, LOC2020-0181

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 as this is a developing industrial area, which is under construction, and has no community association representing the area.

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.

There is no community association for the subject area. One letter was received expressing concern with the proposed redesignation in relation to a private contractual agreement.

Administration reviewed the concern and determined this was a private matter, not a planning issue, as the owner of the parcel provided authorization for the proposal.

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

IMPLICATIONS

Social

The proposed land use district provides opportunities for additional commercial uses while maintaining the industrial character and function of the area. The redesignation of the parcel will allow for additional amenities to help serve the area.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#).

Economic

The proposed land use amendment enables additional flexibility of uses which may better accommodate the economic needs of the area.

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. Development Permit (DP2019-0273) Summary

**Planning & Development Report to
Calgary Planning Commission
2021 March 4**

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CPC2021-0243
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Land Use Amendment in Stoney 3 (Ward 5) at 10930 - 42 Street NE, LOC2020-0181

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

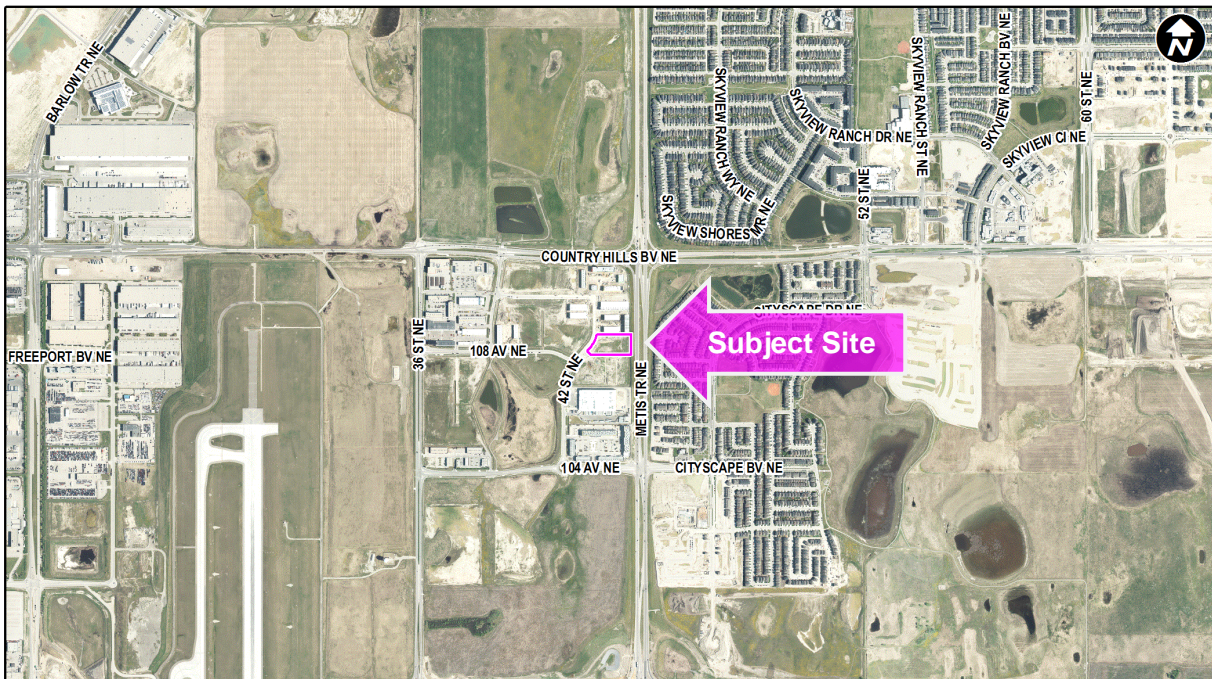
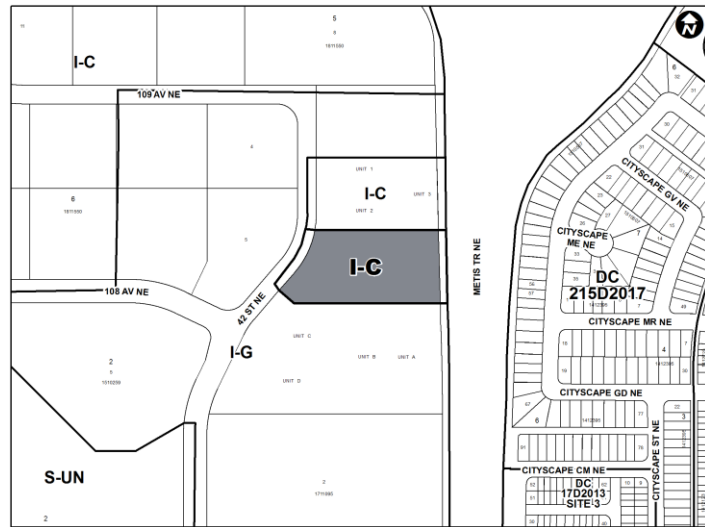
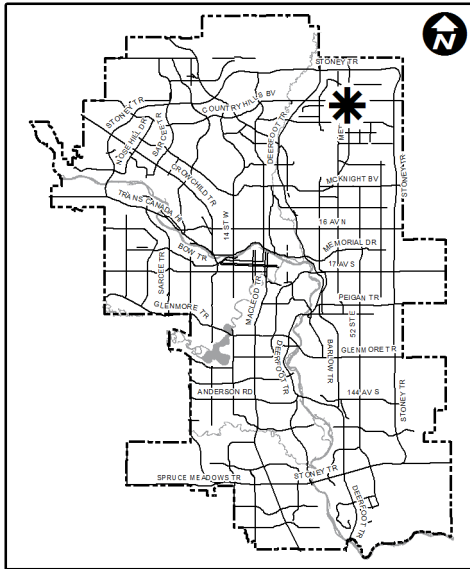
The subject site is located in the northeast community of Stoney 3, between 42 Street NE and Métis Trail NE, south of Country Hills Boulevard NE. Although adjacent to Métis Trail NE, vehicle access is from 42 Street NE only. This 1.06 hectare parcel is approximately 73 metres wide and 140 metres deep. The parcel is currently undeveloped with an approved development permit (DP2019-0273) pending release for a building with General Industrial – Light uses in all bays.

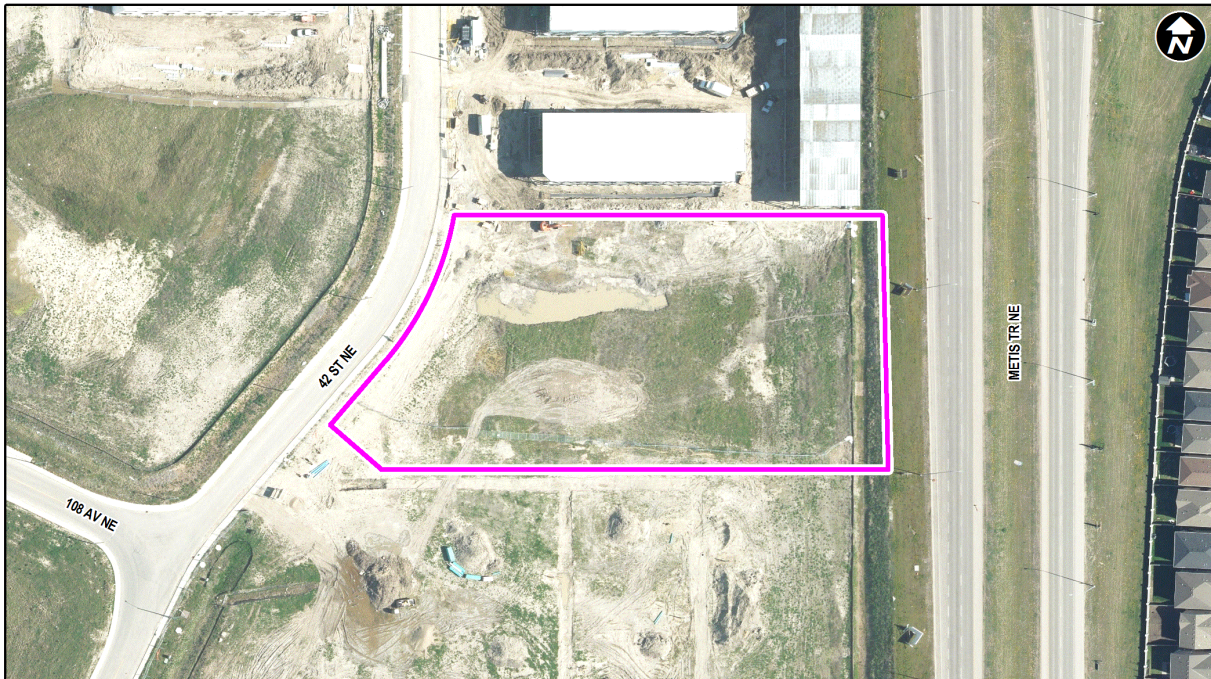
Surrounding parcels are industrial in nature with the community of Cityscape located to the east across Métis Trail NE and the airport to the west across 36 Street NE. Development is ongoing in the area with many parcels either undeveloped or under construction currently. The parcels along Country Hills Boulevard to the north have been designated as the Industrial – Commercial (I-C) District, as well as the parcel immediately north of this site. Parcels along Métis Trail NE and interior to the area are designated primarily as the Industrial – General (I-G) District. Businesses in the area tend to be a mix of light industrial and support commercial uses.

Community Peak Population Table

Not available because the subject area is an industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I-G District is an industrial designation that includes a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The I-G District allows for a maximum building height of 16.0 metres and a maximum floor area ratio of 1.0.

The proposed I-C District maintains light industrial uses on the parcel, expanding the opportunities for small-scale support commercial uses on the site, which are compatible with adjacent industrial uses. This district is intended for parcels on the perimeter of industrial areas, ideally within 200 metres of a major street or expressway. This parcel is both on the edge of the industrial area, and adjacent to Métis Trail NE. The I-C District allows for a maximum building height of 12.0 metres and a maximum floor area ratio of 1.0.

Development and Site Design

A development permit (DP2019-0273) has been approved on the site based on the current I-G District for a warehouse style building with the General Industrial – Light use throughout. Construction has not commenced on the parcel at this time. The approved development has been confirmed through Bylaw review that it would meet and is in conformance with the proposed regulations of the I-C District. The redesignation will allow for additional support commercial uses which will provide flexibility for future tenants. The development permit considered the building massing, height, landscaping and parking, as well as ensuring high

quality design along both 42 Street NE and Métis Trail NE. See Attachment 3, Development Permit (DP2019-0273) Summary for additional information.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian access to the site will be available from sidewalks along 42 Street NE. Vehicular access to the parcel is from 42 Street NE, with Calgary Transit bus service available south of the site along 104 Avenue NE, approximately 450 metres from the site (approximately seven minute walk). The transit stops on 104 Avenue NE include Route 100 (Northpointe/Airport) and Route 119 (Freeport), which connect to the Saddletowne LRT Station.

Environmental Site Considerations

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

Utilities and Servicing

Water, sanitary, and storm services are available. Details of site servicing, as well as appropriate stormwater management were considered and reviewed as part of the approved 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.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 30-35 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. The uses in the proposed I-C District are generally allowable within the 30-35 NEF contour area. The approved development permit on the site has been circulated previously to the Airport Authority, and any future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The MDP notes that Industrial Areas should be predominantly industrial in nature and seeks to protect industrial land from encroachment of non-industrial uses. The MDP also supports complimentary commercial uses

that support the function of the local businesses and support the day-to-day needs of the businesses and their employees.

The I-C District maintains a broad range of industrial uses and expands opportunities for small-scale compatible commercial uses in alignment with the land use policies of the MDP. The I-C land use is appropriate for this parcel given the site's context along Métis Trail NE on the edge of this industrial area.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#).

Northeast Industrial Area Structure Plan (Statutory – 2013)

The [Northeast Industrial Area Structure Plan](#) identifies the subject parcel as being within the Business/Industrial Area. The plan notes that light industrial uses should be the predominant use of land, with commercial uses being incorporated when appropriate. The proposed redesignation maintains light industrial uses on the parcel and introduces a greater suite of support commercial uses to increase flexibility for future tenants.

Applicant Submission

2020 November 16

This redesignation application is to change the land use of the subject site from I-G (General Industrial) to I-C (Industrial Commercial). The purpose of the application is to allow for front end main floor complementary and high quality retail / consumer service uses in addition to the primary industrial uses.

This application is in compliance with all relevant City policies for this new industrial area and also, is consistent with the new I-C land use district to the north of the subject site. A Development Permit (DP No: 2019-0273) was approved in February 2020 for a proposed building which would remain exactly the same under the proposed I-C Application but would allow more flexibility to have complementary front retail uses at grade.

Development Permit (DP2019-0273) Summary

A development permit application (DP2019-0273) has been submitted by Peng Architecture & Consulting on behalf of the owner, Port YYC, on 2019 January 18 and was approved on 2020 February 6. The development permit application is for a one-storey industrial building with the General Industrial – Light use in all the bays. The following excerpts (Figures 1 & 2) from the development permit submission provide an overview of the development and are included for information purposes only.

Administration's review of the development permit considered the building design, and site layout details such as parking, landscaping and site access. The building conforms to the rules in the proposed Industrial – Commercial (I-C) District.

Figure 1: Rendering of Approved Development



Figure 2: Site Plan of Approved Development

