



AGENDA

CALGARY PLANNING COMMISSION

March 18, 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 March 04
5. CONSENT AGENDA
 - 5.1. DEFERRALS AND PROCEDURAL REQUESTS
 - 5.1.1. Deferral Request for CPC2020-0927 (DP2019-6254) to Calgary Planning Commission no later than 2021 August 05, CPC2021-0337

5.2. BRIEFINGS
None

5.3. Road Closure and Land Use Amendment in Glendale (Ward 6) between 2620 Granville Street SW and 2624 Granville Street SW, LOC2020-0170, CPC2021-0321

5.4. Road Closure and Land Use Amendment in Crescent Heights (Ward 7) adjacent to 1602 - 2 Street NW, 236 and 238 - 15 Avenue NW, LOC2020-0128, CPC2021-0328

6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1. DEVELOPMENT ITEMS

7.1.1. Development Permit in the Beltline (Ward 8) at 507 – 11 Avenue SW, DP2020-4338, CPC2021-0389

7.2. PLANNING ITEMS

7.2.1. Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 7440 – 26 Avenue SW, LOC2019-0162, CPC2021-0316

7.2.2. Policy Amendment, Land Use Amendment and Outline Plan in Shaganappi (Ward 8) at multiple addresses, LOC2020-0106, CPC2021-0191

7.2.3. Land Use Amendment in Highland Park (Ward 4) at 352 - 34 Avenue NE, LOC2020-0189, CPC2021-0345

7.2.4. Land Use Amendment in Stonegate Landing (Ward 5) at 11576 Stonehill Drive NE, LOC2020-0152, CPC2020-1404

7.2.5. Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 6221 Country Hills Boulevard NE, LOC2020-0136, CPC2021-0350

7.3. MISCELLANEOUS ITEMS
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
None

9.2. URGENT BUSINESS

10. ADJOURNMENT



INDEX FOR THE 2021 MARCH 18 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



CONSENT AGENDA

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM 5.1.1

**Deferral Request for CPC2020-0927 (DP2019-6254) to
Calgary Planning Commission no later than 2021
August 05 - CPC2021-0337**

CPC2020-0927 (DP2019-6254) was referred back to Administration to return no later than Q1 2021 in order to explore the following:

1. Resolve access/egress condition details;
2. Explore entry sequence into the residential project, seeking increased separation between commercial/fire and residential uses;
3. Integrate the site with surrounding streets, pathways, and fire truck operations;
4. Evaluate access conditions on 37 Street NW and/or the adjacent south site, and provide a comprehensive site access plan;
5. Evaluate mechanisms for fire truck exit safety; and
6. Explore opportunities for improved signal control at the 37 Street and 32 Avenue intersection, for implementation in conjunction with the proposed development.

In order to thoroughly explore all options associated with the referral and amend the proposal, Administration, on behalf of the applicant, is requesting a deferral of CPC2020-0927 to return no later than the 2021 August 05 Calgary Planning Commission Meeting.

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Jyde Heaven

COMMUNITY: Glendale (Ward 6)

FILE NUMBER: LOC2020-0170 (CPC2021-0321)

PROPOSED CLOSURE: 0.02 hectares \pm (0.05 acres \pm) of road adjacent to 2620 Granville Street SW and 2624 Granville Street SW

PROPOSED REDESIGNATION: From: Undesignated Road Right-of-Way
To: Residential – Contextual One Dwelling (R-C1) District

MUNICIPAL ADDRESS: Adjacent to 2620 Granville Street SW and 2624 Granville Street SW

APPLICANT: Tronnes Geomatics

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.4

Courtney Stengel

COMMUNITY: Crescent Heights (Ward 7)

FILE NUMBER: LOC2020-0128 (CPC2021-0328)

PROPOSED CLOSURE: 0.02 hectares \pm (0.05 acres \pm) of road adjacent to 1608 - 2 Street NW, 236 and 238 - 15 Avenue NW

PROPOSED REDESIGNATION: From: Undesignated Road Right-of-Way
To: Multi-Residential – Contextual Medium Profile (M-C2) District

MUNICIPAL ADDRESS: Adjacent to 1608 - 2 Street NW, 236 and 238 - 15 Avenue NW

APPLICANT: The City of Calgary

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

DEVELOPMENT ITEMS

ITEM NO.: 7.1.1

Colleen Renne-Grivell

COMMUNITY:

Beltline (Ward 8)

FILE NUMBER:

DP2020-4338 (CPC2021-0389)

PROPOSED DEVELOPMENT:

New: Multi-Residential Development, Retail and Consumer Service

MUNICIPAL ADDRESS:

507 – 11 Avenue SW

APPLICANT:

Gibbs Gage Architects

OWNER:

HNC 500 Block I Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

	Joseph Yun
COMMUNITY:	Springbank Hill (Ward 6)
FILE NUMBER:	LOC2019-0162 (CPC2021-0316)
PROPOSED POLICY AMENDMENTS:	Amendments to the Springbank Hill Area Structure Plan
PROPOSED REDESIGNATION:	From: DC Direct Control District To: DC Direct Control District to accommodate a comprehensively planned multi-residential development
MUNICIPAL ADDRESS:	7440 – 26 Avenue SW
APPLICANT:	B&A Planning Group
OWNER:	Ambrose University College Ltd
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 7.2.2

	Derek Pomreinke
COMMUNITY:	Shaganappi (Ward 8)
FILE NUMBER:	LOC2020-0106 (CPC2021-0191)
PROPOSED OUTLINE PLAN:	Subdivision of 5.36 hectares ± (13.23 acres ±)
PROPOSED POLICY AMENDMENTS:	Amendments to the Shaganappi Point Area Redevelopment Plan
PROPOSED REDESIGNATION:	From: DC Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d140) District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d165) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District To: Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Direct Control District to accommodate a variety of grade oriented and mid-rise housing forms
MUNICIPAL ADDRESS:	1199 - 24 Street SW, 1200 - 26 Street SW, and 2500 Bow Trail SW
APPLICANT:	Ground Cubed
OWNER:	Carma Ltd
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 7.2.3

Kelsey Cohen

COMMUNITY:

Highland Park (Ward 4)

FILE NUMBER:

LOC2020-0189 (CPC2021-0345)

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Contextual Low Profile
(M-C1) District

MUNICIPAL ADDRESS:

352 - 34 Avenue NE

APPLICANT:

NORR Architects Engineers Planners

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Evan Goldstrom

COMMUNITY:

Stonegate Landing (Ward 5)

FILE NUMBER:

LOC2020-0152 (CPC2020-1404)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: DC Direct Control District to accommodate the
additional use of Vehicle Sales – Major

MUNICIPAL ADDRESS:

11576 Stonehill Drive NE

APPLICANT:

Varsity Chrysler Dodge Jeep Ram

OWNER:

Albari Holdings Ltd
Calgary Industrial Portfolio Nominee Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Manish Singh

COMMUNITY:

Cornerstone (Ward 5)

FILE NUMBER:

LOC2020-0136 (CPC2021-0350)

PROPOSED OUTLINE PLAN:

Subdivision of 9.71 hectares \pm (23.98 acres \pm)

PROPOSED REDESIGNATION:

From: Special Purpose – School, Park and Community Reserve (S-SPR) District and Multi-Residential – At Grade Housing (M-G) District

To: Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District

MUNICIPAL ADDRESS:

6221 Country Hills Boulevard NE

APPLICANT:

Stantec Consulting

OWNER:

Northpoint East Development Corporation (Anthem Cornerstone Management LP)

ADMINISTRATION RECOMMENDATION:

APPROVAL



MINUTES

CALGARY PLANNING COMMISSION

**March 4, 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 A. Palmiere (Remote Participation)
Commissioner C. Pollen (Remote Participation)
Commissioner J. Scott (Remote Participation)
Commissioner J. Sonogo (Remote Participation)

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

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:02 p.m.

ROLL CALL

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

Absent from Roll Call: Councillor Gondek and Commissioner Mortezaee

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 March 04 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 18

Moved by Director Vanderputten

That the Minutes of the 2021 February 18 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Scott

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

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

- 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

Moved by

For: (7): Director Vanderputten, Councillor Woolley, Commissioner Landry, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sorego

MOTION CARRIED

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

Commissioner Pollen declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0216. Commissioner Pollen left the Council Chamber at 1:07 p.m. and returned at 1:08 p.m. after the vote was declared.

Moved by Director Vanderputten

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.

For: (6): Director Vanderputten, Councillor Woolley, Commissioner Landry, Commissioner Palmiere, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

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

Commissioner Mortezaee joined the Remote Meeting at 1:09 p.m.

Moved by Commissioner Scott

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectare \pm (0.2 acre \pm) 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.

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

MOTION CARRIED

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

A Revised Attachment 1 was distributed with respect to Report CPC2021-0285.

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-0285, the following be approved:

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.

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

MOTION CARRIED

6. POSTPONED 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

A presentation entitled "LOC2020-0149 Land Use Amendment" was distributed with respect to Report CPC2021-0155.

Councillor Gondek joined the Remote Meeting at 1:21 p.m.

Moved by Commissioner Sonogo

That with respect to Report CPC2021-0155, the following be approved:

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.

For: (9): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

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

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0286.

Commissioner Palmiere left the Council Chamber at 1:22 p.m. and returned at 1:29 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0286:

- A Revised Attachment 2
- A Presentation entitled "LOC2020-0099 Land Use Amendment"

Moved by Director Vanderputten

That with respect to **Revised** Report CPC2021-0286, the following be approved:

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 (**Revised** Attachment 2).

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

MOTION CARRIED

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

A presentation entitled "LOC2020-0181 Land Use Amendment" was distributed with respect to Report CPC2021-0243.

Moved by Commissioner Pollen

That with respect to Report CPC2021-0243, the following be approved:

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.

For: (9): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Scott, and Commissioner Sonego

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Commissioner Landry

That Pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission move into Closed Meeting at 1:35 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following item:

- Item 9.1.1. Administration Follow Up on Historic East Calgary Communities Local Area Plan (Verbal), CPC2021-0270

MOTION CARRIED

Commission reconvened in Public Meeting at 3:06 p.m. with Director Tita in the Chair.

ROLL CALL:

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

Absent from Roll Call: Councillor Woolley

Moved by Director Vanderputten

That Commission rise and report.

MOTION CARRIED

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

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2021-0270:

Clerks: G. Chaudhary and A. Degroot. Advice: K. Abbany, C. Chan, D. Mahalek, R. Cichowas, K. Froese, L. Ganczar, D. Hamilton (P&D), B. Harder, R. Jamieson, L. Kahn, K. Szabo, J. Hall, M. Beck and K. Wishlow.

A Confidential Presentation was distributed with respect to Report CPC2021-0270.

Moved by Director Vanderputten

That with respect to Report CPC2021-0270, the following be approved:

That Calgary Planning Commission direct that the Confidential Presentation, Confidential Supplementary Handouts 1 and 2 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 June 01.

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

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Landry

That this Meeting adjourn at 3:09 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 Glenbrook (Ward 6) at 2847 - 38 Street SW, LOC2020-0201, CPC2021-0292
- Land Use Amendment in North Glenmore Park (Ward 11) at 2403 - 52 Avenue SW, LOC2020-0133, CPC2021-0216
- Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2717 - 15 Avenue SE, LOC2020-0209, CPC2021-0256
- Land Use Amendment in Windsor Park (Ward 11) at 5507 - 6 Street SW, LOC2020-0191, CPC2021-0285
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4623 - 21 Avenue NW, LOC2020-0208, CPC2021-0280
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4532 - 21 Avenue NW, LOC2020-0206, CPC2021-0287
- Land Use Amendment in Mission (Ward 11) at 216 - 25 Avenue SW, LOC2020-0149, CPC2021-0155
- Land Use Amendment in Mayfair (Ward 11) at 6507 Elbow Drive SW, LOC2020-0099, CPC2021-0286
- Land Use Amendment in Stoney 3 (Ward 5) at 10930 - 42 Street NE, LOC2020-0181, CPC2021-0243

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2021 March 18 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

**Planning & Development Deferral or Procedural Request to
Calgary Planning Commission
2021 March 18**

**ISC: UNRESTRICTED
CPC2021-0337**

**Deferral Request for CPC2020-0927 (DP2019-6254) to Calgary Planning
Commission no later than 2021 August 05**

A development permit for an integrated civic facility containing a fire hall, child care, corporate accommodation and affordable housing was presented to Calgary Planning Commission on [2020 September 03](#) (CPC2020-0927, DP2019-6254). The application was referred back by Calgary Planning Commission to Administration to return no later than Q1 2021 in order to explore the following:

1. Resolve access/egress condition details;
2. Explore entry sequence into the residential project, seeking increased separation between commercial/fire and residential uses;
3. Integrate the site with surrounding streets, pathways, and fire truck operations;
4. Evaluate access conditions on 37 Street NW and/or the adjacent south site, and provide a comprehensive site access plan;
5. Evaluate mechanisms for fire truck exit safety; and
6. Explore opportunities for improved signal control at the 37 Street and 32 Avenue intersection, for implementation in conjunction with the proposed development.

In order to thoroughly explore all options associated with the referral and amend the proposal accordingly, Administration, on behalf of the applicant, is requesting a deferral of CPC2020-0927 to return no later than the 2021 August 05 Calgary Planning Commission Meeting. The intent is to return to Council in September 2021.

Road Closure and Land Use Amendment in Glendale (Ward 6) between 2620 Granville Street SW and 2624 Granville Street SW, LOC2020-0170

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed road closure of 0.02 hectares \pm (0.05 acres \pm) of road (Plan 2110314, Area 'A' and Area 'B') adjacent to 2620 Granville Street SW and 2624 Granville Street SW, with conditions (Attachment 3); and
2. Give three readings to the proposed redesignation of 0.02 hectares \pm (0.05 acres \pm) of closed road (Plan 2110314, Area 'A' and Area 'B') adjacent to 2620 Granville Street SW and 2624 Granville Street SW from Undesignated Road Right-of-Way to Residential – Contextual One Dwelling (R-C1) District.

HIGHLIGHTS

- This application proposes to close a side lane right-of-way adjacent to 2620 Granville Street SW and 2624 Granville Street SW and redesignate it to Residential – Contextual One Dwelling (R-C1) District.
- The intent is consolidate Area 'A' with the adjacent property to the north, 2620 Granville Street SW. The proposed closure of Area 'B' would allow for consolidation with the adjacent property to the south, 2624 Granville Street SW, at a future date. There are no plans to redevelop at this time.
- The proposed R-C1 District is compatible with the adjacent land uses and conforms to relevant policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? Reduction of The City's maintenance costs for surplus land.
- Why does this matter? This redesignation would promote more efficient use of the land.
- 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 road closure and land use redesignation application was submitted by Tronnes Geomatics on 2020 November 12 on behalf of the landowner, The City of Calgary. As per the Applicant Submission (Attachment 2), the application proposes to close a road right-of-way south of 2620 Granville Street SW and redesignate the closed road right-of-way to R-C1 District to allow for the future consolidation of Area 'A' with 2620 Granville Street SW.

The 0.02 hectares (0.05 acre) portion of the side lane is located in the southwest community of Glendale. The site is currently an undesignated road-right-of-way, located between 2620 and 2624 Granville Street SW. While there is no intent to consolidate or purchase Area 'B' with 2624 Granville Street SW at this time, the proposed road closure application would allow for purchase and consolidation at a future date.

Road Closure and Land Use Amendment in Glendale (Ward 6) between 2620 Granville Street SW and 2624 Granville Street SW, LOC2020-0170

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant determined that no outreach would be undertaken.

City-Led Outreach Summary

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, and notification letters were sent to adjacent landowners on 2020 November 20.

Administration received one phone call of opposition stating the following areas of concern:

- Increased traffic; and
- Alley entrance is used and closing it will disrupt traffic patterns.

The Glendale/Glendale Meadows Community Association did not submit a response to this application.

Administration considered relevant planning issues specific to the proposed road right-of-way closure and land use redesignation. While the subject site may have been used by residents as an entrance into the main alley network, the closure is not deemed to have any significant impacts on the local community.

Following Calgary Planning Commission, notifications for a Public hearing will be posted on the subject 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 recommended road closure and redesignation would allow for the consolidation of an undeveloped road right-of-way with an adjacent residential parcel which will have no negative impacts on the surrounding neighbourhood.

Environmental

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

Planning & Development Report to
Calgary Planning Commission
2021 March 18

ISC: UNRESTRICTED
CPC2021-0321
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**Road Closure and Land Use Amendment in Glendale (Ward 6) between 2620
Granville Street SW and 2624 Granville Street SW, LOC2020-0170**

Economic

The proposed land use amendment provides additional housing opportunities in the neighbourhood.

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. Registered Road Closure Plan
4. Road Closure Conditions

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 Glendale. The site is currently vacant and is used as lane access. The surrounding lands are designated as R-C1 District and developed with a mix of bungalows and two-storey homes.

Community Peak Population Table

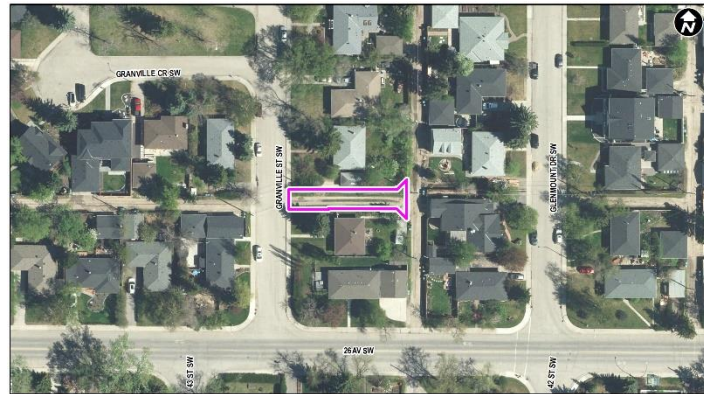
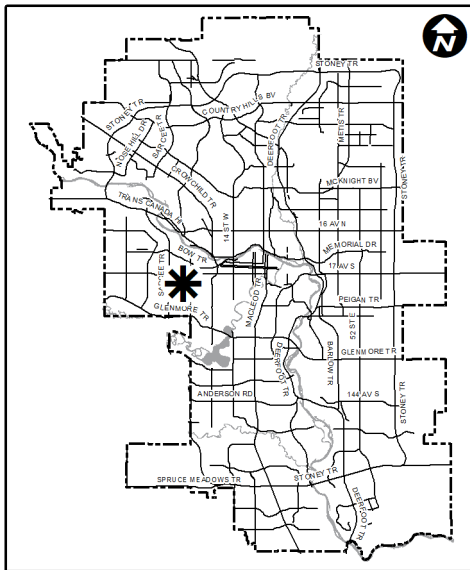
As identified below, the community of Glendale reached its peak population in 1969.

Glendale	
Peak Population Year	1969
Peak Population	3950
2019 Current Population	2737
Difference in Population (Number)	-1213
Difference in Population (Percent)	-31%

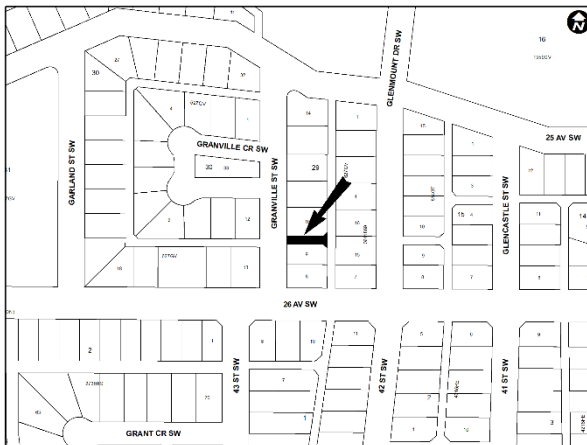
Source: *The City of Calgary 2019 Civic Census*

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

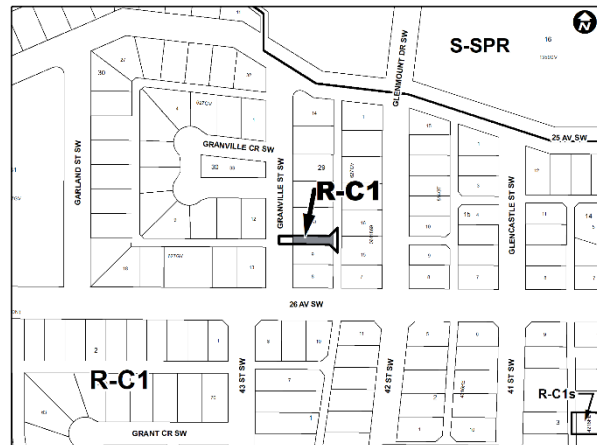
Location Maps



Road Closure Map



Proposed Land Use Map





Previous Council Direction
None.

Planning Evaluation

Road Closure

The application proposes to close a portion (0.02 hectares) of road right-of-way between 2620 and 2624 Granville Street SW and redesignate it to the R-C1 District. In 2017, The City of Calgary Real Estate and Development Services circulated this parcel to assess the long term need of this laneway. Following the circulation, the laneway has been deemed surplus by The City of Calgary. The potential purchaser intends to consolidate the property with the adjacent property and does not have a plan in place to subdivide the property.

The Road Closure Conditions are contained in Attachment 4.

Land Use

The proposed land use for the undesignated road right-of-way is R-C1 District and is consistent with the land use of the adjacent residential properties. The R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area. The proposed R-C1 District is in keeping with the surrounding land uses.

Development and Site Design

The rules of the proposed R-C1 District provide basic guidance for the future site development.

Transportation

Transportation Planning has no concerns regarding the proposed road closure. Entrance into the north-southing running rear lane, to the east of the subject property, will continue to be accessed by 26 Avenue SW and 25 Avenue SW. The driveway access for 2620 Granville Street SW will continue to be accessed from the street. At the time of redevelopment, future access to the property will requested from the rear lane. Parking for 2624 Granville Street SW will continue to be accessed from the rear lane to the east.

Environmental Site Considerations

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

Utilities and Servicing

Water and sanitary mains are available to service the subject site. At the time of redevelopment, the future developer must coordinate with the utility owners (Enmax, ATCO Gas and Calgary Roads) for the removal and/or relocation of existing utilities located within the lane or the registration of an easement, or utility right of way for the protection of the utilities.

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 site is located within the Residential – Developed – Established area of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of the established areas that incorporate appropriate densities and moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The proposed road closure and redesignation application is in keeping with relevant MDP policies as the proposed R-C1 District is in keeping with the existing neighbourhood.

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



TRONNES GEOMATICS INC.

6135 – 10th Street SE, Calgary, Alberta T2H 2Z9
Telephone: (403) 207-0303 Fax: (403) 248-0466
email: general.delivery@tronnessurveys.com

November 9, 2020

Our File: 20-1231

Reason in support of Lane Closure and Land Use Redesignation:

The Owner of Lot 10, Block 29, Plan 627GV – Joe Sallay intends to purchase the Area A of the Road Closure. The Road Closure Area Land Use will be redesignated to R-C1 Land Use and Area A will be Consolidated with Lot 10, Block 29, Plan 627GV after purchase.

Mr. Sallay has been in communication with Jay Peressini in City REDS to purchase Area A of the Road Closure.

If further information is required please contact the undersigned at kwiens@tronnes.ca.

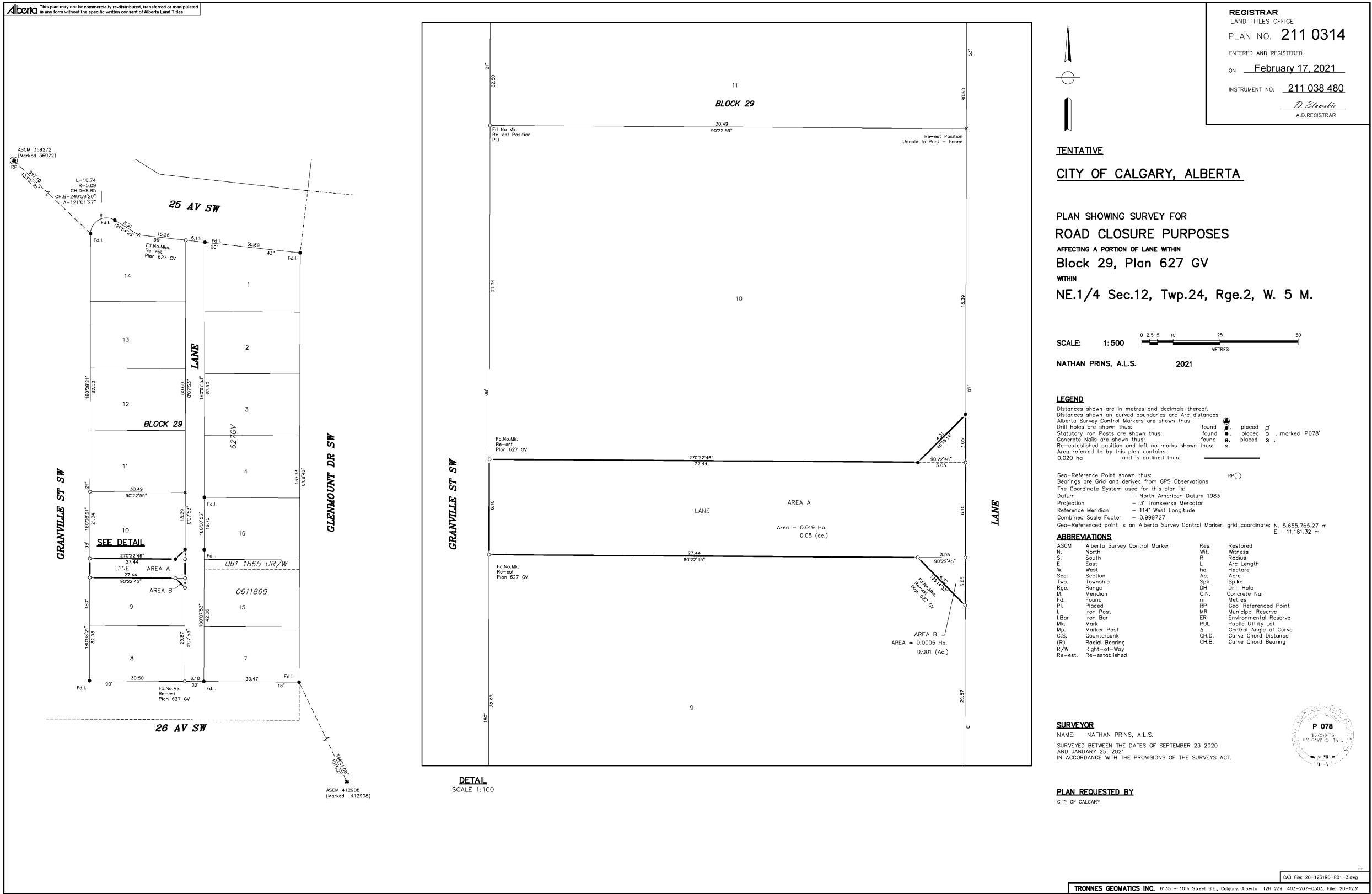
Yours Truly,

TRONNES GEOMATICS INC.

Kim Wiens

Kim Wiens

Registered Road Closure Plan



Road Closure Conditions

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The applicant is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way (Plan 2110314, Area 'A') is to be consolidated with the adjacent land at 2620 Granville Street SW, by plan of survey upon closing of the road right-of-way sale.
4. The closed road right-of-way (Plan 2110314, Area 'B') is to be consolidated with the adjacent land at 2624 Granville Street SW, at the time of purchase.

Road Closure and Land Use Amendment in Crescent Heights (Ward 7) adjacent to 1602 - 2 Street NW, 236 and 238 - 15 Avenue NW, LOC2020-0128

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.02 hectares \pm (0.05 acres \pm) of road (Plan 2110302, Area 'A', 'B' and 'C'), adjacent to 1602 - 2 Street NW, 236 and 238 - 15 Avenue NW, with conditions (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.05 acres \pm) of closed road (Plan 2110302, Area 'A', 'B' and 'C') adjacent to 1602 - 2 Street NW, 236 and 238 - 15 Avenue NW from Undesignated Road Right-of-Way to Multi-Residential – Contextual Medium Profile (M-C2) District.

HIGHLIGHTS

- This application proposes to close a small portion of the rear lane road right-of-way adjacent to 236 and 238 – 15 Avenue NW, and 1602 – 2 Street NW and redesignate it to Multi-Residential Medium Profile (M-C2) District.
- The proposal will align the rear setbacks along the lane with the neighbouring property and is keeping with the relevant policies of the *16 Avenue North Urban Corridor Area Redevelopment Plan* and the *Municipal Development Plan*.
- What does this mean to Calgarians? This proposal would enable more efficient use of existing infrastructure and services.
- Why does this matter? The proposal would allow the adjacent lots to consolidate with the surplus lands within the road closure (lane) area and create larger parcels for future redevelopment.
- 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 road closure and land use application located in the northwest community of Crescent Heights was submitted by the landowner, The City of Calgary, on 2020 August 24. The Applicant Submission (Attachment 2) indicates that they intend to close the portion of the lane that is currently grassed and unused, leaving the remainder of the lane functioning as is. The application proposes that the closed area be split into three sections, which will be aligned with the neighbouring parcels to the south, and consolidated with these parcels respectively. There is an adjacent, developed lane that currently exists along the entire block face. The proposed closure will allow the rear property lines to align along the block, and provide rear lane access for these parcels in the future as they are currently accessed from front driveways on 15 Avenue NW.

No development permit application has been submitted at this time. Future redevelopment is not expected on the road closure area alone, but could occur on the consolidated parcels.

Road Closure and Land Use Amendment in Crescent Heights (Ward 7) adjacent to 1602 - 2 Street NW, 236 and 238 - 15 Avenue NW, LOC2020-0128

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant advised that in addition to speaking with the adjacent landowners, the applicant sent a notification letter explaining the purpose of the road closure and redesignation to 32 adjacent residents and businesses, including the following:

- all businesses located at 233 -16 Avenue NW;
- 3019 - 16 Avenue NW;
- homes from 1603 to 1613 - 2 Street NW;
- 1608 - 2 Street NW; and
- homes from 224 to 240 - 15 Avenue NW.

No feedback or comments were received by the applicant from the public. At this time, one of the adjacent land owners has agreed to purchase the land and extend their lot.

City-Led Outreach

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

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

This application was circulated to the Crescent Heights Community Association, who provided comments on 2020 September 17 noting they had no objections to the application (Attachment 3).

Following Calgary Planning Commission, notifications for Public Hearing of Council for the lane closure and land use amendment application 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 road closure and land use redesignation enables the continuation of development in Crescent Heights, and provides opportunities for redevelopment that would provide more efficient use of land and infrastructure, and support surrounding amenities. It also allows for a

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2021 March 18

ISC: UNRESTRICTED
CPC2021-0328
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Road Closure and Land Use Amendment in Crescent Heights (Ward 7) adjacent to 1602 - 2 Street NW, 236 and 238 - 15 Avenue NW, LOC2020-0128

the potential for a wider variety of housing types to 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/or implemented at the development permit and building permit stages.

Economic

The ability to further develop additional intensity on these sites in the future 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 application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Community Association Response
4. Registered Road Closure Plan
5. Road Closure Conditions

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The proposed road closure and land use redesignation is located in the northwest community of Crescent Heights along a portion of the lane adjacent to three parcels, 236 and 238 - 15 Avenue NW and 1602 - 2 Street NW. The lane is wider along these three parcels on the western edge of the lane, allowing for a partial road right-of-way closure to align the property lines along the lane, and allow the remainder of the lane to stay functional. The proposed closure area is currently grassed and undeveloped, inaccessible due to concrete barricades on the north and west portion of the road closure area. It is completely unused. As seen in Attachment 2, Applicant Submission, the intent of the application is to create three areas to consolidate with the adjacent M-C2 parcels to the south and reestablish a consistent rear property line for parcels along the rest of the lane.

The entire proposed closure area is approximately 0.02 hectares in size, and is approximately 7 metres wide by 30 metres deep. The closure would create three separate smaller areas to align with the adjacent parcels to the south and allow for future consolidation. Each smaller area would be approximately 7 metres by 10 metres prior to consolidation.

The three adjacent parcels are each currently developed with single detached homes. The dwellings located 236 and 238 - 15 Avenue NW each have a rear garage that is accessed from 15 Avenue NW via driveways that travel along the side yard of the homes. The dwellings located at 1602 - 2 Street NW does not have any parking provided on the parcel, and does not currently use the lane for access.

The proposed road closure is adjacent to residential developments to the south, and commercial activities located across the lane to the north facing 16 Avenue NW. The majority of the parcels along 15 Avenue NW, between 2 Street NW and 1 Street NW are designated as Multi-Residential – Contextual Medium Profile (M-C2) District. The end lots along 1 Street NW are designated as Multi-Residential – Medium Profile Support Commercial (M-X2) District. The block is currently developed with single detached dwellings. To the west, 2 Street NW is similarly developed with single detached dwellings and is designated as Multi-Residential – Contextual Low Profile (M-C1) District. The commercial parcels along 16 Avenue NW are designated as the Commercial – Corridor 1 (C-COR1) District and include businesses such as medical clinics, restaurants, salons, and retail establishments.

Community Peak Population Table

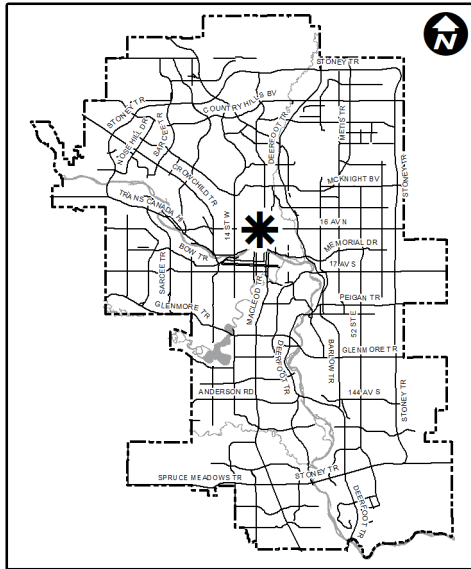
As identified below, the community of Crescent Heights reached its peak population in 2019, and the population has since remained the same.

Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

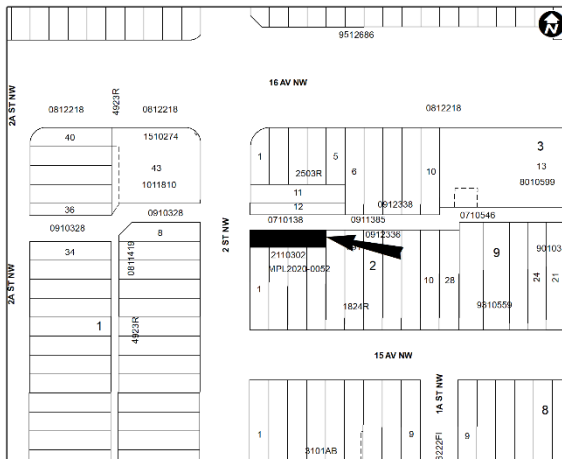
Source: *The City of Calgary 2019 Civic Census*

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

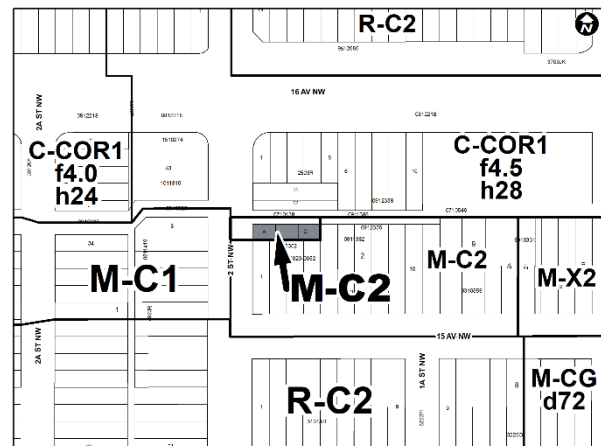
Location Maps



Road Closure Map



Land Use Amendment Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

The application proposes to close a 0.02 hectare portion of road right-of-way in a lane adjacent to 236 and 238 - 15 Avenue NW and 1602 - 2 Street NW. This closure will align the rear property lines of the parcels included in this application with the rear property line of the neighbouring parcel, 232 - 15 Avenue NW, allowing the remaining lane to function as it has been. The closure proposes three separate areas to facilitate consolidation with the adjacent parcels to the south as shown on the Registered Road Closure Plan in Attachment 4.

The Road Closure Conditions are provided in Attachment 5.

Land Use

This application proposes redesignating the road right-of-way as M-C2 District. This is in alignment with the neighbouring adjacent parcels and along the majority of the block. The M-C2 District accommodates multi-residential developments with higher numbers of dwelling units than low density residential and lower profile multi-residential land use districts. The M-C2 District allows for a maximum floor area ratio of 2.5 and a maximum building height of 16.0 metres (approximately 4 storeys). The M-C2 District allows for seamless consolidation with the neighbouring parcels to the south, which share this designation.

Development and Site Design

The rules of the proposed M-C2 District will provide guidance for the future redevelopment of these parcels including appropriate uses, building height and massing, 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:

- ensuring an appropriate vehicle access to the sites from the lane; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian access along 2 Street NW will remain along the existing sidewalk. The adjacent residential parcels that this portion of the lane runs along do not currently use the lane for vehicle access to the site, and instead have driveways accessed off 15 Avenue NW. The proposed road closure would close only a portion of the lane, allowing for future vehicle access to be off the lane for these parcels and allowing the lane to remain functional. The remaining adjacent lane will be 6.1 metres wide, in alignment with the neighbouring parcel to the east, and is sufficient width for access by local traffic and Solid Waste and Recycling vehicles.

The site is serviced by the Max Orange Primary Transit Route along 16 Avenue NW with a stop approximately 300 metres to the west (approximately a four-minute walk) and a stop approximately 400 metres to the west (approximately a five-minute walk). The site is also within 600 metres of a future Green Line station located near 16 Avenue N and Centre Street N.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm mains are available. Enmax power poles are currently located along the south and east edges of the road closure lands and will require the registration of an easement to protect these assets.

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 application 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 on the edge of the Urban Main Street typology next to the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). 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 proposed lane closure is proposing the same land use district as adjacent parcels. This allows for a variety of consolidation and development opportunities immediately and in the future.

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development \(TOD\) Policy Guidelines](#) provide direction for the development of areas typically within a radius of 600 metres (10 minute walking distance) of an existing LRT station or a planned LRT station. The guidelines call for higher density, walkable, mixed-use areas around LRT stations to optimize the use of transit infrastructure and create mobility options for local residents. This site is within 600 metres of the future 16 Avenue North Green Line station.

The TOD guidelines call for transit supportive land uses and optimized density around stations. The lane closure and proposed M-C2 District are in alignment with this policy, providing the opportunity to consolidate with neighbouring parcels. Specific design elements, such as parking, site access, massing and height will be evaluated through a development permit.

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 the consolidated sites in the future with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

16 Avenue North Urban Corridor Area Redevelopment Plan (Statutory – 2017)

The subject area is located within the Multi Residential Medium Density Low Minimum area as identified on Map 1: Land Uses within the [16 Avenue North Urban Corridor Area Redevelopment Plan](#). The proposed land use allows for consolidation of the lane with the adjacent parcels now, and allows for future consolidation in a variety of configurations for future redevelopment which aligns with the plan.

North Hill Communities Local Area Plan (Statutory – 2020)

Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes Highland Park and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The proposed *North Hill Communities LAP* was recommended for approval by the Standing Policy Committee on Planning and Urban Development and will be heard at the Combined meeting of Council on 2021 March 22. The proposed land use is in alignment with the proposed *North Hill Communities LAP*.

Applicant Submission

2020 August 24

This application is a combination of road closure and land use redesignation for the south portion (approximately 7.01 metres) of the lane adjacent to three existing residential properties, 236 & 238 - 15 Avenue NW and 1608 - 2 Street NW. This application proposes to create three new parcels extended from and aligned with the north-south property lines of the three subject lots. The proposed land use designation is Multi-Residential-Contextual Medium Profile (M-C2) District, which is consistent with the existing and surrounding land uses.

The proposal is to align the future north property line of the new parcels with the existing north property lines to the immediate east. The proposed size for the three new areas will be 0.007 ha (0.018) acres) each or a combined total of 0.021 ha (0.054 acres).

The subject area is owned by the City of Calgary. Even though the subject area is part of the public lane connecting 1 Street and 2 Street NW, it is presently not functioning as part of the public lane. This area is closed by metre-high wood sticks and metal chain-link barrier, and grown with untreated grass and weeds. The west border is blocked by concrete barrier.

The proposal has multiple benefits to the City of Calgary and the community, such as:

- Taking advantage of the unused inner city land
- Achieving the highest and best land use of the City-owned land asset
- Improving aesthetics of the lane by reducing vacant unused grass area
- Aligning the lane borderlines to promote consistency

Community Association Response

From: Dennis Marr <planning@crescentheightsyyc.ca>
Sent: Thursday, September 17, 2020 2:31 PM
To: Stengel, Courtney G. <Courtney.Stengel@calgary.ca>
Cc: CAWard7 - Dale Calkins <caward7@calgary.ca>
Subject: [EXT] LOC2020-0128; road closure with land use redesignation

Dear Courtney,

Thank you for inviting the Crescent Heights Planning Committee to comment on this LOC.

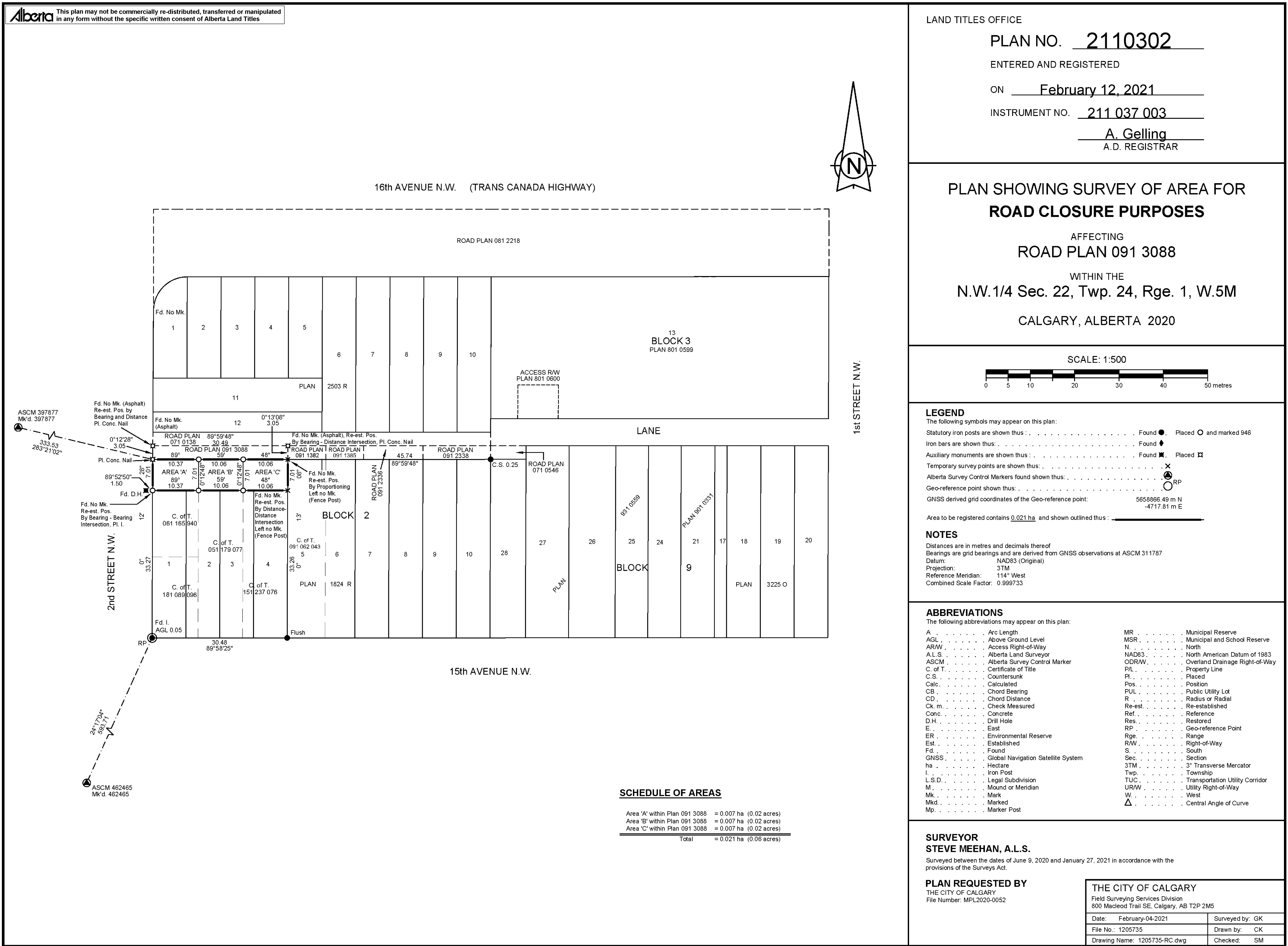
We have no objections to this LOC but ask that before executing this action, the owners of the adjacent residences are offered the right of first refusal to purchase the land directly north of their property. We are sure they would appreciate the extra space.

Should you have questions please contact me by email or phone at 403-807-7257.

Sincerely,

Dennis Marr, Director Planning

Crescent Heights Community Association



Road Closure Conditions

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The applicant is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way is to be consolidated with the adjacent land at time of purchase.

Development Permit in the Beltline (Ward 8) at 507 – 11 Avenue SW, DP2020-4338

RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the Development Permit (DP2020-4338) for New: Multi-Residential Development, and Retail and Consumer Services at 507 – 11 Avenue SW (Plan 1811169, Block 70, Lot 48) with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes a new 39-storey, mixed-use building with retail uses at-grade and 531 dwelling units in the community of the Beltline.
- The development permit complies with the relevant planning policies of the [Municipal Development Plan](#), [Centre City Plan](#) and the [Beltline Area Redevelopment Plan](#).
- What does this mean to Calgarians? This will allow for the redevelopment of an underutilized parcel of land (currently used as a surface parking lot) that will provide at-grade retail and high-density housing in an established neighbourhood, contributing to an increased range of housing in the area, close to the downtown core, and to transit opportunities.
- Why does this matter? Providing new, high-density housing in the core of the city makes good use of existing City infrastructure, supports businesses located in the area and will open up more opportunities for people to live in close proximity to where they work.
- Council previously approved both a land use for the subject site (Bylaw 255D2017) to facilitate a heritage density transfer from the Nellie McClung building as well as a road closure bylaw (Bylaw 11C2017) to close the lane between the north and south parcels of this development at the 2017 July 31 Combined Meeting of Council.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, in the Centre City Beltline community, was submitted by Gibbs Gage Architects on behalf of the landowner HNC 500 Block I Inc on 2020 July 15. The subject site is located on the southwest corner of 4 Street SW and 11 Avenue SW. The parcel is currently developed as a surface parking lot. This development proposal contains 531 units in one tower. The podium is 9-storeys, with retail and consumer service uses on the ground level only, facing both 4 Street SW and 11 Avenue SW. Due to existing utility lines along the 11 Avenue SW frontage, no trees could be planted in this area. However, this application proposes a series of moveable, re-deployable flexible planters and benches to activate the public realm.

This application represents the second phase of a two-phase development. The first phase, consisting of a 35-storey residential tower and 7-storey podium, was approved on 2017 December 14 under DP2017-2379 and is already developed on the parcel directly south of the subject parcel. A closed lane separates the two phases, and the closure area is being repurposed as landscaped courtyard and passenger pickup/drop-off space. Council approved the subject road closure bylaw (Bylaw 11C2017) to close the lane between the north and south parcels of this development at the 2017 July 31 Combined Meeting of Council. One condition of the road closure was that a public access easement agreement was to be registered on that part of the lane subject to the closure.

Development Permit in the Beltline (Ward 8) at 507 - 11 Avenue SW, DP2020-4338

As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2020 September 02. The UDRP was supportive of this application and their comments are included in Attachment 5.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

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

City-Led Outreach

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

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

No comments from the Beltline Neighbourhoods Association were received at the time of writing this report.

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

IMPLICATIONS

Social

This development permit will provide an increased range of housing choice in close proximity to the downtown core.

Environmental

Administration has reviewed this application against the applicable policies in the [Climate Resilience Strategy](#). The applicant has indicated that thermally broken balconies and triple glazing are being considered for this development. Preliminary energy modelling indicates that the building is targeting 2.2 percent better than the National Energy Code for Buildings (NECB 2017) minimums through a reduction in glazing percentage, upgrading of the envelope with more insulation, and high-efficient electrical and mechanical systems, including heat-recovery systems. However, no specific additional measures to support the *Climate Resilience Strategy* have been identified at this time.

**Planning & Development Report to
Calgary Planning Commission
2021 March 18**

**ISC: UNRESTRICTED
CPC2021-0389
Page 3 of 3**

Development Permit in the Beltline (Ward 8) at 507 - 11 Avenue SW, DP2020-4338

Economic

The proposed development permit provides for housing opportunities in close proximity to the downtown core and its extensive employment opportunities.

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. Conditions of Approval
3. Applicant Submission
4. Development Permit Plans
5. Urban Design Review Panel Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The proposed development is located in the Beltline on the southwest corner of 11 Avenue SW and 4 Street SW. The parcel is approximately 0.29 hectares in size, approximately 61 metres wide by 46 metres deep. The site is currently a surface parking lot.

To the north of the subject site, there is a mid-rise office development on the northwest corner of 11 Avenue and 4 Street SW and directly beside it, the Canadian Equipment and Supply red brick warehouse building that is listed on The City of Calgary's Inventory of Historic Resources. To the east, across 4 Street SW, is a two-storey commercial strip mall style development. To the west is a low-rise, five-storey office tower. To the south is the first phase of this development, One Park Central apartments, a mixed-use multi-residential tower with at-grade retail.

Council approved a road closure bylaw (Bylaw 11C2017) to close the lane between the north and south parcels of this development at the 2017 July 31 Combined Meeting of Council, one condition of this road closure being that a public access easement agreement be registered on that part of the lane subject to the closure. This area is being re-purposed as a landscaped courtyard and passenger pickup/drop-off space.

Community Peak Population Table

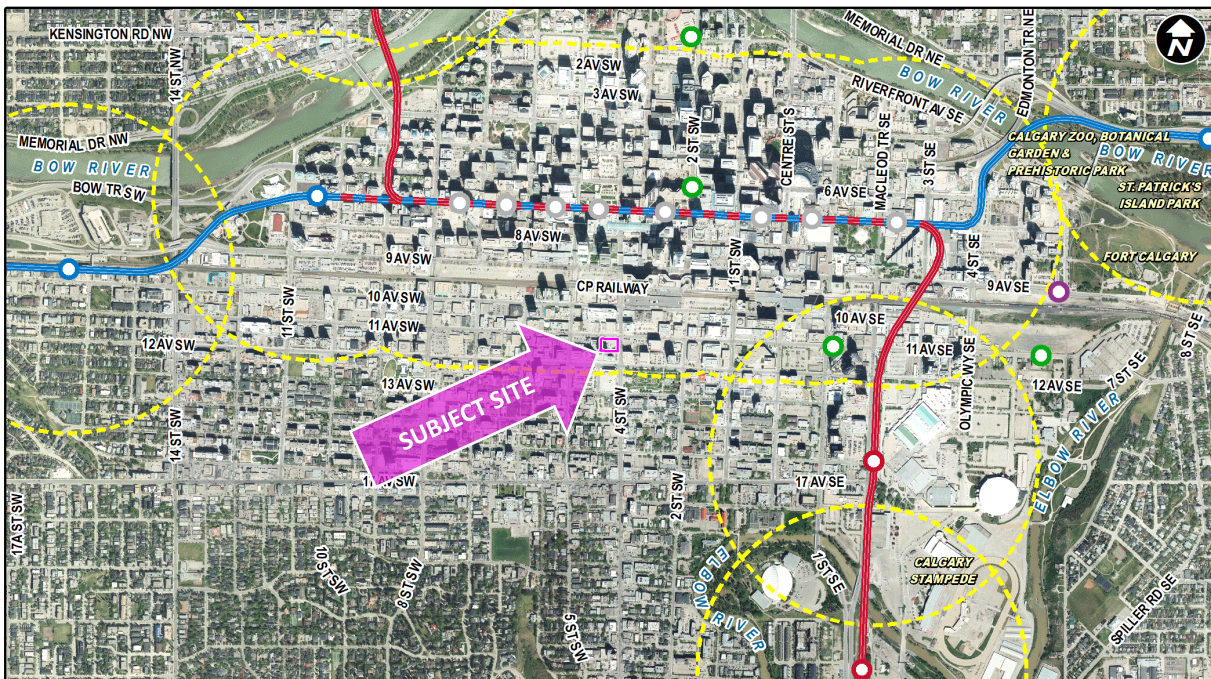
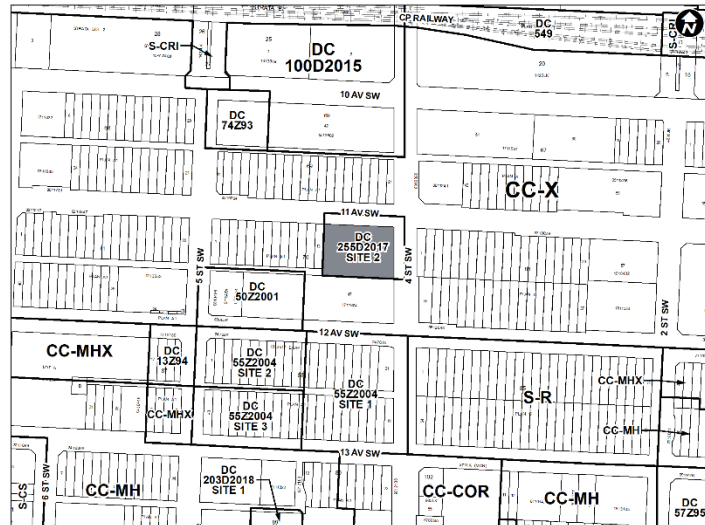
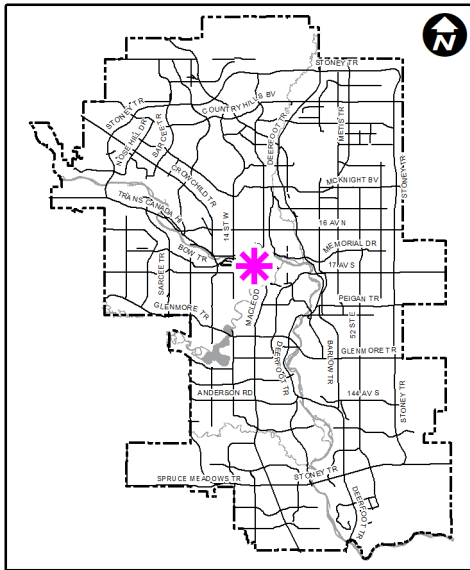
As identified below, the community of the Beltline reached its peak population in 2019.

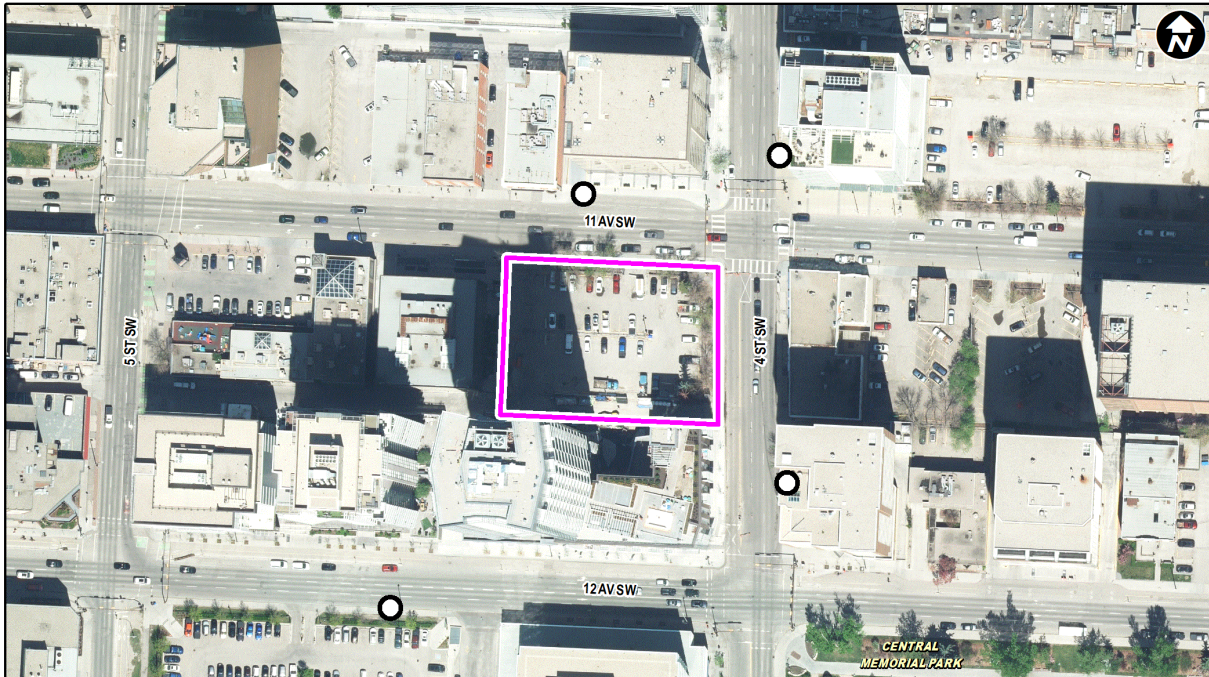
Beltline	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained on [Beltline Community Profile](#) online page.

Location Maps





Previous Council Direction

Council previously approved both a land use for the subject site ([Bylaw 255D2017](#)) to facilitate a heritage density transfer from the Nellie McClung building as well as a road closure bylaw (Bylaw 11C2017) to close the lane between the north and south parcels of this development at the 2017 July 31 Combined Meeting of Council.

Planning Evaluation

Land Use

The subject parcel is designated as Direct Control District, Bylaw 255D2017, to facilitate a heritage density transfer from the Nellie McClung building to the subject site. The base district for this DC is the Centre City Mixed Use District (CC-X). The proposed development aligns with the overall purpose of the CC-X District, as the development provides for:

- storefronts along a continuous block face;
- opportunities for commercial uses at-grade and residential on upper floors; and
- base density with the opportunity for a density bonus over and above the base density to achieve mixed-use and public benefit within the community.

Density Bonus

The proposed floor area ratio (FAR) for this development is 13.2. In accordance with Part 11, Division 7 of the Land Use Bylaw, bonusing is required for FAR above 8.0. The heritage density transfer (totaling 8,094.47 square metres) increased the total allowable FAR by 2.82. The additional FAR of 2.38 is proposed to be bonused for through the provision of a publicly accessible private open space in the form of a courtyard area adjacent to the south façade of the development, connecting with the open space area provided with the first phase of

development. The publicly accessible private open space is proposed in a location, form, configuration and constructed in a manner acceptable to Administration. The financial value of the open space was substantiated through a third-party quantity surveyor and deemed in-line with current market rates.

Floor Area Ratio Summary		
Land Use Bylaw Section	Land Use Bylaw Provisions	Proposed Floor Area Ratio
1166(1)(c)(i)	5.0 FAR	5.0 FAR
1166(1)(c)(ii)	Additional 3.0 FAR for Multi-Residential Development	3.0 FAR
1166(3) & Part 11, Division 7 Section 1200(b)	Bonus above 8.0 FAR up to maximum of 12.0 FAR	2.38 FAR
Part 11, Division 7, Section 1202	Heritage Density Transfer allows for an additional 10% above the maximum FAR for Bonus Area D	2.82 FAR
Total Proposed FAR:		13.2 FAR

Development and Site Design

This application proposes a multi-residential high-rise tower with retail at grade. Key aspects of the development are described below.

Site and Building Design

Building (At-grade Level)

Retail and Consumer Service uses line the 4 Street SW and 11 Avenue SW frontages. There is approximately 500 square metres of commercial retail space proposed. The primary residential entrance is located on the southeast corner of the building off of 4 Street SW. There is also an entrance into the residential tower lobby beside the pedestrian drop-off area in the lane. The primary vehicular entrance to the parkade is located at the northwest corner of the building, along 11 Avenue SW. The publicly accessible, private open space is located along the south facade of the building, adjacent to the closed lane.

Podium and Tower

The podium is proposed as nine-storeys, for a total height of approximately 35 metres. The double height main level contains the retail and consumer service uses. Levels 2 to 8 contain residential units with a mix of 133 studio units, 48 one-bedroom units and seven two-bedroom units and Level 9 consists of an outdoor roof-top amenity space, including an outdoor pool, outdoor shower area and barbeque stations and an indoor amenity area with lounge and fitness facilities.

The podium is pedestrian-scaled towards the street. The exterior of the podium is composed of clear glass with silver metal, black granite, dark metal, and laminate paneling accents to frame the podium and portions of the individual store fronts and entry-ways. There are individual canopies provided along the street frontages and in the lane to create a human scale and provide pedestrian comfort.

The tower is positioned on the eastern portion of the podium, fronting on to 11 Avenue and 4 Street SW. The tower extends an additional 30 storeys in height above the podium (for a total from ground to roof-top of approximately 134 metres) with residential uses on Levels 10 to 38 and an indoor and outdoor amenity area on Level 39 as well as a mechanical penthouse. The tower consists of a mix of 235 one-bedroom units, 104 two-bedroom units and 4 three-bedroom units. The total unit count for the project is 531 units. The exterior of the tower is composed of clear glass and metal panels (white and silver).

Amenity Areas

Common amenity areas for the residents will be provided at-grade, on Level 2, on the podium rooftop, and on the tower rooftop. The at-grade common amenity area is located outdoors in the lane, adjacent to the lobby area and is the publicly accessible private open space that has been bonused for. The common amenity area on Level 2 contains an outdoor dog-run area, and the podium rooftop and tower rooftop amenity areas are located indoors and outdoors on Level 9 and Level 39 respectively, as described above.

Private amenity areas will be provided for all of the residential units with balconies integrated into the facades of the tower.

Landscaping

Public Realm

Along 11 Avenue SW, boulevard trees were unable to be provided, as there are underground utility lines in this area. However, there will be removable planters and benches provided, and bike racks have been located adjacent to the retail store entries close to the corner. There are three boulevard trees (Green ash), that have been proposed along the 4 Street SW frontage.

The publicly accessible private open space along the lane-way uses concrete unit paving along the full south façade of the building and extending past the east building face into the sidewalk area along 4 Street SW to draw pedestrians into the open space area. There is one granite clad planter proposed in this area with a wood topped, granite clad bench wrapping around a portion of it. Three lilac trees and some shrubs are proposed within the planter. The application also proposes two art installations in this area, as an extension of the art pieces provided with the first phase of development. These pieces will sit on granite clad art plinths with wood topped, granite clad benches wrapping around a portion of their base. “Artistic” bike racks have also been located adjacent to the residential lobby entrance.

Private Realm

The Level 2 outdoor amenity area features a turfed, dog run with benches and planters and some ornamental shrubs and grasses. The Level 9 outdoor amenity area includes some planters with two medium deciduous trees (crabapple and/or lilac trees) and shrubs along with a turfed area adjacent to the outdoor pool and a seating area. The Level 39 outdoor amenity area includes concrete unit paving with some synthetic turf and removable furnishings.

City Wide Urban Design

The proposed development was reviewed by the City Wide Urban Design team. Their comments focused primarily on the important and visible location of this development which therefore requires enhanced site and public realm landscaping as well as building architectural design. There was a request to pay particular attention to the architectural articulation where the retail units interface with 11 Avenue and 4 Street SW and the design of the corner elements of the building.

The applicant's rationale and the resulting additional revisions to the site and building design elements were deemed appropriate.

Urban Design Review Panel (UDRP)

Administration brought this application to UDRP on 2020 September 02. UDRP supported the project, but did have some comments, especially regarding the design and connectivity of the lane to promote multi-modal circulation and public access to it. The comments from UDRP are noted in Attachment 5. Administration worked with the applicant to refine this development permit in response to UDRP comments.

No further review by UDRP was required.

Transportation

The subject site is well serviced by transit, as there are bus stops directly across the subject site along both 4 Street SW and 11 Avenue SW (including Routes 3, 17, 13 and 90) that service the downtown core, Mount Royal University and provide a direct link to the south via Elbow Drive. Vehicular access is provided off 11 Avenue SW, at the west end of the site. The proposal will provide 332 residential parking stalls over five parkade levels, in line with Land Use Bylaw rules.

A Transportation Impact Assessment (TIA) was submitted by the applicant in support of the application. The TIA was reviewed and accepted by Administration. In addition, a parking study was submitted to support a reduction in parking of 76 parking stalls for residents and 54 parking stalls for visitors. This parking study was reviewed and approved by Administration.

Bicycle Parking Facilities

The development provides 278 Class 1 bicycle parking stalls on the Parkade P1 Level, which are accessed using a dedicated bicycle access from the rear lane. Fifty-eight Class 2 bicycle parking stalls are located along 11 Avenue SW and adjacent to the residential lobby entry in the rear lane.

Environmental Site Considerations

No environmental concerns were identified and no Environmental Site Assessment was required.

Utilities and Servicing

Public water, sanitary and storm sewer mains exist in the adjacent public rights-of-way for development servicing purposes. Development servicing will be determined at the Development Site Servicing Plan circulation 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 promotes the efficient use of land.

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located in the Activity Centres – Centre City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP).

The proposed development is consistent with the MDP, as it proposes high-density development and incorporates a high-quality public realm into the design of the project.

Climate Resilience Strategy (2018)

Administration has reviewed this application against the applicable policies in the [Climate Resilience Strategy](#). The applicant has indicated that thermally broken balconies and triple glazing are being considered for this development. Preliminary energy modelling indicates that the building is targeting 2.2 percent better than the National Energy Code for Buildings (NECB 2017) minimums through a reduction in glazing percentage, upgrading of the envelope with more insulation, and high-efficient electrical and mechanical systems, including heat-recovery systems. However, no specific additional measures to support the *Climate Resilience Strategy* have been identified at this time.

Land Use Bylaw (2007)

Administration would highlight this development permit requires the following relaxations to the Land Use Bylaw. Administration has reviewed each relaxation individually and considers each relaxation to be acceptable for the reasons outlined below.

Bylaw Relaxations			
Regulation	Standard	Provided	Administration Rationale for Supporting a Relaxation
1169 Front Setback Area	Where the parcel shares a property line with a street, the front setback area must have minimum and maximum depth as noted. (1)(a) 4 Street SW: Min 1.5 – Max 3.0 NOTE: Measured from R.O.W. (1)(d) 11 Avenue (W of Olympic Wy SE): Min 1.5 – Max 3.0	Plans indicate the East (4 St SW) setback as having a maximum setback of 4.52m (+1.52m) Plans indicate the north (11 AV SW) setback as having a minimum setback of 0.02m (-1.48m)	The public realm on the north face is sufficiently wide to accommodate pedestrian movement and tenant activation space. The additional setback on the east face allows for building articulation and additional pedestrian movement area.
1168 Building Orientation	The main public entrance to a building must face the property	Plans indicate the main public entry faces south towards the adjacent parcel.	A secondary lobby entrance faces the public street (4 Avenue) and retail uses line both public streets.

	line shared with a commercial street.		
1151 Amenity Space	Private amenity space (7)(b) have no min. dimensions of less than 2.0 m..	Plans indicate the proposed balconies as being 0.58m (-1.42m) to 1.94m (-0.06m).	There are other alternate amenity areas provided on Level 2, 9 and 39.
1151 Amenity Space	Common Amenity space Outdoors (8)(c) No dimension less than 6.0 m.;	Plans indicate the second floor outdoor amenity space as having a minimum dimension of 5.68m (-0.32m) and the 39 th floor outdoor amenity space as having a minimum dimension of 5.45m (-0.55m).	The application proposes three different outdoor amenity areas, the most extensive being on the rooftop of the podium, so a small reduction in the size for these two spaces is considered minimal in comparison to the overall space provided.
1151 Amenity Space	Common Amenity space Indoors (8)(c) No dimension less than 6.0 m.;	Plans indicate the 9 th floor indoor amenity space as having a minimum dimension of 3.52m (-2.48m) and the 39 th floor indoor amenity space as having a minimum dimension of 2.76m (-3.24m).	The proposed size of both of these indoor amenity areas is still sufficiently sized.
1148 Planting Requirements	(3) Deciduous trees min. caliper of 50 mm, 50.0% of the provided trees must have min. caliper of 75 mm.	Plans indicate 1 (-1) deciduous trees as being 75mm caliper. Note: 3 deciduous trees at 75mm caliper located along 4 ST SW have not been counted as they are not located within the parcel.	Additional trees and enhanced landscaping proposed for the rooftop amenity area on the podium.
1157 Parking Stalls	(1)(a) 0.75 stalls per unit	Plans indicate 323 (-76) parking stalls. Note: This does not include the 1 stall that does not meet Section 122(4)(a/b)	A parking study was submitted as part of this application and was reviewed and approved by Administration to support this relaxation in parking.
1157 Visitor Parking Stalls	(1)(b) 0.1 stalls per unit	Plans do not indicate any visitor parking stalls (-54)	A parking study was submitted as part of this application and was reviewed and approved by Administration to support this relaxation in parking.
122 Standards for Motor Vehicle Parking Stalls	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:	Plans indicate 1 stall within Parkade Level 2 as being 2.77m (-0.08m)	This is a very minor relaxation in size and, therefore, can be supported by Administration.

	(b) 2.85m where one side of a stall abuts a physical barrier; (c) 2.5m in all other cases.		
Direct Control 255D2017 Bylaw Discrepancies			
No Discrepancies under the Direct Control Noted			

Centre City Plan (Non-statutory – 2007)

Centre City Design – Skyline – Section 7.2 endeavours to ensure the design of towers are sited and designed to have a positive contribution to the Calgary skyline. The placement, massing, shape and choice of materials for the tower contribute to Calgary's skyline character.

The *Centre City Plan* identifies 4 Street SW as a major pedestrian corridor and encourages high-quality treatments to enhance the public realm.

Beltline Area Redevelopment Plan (Statutory – 2006)

Urban Mixed-Use Area

The site is located in the Urban Mixed Use planning policy area in the [Beltline ARP](#). This development permit fulfils the policy objectives of this area by providing an active retail frontage at-grade and residential units above grade.

Tower and podium design (base, body and top of the building)

The design of the towers provides variation between the podium, body (middle) and tower top, through:

- Variation in the size and proportion of openings between the podium and the tower;
- Provision of canopies over retail entrances at grade – providing material variety between the podium and the tower; and
- Incorporating rooftop amenity area and rooftop mechanical effectively into the top of the building and changing colours and materials at the tower top – providing variety in the massing between the body and top of the tower.

Balcony design

This development permit provides balconies for residential units integrated into the facade of the towers in compliance with *Beltline ARP* Policy.

Wind study

In line with the direction of the *Beltline ARP*, the applicant submitted a pedestrian wind study with this development permit application. The study examined the level of pedestrian comfort provided on adjacent sidewalks, laneways, parking and loading areas, building access points, and above grade amenity spaces. The study concluded that wind conditions at-grade were overall acceptable for the uses proposed. Above grade wind conditions were also generally considered comfortable. However, the report did suggest that for the Level 2 amenity area, if sitting or more sedentary activities were desired, then the report recommended that the full terrace perimeter guard be raised to be 2.0 metres above the walking surface as well as to provide a canopy, pergola or other overhead structure along the north and east sides of the terrace. In addition, if seating were to be provided on the southwest corner of the Level 9 terrace

or the south side of the Level 39 terrace, the report recommended the adjacent perimeter guards to be 2.0 metres above the walking surface. This application has implemented these recommendations.

Shadow study

In line with planning policy in the *Beltline ARP* the applicant submitted a shadow study for this development permit. The study demonstrates that the proposed development does not cast a shadow on historic assets, public spaces, or areas protected by Land Use Bylaw 1P2007 and the *Beltline ARP*.

Conditions of Approval

Prior to Release Requirements

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

Planning:

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.
2. Submit a letter from Enmax Corporation indicating that the following issues have been addressed. Please contact Arnel Soledad at EPC_Permits@enmax.com to resolve the issue(s). The proposed resolution may necessitate further CPAG review of amended plans.
 - The double doors for the EDD Room shown on drawings # DP10.05, DP10.06, DP20.06, C01 and EDP1.0 will need to be to the same size and specification to those into the Transformer Vault for equipment access i.e. open to a full 180 degrees.
3. A Development Agreement shall be executed in conformity with all reports, plans and materials submitted to and approved by the Development Authority, to address:
 - a) Details of responsibilities for and construction of \$1,384,573.50 (based on 13.2 FAR) of improvements on the subject site within the proposed Publicly Accessible Private Open Space;
 - b) Registration of a public access easement over the Publicly Accessible Private Open Space;
 - c) Details of materials and public art within the Publicly Accessible Private Open Space; and
 - d) If applicable, any outstanding amount of bonused floor area not covered through improvements to the Publicly Accessible Private Open Space may be bonused for through a financial contribution to the Beltline Community Investment Fund at a rate of \$270 multiplied by the amount of outstanding bonused floor area, in accordance with the Bonus standards of Part 10 of Land Use Bylaw 1P2007.

Development Engineering:

4. Amend the plans to:

Waste & Recycling Services - General

- a. Provide an overhead door (min. size of 3.0m wide X 2.1m high) and a separate man door with keypad access for the waste facilities.
- b. Provide metric dimensions and scale on all drawings for waste facilities.

- c. Provide protection to ensure all parts of the storage area do not come into contact by any part of a container. Refer to the "Development Reviews: Design Standards for the Storage and Collection of Waste"
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>
5. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

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

Development Site Servicing Plans CARL (requirement list)

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

6. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of **\$290,701.20** to Development Engineering. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 38M2009 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using \$4,710 per meter of site frontage (on avenues only) for the proposed development (*61.72m on 11 AV SW*)
7. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016. The off-site levy is based on a 2020 development approval date and was based on the following:

Description	Unit(s)
507 - 11 Avenue SW	New 1 Bed: 485/New 2 Bed: 71/New Comm: 2246m ²

Based on the information above, the preliminary estimate is **\$176,759.00**.

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

To obtain an off-site levy agreement or for further information, contact the Calgary Approvals Coordination, Infrastructure Strategist (DEBBIE MEILI at 4032688223 or deborah.meili@calgary.ca) or offsitelevy@calgary.ca.

Transportation:

8. Amend plans to identify all visitor parking stalls.
9. Execute and register on title an Access Easement Agreement with the City of Calgary over Plan 1811169, Block 70, lot 48 (Servient Lands) in favour of 11 Avenue S.W. (Dominant Lands) for the purpose of pedestrian access. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels. **This is to be registered over the 2.134m Bylaw/ Public realm setback, and 3m x 3m corner cut.**
10. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

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

Roads

- a. Construction of new driveway crossings on 11 Avenue S.W.,
 - b. Construction of new sidewalks adjacent to 11 Avenue and 4 Street S.W.,
 - c. Construction of new wheelchair ramps,
 - d. Construction of new tree trenches to City standards,
 - e. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
11. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

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

Roads

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

Parks:

12. Amend L2.0 plan:
 - a) Indicate the setbacks between proposed boulevard trees and utilities, servicing connections, streetlights and fire hydrant. Provide the minimum setback requirements as required in Section 4.1.2 and Section 4.1.3 of Parks "Development Guidelines and Standard Specifications: Landscape Construction (current edition)":

<https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>

Adjust the tree spacing if needed and amend all relevant plans accordingly.

- b) Provide a note on the plan that **“An Urban Forestry Technician must be called to site through 311 during tree trench backfill to ensure root barrier/fabric, soil volume and soil compaction meet the City standards”**
- c) Provide a note on the plan that **“Tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector at 403-804-9417 or 403-268-5204 to arrange an inspection”.**

Permanent Conditions

The following permanent conditions shall apply:

Planning:

- 13. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
- 14. No changes to the approved plans shall take place unless authorized by the Development Authority.
- 15. A Development Completion Permit shall be issued for the development; before the use is commenced or the development occupied. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
- 16. Ground floor glazing shall not be obscured by film or other visual obstructions, including window display boxes or similar window displays with solid backs.
- 17. All roof top mechanical equipment shall be screened as shown on the approved plans.
- 18. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.
- 19. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
- 20. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
- 21. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.

Development Engineering:

22. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
23. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

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

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

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

24. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
25. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
26. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
27. Pursuant to Bylaw 2M2016, off-site levies are applicable.

28. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 2M2016. To obtain a final estimate contact the Calgary Approvals Coordination, Infrastructure Strategist (DEBBIE MEILI at 4032688223 or deborah.meili@calgary.ca) or offsitelevy@calgary.ca.

Transportation:

29. The Access Easement Agreement for the purpose of pedestrian access shall remain over Plan 1811169, Block 70, lot 48 (Servient Lands) in favour of 11 Avenue S.W. (Dominant Lands) until such time as required by the Development or Subdivision Authority in connection with Approval No. DP2020-4338 or extinguished with the consent of the Development or Subdivision Authority obtained through an application in writing to the Development or Subdivision Authority which shall be accompanied by a registerable discharge of easement and a copy of the certificate of title downloaded or obtained within one week of submission of the application.
30. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
31. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. **Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca**

Parks:

32. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector at 403-804-9417 or at 403-268-5204 to arrange an inspection.



TWO PARK CENTRAL

FEBRUARY 25TH,
2021

Hines



Gibbs | Gage
ARCHITECTS



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Appendices

APPENDIX A - REFERENCE DRAWINGS

INTRODUCTION

DEVELOPMENT OVERVIEW

The project consists of a single residential building, envisaged as the second part of a 2 phase development in Calgary, fronting onto 4th St, between 11th and 12th Ave.

The program proposes 531 residential units, located within a substantial podium and the tower above, each independently served by elevators (2 for podium and 3 for tower).

Below grade parking is provided across 5 floors, with a total of 332 stalls. As part of the retail strategy, 42 of these stalls are publicly accessible, to be shared between residential visitors and retail users. There is a dedicated retail shuttle elevator that serves P01 and daylights in the north portion of the building. This provides public access to the parkade without security concerns for the lobby areas or the residential elevators. Bicycle parking for residents is provided at P01, with a dedicated bicycle access ramp, fronting south, onto the upgraded lane, which addresses the 12th Ave. cycle track. Vehicular access is located off 11th Ave. in an effort to reduce traffic volumes in the pedestrian-friendly lane. The lane is also used for servicing and pick-up/ drop-off facilities, but large traffic volumes are not foreseen.

PUBLIC REALM INTERFACE

The project is designed to complete the vision that was established as part of the Phase 1 development. It occupies a prominent corner in Calgary’s Beltline and has adjacencies to many of the City’s amenities, including parks and bike lanes. By creating an improved, upgraded woonerf that connects to the breezeway of Phase 1, the project aims to increase the pedestrian realm beyond the typical.

A retail storefront interface is located along 11th Ave. to

the north and this wraps to 4th St. on the East side of the property. A residential presence is located at the SE corner of the project, wrapping into the lane, on the south facade, addressing the existing Phase 1 building. Warm, wood-effect materials are brought to grade to frame retail elements and consistent glazing is used to allow retail or restaurant tenants to animate the public realm. The residential lobby is located adjacent to the required functions associated with a multi-family building of this scale, i.e. loading, drop-off, delivery etc., allowing and encouraging these activities to take place on the site, rather than on the public streets.

URBAN MASSING

The massing of the building was initially conceived as a ‘match’ to phase one, although design discussions led to an ‘inverted’ gesture that works very well to complement the existing building. Cues are taken from massing gestures and materiality to allow the project to be seen as a ‘sibling’ rather than a ‘twin’ with the existing phase. Wood-effect panelling is used in a distinct way, by framing retail elements, while massing gestures are independent of what came before, while respecting the conceptual language that has been established.

A residential podium extends up to +30m, containing a single floor of retail and lobby spaces, with 7 storeys of residential units on top of this. L09 contains residential amenities and an exterior amenity space atop the residential podium. There is a pool proposed at L09. In the lower portion of the tower (L10-14) there is a slightly different tower floorplate, allowing a higher concentration of smaller units lower down, and larger units are placed on the upper floors (L15-36) to avail of opportunities to have higher rent spaces up higher in the tower. There are 2 storeys of penthouse units that allow up to 14 units (7 per floor) and a level 39 ‘clubhouse amenity’ with asociated exterior terraces.



STATISTICS

Being zoned as a DC site, this project has total allowable base FAR of up to 10.82. This development proposes a maximum FAR of 13.2 and the additional density has been addressed through an effective bonusing strategy as follows.

Bicycle parking have been provided per bylaw requirements and the vehicle parking reduction was supported by the authorities throughout the application process, with the main focus being on the **pedestrian and bicycle-friendly** nature of the development and the greater vision for the City of Calgary as a city with **mixed-mode, eco-friendly** transportation. Minor relaxations to the total number of vehicle parking has been proposed along with more diverse and convenient bike parking throughout both developments.

Convenient and direct access to underground bicycle parking through the south lane, along with providing a variety of bike storage types intends to make this facility a highly usable feature of the Two Park Central development.

Following tables, show detailed calculations of vehicle and bicycle parking, along with the overall statistics for the project.

SITE AREA:	2873 m²
PROPOSED GROSS FLOOR AREA (GFA):	37,923m²
PROPOSED FLOOR AREA RATIO (FAR):	13.2
NUMBER OF RESIDENTIAL UNITS:	531
RETAIL GROSS FLOOR AREA:	513 m²

VEHICLE PARKING:	332 stalls total
RESIDENT PARKING	290 stalls
RETAIL AND RES. VISITOR PARKING	42 stalls

BICYCLE PARKING:	336 stalls
CLASS 1 (UNDERGROUND)	278 stalls (266 required)
CLASS 2 (SITE)	58 stalls (54 required)

AMENITY AREA CALCULATIONS

AMENITY AREA REQUIREMENT:
5.0 M² PER DWELLING UNIT

TOTAL REQUIRED = 531 UNITS X 5M²
2,655 M²

AMENITY AREA PROVIDED

LEVEL	INT. (M²)	EXT. (M²)	DESCRIPTION
L 02	37.9	170.8	DOG RUN AREA
L 02		25	PRIVATE TERRACES (5, ADJACENT TO DOG RUN)
L 02		5	PRIVATE TERRACE (SINGLE, ADJACENT TO DOG RUN)
L 02			DOG SPA ROOM
L 03-L 08	669.9	180	6 UNITS PER FLOOR (E FACE) 6 FLOORS, 5M² BALCONY PER UNIT
L 09		510.4	TOTAL EXTERIOR AMENITY AREA, INCLUDING POOL
L 09			TOTAL INTERIOR AMENITY
L 10-L 14		225	9 UNITS PER FLOOR (E AND W FACES) 5 FLOORS, 5M² BALCONY PER UNIT
L15-L36	215.4	880	8 UNITS PER FLOOR (E AND W FACES) 22 FLOORS, 5M² BALCONY PER UNIT
L 37-L 38		60	TOTAL INTERIOR AMENITY
L 39			TOTAL EXTERIOR AMENITY
L 39		191.9	
SUBTOTAL	923.2	2248.1	
TOTAL AMENITY (M²)		3171.3	

PARKING AND LOADING

NUMBER OF UNITS: 531		
RETAIL GFA: 509 M²		
VEHICLE PARKING	BICYCLE PARKING	LOADING
RESIDENT PARKING REQUIREMENT: 0.75 STALLS PER DWELLING UNIT VISITOR PARKING REQUIREMENT: 0.10 STALLS PER DWELLING UNIT RETAIL PARKING REQUIREMENT: 0 (ASSUMING MAX USE AREA <465M²)	CLASS 1 STALL REQUIREMENT: 0.50 STALLS PER DWELLING UNIT CLASS 2 STALL REQUIREMENT: 0.10 STALLS PER DWELLING UNIT + 5% OF VEHICLE STALL REQ.	LOADING STALL REQUIREMENT: 1 STALL PER 9300M² GFA
RESIDENT STALLS REQUIRED: 399 VISITOR STALLS REQUIRED: 54	CLASS 1 STALLS REQUIRED: 266 CLASS 2 RES STALLS REQUIRED: 54 CLASS 2 RETAIL STALLS REQUIRED: 0	LOADING STALLS REQUIRED: 5 ALTHOUGH A MORE TYPICAL APPROACH USES A SINGLE STALL FOR RESIDENTIAL USE AND A SINGLE STALL FOR RETAIL USES
TOTAL PARKING REQUIRED = 453 STALLS	TOTAL REQUIRED = 266 CLASS 1 54 CLASS 2	
PARKING PROVIDED: 332 STALLS IN 5 LEVEL BELOW-GRADE PARKADE ADDITIONAL PARKING STUDY PROVIDED TO CLARIFY PUBLIC SHARED PARKING	PARKING PROVIDED: CLASS 1 = 278 STALLS AT P01 LEVEL CLASS 2 = 58 STALLS DISTRIBUTED ACROSS SITE	LOADING PROVIDED: 1 STALL IN LANE ADDITIONAL STAGING AREA INTERNAL TO THE BUILDING FOR RESIDENTIAL MOVE-IN/OUT

STATISTICS

GROSS FLOOR AREA

LEVEL	USES	m²
L 01	RETAIL, LOBBY, BoH	1,702.2
L 1.5	MECH, LEASING, BoH	458.9
L 02	RES UNITS	1,429.8
L 03	RES UNITS	1,429.8
L 04	RES UNITS	1,429.8
L 05	RES UNITS	1,429.8
L 06	RES UNITS	1,429.8
L 07	RES UNITS	1,429.8
L 08	RES UNITS	1,429.8
L 09	RES. AMENITY	864.3
L 10	RES UNITS	835.4
L 11	RES UNITS	835.4
L 12	RES UNITS	835.4
L 13	RES UNITS	835.4
L 14	RES UNITS	835.4
L 15	RES UNITS	835.4
L 16	RES UNITS	835.4
L 17	RES UNITS	835.4
L 18	RES UNITS	835.4
L 19	RES UNITS	835.4
L 20	RES UNITS	835.4
L 21	RES UNITS	835.4
L 22	RES UNITS	835.4
L 23	RES UNITS	835.4
L 24	RES UNITS	835.4
L 25	RES UNITS	835.4
L 26	RES UNITS	835.4
L 27	RES UNITS	835.4
L 28	RES UNITS	835.4
L 29	RES UNITS	835.4
L 30	RES UNITS	835.4
L 31	RES UNITS	835.4
L 32	RES UNITS	835.4
L 33	RES UNITS	835.4
L 34	RES UNITS	835.4
L 35	RES UNITS	835.4
L 36	RES UNITS	835.4
L 37	RES UNITS (P/H)	835.4
L 38	RES UNITS (P/H)	835.4
L 39	RES AMENITY	551.1
L 40	MECH. PENTHOUSE	112
PODIUM		13,034
TOWER		24,889
TOTAL		37,923

DWELLING UNIT COUNT

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
L 01	-	-	-	-	-
L 1.5	-	-	-	-	-
L 02	19	6	1	-	26
L 03	19	7	1	-	27
L 04	19	7	1	-	27
L 05	19	7	1	-	27
L 06	19	7	1	-	27
L 07	19	7	1	-	27
L 08	19	7	1	-	27
L 09	-	-	-	-	-
L 10	-	11	2	-	13
L 11	-	11	2	-	13
L 12	-	11	2	-	13
L 13	-	11	2	-	13
L 14	-	11	2	-	13
L 15	-	8	4	-	12
L 16	-	8	4	-	12
L 17	-	8	4	-	12
L 18	-	8	4	-	12
L 19	-	8	4	-	12
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L 28	-	8	4	-	12
L 29	-	8	4	-	12
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L 31	-	8	4	-	12
L 32	-	8	4	-	12
L 33	-	8	4	-	12
L 34	-	8	4	-	12
L 35	-	8	4	-	12
L 36	-	8	4	-	12
L 37(P/H)	-	2	3	2	7
L 38(P/H)	-	2	3	2	7
L 39	-	-	-	-	-
L 40	-	-	-	-	-
PODIUM	133	48	7	-	188
TOWER	-	235	104	4	343
TOTAL	133 (25%)	283 (53%)	111 (21%)	4 (1%)	531



URBAN DESIGN AND FUNCTIONALITY

CONTEXT ANALYSIS

Occupying the north half of a City block bound by 4th St. and 5th St. SW and fronting onto 11th Ave. SW, the development site is in a prime location in Calgary's Beltline. It exists in a zone between the existing commercial core, to the north, and a fast growing residential/mixed use zone to the south, east and west.

The city block which includes the project site is located on the north west side of Central Memorial Park. The overall massing addresses this adjacency by creating optimum view angles to the park and the surroundings. Also the residential amenity spaces were designed, taking into consideration the existing phase 1 tower to the south.

Along with analyzing, and responding to, the existing massing and architectural gestures, the design team

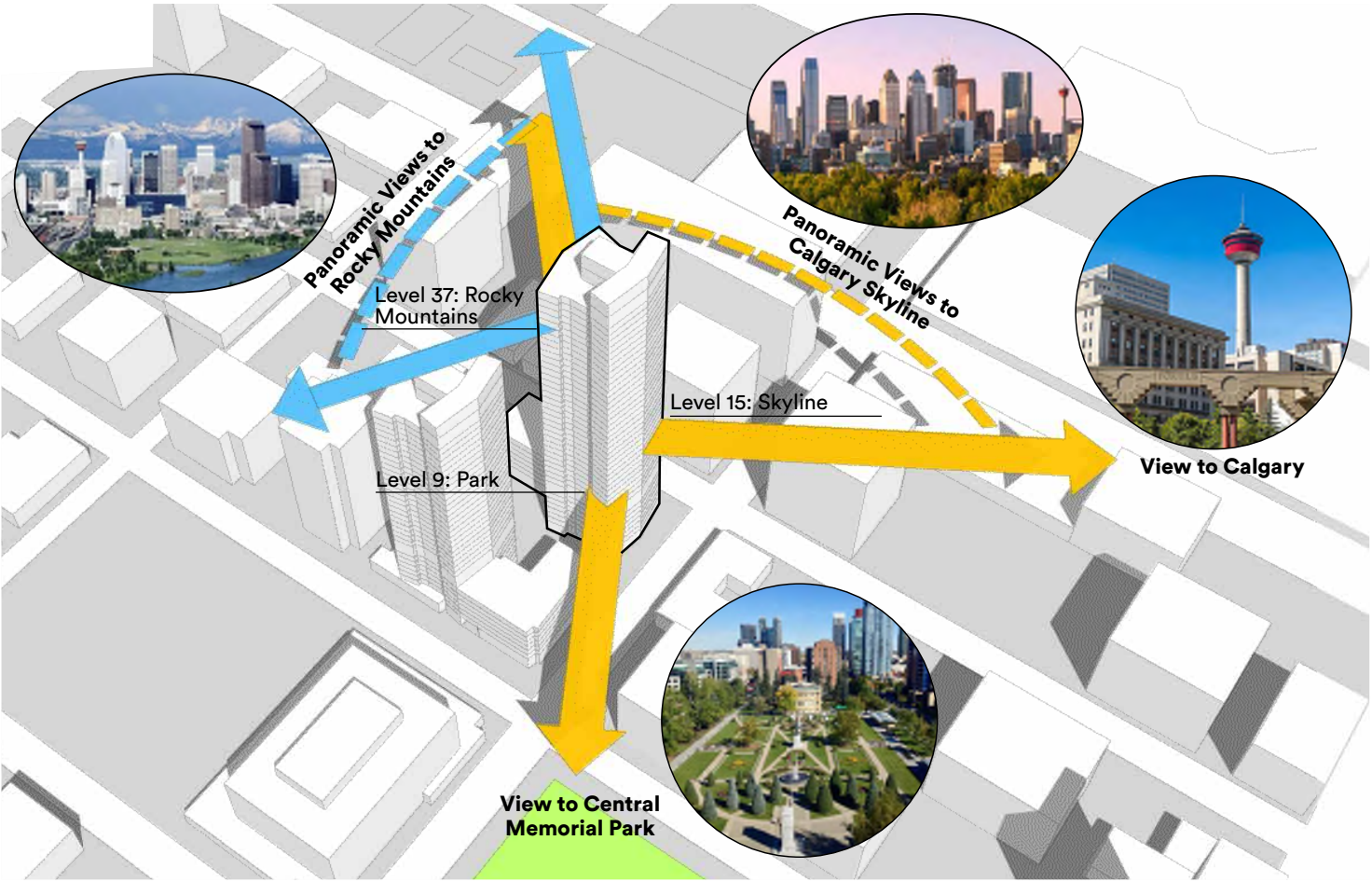
sought to examine the broader context in which the project sits.

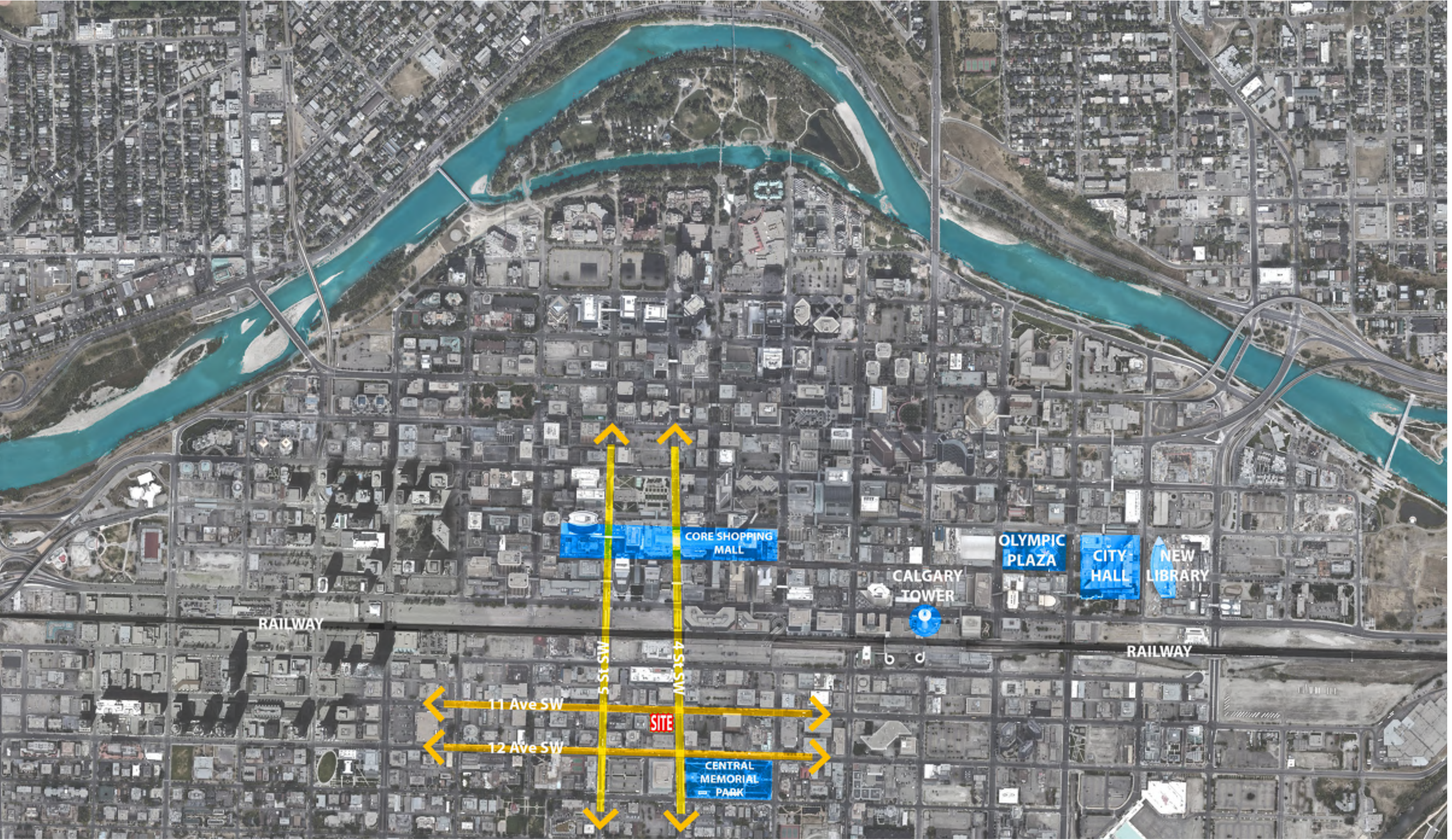
This contextual analysis explored 3 scales of context; block, city and landscape.

At the 'block' scale, the project is adjacent to, and overlooks, Central Memorial Park to the SE and seeks to exploit this connection to the City amenity.

At the scale of the City, there are impressive views to the North, of the Calgary skyline.

To the West, the Rocky mountains are visible above a certain height. These 3 views combine to inform the massing and sculpting of the tower massing.





URBAN DESIGN STRATEGY

CREATIVITY

This development proposes to build the phase 2 of Park Central towers and augment users' experiences through creating **legible, active** and **enjoyable surroundings**. The adjacent central memorial park and other focal points, the various active urban corridors, and the practical requirements of buildings of this scale have all fed into the urban design of the site. The proposal to create a **pedestrian friendly urban space** in between the two phases of this development was done with a view to promoting an active and animated site.

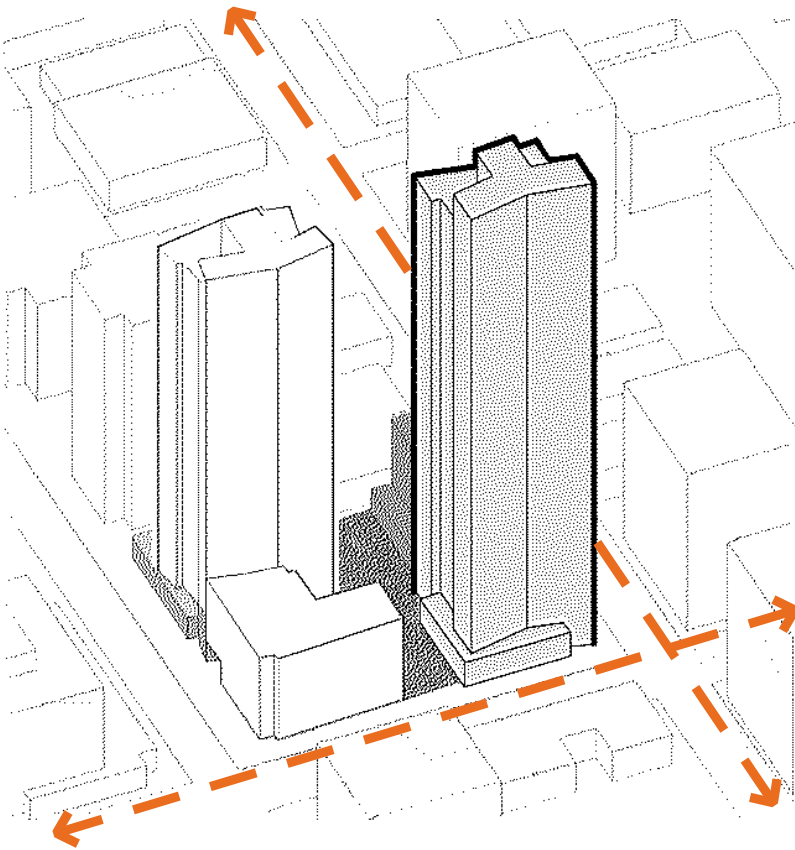
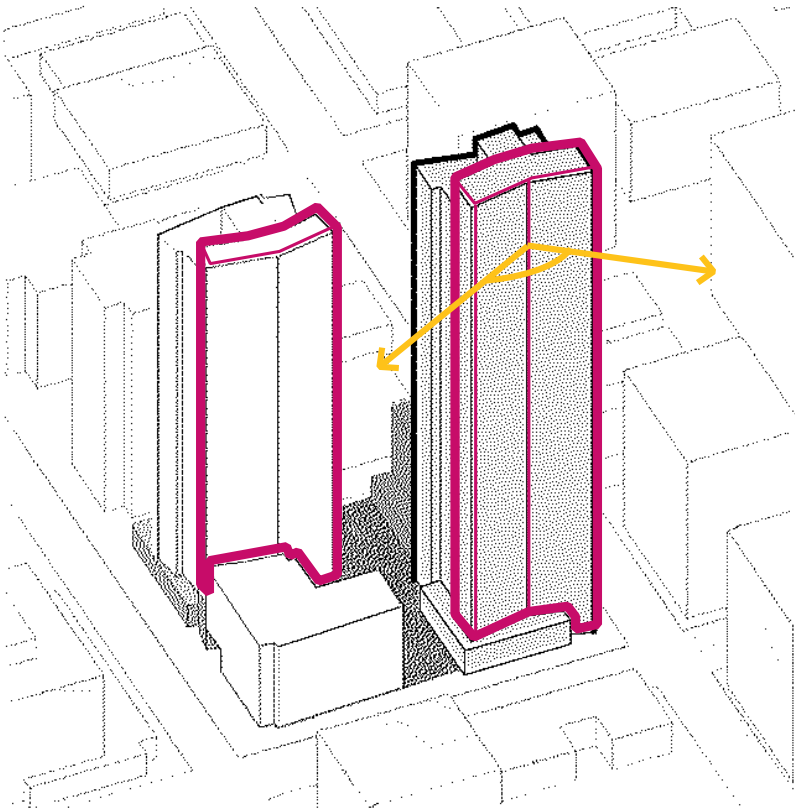
The building itself has made use of articulation of form and materials to provide an approachable scale and the integration of a podium as distinct from the tower elements is deliberate in giving this development a legibility that is required of this building type.

CONTEXT

As seen in the site analysis diagrams, the subject parcel is well positioned within the fast-changing neighbourhood of beltline and the addition of an appropriately scaled mixed use residential development will enhance the greater community. Proximity to downtown, retail and commercial buildings and LRT are supplemented by an adjacency to central memorial park and 11th ave. corridor.

CONNECTIVITY

Connectivity has been a significant driver in the site strategy. Spreading amenity spaces on various levels of the building, allows for a more open concept main floor with various retail typologies which will eventually spill outdoors to **maximize site activity**. While these amenity spaces are spread out through the building, they still **provide desirable views** to the site and surroundings, while keeping the privacy of users, as well as maintaining a cohesive design vocabulary both inside and outside.



URBAN DESIGN STRATEGY

INTEGRATION

The North street frontage houses the commercial aspects of the main floor. Visitor bicycle parking is located along the north and east edge of the site, providing efficient access to the street systems and local businesses while reserving the southern area of the site for outdoor amenities capitalizing on the available sun exposure, along with tying into neighbourhood pathways.

Pedestrian traffic flows between residents and passers-by are blurred in these areas, specially on the enhanced urban space along the south edge. The indoor social spaces are connected through the outdoors, creating an **indoor-outdoor relationship** between public and private uses and the urban space.

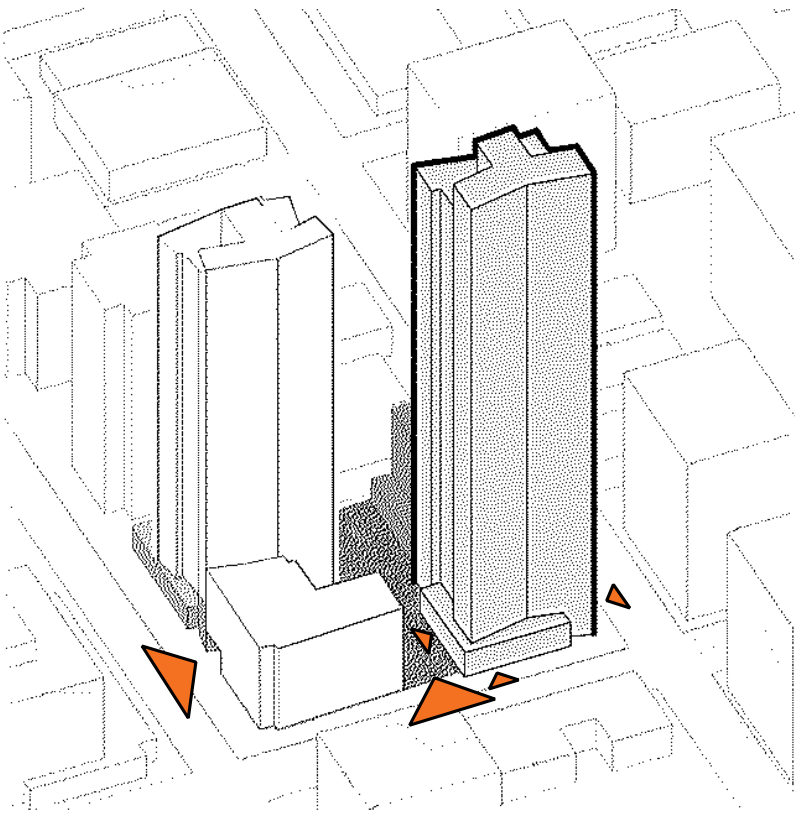
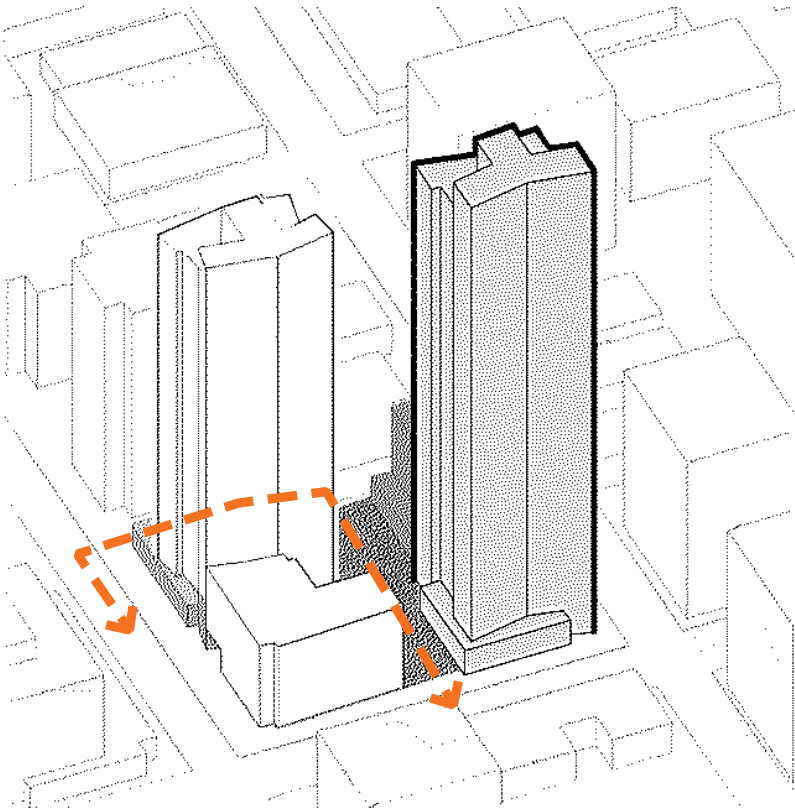
South facing amenity spaces have been considered strong drivers in the overall design.

ACCESSIBILITY

The access to/from the site is clear and identifiable, creating a hierarchy and a legible environment for residents, guests, and pedestrians at large. Building lobby entrances are visibly distinct from the tower elements and create a sense of address. Barrier-free accessibility has been maintained throughout the site, with gentle ramping being the primary strategy to deal with grade-change. This tower has independent waste and recycling pickup facilities. These are designed to be compatible with the **pedestrian-first nature of the site**.

SCALE

The podium and canopies are designed at appropriate height for the proposed towers which are architecturally detailed to **improve proportion along the street edge and the public realm**. This smaller scale is reinforced through the various interfaces at grade.



URBAN DESIGN STRATEGY

SAFETY

Ample site lighting and residential units offer a high level of **visual overlook** during the extended hours of the day and week. Low planter walls are used as separating elements and screening is provided by vegetation. All public spaces are **passively screened** and CEPTD principles have been applied throughout the site design.

QUALITY

The quality of the construction systems will be considered as part of the long term viability of the project and with the associated codes and specifications (including the performance within the NECB requirements). Exterior materials will be a mixture of high-quality modularized window-wall construction. Podium elements at grade will provide resistance to various weather conditions (snow and ice removal etc.) that can typically impact the immediate experience of the building.

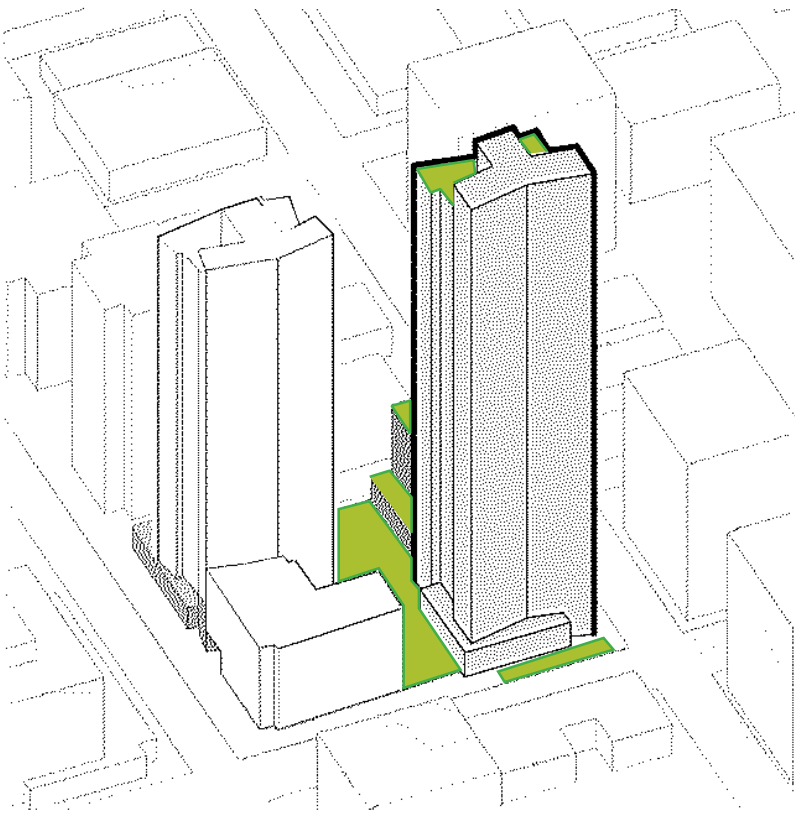
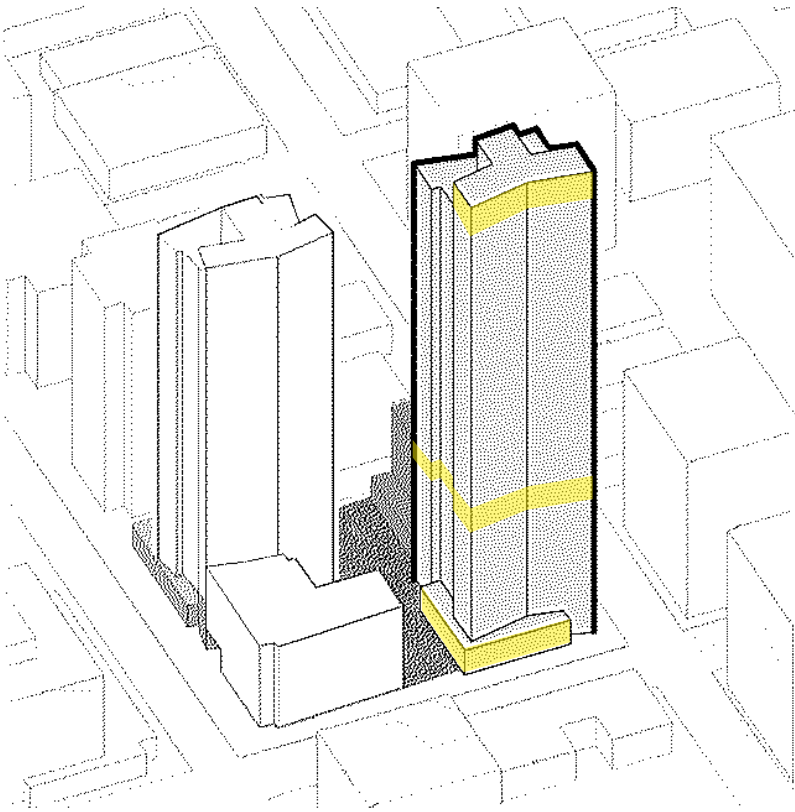
ANIMATION

The public realm is enhanced through a meandering pathway with upgraded paving, green spaces and seating. This will be complimented with urban scale art pieces and installations. The site is generously lit with LED bollards and wall mounted fixtures highlighting the avenues of movement.

Public use of the site is encouraged and a visibly active site is desired by the owner.

FLEXIBILITY

In terms of urban design, the flexibility of this site and development is largely centred on the ground floor retail and public spaces. This will allow for various activities to take place in the spaces between the buildings. The owner is intent on providing spaces that can flexibly accomodate a **wide range of users** so as to be a marketable, successful and **sustainable development**.



URBAN DESIGN STRATEGY

DIVERSITY

While the residential units are currently designed to suit the current market, future considerations have been made with respect to how varying uses could be accommodated as the community evolves and develops. Increased ceiling heights at main floor ensure future retail is viable. A variety of uses (residential lobby and various retail options with associated exterior space) are proposed in order to animate the site.

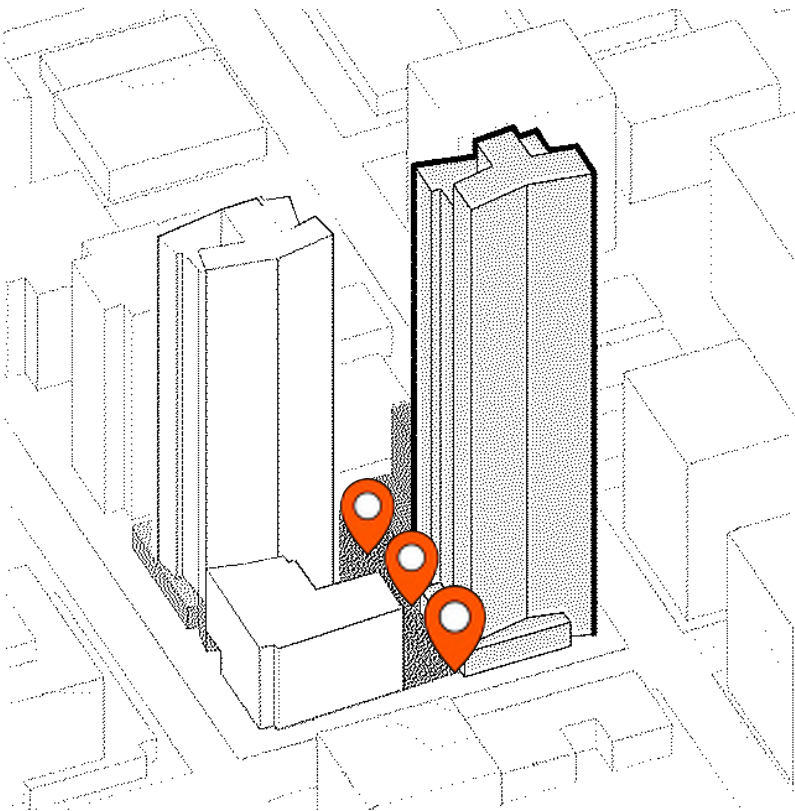
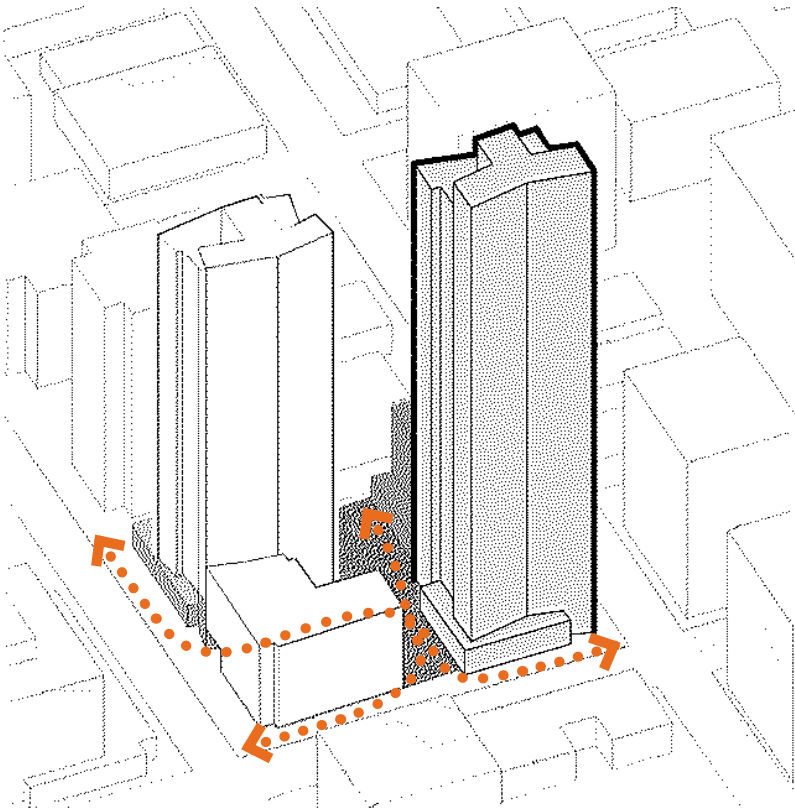
SUSTAINABILITY

The project will provide for a higher level of sustainability which is reinforced by the need to meet NECB criteria. The developer does not anticipate this being a LEED project, but is committed to utilizing sustainable principles as supported by the selection of the consultant team who all have LEED accredited professionals and extensive expertise in achieving LEED certification. This approach will balance capital vs. lifecycle benefits for building systems and material selection.

ORIENTATION

Siting and the form of the tower acknowledges the broader context including; prevailing winds, solar orientation and vehicular movement.

As mentioned previously, site strategy dictates that the predominant vehicluar circulation takes place to the North, with the south of the site reserved for pedestrian-oriented amenities.



SITE PLAN



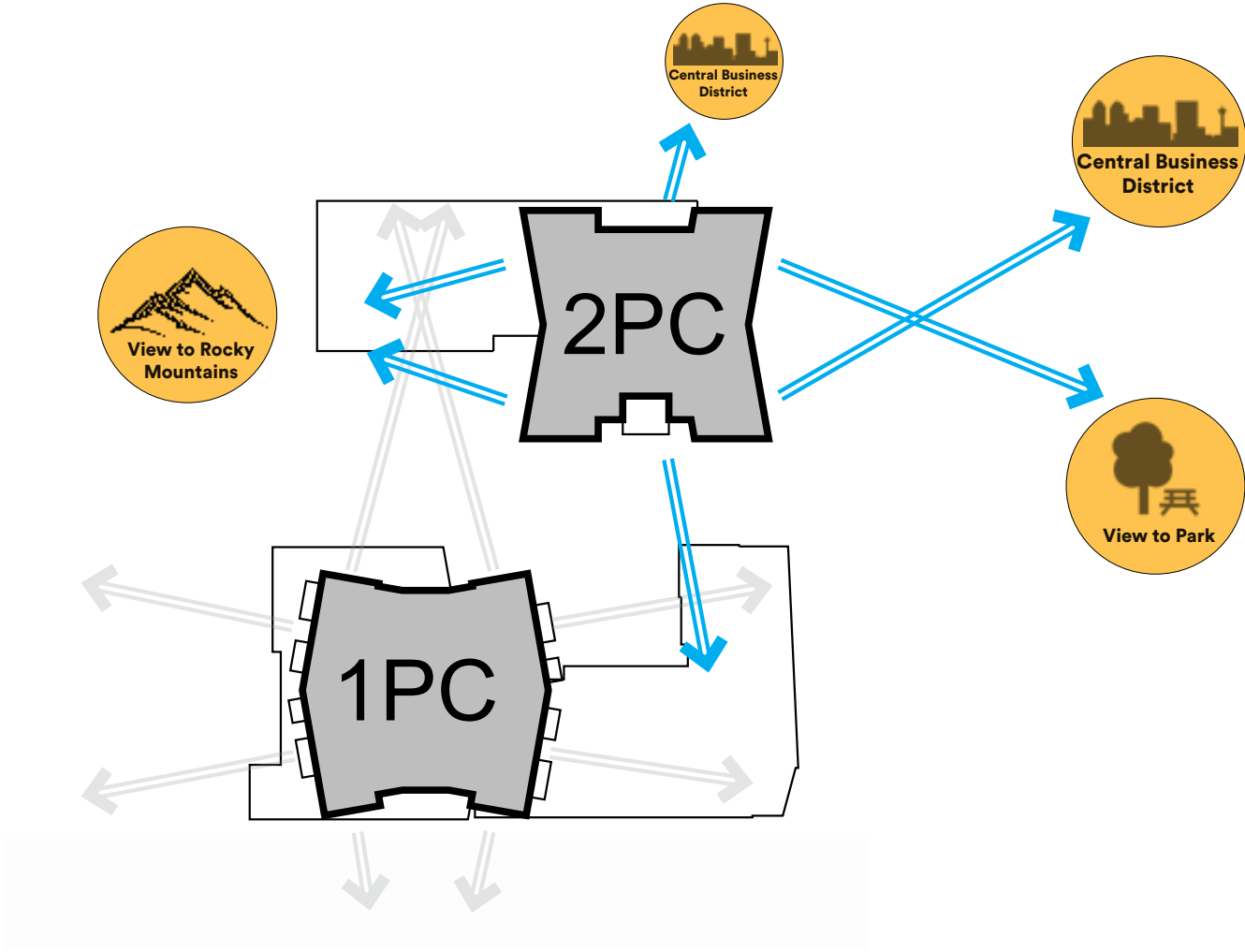
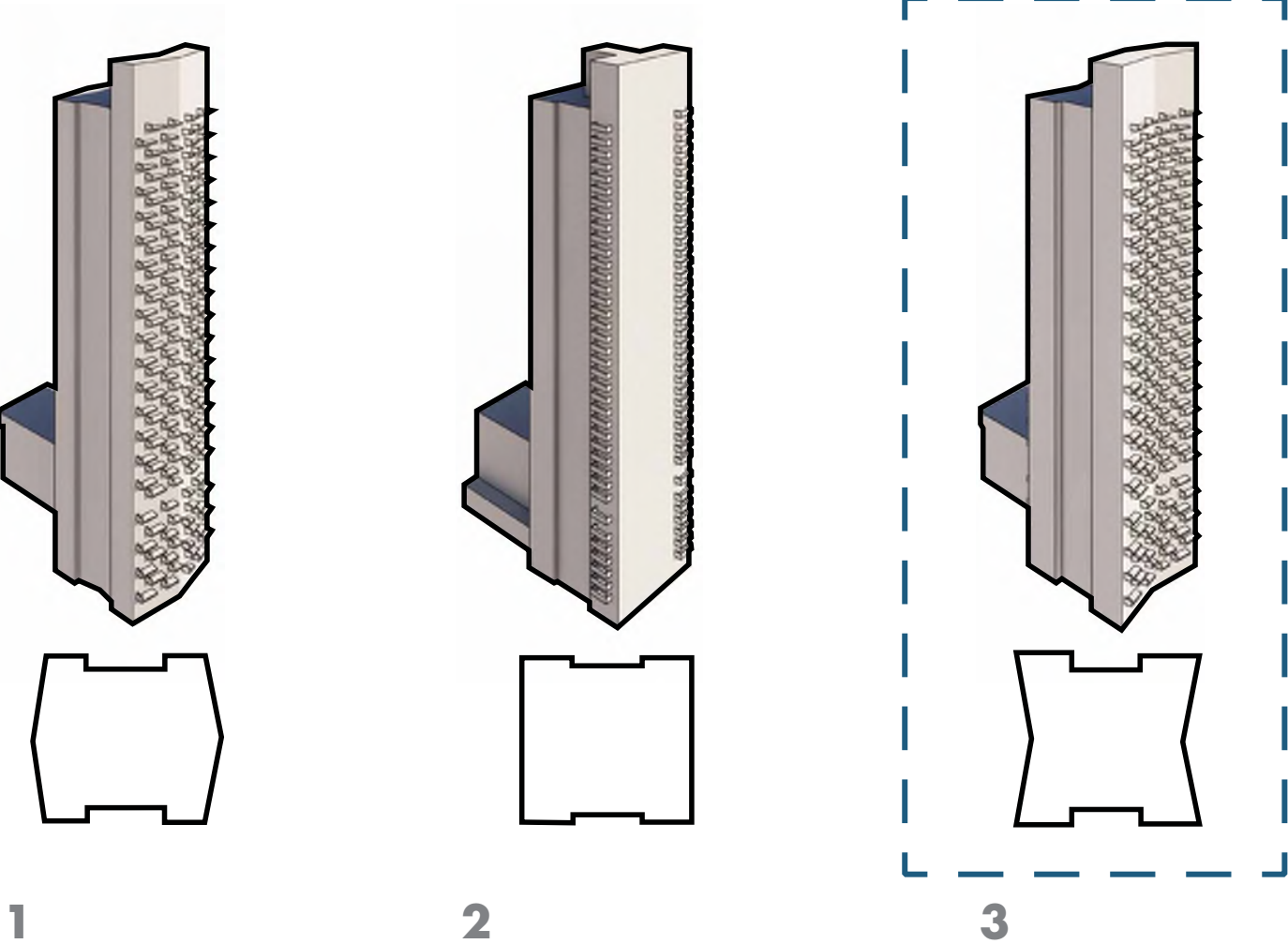
MASSING AND CONCEPT

FORMAL STRATEGY

This development tries to create an appropriate response to it's immediate context, while taking into the account the broader vision and the nature of developing Beltline neighbourhood. Providing various views and connections to the Central Memorial park, downtown and 11th and 17th ave corridors, the 2 Park Central tower is envisioned to become an active mixed use development in the heart of Beltline.

The form of the tower corresponds to the immediate context, as well as the relationship to the existing phase 1 tower. Using the “Siblings” concept instead of “Twins” in the formal development of the phase 2 tower allows for more flexibility and a stronger correlation between the two towers.

The use of similar material palette among the two towers, along with the staggered ‘L-shaped’ white frame to the balconies play an important roll in creating a cohesive design concept and visual identity for the whole development which contributes to the broader vision for the Beltline neighborhood.



FORMAL STRATEGY



SHADOW STUDIES

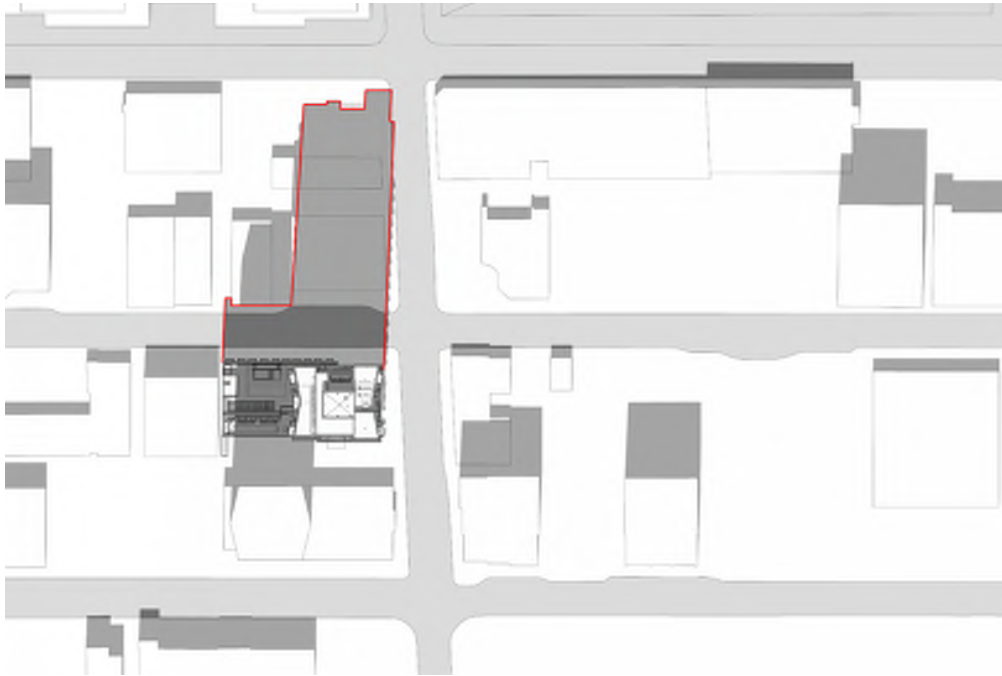
The design team see the shadow study as being an important step in the design process. This study gives a good indication of ideal locations for public rooftop amenity spaces and allows design to build on this knowledge.

In summary, the shadow studies indicate that all the shadow requirements are met through different times of the year.

No City-protected shadow encroachment zones are impacted by the building's shadow.



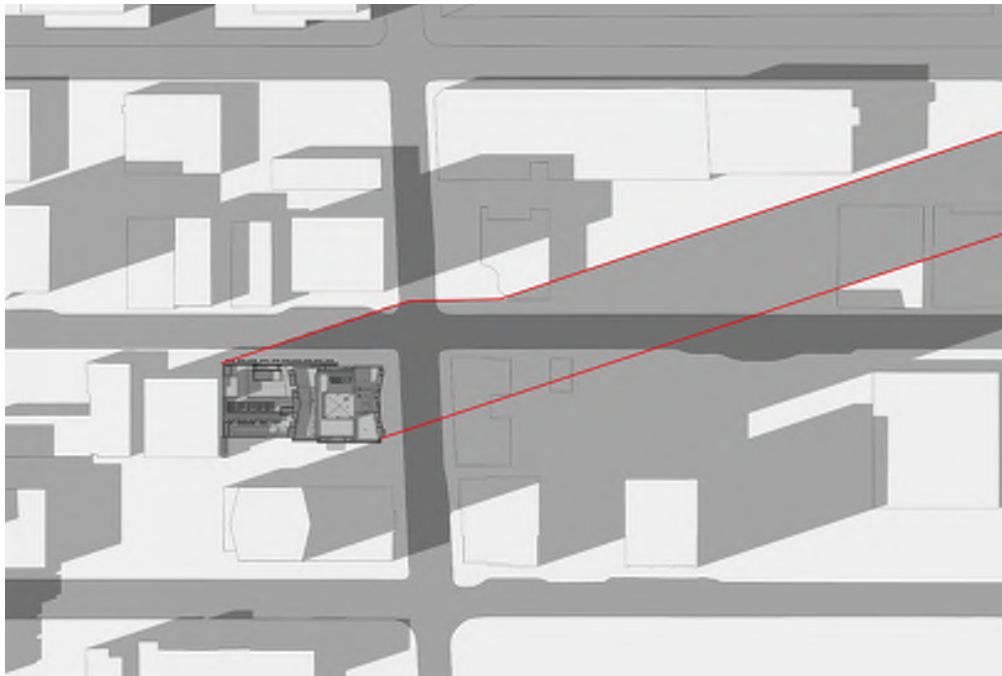
SEPTEMBER 21ST - 10 AM



SEPTEMBER 21ST - 12 PM



SEPTEMBER 21ST - 2 PM

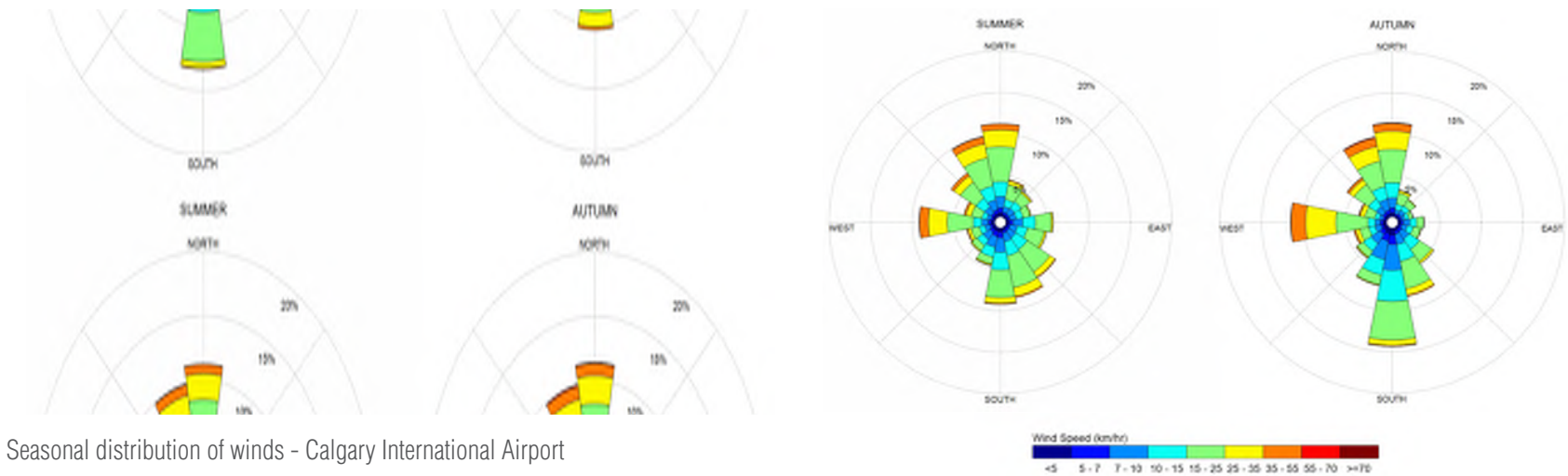


SEPTEMBER 21ST - 4 PM

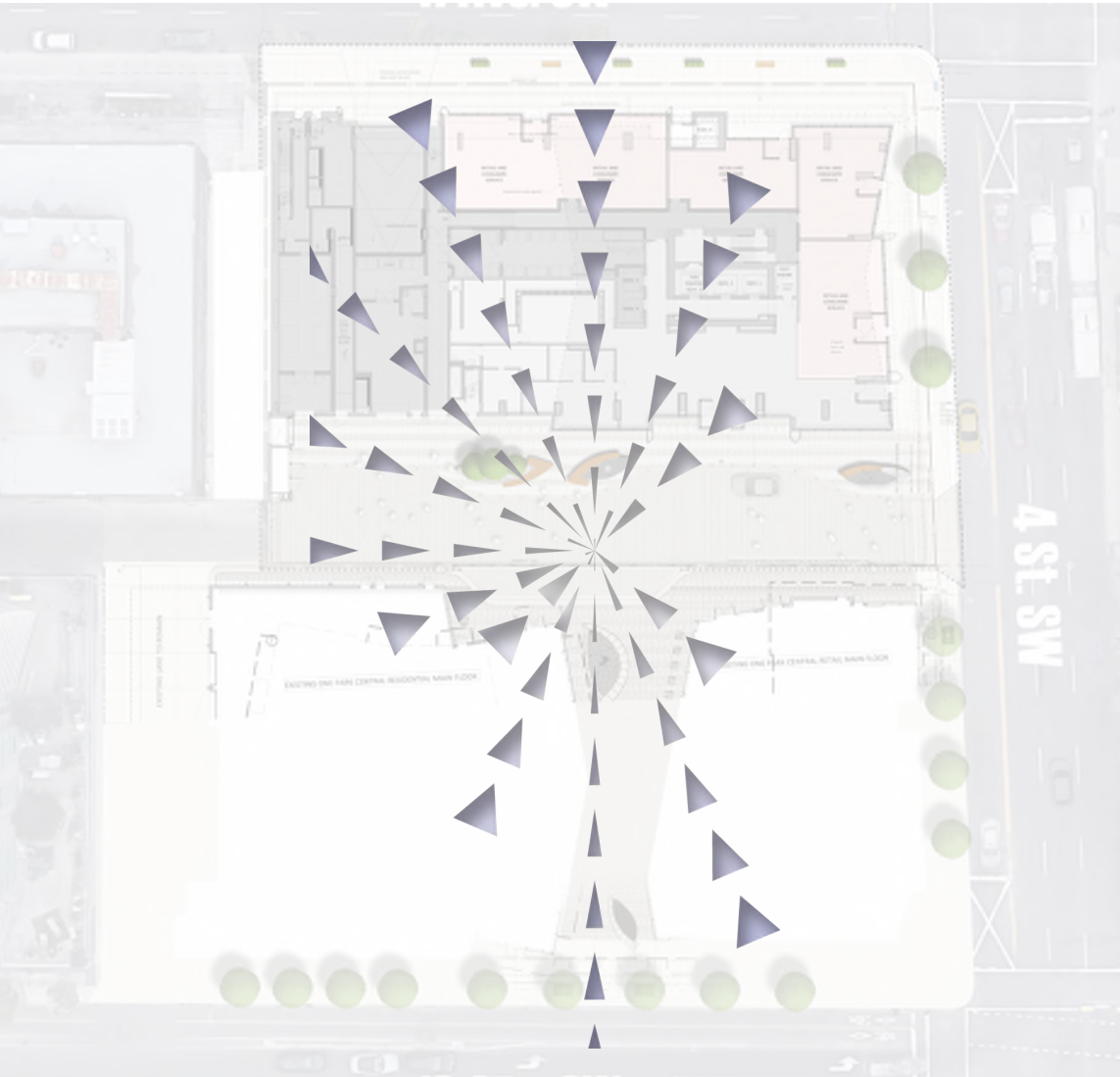
WIND STUDIES

A pedestrian-level wind comfort study has been completed by a third party professional engineering group, guaranteeing an efficient design specially for exterior amenity spaces and public plazas. Identification of local prevailing winds throughout the year has also helped inform the location and design of podium rooftop amenities. This positioning, coupled with knowledge of the solar patterns allow for a successful and comfortable exterior amenity space and pedestrian comfort.

In summary, the wind studies indicated that the proposed design has met and exceeded all requirements defined by City of Calgary standards.



Seasonal distribution of winds - Calgary International Airport



Wind Rose - Calgary



Physical wind study model

PUBLIC REALM

ART WALK



ART INSTALLATION OVERVIEW

RON MOPPETT

Ron Moppett is a painter living and working in Calgary, Alberta. Born in England in 1945, he immigrated to Canada in 1957. Moppett attended the Alberta College of Art (now ACAD) from 1963 to 1967, and the Instituto de Allende in Mexico in 1968.



Ron Moppett



Vincent's Last Studio at Trepanier Baer



THE SAME WAY BETTER/READER at East Village, Calgary

KATIE OHE

Katie Ohe, RCA, L.L.D, is a renowned Canadian sculptor and one of the first artists to make abstract sculpture in Alberta. Born in 1937 in Peers, Alberta, she attended the Alberta College of Art (ACAD), the Montreal School of Art and Design, the Sculpture Centre in New York and Fonderia Fabris in Verona, Italy.



Janet's Crown - 2001, S.A.I.T. Calgary

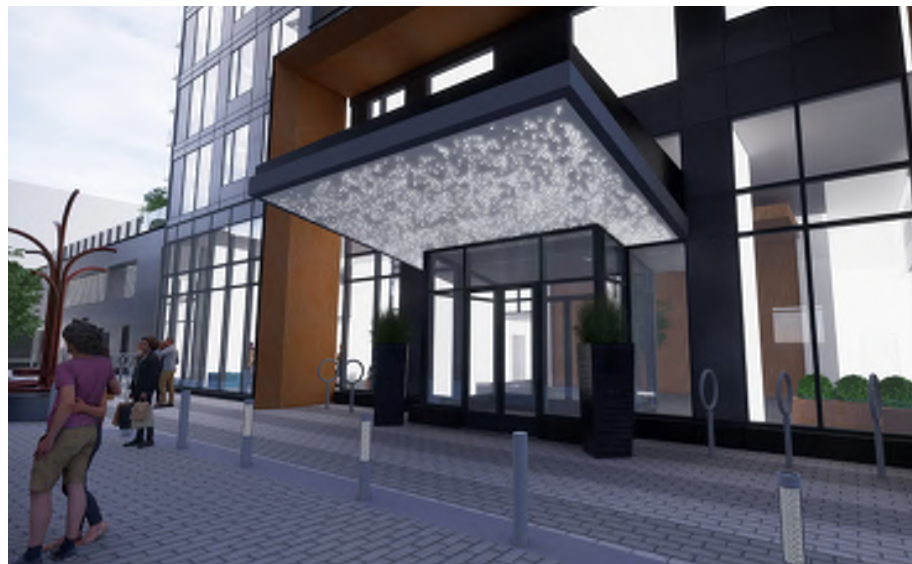


Three Tree

ART LIGHTING

Shown here is a concept for an art lighting installation on the underside of the large feature entrance canopy.

The project team is currently exploring this option as a way to integrate the building with the proposed art walk and create a unified expression where art and built form come together, creating an added layer of interest in the proposed woonerf area.



BONUSING STRATEGY

The bonusing strategy that has been used follows the guidelines of PAPOS (publicly accessible private open space) as described in the Land Use Bylaw.

The PAPOS extent involves a portion of the walkway on the south side of the parcel which includes but not limited to upgraded paving and street furniture, public art pieces and upgraded podium elevation cladding.

The method used to calculate the total bonus contribution for the PAPOS credit divides into two parts. The strategy

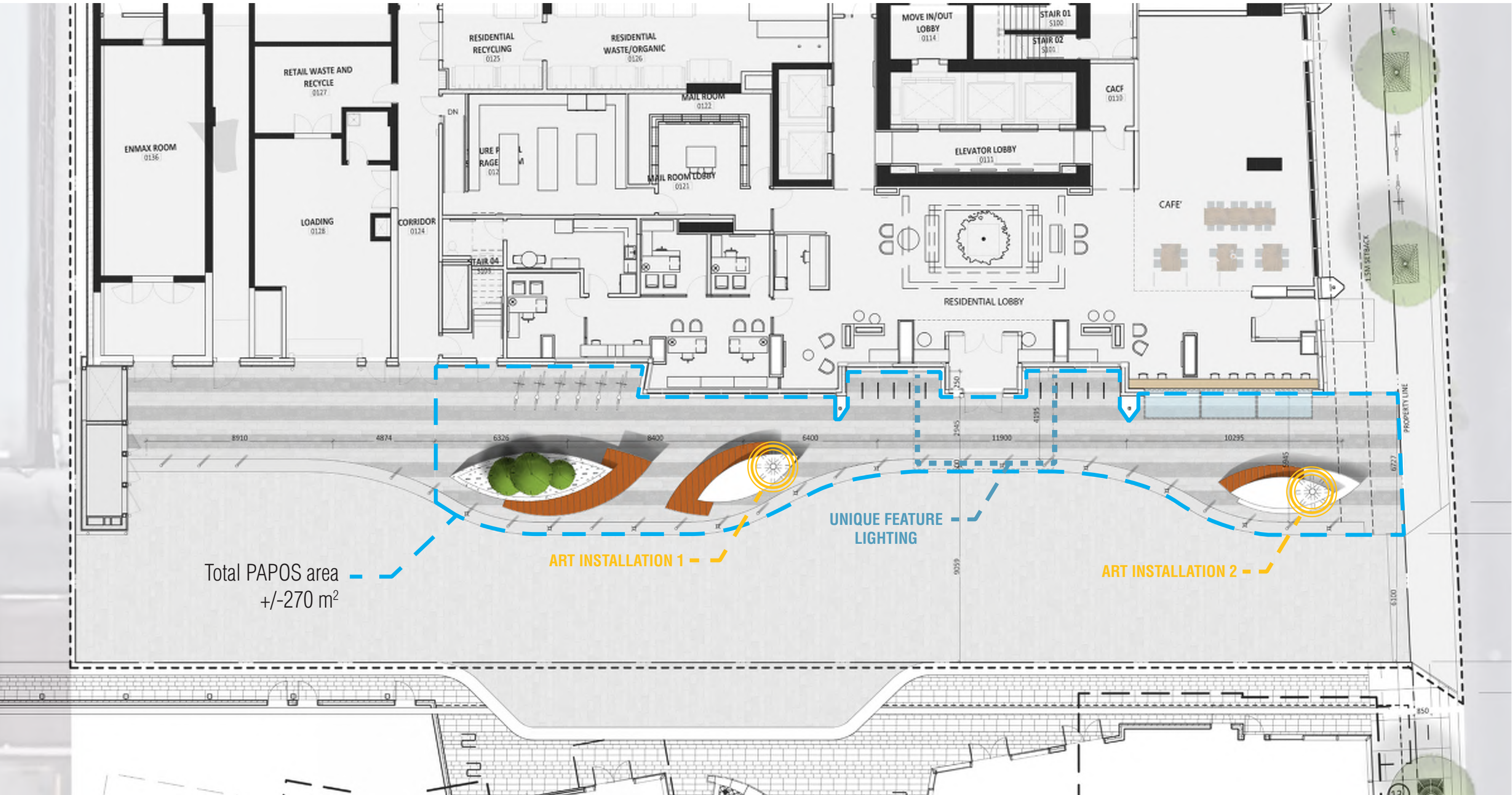
accounts for costs additional to ‘what would be built anyway.’ Examples of this logic include discounting the cost of public sidewalk in the bylaw setback areas, or discounting the cost of standard exterior glazing on the podium level, while including credit for the upgraded cladding for the canopies, landscaping and upgraded cladding as they all contribute to improving the public condition.

BASE F.A.R.	RESIDENTIAL USES	HERITAGE DENSITY TRANSFER		F.A.R. ACCOUNTED FOR	DENSITY REQUIRING BONUSING		INCENTIVE RATE CALCULATION	REQUIRED COST OF PAPOS AREA
		M ²	F.A.R.		M ²	F.A.R.		
5.0	3.0	8,094.47	2.82	10.82	6,837.4	2.38	\$270/M ² X0.75 = \$202.50/M ²	\$1,384,573.50

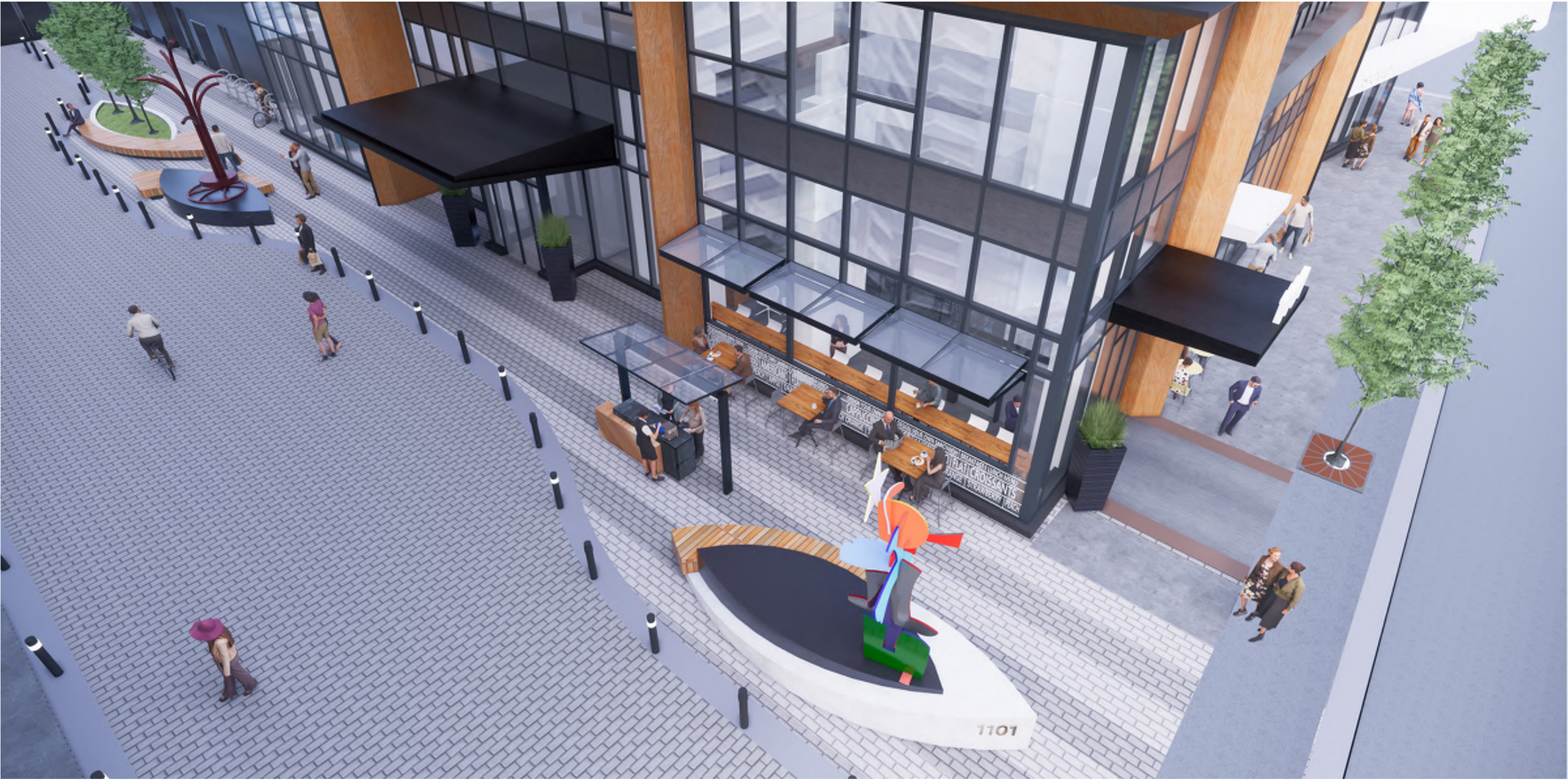
ALL REQUIRED BONUSING ABOVE 10.82 F.A.R. IS ACCOUNTED FOR BY UTILISING ITEM 2.0 WITHIN THE BONUSING PROVISIONS CONTAINED IN BYLAW 1P2007.



BONUSING AND DENSITY SUMMARY



SE CORNER - AERIAL VIEW



SE CORNER



NE CORNER



11TH AVE INTERFACE



AMENITIES AND ROOFSCAPE

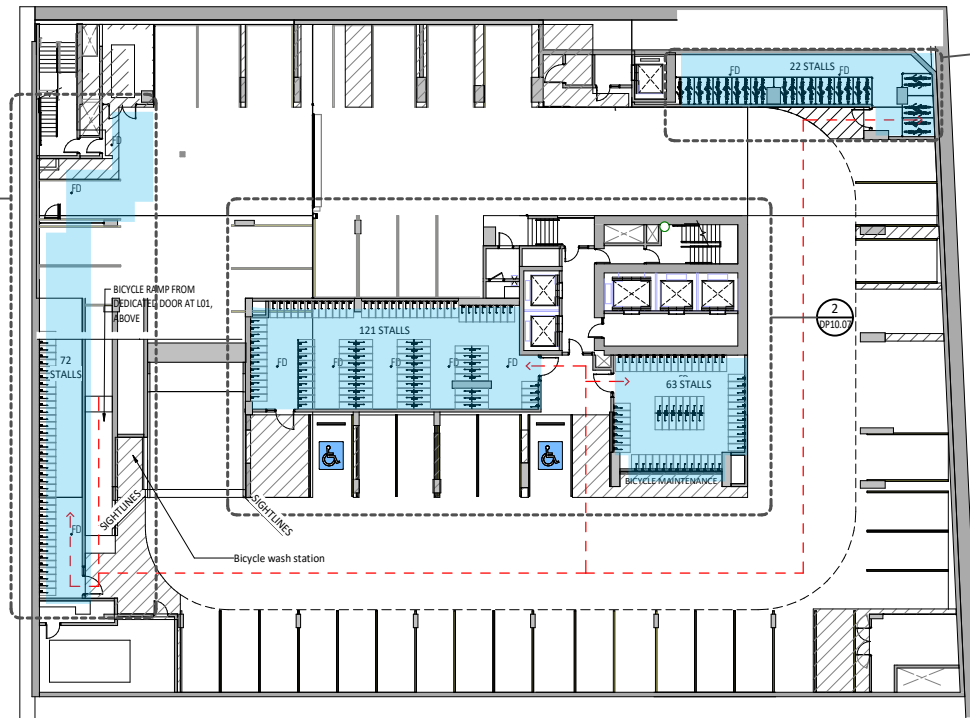
MOBILITY

Following a greater vision for Calgary as a pedestrian and bicycle friendly city, this project has focused on providing convenient, safe, diverse and efficient bicycle parking solutions which meets all the standards as well as satisfaction of future tenants.

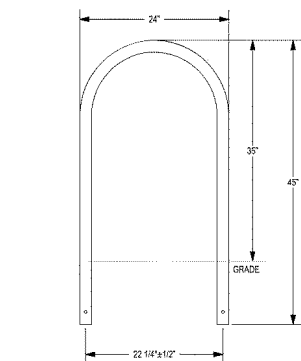
These solutions include an **secured underground bike parking and maintenance facility** which can be directly accessed through the main plaza and at grade, along with providing a variety of bike storage types intends to make this facility a highly usable feature of the Phase 2 of Park Central towers.



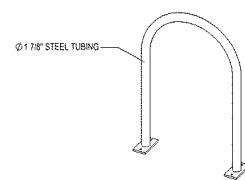
BIKE STORAGE & MAINTENANCE FACILITY



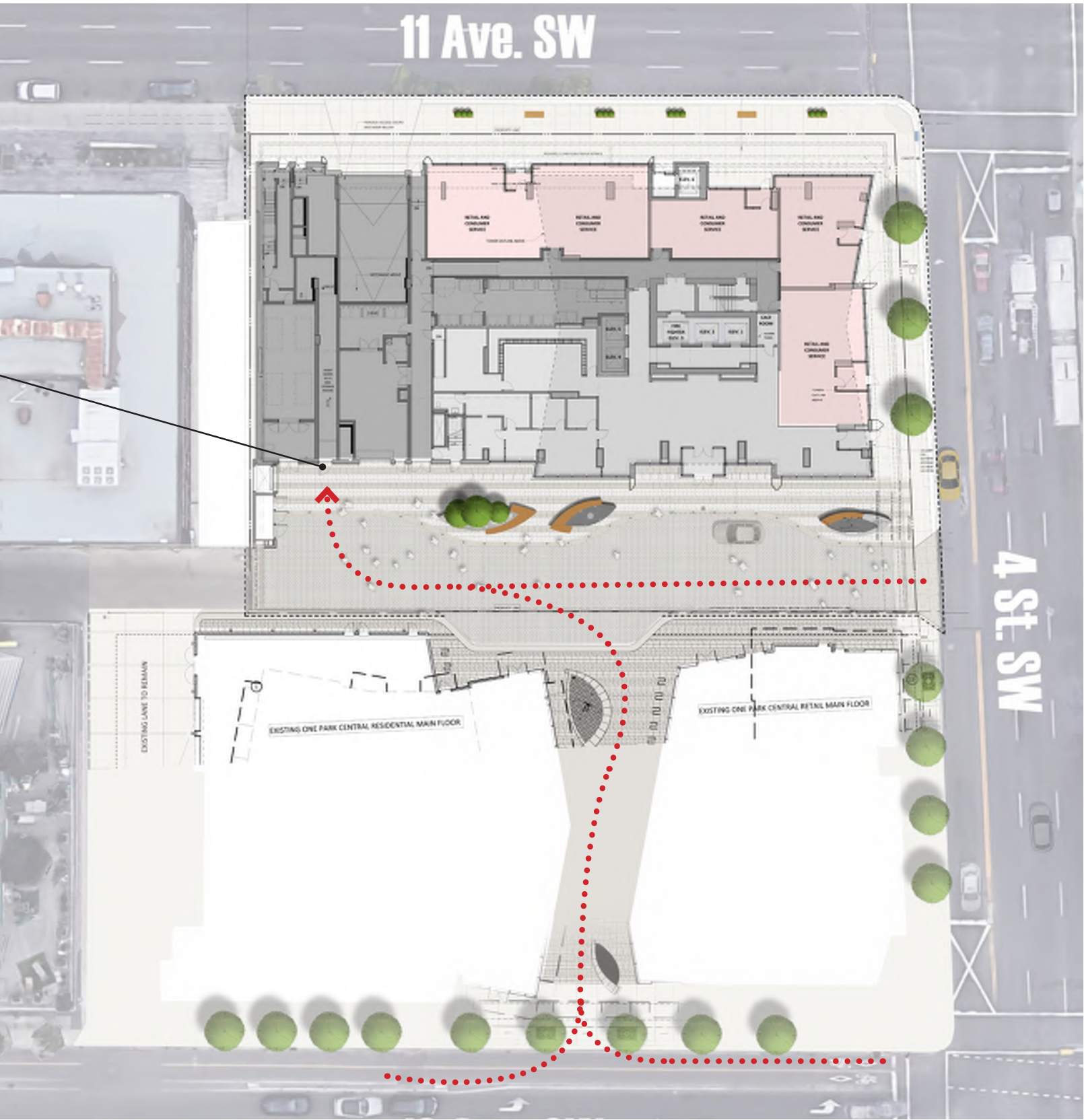
P1 SECURED BIKE STORAGE AND ACCESS PLAN



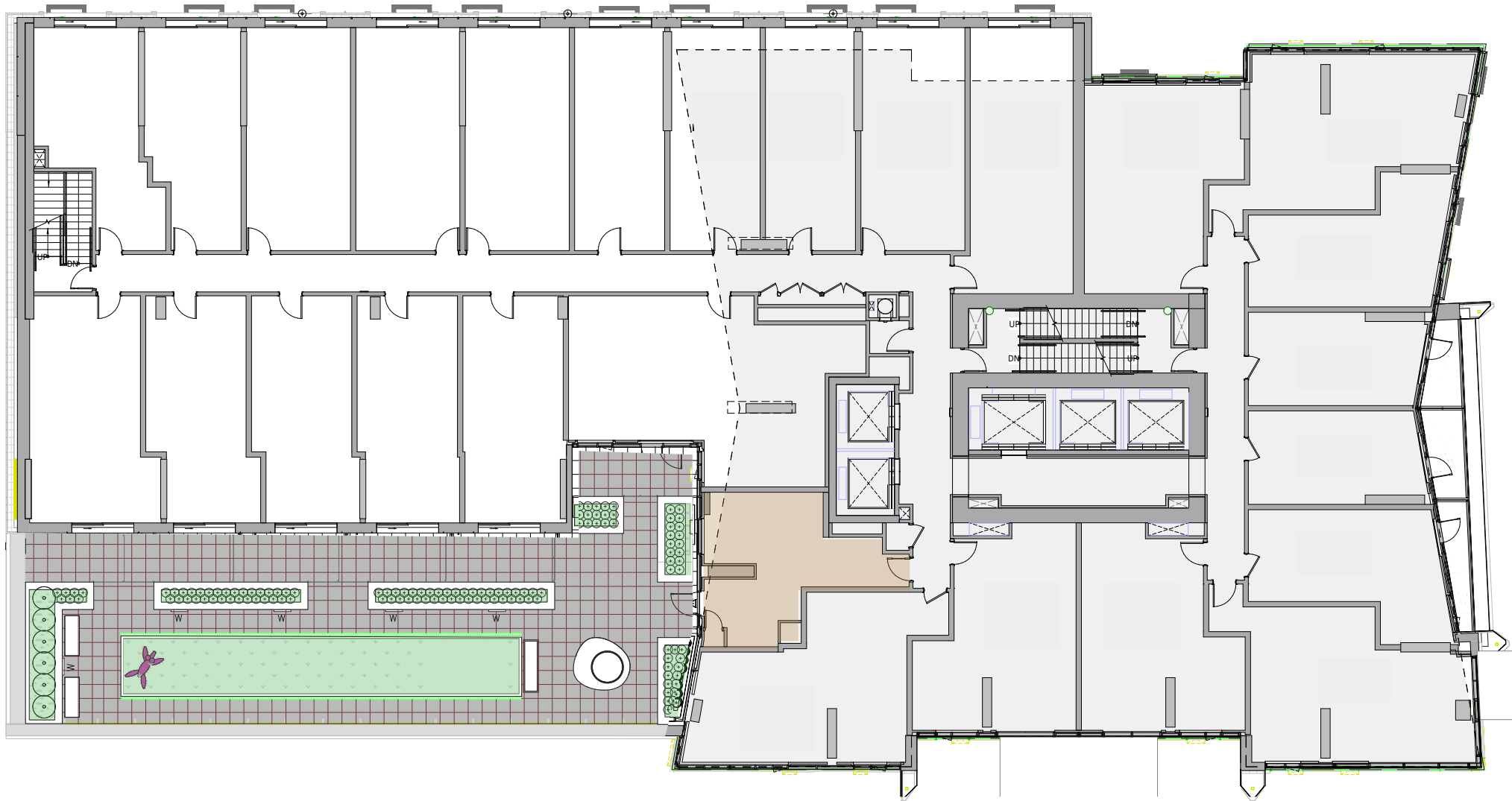
floor-mounted bike rack



wall-mounted bike rack



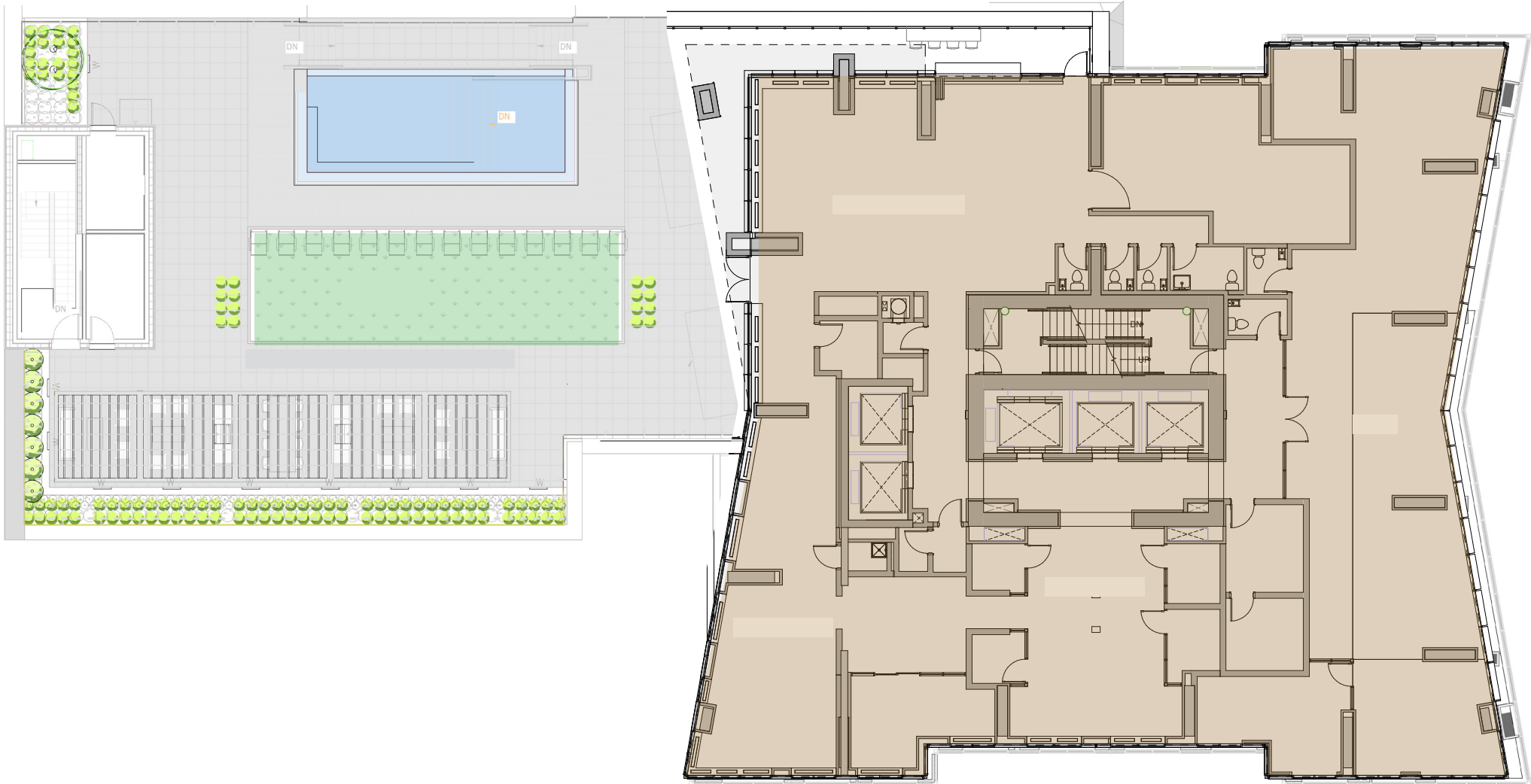
SECOND FLOOR DOG RUN & AMENITY AREA



SECOND FLOOR DOG RUN & AMENITY AREA



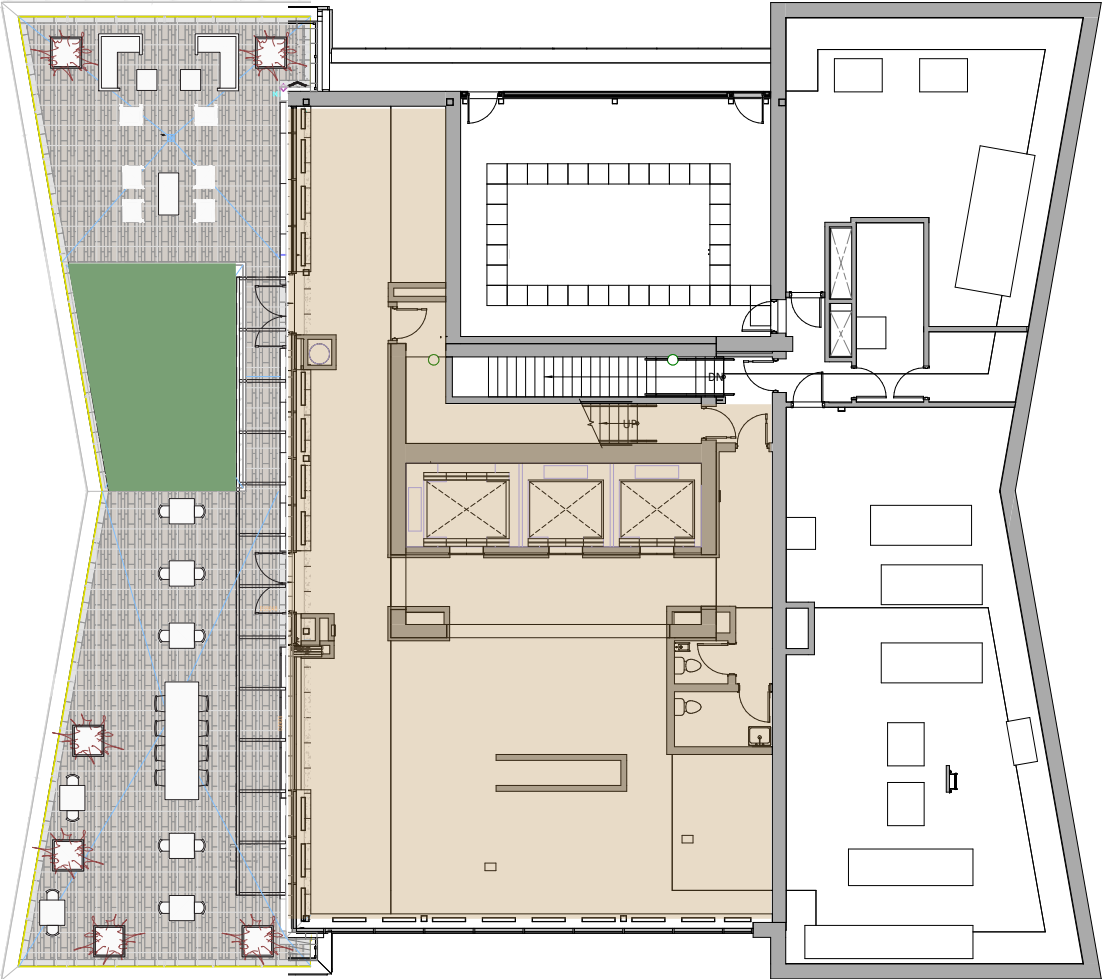
NINTH FLOOR AMENITY SPACE



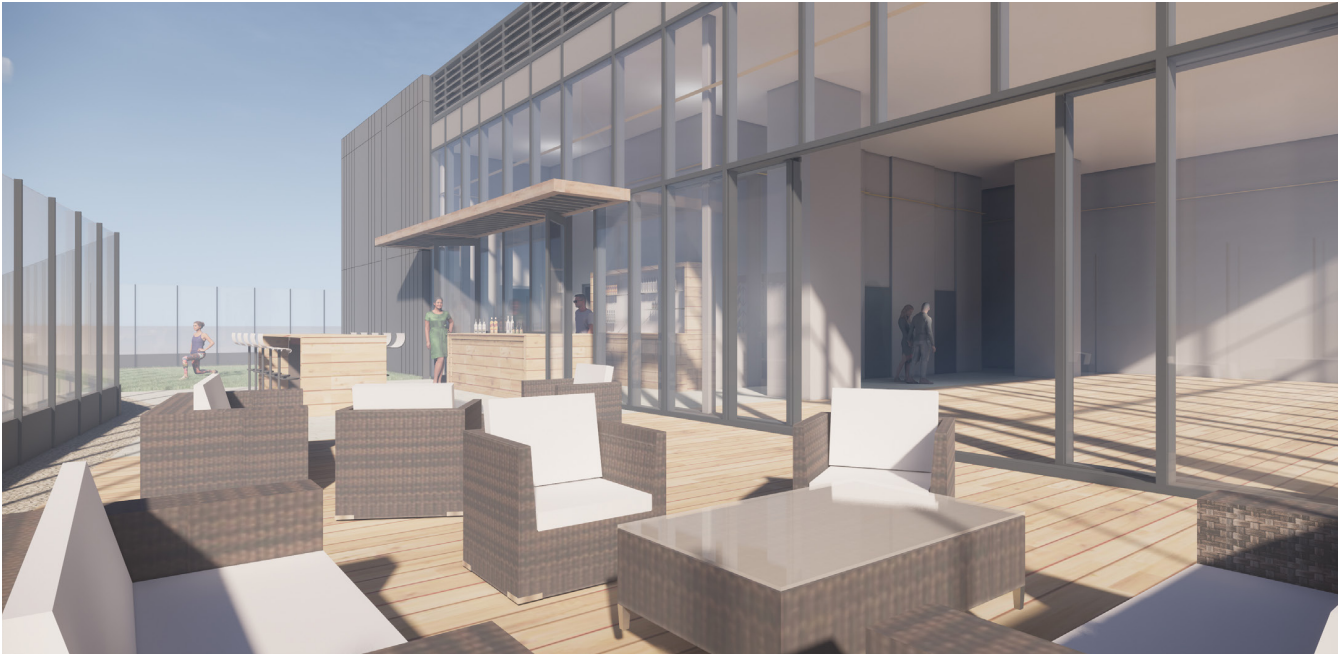
NINTH FLOOR AMENITY SPACE



ROOFTOP AMENITY SPACE



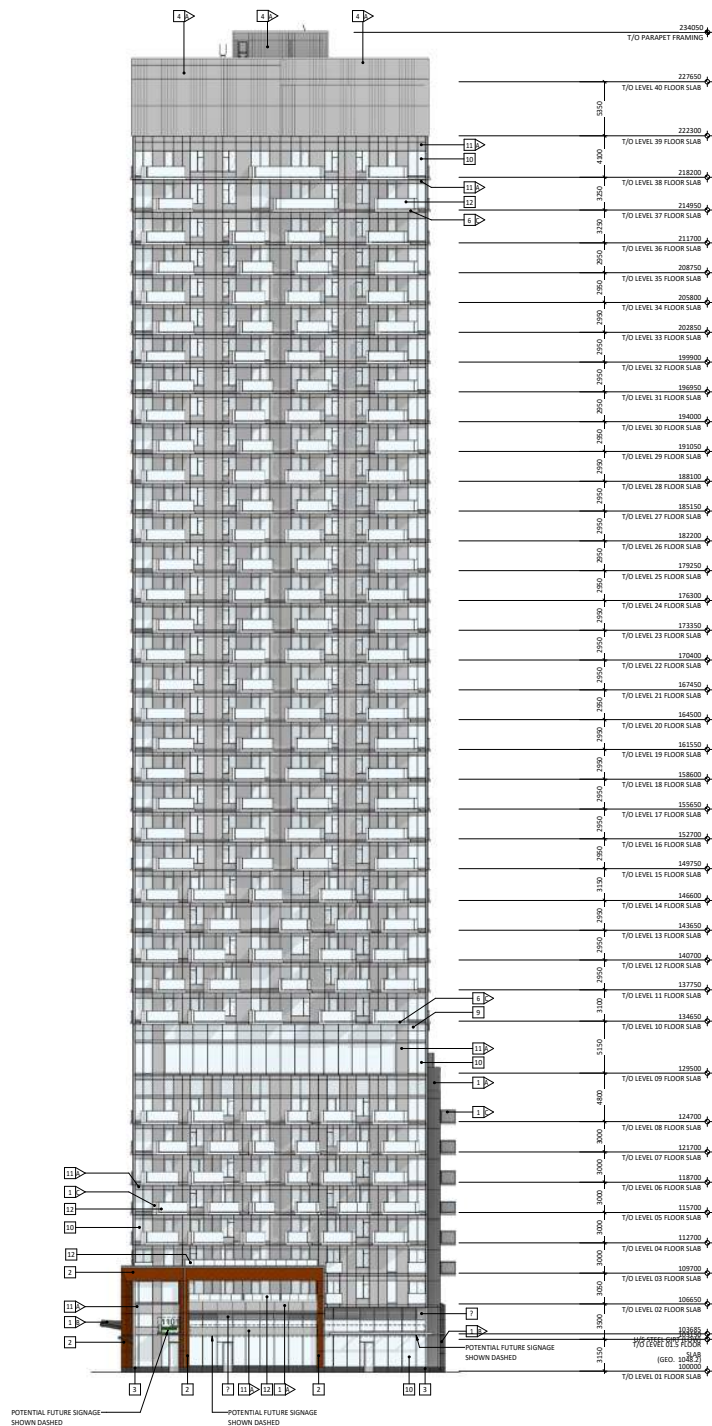
ROOFTOP AMENITY SPACE



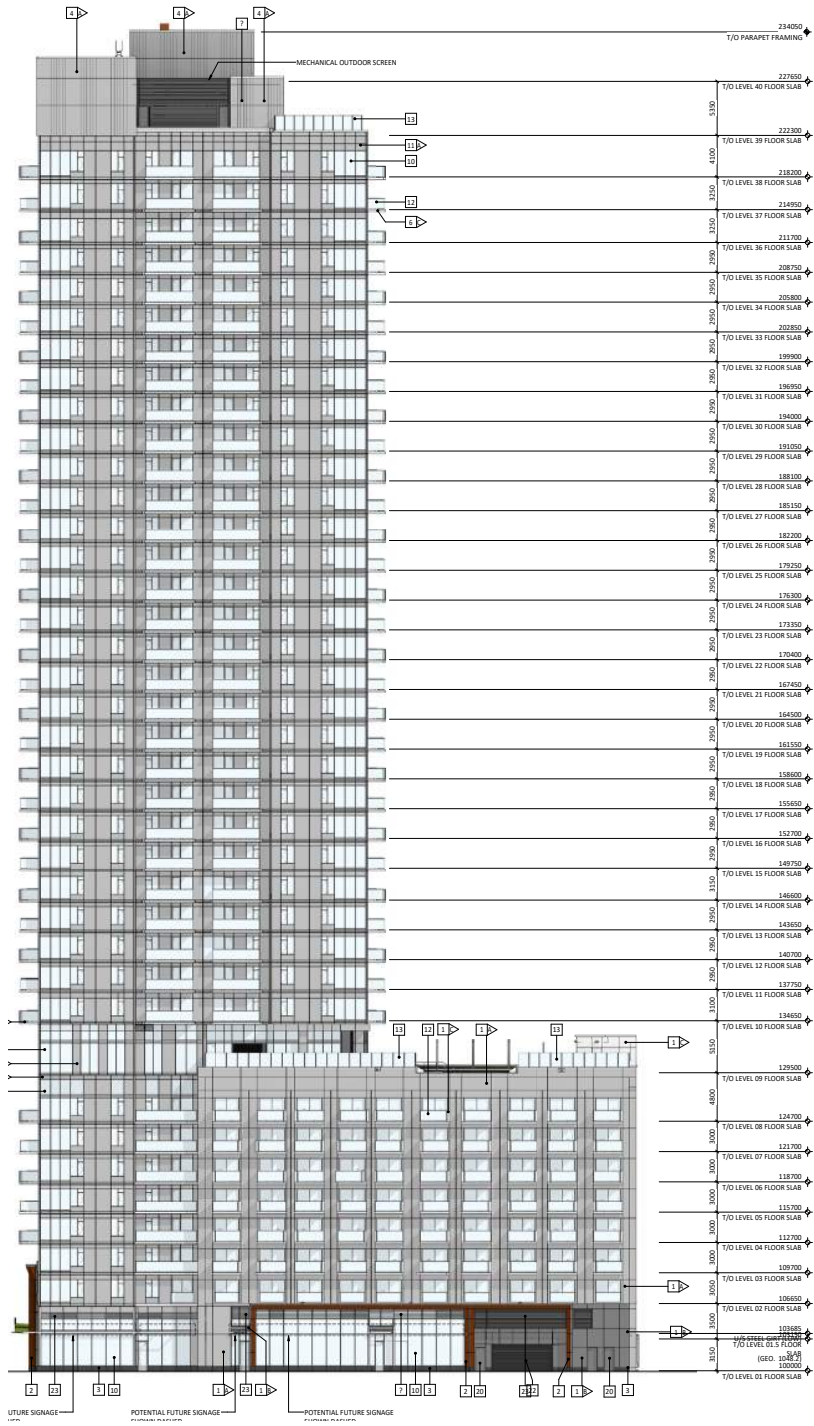
APPENDIX A

REFERENCE DRAWINGS

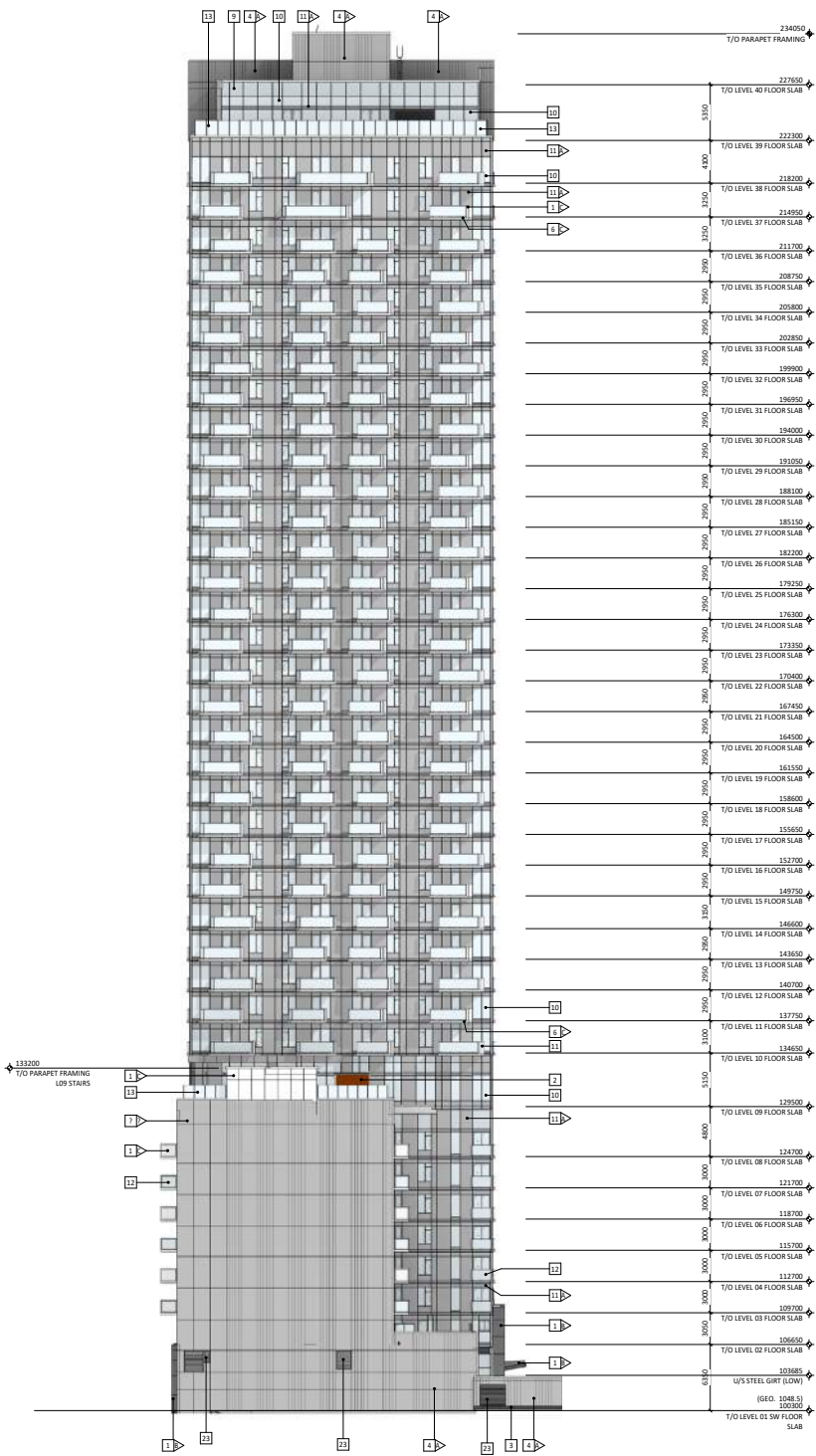
ELEVATIONS



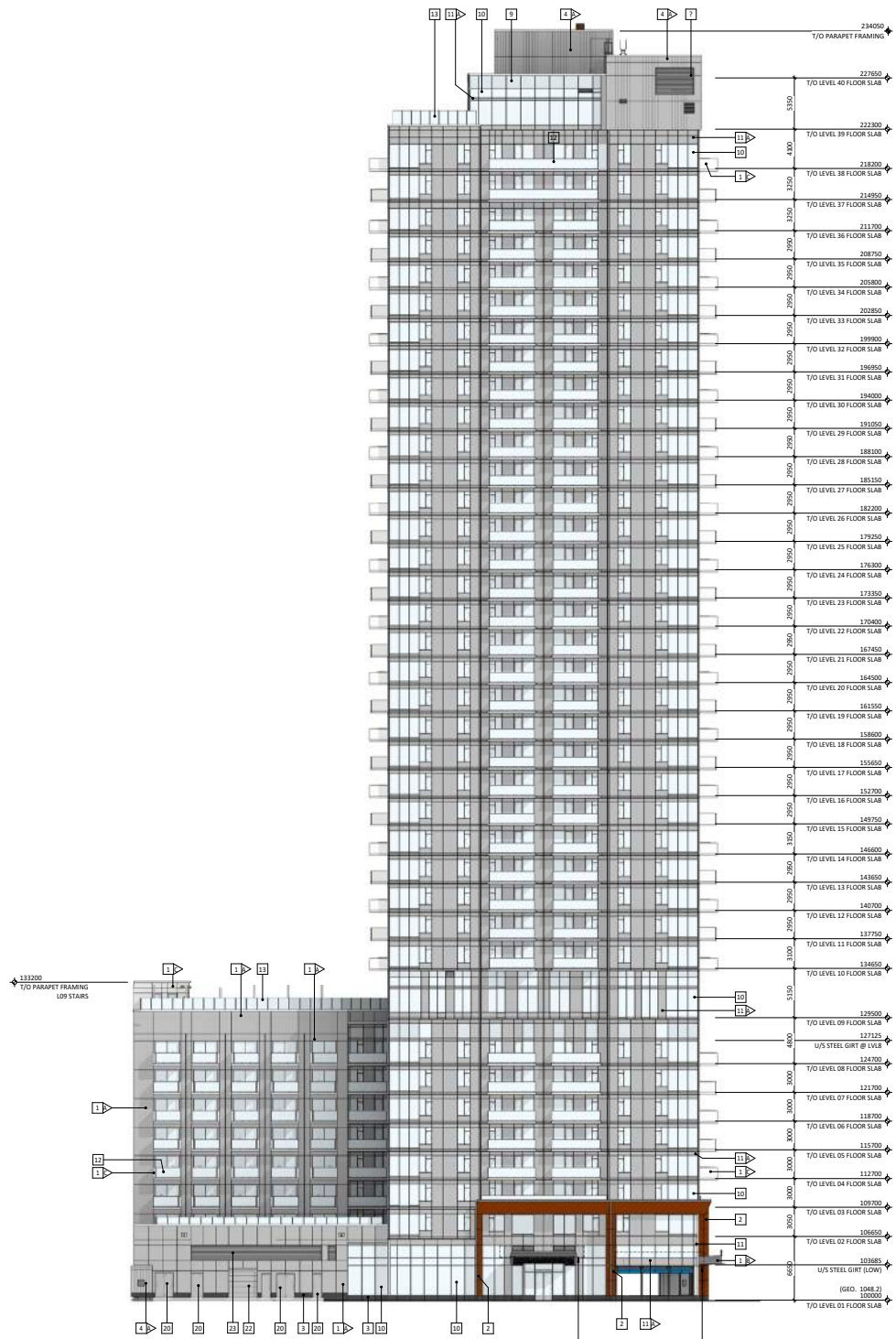
EAST ELEVATION



NORTH ELEVATION

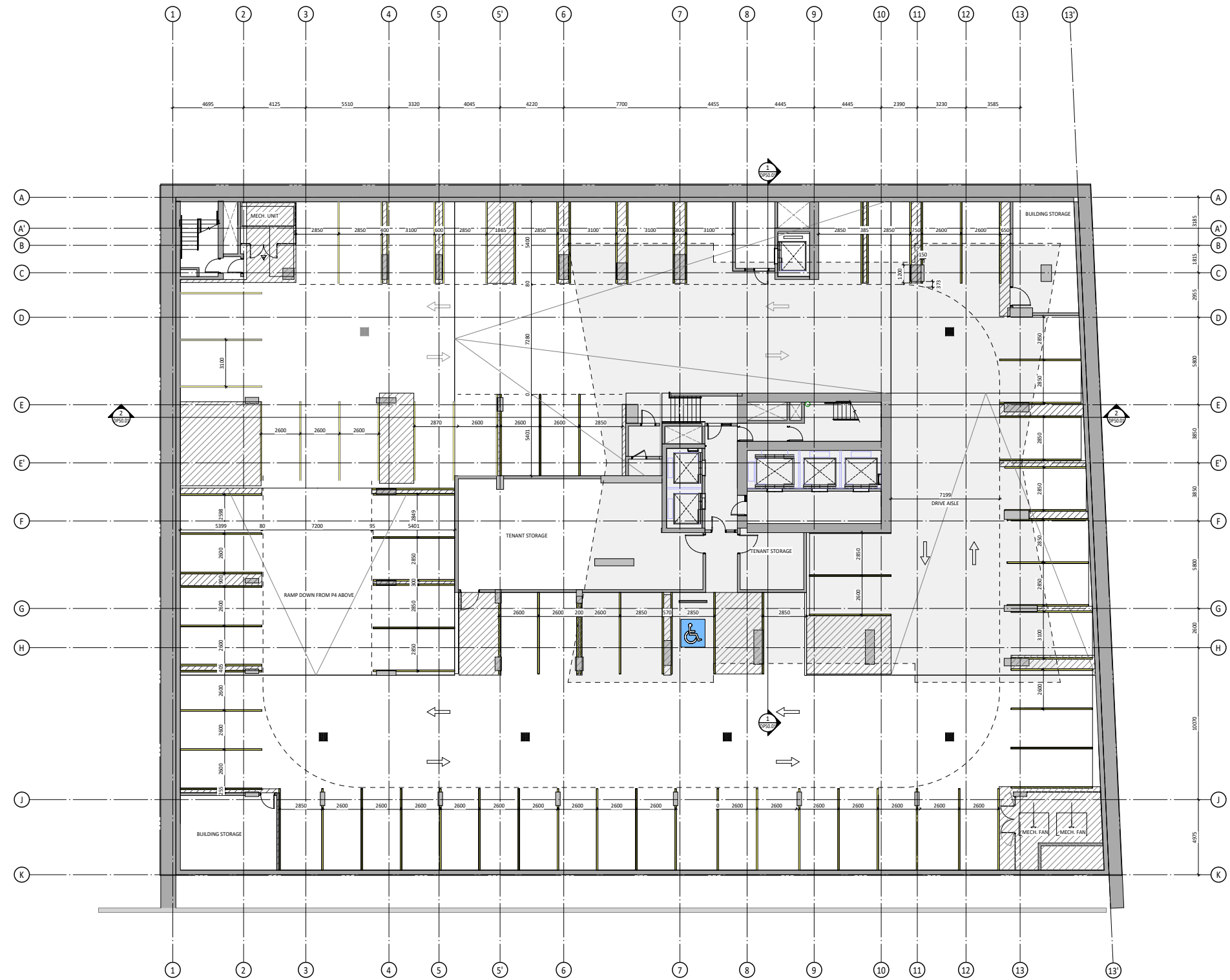


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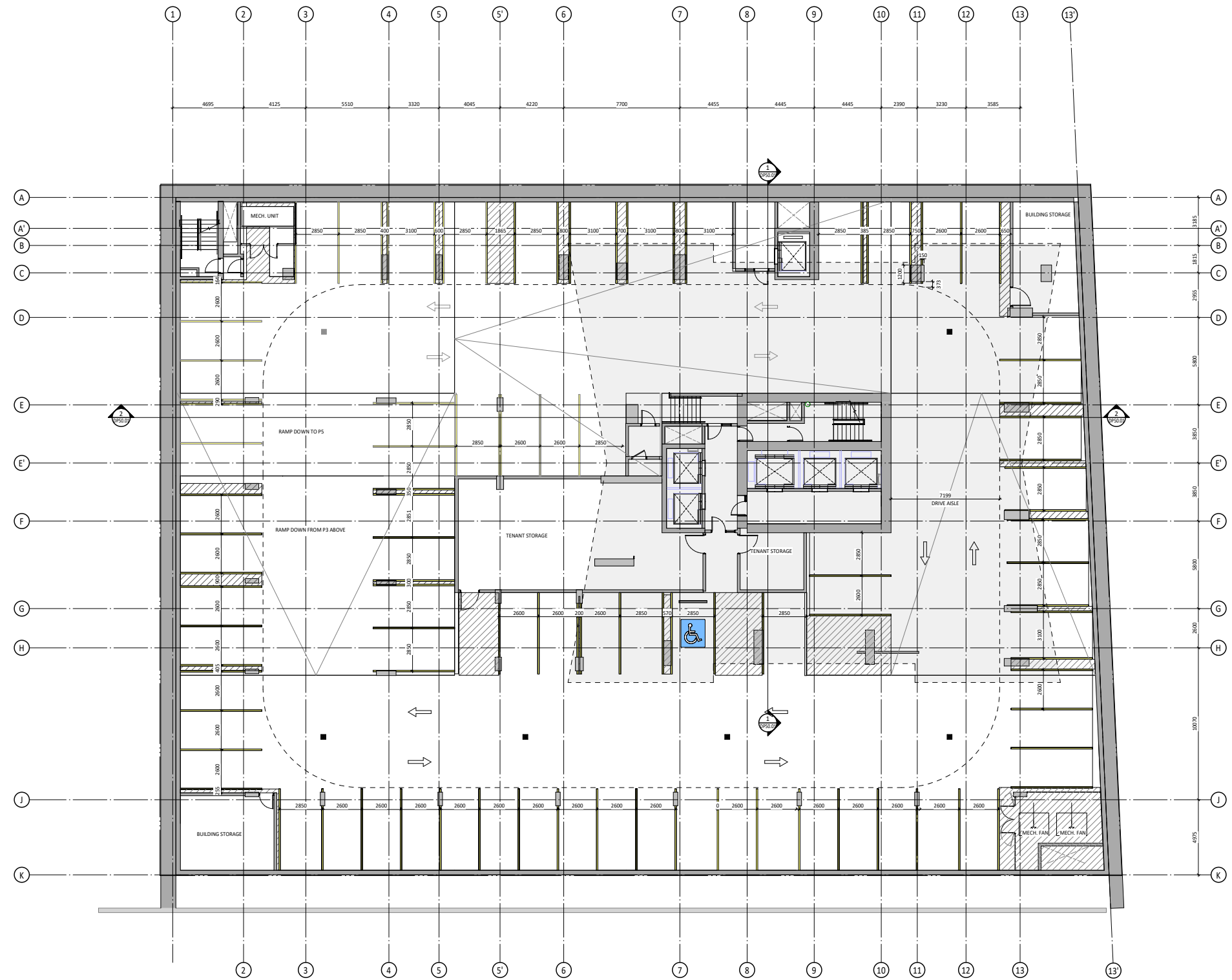


SOUTH ELEVATION

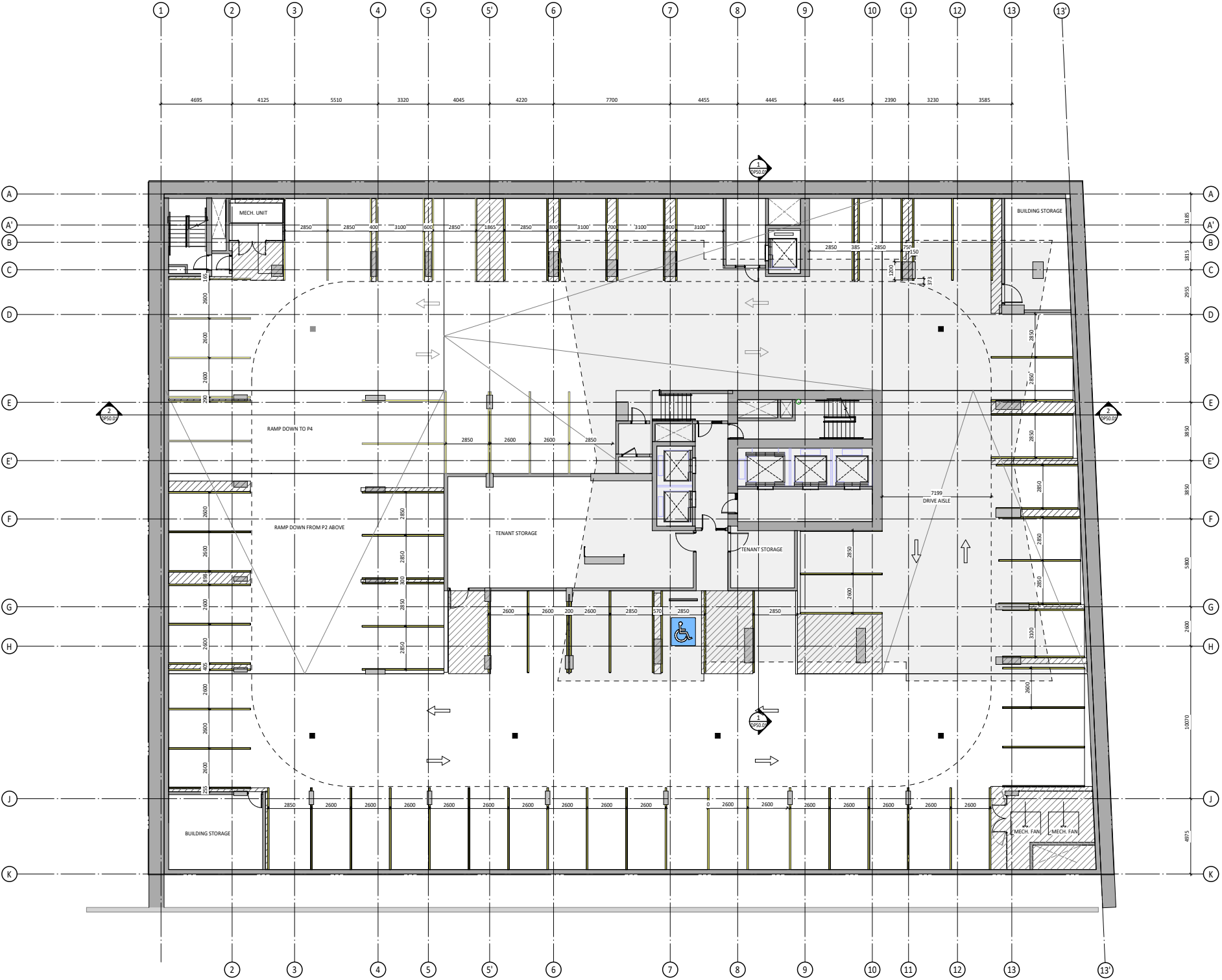
PARKADE 05 PLAN



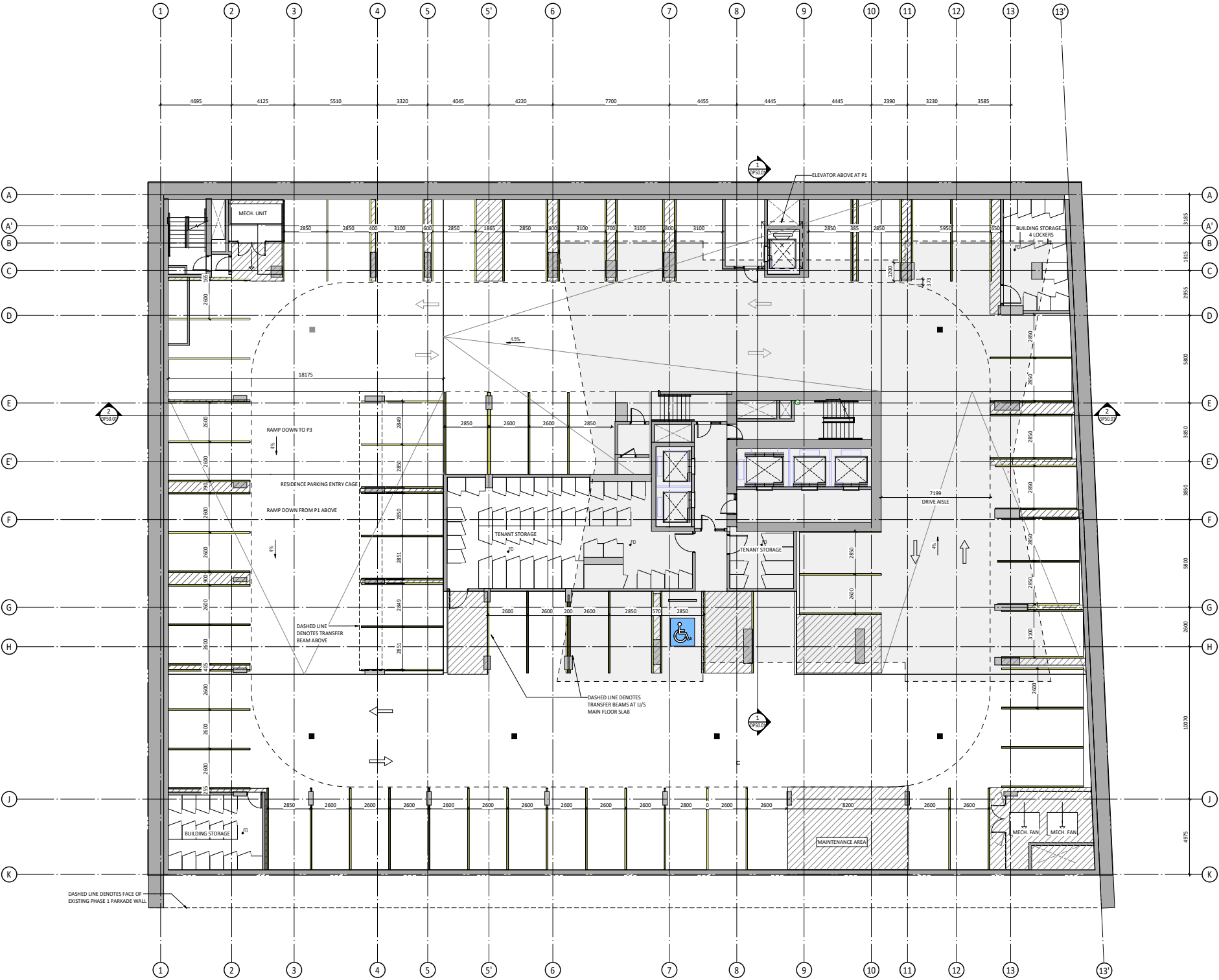
PARKADE 04 PLAN



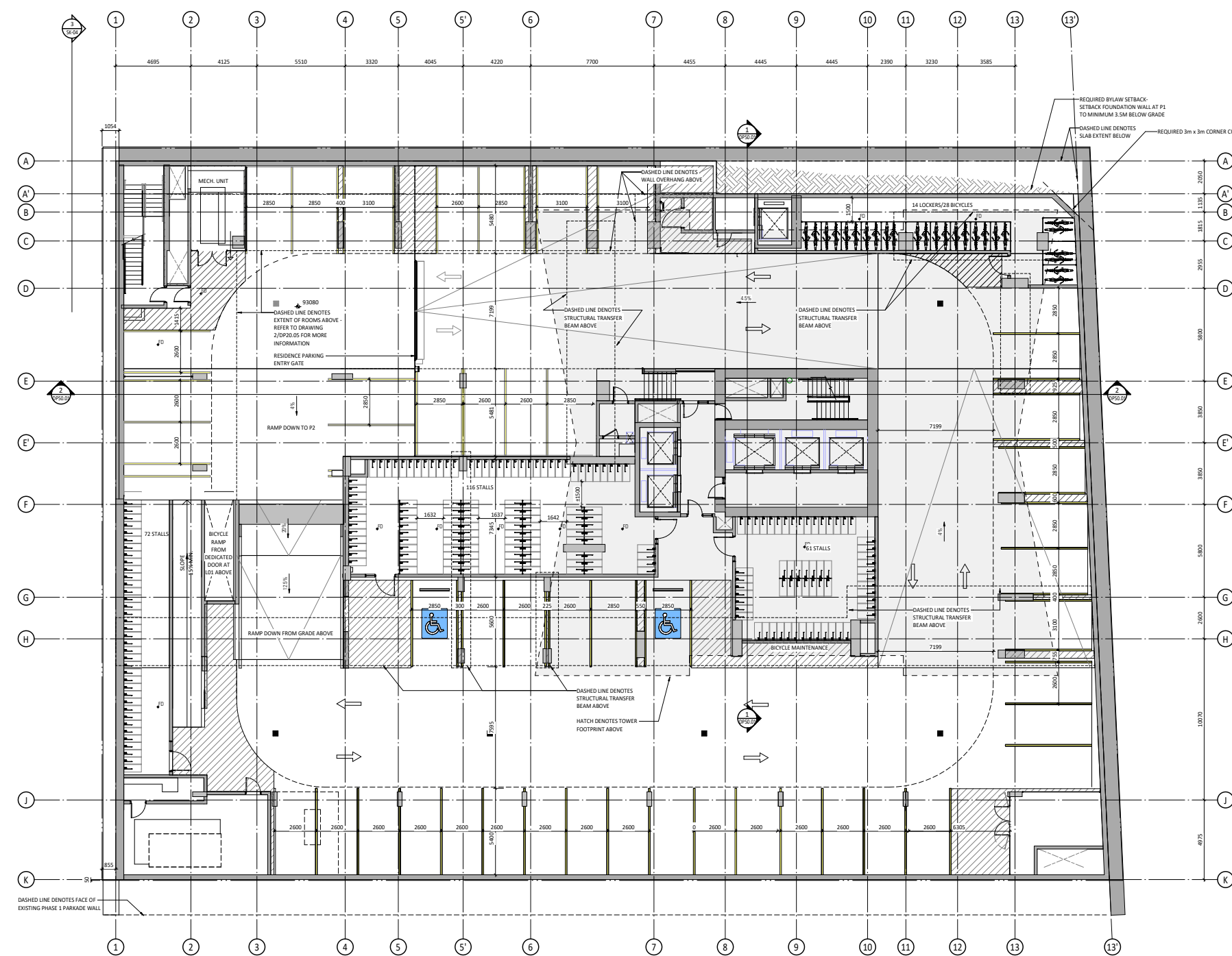
PARKADE 03 PLAN



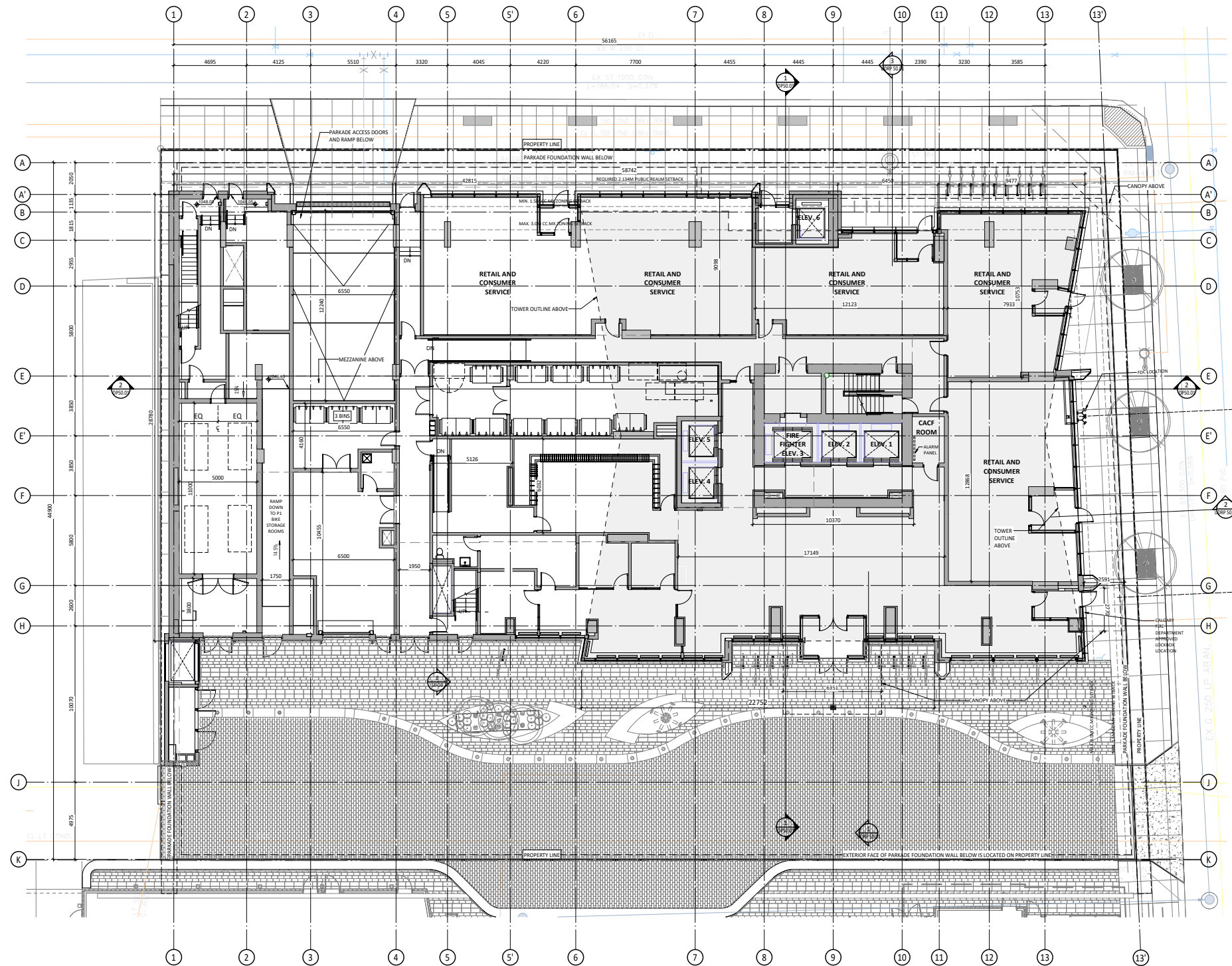
PARKADE 02 PLAN



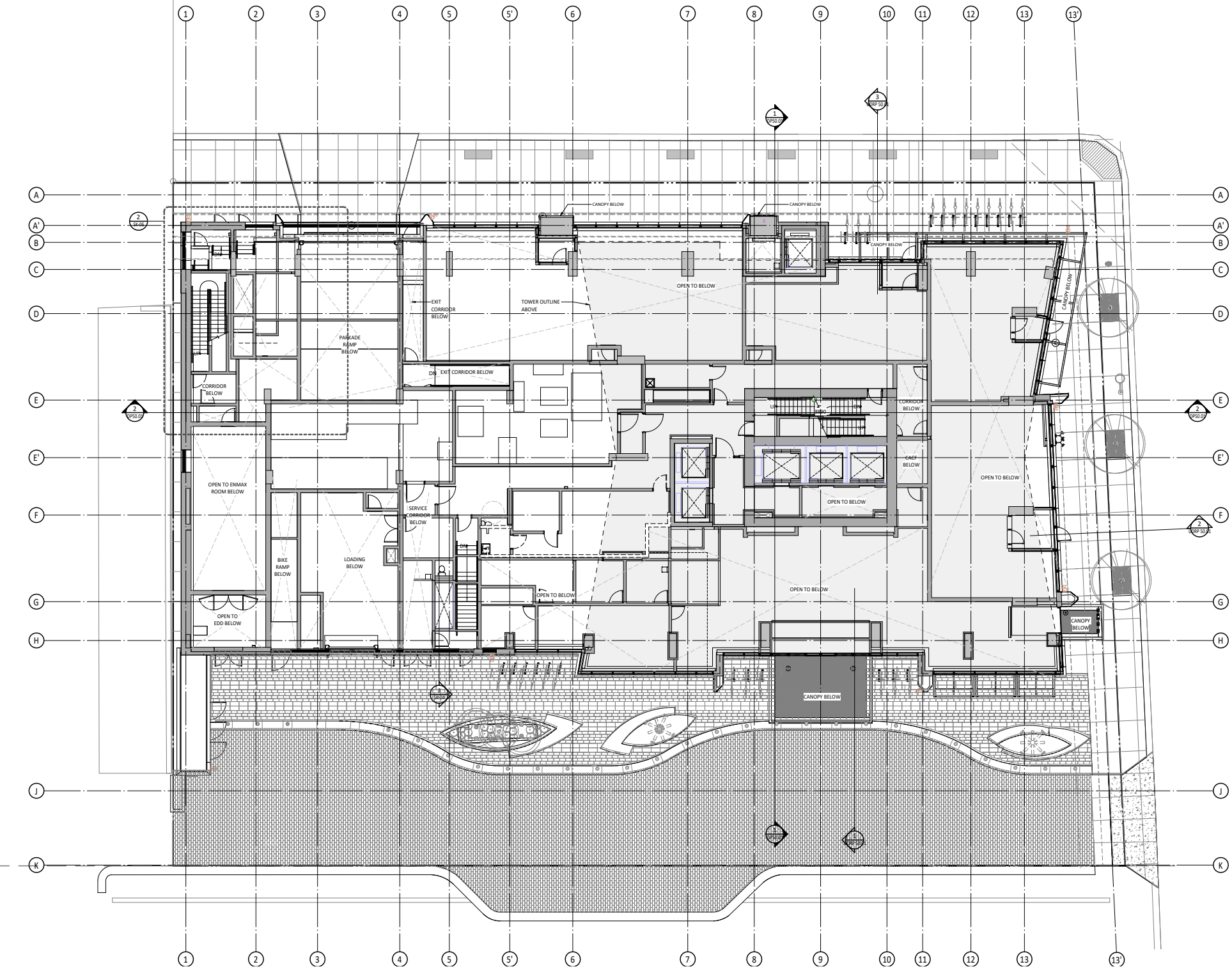
PARKADE 01 PLAN



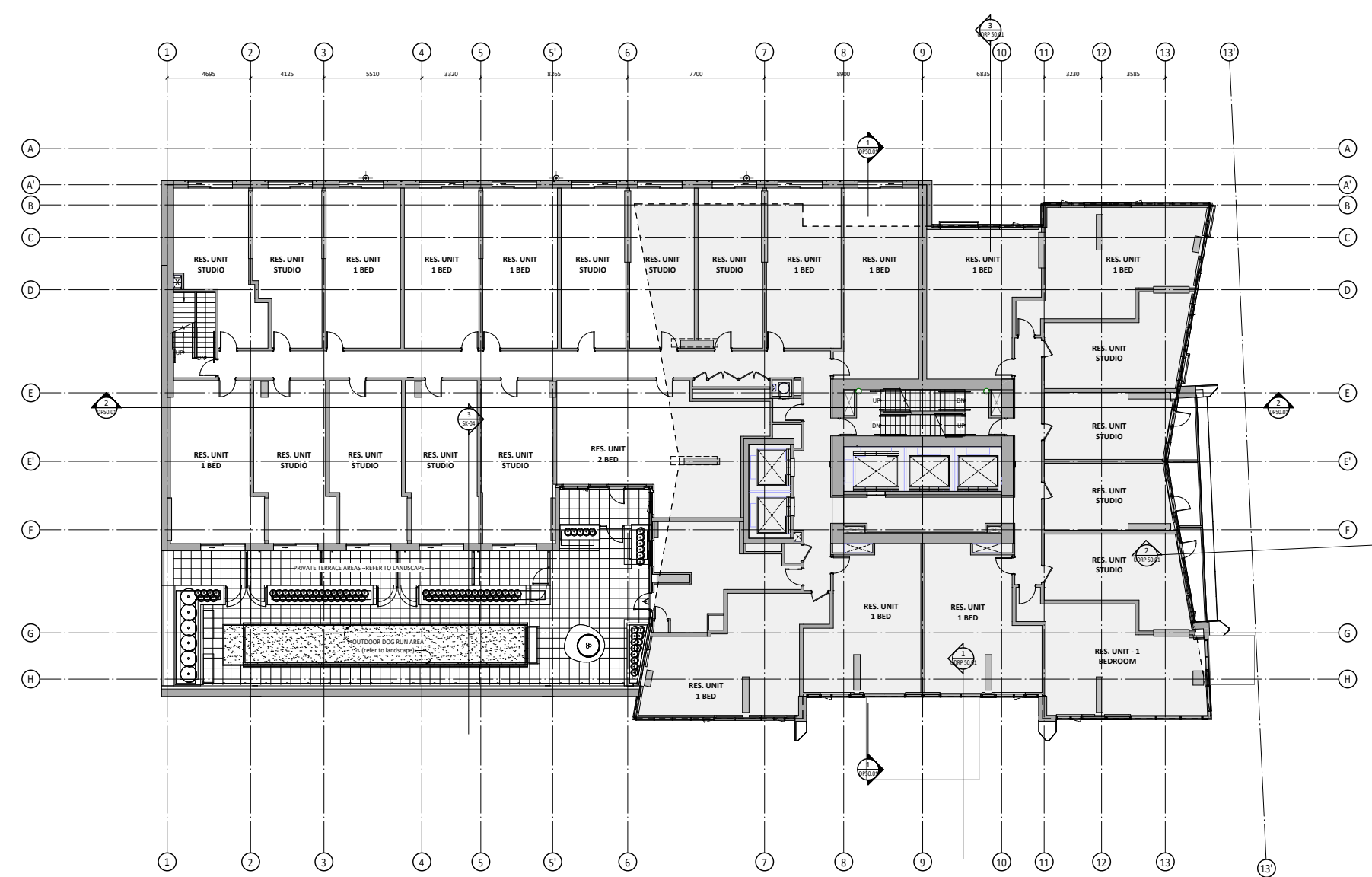
MAIN FLOOR PLAN



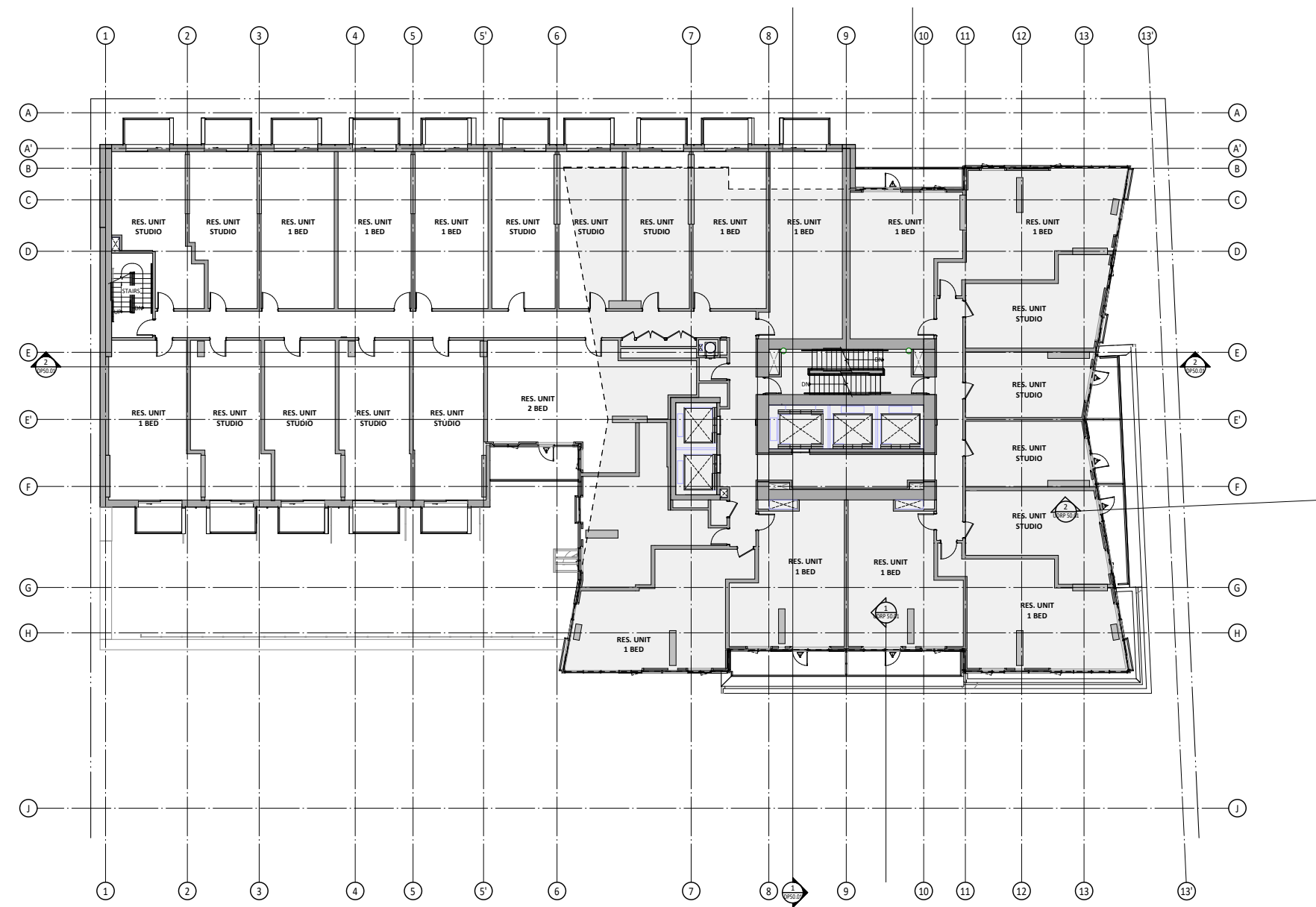
MEZZANINE PLAN



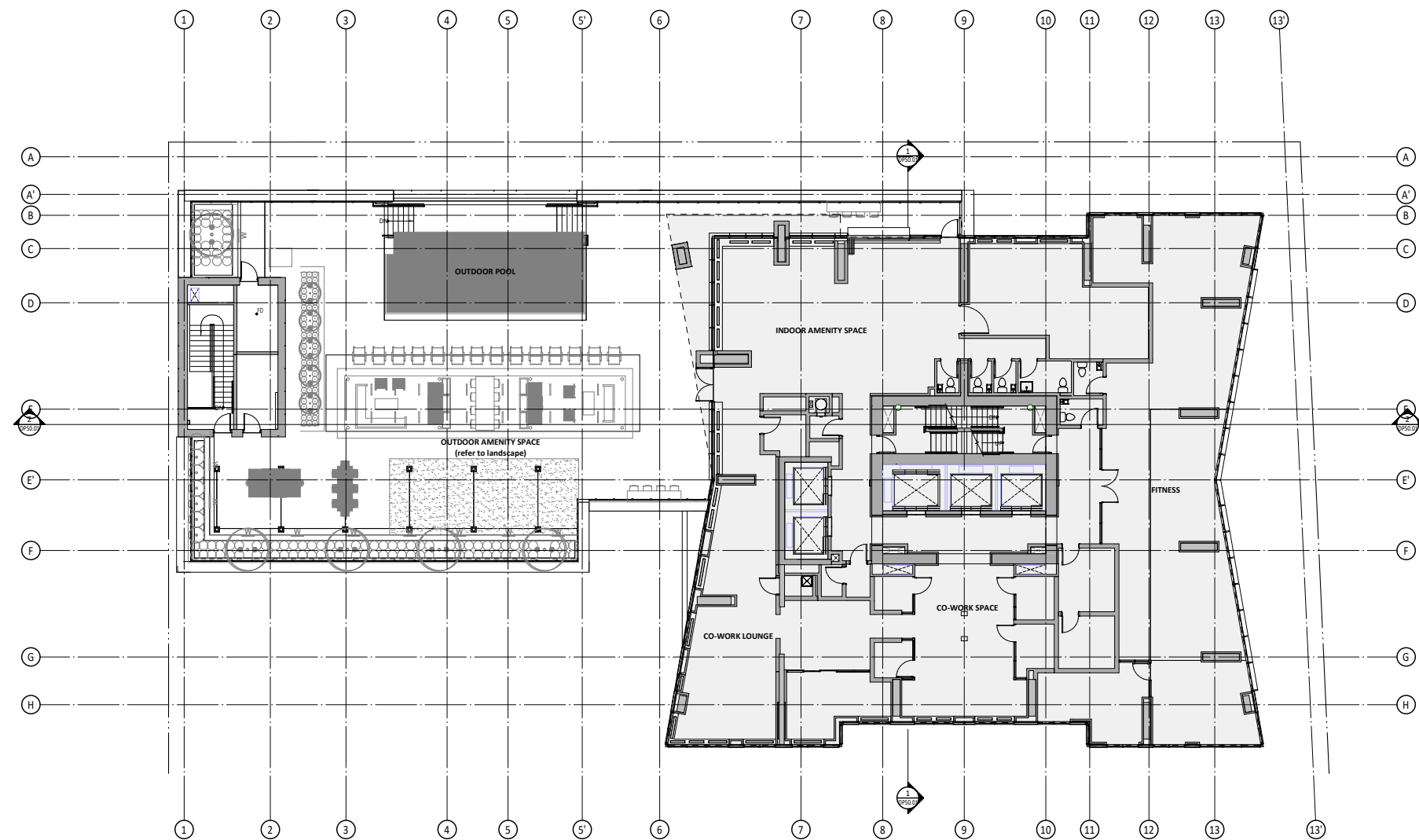
SECOND FLOOR PLAN



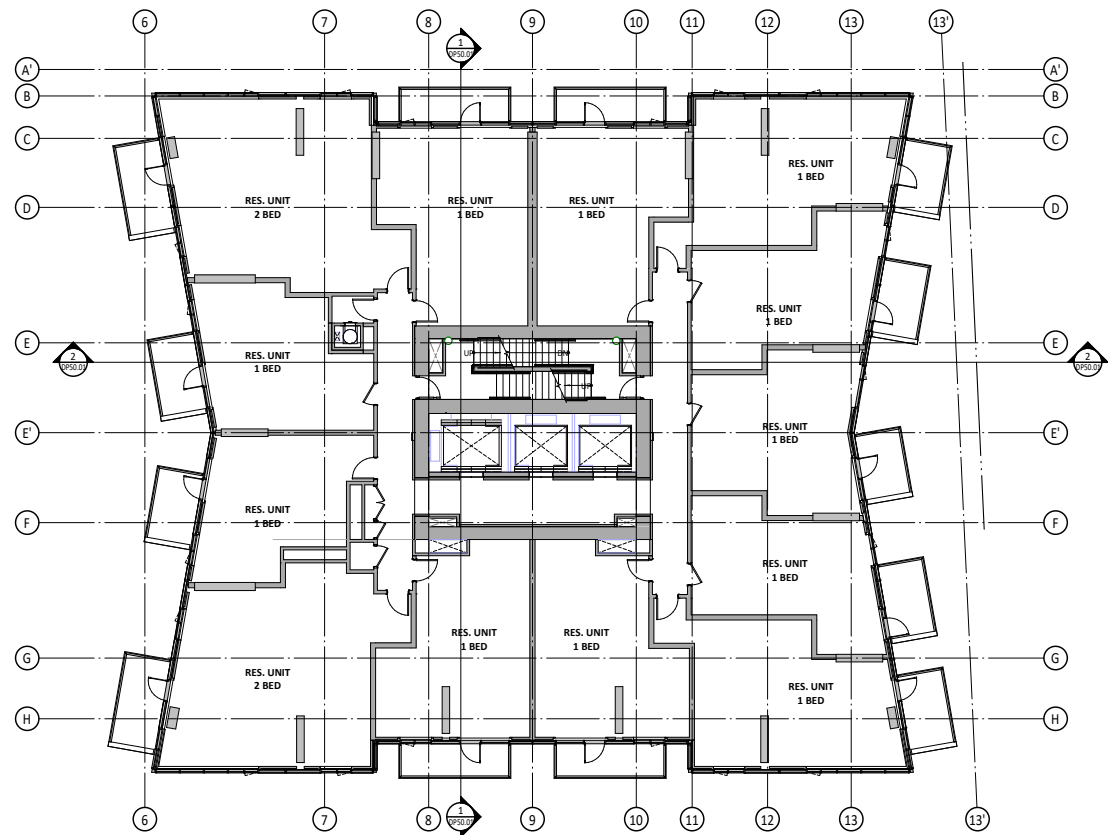
LEVEL 3-8 PLAN



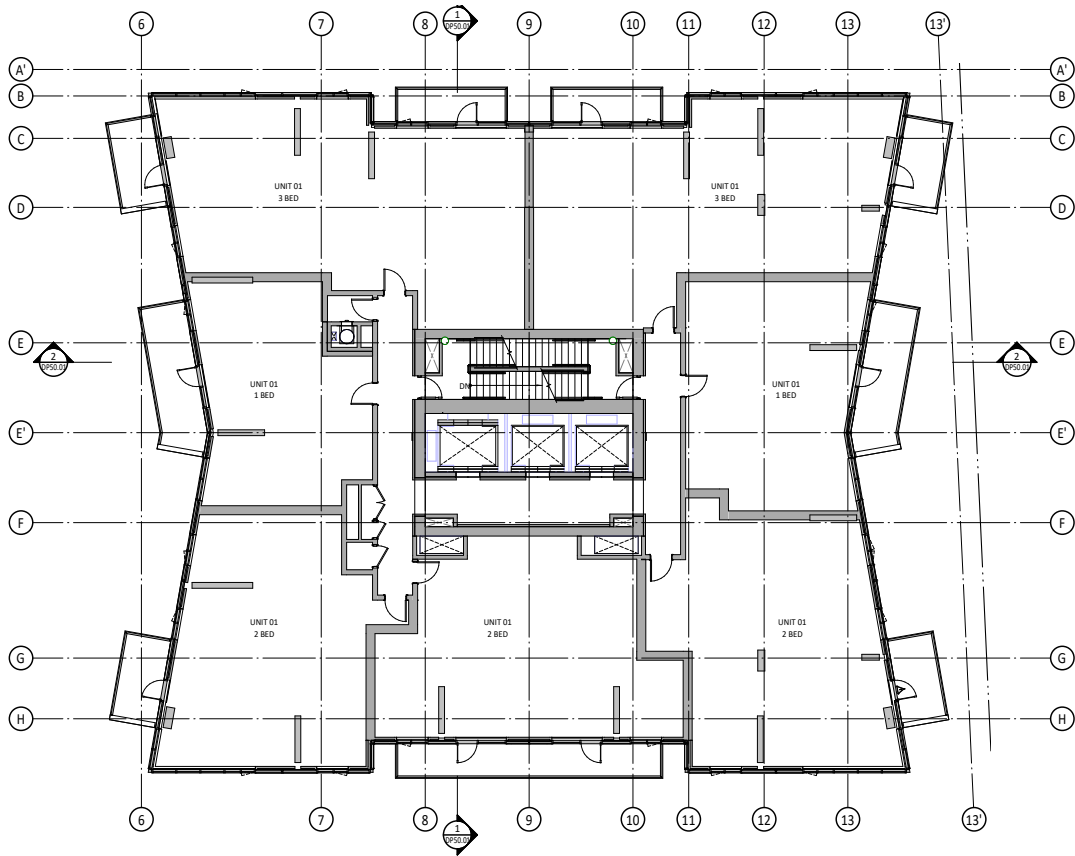
LEVEL 9 PLAN



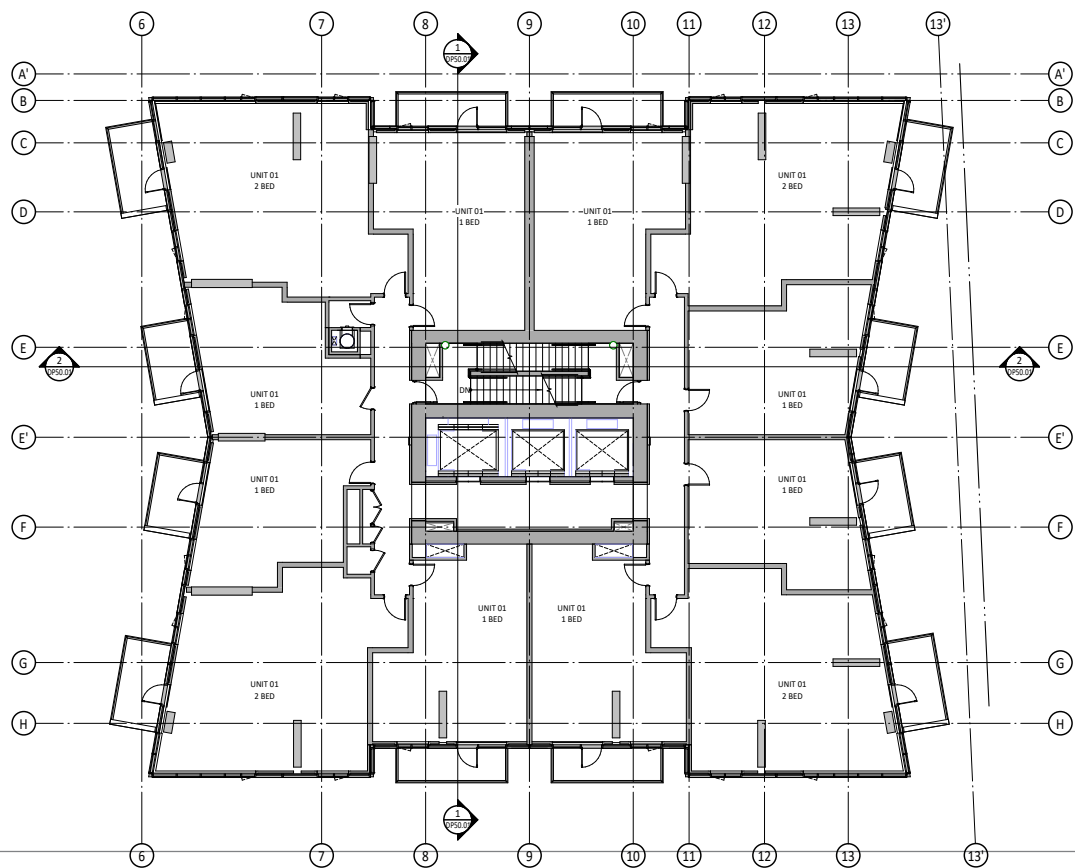
LEVEL 10-38 PLAN



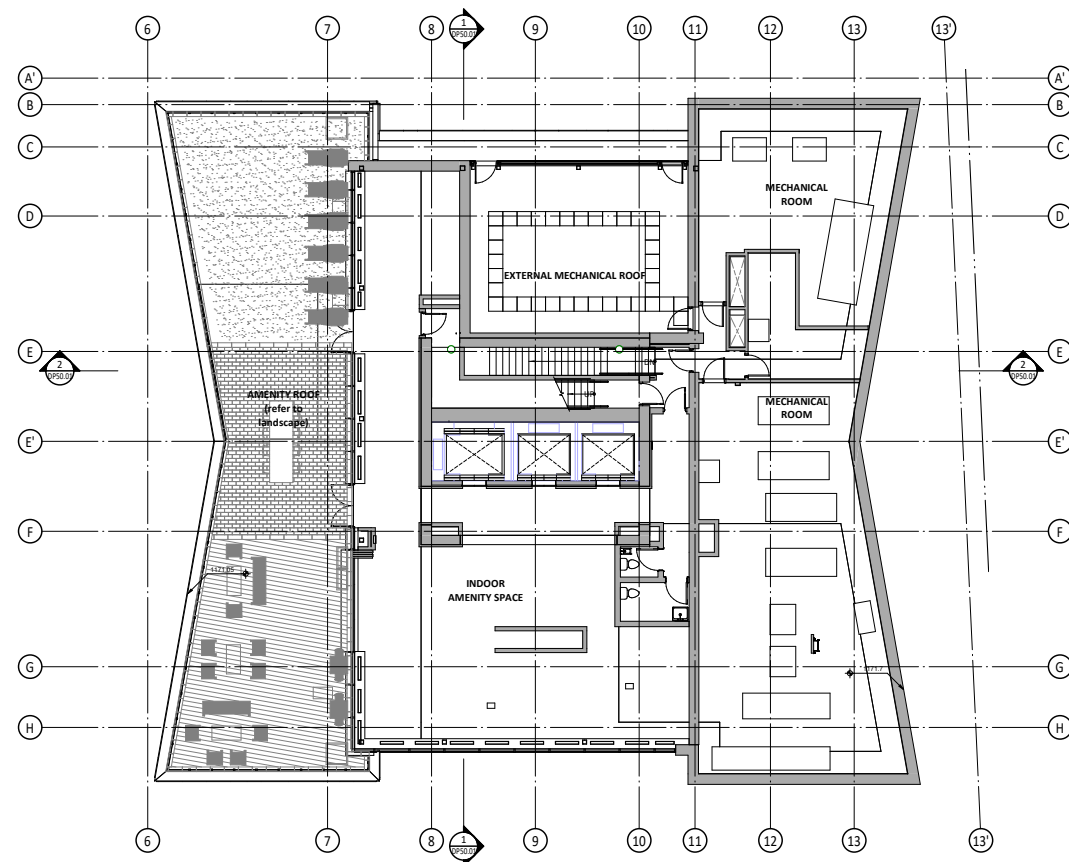
1 TYPICAL TOWER PLAN (L10-L14)
1P20.11 1:100



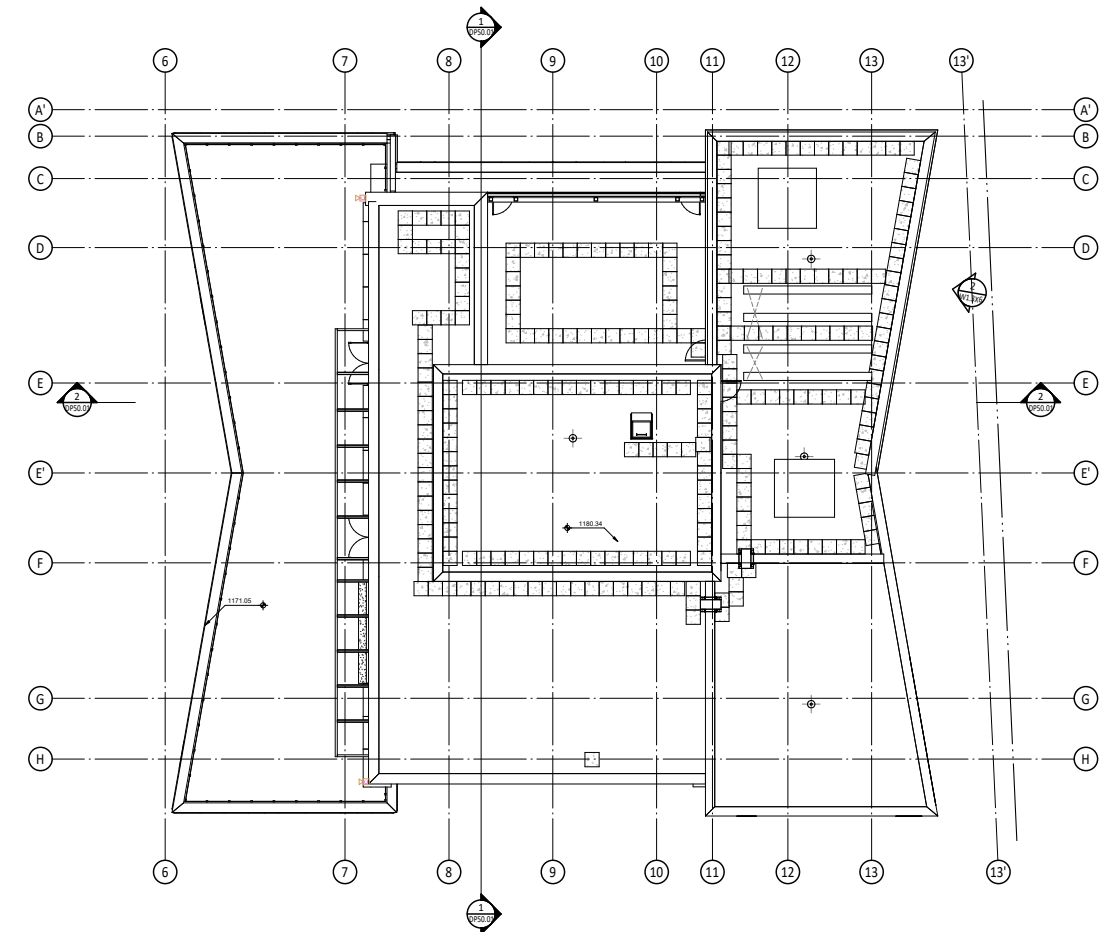
2 TYPICAL TOWER PLAN (L37-L38)
1P20.11 1:100



ROOF PLAN

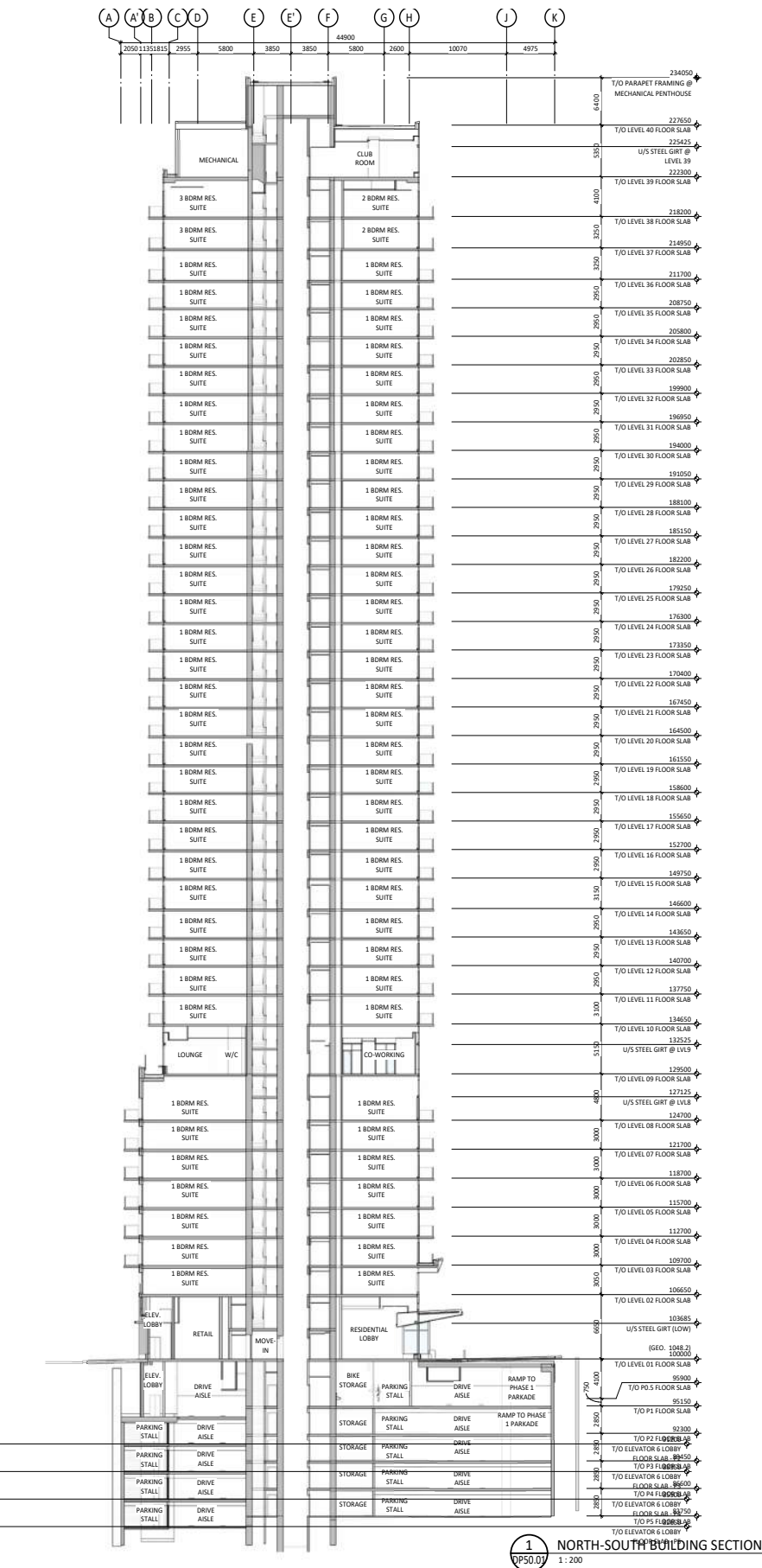
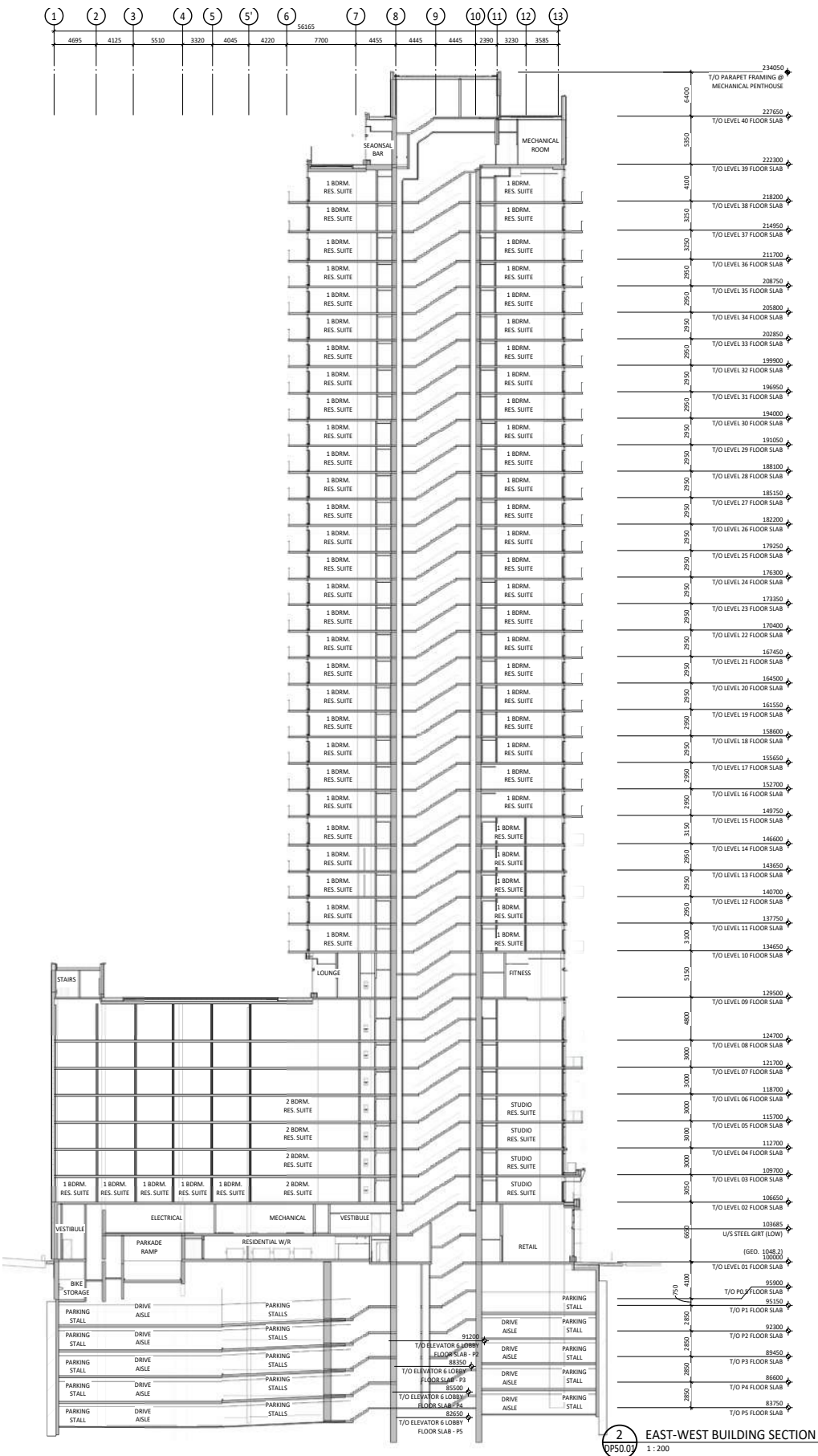


2 TOWER ROOF AND PENTHOUSE PLAN (L39)
DP20.12 1:100



1 TOWER ROOF PLAN
DP20.12 1 : 100

SECTIONS



TWO PARK CENTRAL



ARCHITECTURAL DRAWINGS

- DP10.01 CONTEXT PLAN & PROJECT STATISTICS
- DP10.02 EXISTING SITE PLAN AND SITE PHOTOS
- DP10.03 CONCEPTUAL EXTERIOR RENDERINGS
- DP10.04 CONCEPTUAL EXTERIOR RENDERINGS
- DP10.04A CONCEPTUAL EXTERIOR RENDERINGS
- DP10.05 PROPOSED OVERALL SITE PLAN
- DP10.06 WASTE AND RECYCLING
- DP10.07 VEHICLE AND BICYCLE ACCESS
- DP10.08 BICYCLE WAYFINDING PLAN
- DP10.09 SHADOW STUDIES
- DP10.10 EXTERIOR MATERIAL MATRIX
- DP20.01 PARKADE LEVEL P5 PLAN
- DP20.02 PARKADE LEVEL P4 PLAN
- DP20.03 PARKADE LEVEL P3 PLAN
- DP20.04 PARKADE LEVEL P2 PLAN
- DP20.05 PARKADE LEVEL P1 PLAN
- DP20.06 MAIN FLOOR PLAN
- DP20.07 L1.5 (MEZZANINE) PLAN
- DP20.08 L2 PLAN
- DP20.09 TYPICAL PODIUM FLOOR PLAN (L3-L8)
- DP20.10 AMENITY FLOOR PLAN (L9)
- DP20.11 TOWER FLOOR PLANS
- DP20.12 PENTHOUSE AND ROOF PLAN

- DP40.01 BUILDING ELEVATION - NORTH/SOUTH
- DP40.02 BUILDING ELEVATION - EAST/WEST

- DP50.01 BUILDING SECTIONS
- DP50.02 SITE AND DETAILED SECTIONS
- DP50.03 SITE AND DETAILED SECTIONS
- DP50.04 ENLARGED PARKADE SECTIONS

LANDSCAPE DRAWINGS

- L1.0 GROUND LEVEL LANDSCAPE PLAN PHASE 1 & 2
- L2.0 GROUND LEVEL LANDSCAPE PLAN
- L3.0 LEVEL 02 LANDSCAPE PLAN
- L4.0 LEVEL 09 LANDSCAPE PLAN
- L5.0 LEVEL 39 LANDSCAPE PLAN
- L6.0 GROUND LEVEL LANDSCAPE DETAILS
- L7.0 LANDSCAPE LIGHTING

CIVIL DRAWINGS

- C01 SITE SERVICING PLAN
- C02 SITE GRADING PLAN

ELECTRICAL DRAWINGS

- EDP1.0 ELECTRICAL SITE PLAN
- EDP1.1 PHOTOMETRIC CALCULATIONS
- EDP1.2 PHOTOMETRIC RENDERS & EXTERIOR ELEVATIONS
- EDP1.3 DOG RUN ELECTRICAL PLAN (L2)
- EDP1.4 AMENITY ELECTRICAL PLAN (L9)
- EDP1.5 PENTHOUSE ELECTRICAL PLAN (L39)

OWNER

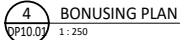
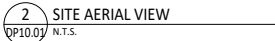
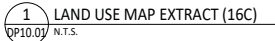
HNC 500 Block II LP
by its general partner
HNC 500 Block II Inc

CONSULTANT TEAM



350 140 10 Avenue SE Calgary, AB T2G 0R1
Phone: 403.233.2000

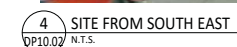
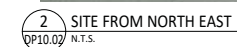
PROJECT NAME: TWO PARK CENTRAL DEVELOPMENT PERMIT: DP2020-4338
PROJECT ADDRESS: 507 11 Av SW, Calgary, Alberta PROJECT NUMBER: 19065



LEVEL	INT. (M ²)	EXT. (M ²)	DESCRIPTION
L 02		170.8	DOG RUN AREA
L 02		25	PRIVATE TERRACES (5, ADJACENT TO DOG RUN)
L 02		5	PRIVATE TERRACE (SINGLE, ADJACENT TO DOG RUN)
L 02	37.9		DOG SPA ROOM
L 03-L 08		180	6 UNITS PER FLOOR (E FACE) 6 FLOORS, 5M ² BALCONY PER UNIT
L 09	669.9	510.4	TOTAL EXTERIOR AMENITY AREA, INCLUDING POOL.
			TOTAL INTERIOR AMENITY
L 10-L 14		225	9 UNITS PER FLOOR (E AND W FACES) 5 FLOORS, 5M ² BALCONY PER UNIT
L 15-L 36		880	8 UNITS PER FLOOR (E AND W FACES) 22 FLOORS, 5M ² BALCONY PER UNIT
L 37-L 38		60	TOTAL INTERIOR AMENITY
L 39	215.4		TOTAL EXTERIOR AMENITY
L 39		191.9	
SUBTOTAL	923.2	2248.1	
TOTAL AMENITY (M²)		3171.3	

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
L 01	-	-	-	-	-
L 1.5	-	-	-	-	-
L 02	19	6	1	-	26
L 03	19	7	1	-	27
L 04	19	7	1	-	27
L 05	19	7	1	-	27
L 06	19	7	1	-	27
L 07	19	7	1	-	27
L 08	19	7	1	-	27
L 09	-	-	-	-	-
L 10	-	11	2	-	13
L 11	-	11	2	-	13
L 12	-	11	2	-	13
L 13	-	11	2	-	13
L 14	-	11	2	-	13
L 15	-	8	4	-	12
L 16	-	8	4	-	12
L 17	-	8	4	-	12
L 18	-	8	4	-	12
L 19	-	8	4	-	12
L 20	-	8	4	-	12
L 21	-	8	4	-	12
L 22	-	8	4	-	12
L 23	-	8	4	-	12
L 24	-	8	4	-	12
L 25	-	8	4	-	12
L 26	-	8	4	-	12
L 27	-	8	4	-	12
L 28	-	8	4	-	12
L 29	-	8	4	-	12
L 30	-	8	4	-	12
L 31	-	8	4	-	12
L 32	-	8	4	-	12
L 33	-	8	4	-	12
L 34	-	8	4	-	12
L 35	-	8	4	-	12
L 36	-	8	4	-	12
L 37(P/H)	-	2	3	2	7
L 38(P/H)	-	2	3	2	7
L 39	-	-	-	-	-
L 40	-	-	-	-	-
PODIUM	133	48	7	-	188
TOWER	-	235	104	4	343
TOTAL	133 (25%)	533 (53%)	111 (11%)	4 (1%)	531

(a) Incentive Rate 1 is \$270.00 per square metre.



	DP DRAFT REVIEW	2020-05-19
No.	Description	Date (YYYY-MM-DD)

Issued For / Revisions 	
Project	Project Number: 19065
TWO PARK CENTRAL HNC 500 Block II LP by its general partner HNC 500 Block II Inc 507 11 Av SW, Calgary, Alberta	
Legal Description Plan 1811169 Block 70 Lot 48	Building Permit No.
Development Permit No. DP2020-438	DSSP No.

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ARCHITECTS

350,140 10 Ave SE, Calgary, Alberta. T2G 0R1
Ph: 403.233.2000 Fax: 403-264-2077

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San Francisco
T 415.236.2400

Seattle
T 206.296.0086

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Drawing Title
EXISTING SITE SURVEY AND
PHOTOS

Drawn by: Author	Scale 1 : 200
Reviewed by: NS/BS	Date (2020-07-15)
Manager: AD	
Tools: Revit	

Drawing Number		
DP10.02		Revision Number

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A0 Title Block - Rev 2 (2019-03-21)



3 RENDERING - AERVIEW
DP10.03 1:1



4 RENDERING - EAST AT NIGHT
DP10.03 1:1



2 RENDERING - NORTHEAST
DP10.03 1:1



1 RENDERING - SOUTHEAST
DP10.03 1:1

Notes:
• Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
• Note when required minimum clear dimensions will be identified.
• Verify all dimensions, elevations, and datum; report any errors and/or discrepancies to the architect prior to construction.
• Do not scale drawings.
• This drawing supercedes previous issues.

PRELIMINARY - NOT FOR CONSTRUCTION

DTB1 DP DRAFT REVIEW	Date 6 2020-05-19
No. Description	Date (YYYY-MM-DD)
Issued For / Revisions	
Project	Project Number: 19065
TWO PARK CENTRAL	
HNC 500 Block II LP	
by its general partner	
HNC 500 Block II Inc	
507 11 Av SW, Calgary, Alberta	
Legal Description	Building Permit No.
Plan 3811569 Block 70 Lot 4B	
Development Permit No.	DSSP No.
DP2020-4338	
Gibbs Gage ARCHITECTS	
350, 140 10 Ave SE, Calgary, Alberta, T2G 0R1	
Ph: 403.233.2000 Fax: 403.264.2077	
SCB	
Drawing Title	
CONCEPTUAL PROJECT VIEWS	
Drawn by: Author	Scale:
Reviewed by: NS/BS	Date (2020-07-15)
Manager: AD	
Tech Review:	
Drawing Number	Revision Number
DP10.03	

PRELIMINARY - NOT FOR CONSTRUCTION

BMA 360-1/19065 - 2PC/19065-2PC-ARCH - Core and Shell.rvt
2021-01-29 12:38:43 PM

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AD Title Block - Rev 2 (2019-03-21)



4 VIEW FROM 4TH STREET
DP10.04 1:1



2 VIEW FROM 4TH ST. & 11TH AVENUE
DP10.04 1:1



3 VIEW FROM 11TH AVENUE
DP10.04 1:1



1 VIEW TO WOONERF
DP10.04 1:1

Notes:
• Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
• Note when required minimum clear dimensions will be identified.
• Verify all dimensions, elevations, and datum; report any errors and/or discrepancies to the architect prior to construction.
• Do not scale drawings.
• This drawing supercedes previous issues.

PRELIMINARY - NOT FOR CONSTRUCTION

DP DRAFT REVIEW	2020-05-19
No. Description	Date
Issued For / Revisions	
Project	Project Number: 19065
TWO PARK CENTRAL	
HNC 500 Block II LP	
by its general partner	
HNC 500 Block II Inc	
507 11 Av SW, Calgary, Alberta	
Legal Description	Building Permit No.
Plan 1811569 Block 70 Lot 4B	
Development Permit No.	DSSP No.
DP0000-4338	
Gibbs Gage ARCHITECTS	
350, 140 10 Ave SE, Calgary, Alberta, T2G 0R1	
Ph: 403.233.2000 Fax: 403.264.2077	
SCB	
Drawing Title	
CONCEPTUAL PROJECT VIEWS	
Drawn by: Author	Scale:
Reviewed by: NS/BS	Date: (2020-07-15)
Manager: AD	
Tech Review:	
Drawing Number	Revision Number
DP10.04	

PRELIMINARY - NOT FOR CONSTRUCTION



3 RENDERING - NORTHEAST CORNER
DP10.03 1:1



4 RENDERING - SOUTHEAST CORNER
DP10.03 1:1



1 RENDERING - SOUTH LANE AT NIGHT
DP10.03 1:1



2 RENDERING - SOUTH LANE AERVIEW
DP10.03 1:1

Notes:
• Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
• Note when required minimum clear dimensions will be identified.
• Verify all dimensions, elevations, and datum; report any errors and/or discrepancies to the architect prior to construction.
• Do not scale drawings.
• This drawing supersedes previous issues.

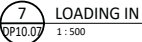
PRELIMINARY - NOT FOR CONSTRUCTION

DTB		Date 6	
No. Description		Date (YYYY-MM-DD)	
Issued For / Revisions			
Project		Project Number: 19065	
TWO PARK CENTRAL			
HNC 500 Block II LP			
by its general partner			
HNC 500 Block II Inc			
507 11 Av SW, Calgary, Alberta			
Legal Description		Building Permit No.	
Plan 1811569 Block 70 Lot 4B		T25 0R1	
Development Permit No.		OSSP No.	
DP2020-4338			
Gibbs Gage ARCHITECTS			
350, 140 10 Ave SE, Calgary, Alberta T2G 0R1			
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Drawing Title			
CONCEPTUAL PROJECT VIEWS			
Drawn by: Author		Scale:	
Reviewed by: NS/BS		Date (2020-07-15)	
Manager: AD			
Tech Review:			
Drawing Number		Revision Number	
DP10.04A			

PRELIMINARY - NOT FOR CONSTRUCTION



PRELIMINARY - NOT FOR CONSTRUCTION



CHECK DESIRED MOUNT

□ IN GROUND MOUNT (IG)

□ SURFACE FLANGE MOUNT (SF)

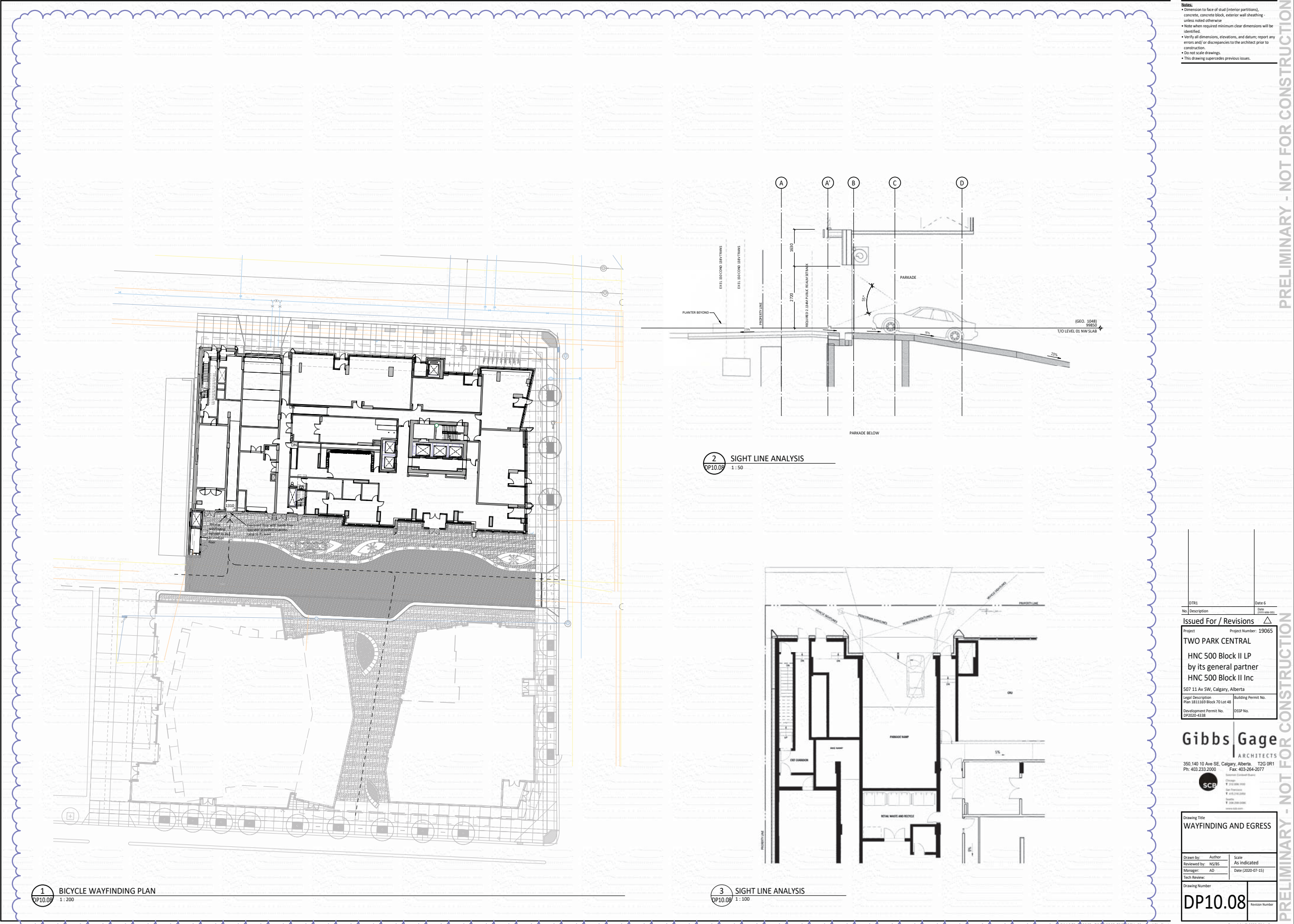
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 DATE: 10-16-16
 ENG: BNC

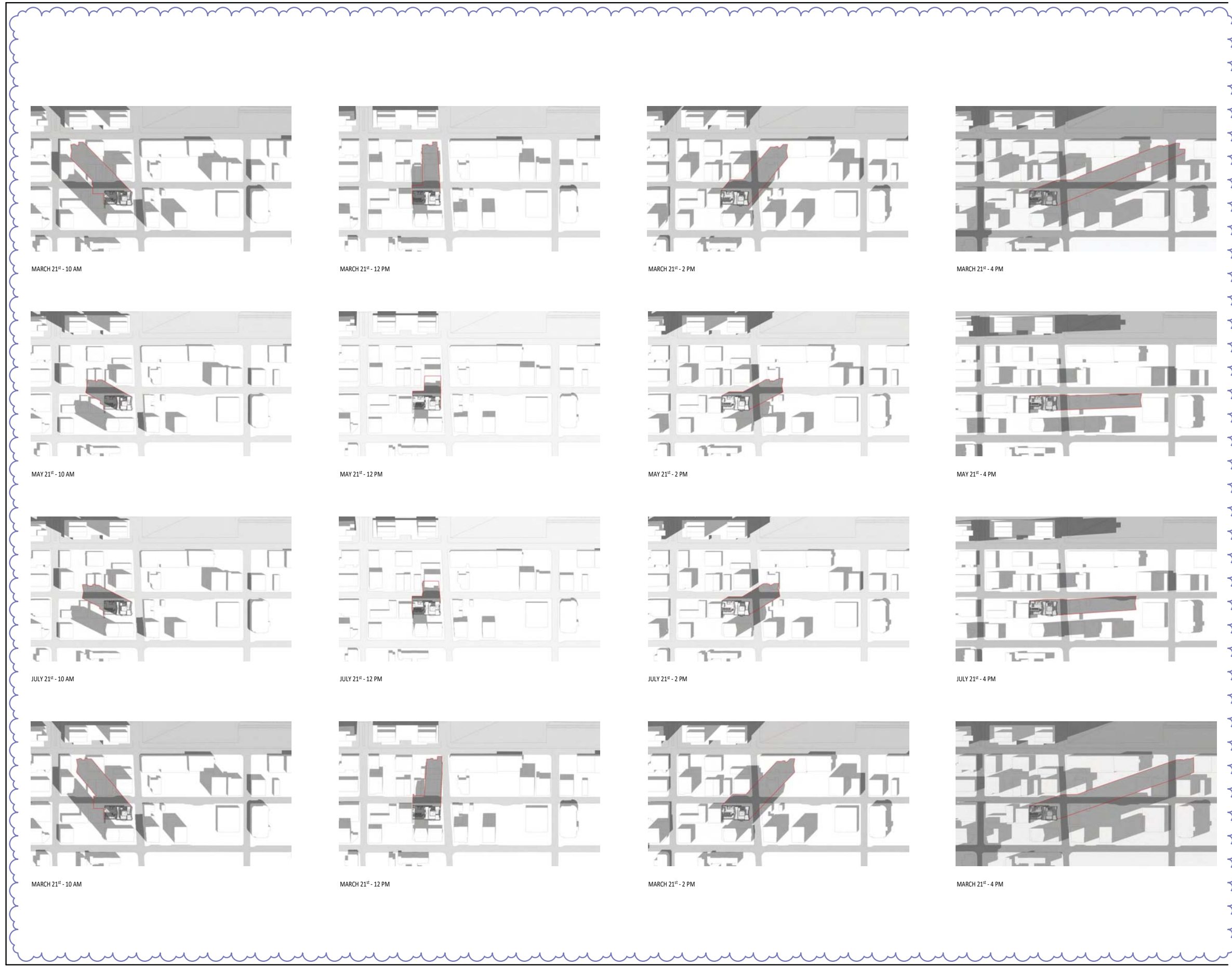
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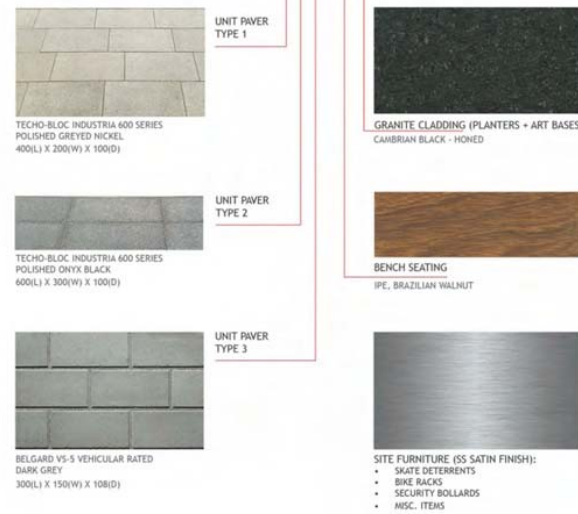
NOTES:

1. INSTALL BASE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULT DRAWING TO SELECT COLOR FINISH. SEE MANUFACTURER SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OF CONDUIT CORNER.

BID DRAFT NO Description		2020-05-19 Date (YYYY-MM-DD)	
Issued For / Revisions			
Project		Project Number: 19065	
TWO PARK CENTRAL HNC 500 Block II LP by its general partner HNC 500 Block II Inc 507 11 Av SW, Calgary, Alberta			
Legal Description Plan 1811100 Block 70 Lot 46		Building Permit No.	
Development Permit No. DP2000-4338		DSSP No.	
<div>  <div> Gibbs Architects ARCHITECTS 350, 140 Ave SE, Calgary, Alberta, T2G 0R1 P: 403.233-2000 F: 403.264-2077 </div> </div>			
<div>  <div> Sherrin Construction Calgary 10000 10th Avenue SE Box 740000 P.O. Box 740000 Seattle WA 98174-0000 Tel: 206.467.1000 Fax: 206.467.1001 </div> </div>			
Drawing Title VEHICLE AND BICYCLE ACCESS			
Drawn by: Author		Scale	
Reviewed by: NS/BS		As Issued	
Checked by: JJD		Date (YYYY-MM-DD) 2020-07-15	
Drawing Number: 2			
DP10.07		Revision Number	









- | | |
|---|--|
|  | Glass - SOLARBAN 70(2)
Clear + Clear
Clear Glass Insulating Glass unit |
|  | Metal - UC70129BC Duranar
BC Washington White |
|  | Metal - UC106707XL Duranar
XL Silver Shadow |
|  | Metal - Fluoropon Classic II
Special 15389 CLR-06 |
|  | Trespa - French Walnut Matt NW 14 |
|  | Glass - SOLARBAN 60(2)
<i>Acuity + Acuity</i>
Glass Insulating Glass unit |
|  | Granite - Cold Spring
Black Diamond 100 |



DTR1		Date 6
No.	Description	Date (YYYY-MM-DD)

Issued For / Revisions 

Issued For / Revisions		
Project	Project Number: 19065	
<p>TWO PARK CENTRAL</p> <p>HNC 500 Block II LP by its general partner HNC 500 Block II Inc</p> <p>507 11 Av SW, Calgary, Alberta</p>		
Legal Description Plan 1811169 Block 70 Lot 48	Building Permit No.	
Development Permit No. DP2020-4338	DSSP No.	

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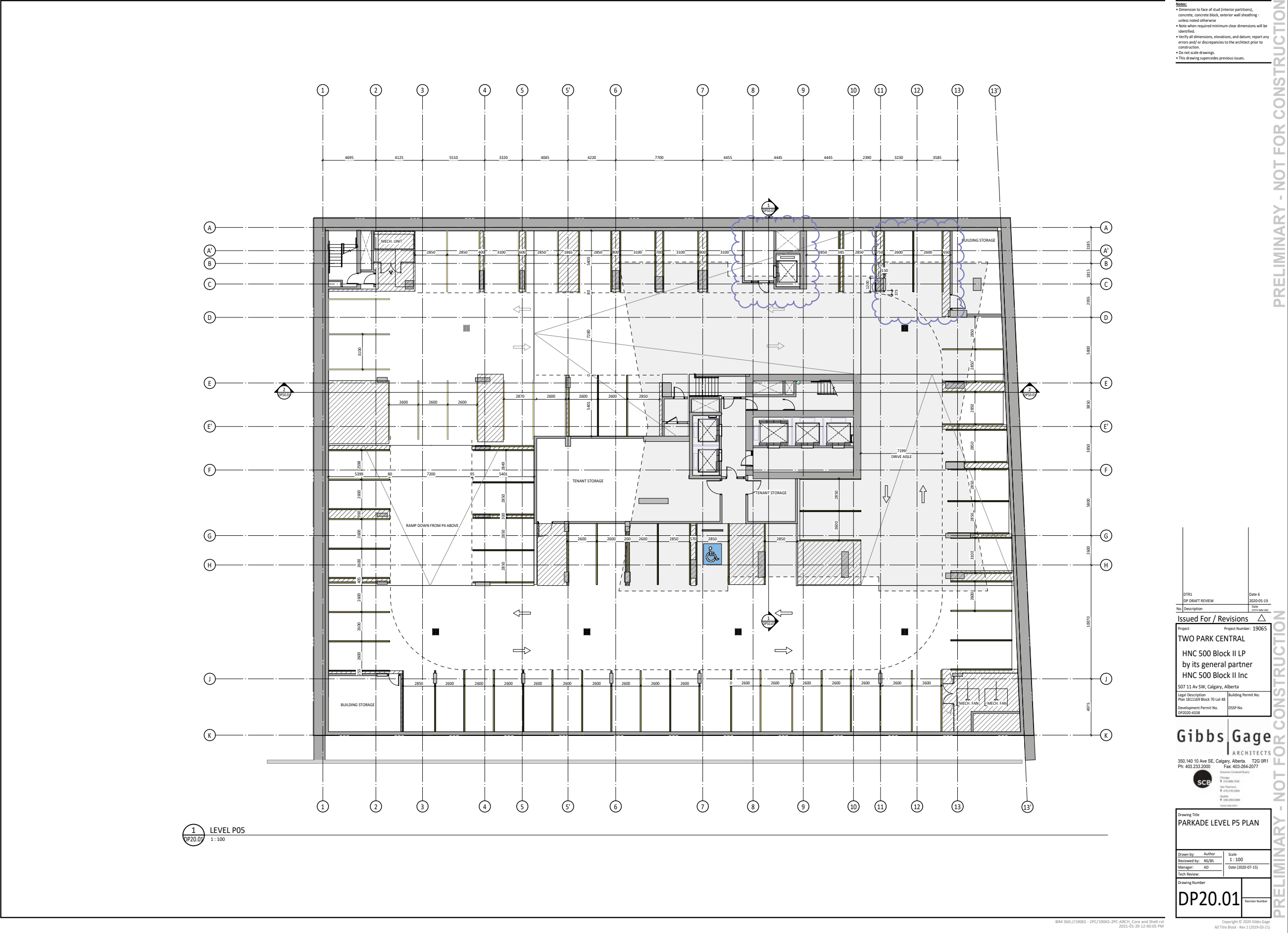
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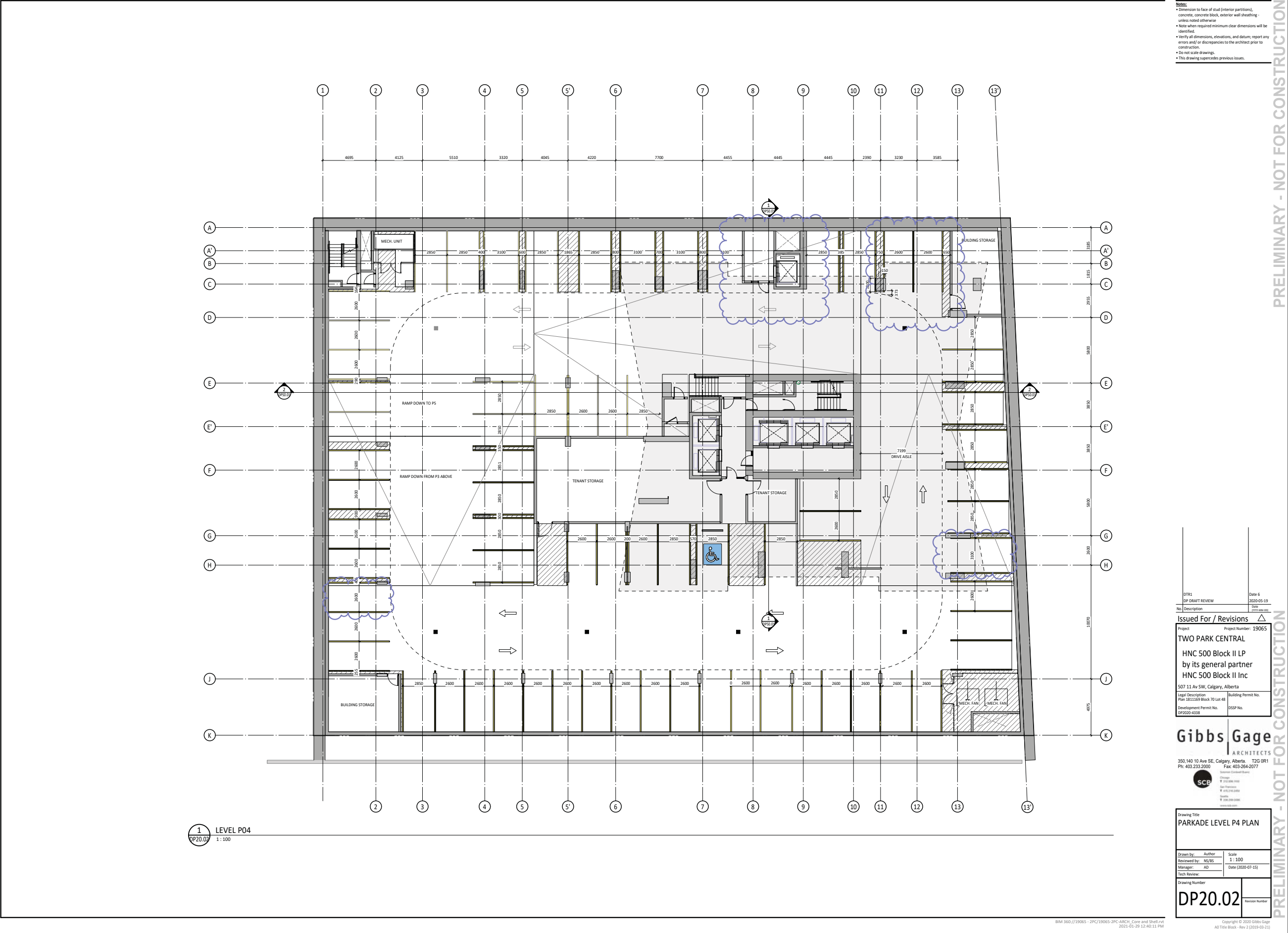
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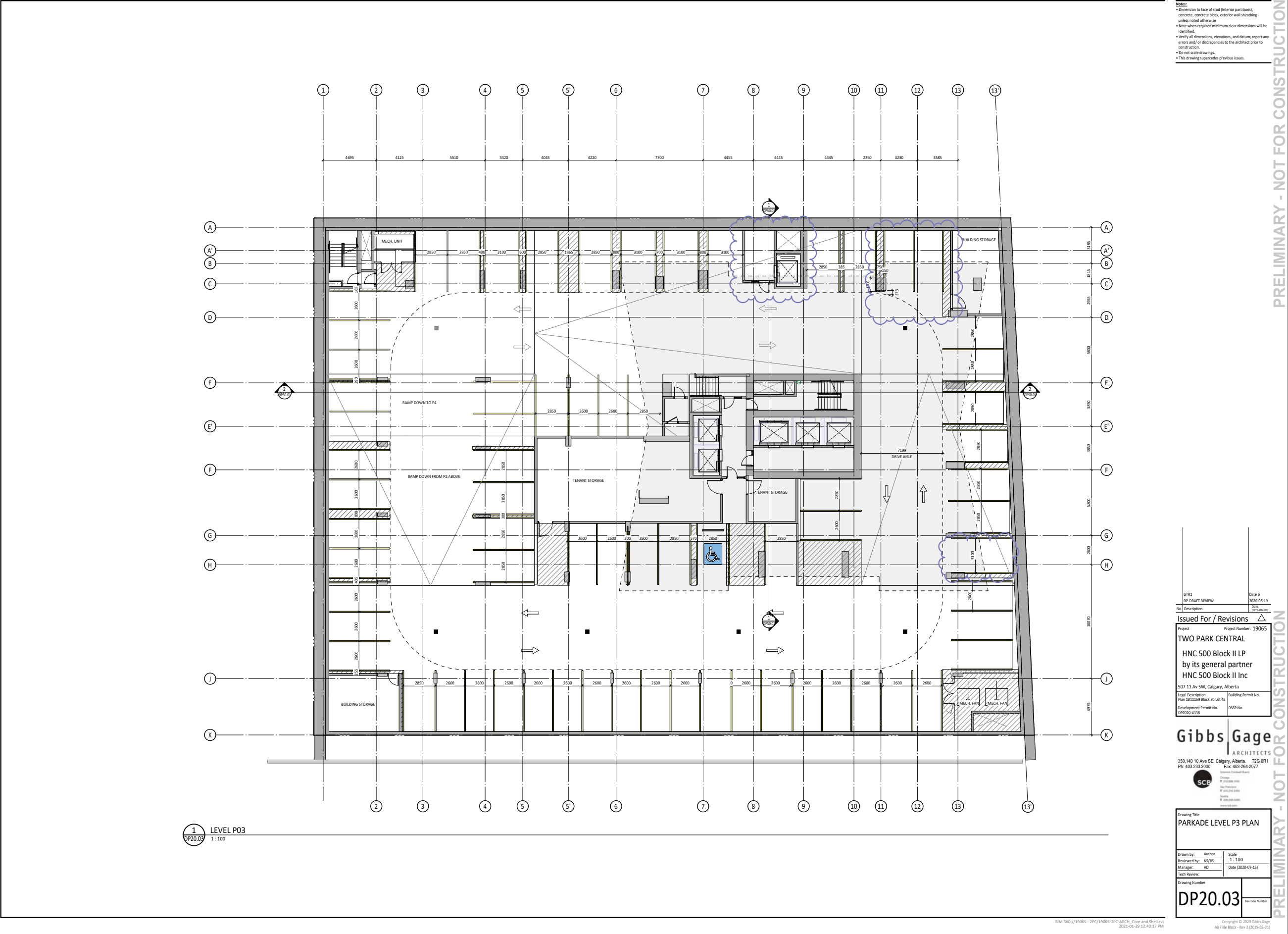
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EXTERIOR MATERIAL
FINISHES

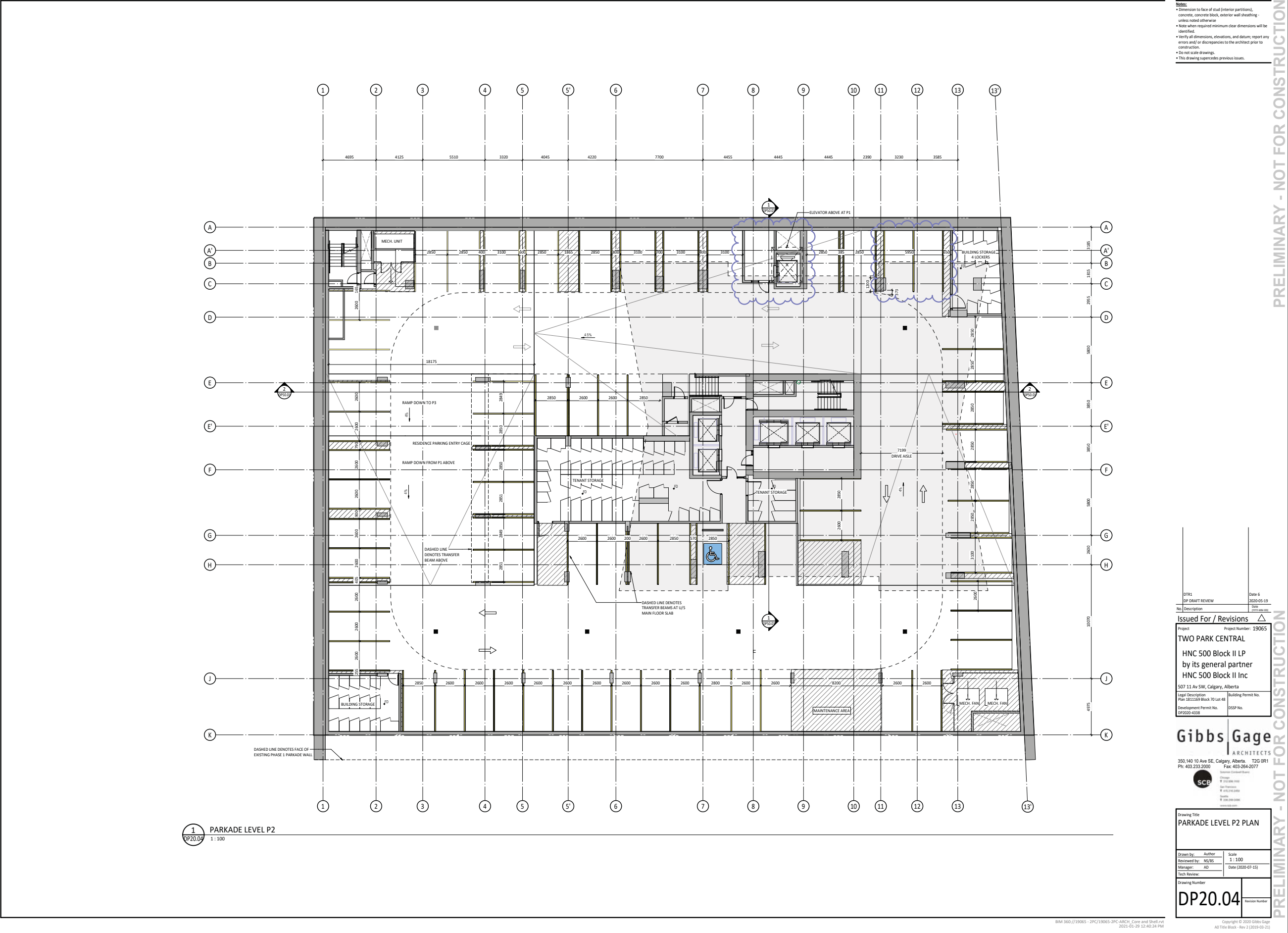
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Reviewed by: NS/BS	
Manager: AD	
Tech Review:	

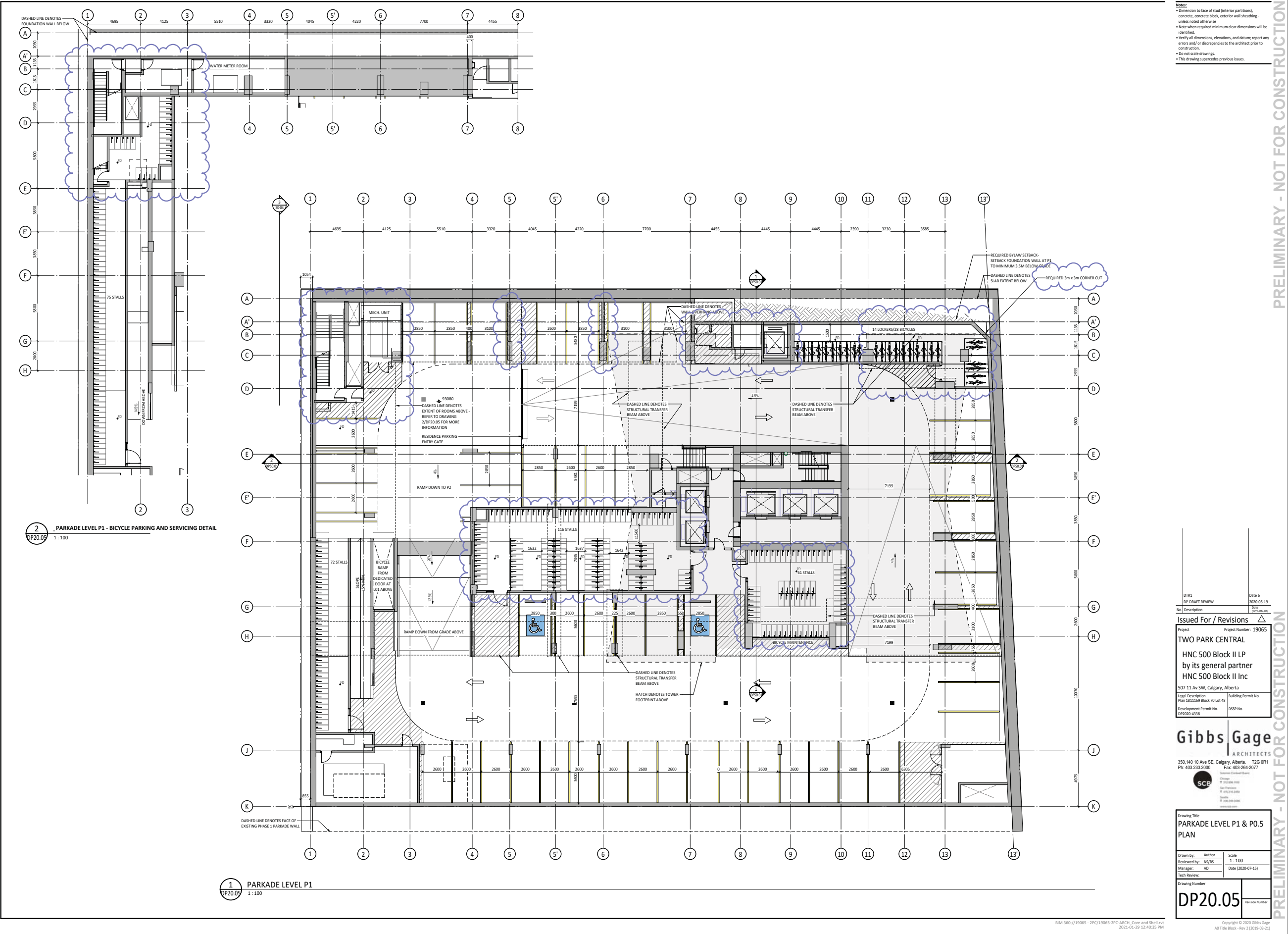
Drawing Number	
DP10.10	Revision Number














Issued For / Revisions 	
Project	Project Number: 19065
TWO PARK CENTRAL HNC 500 Block II LP by its general partner HNC 500 Block II Inc 507 11 Av SW, Calgary, Alberta	
Legal Description Plan 1811169 Block 70 Lot 48 Development Permit No. DP2020-4338	Building Permit No. DSSP No.

350,140 10 Ave SE, Calgary, Alberta. T2G 0R1
Ph: 403.233.2000 Fax: 403.264-2077

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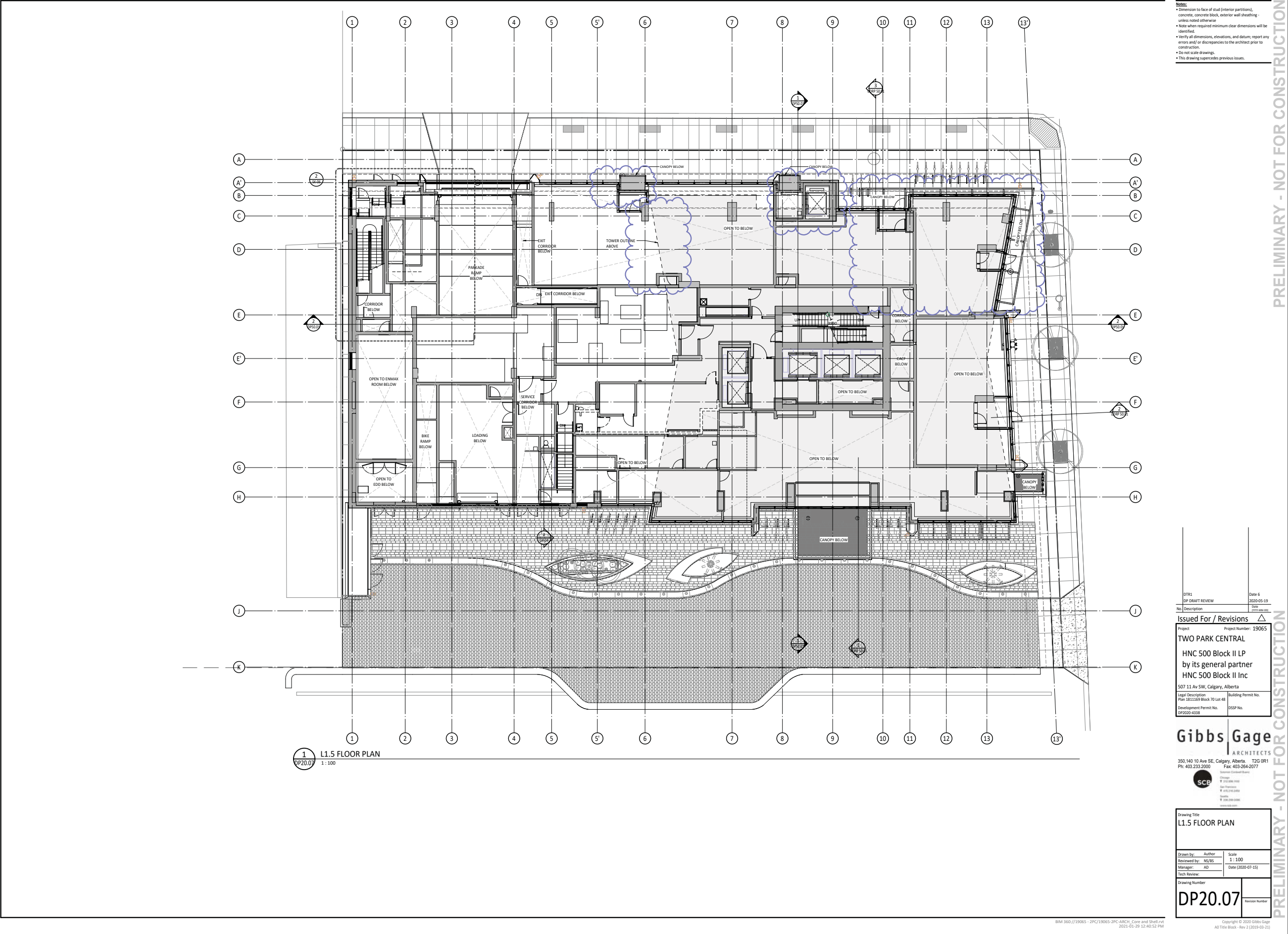
Chicago
T 312.952.1000

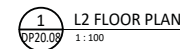
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T 415.774.2450

Seattle
T 206.259.0000

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Drawing Number	DP20.06	Revision Number	D
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No.	Description	(mm-MM-cc)
Issued For / Revisions		△

Project Number: 19065

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Ph: 403.233.2000 Fax: 403.264-2077

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Chicago
T 312.896.1900

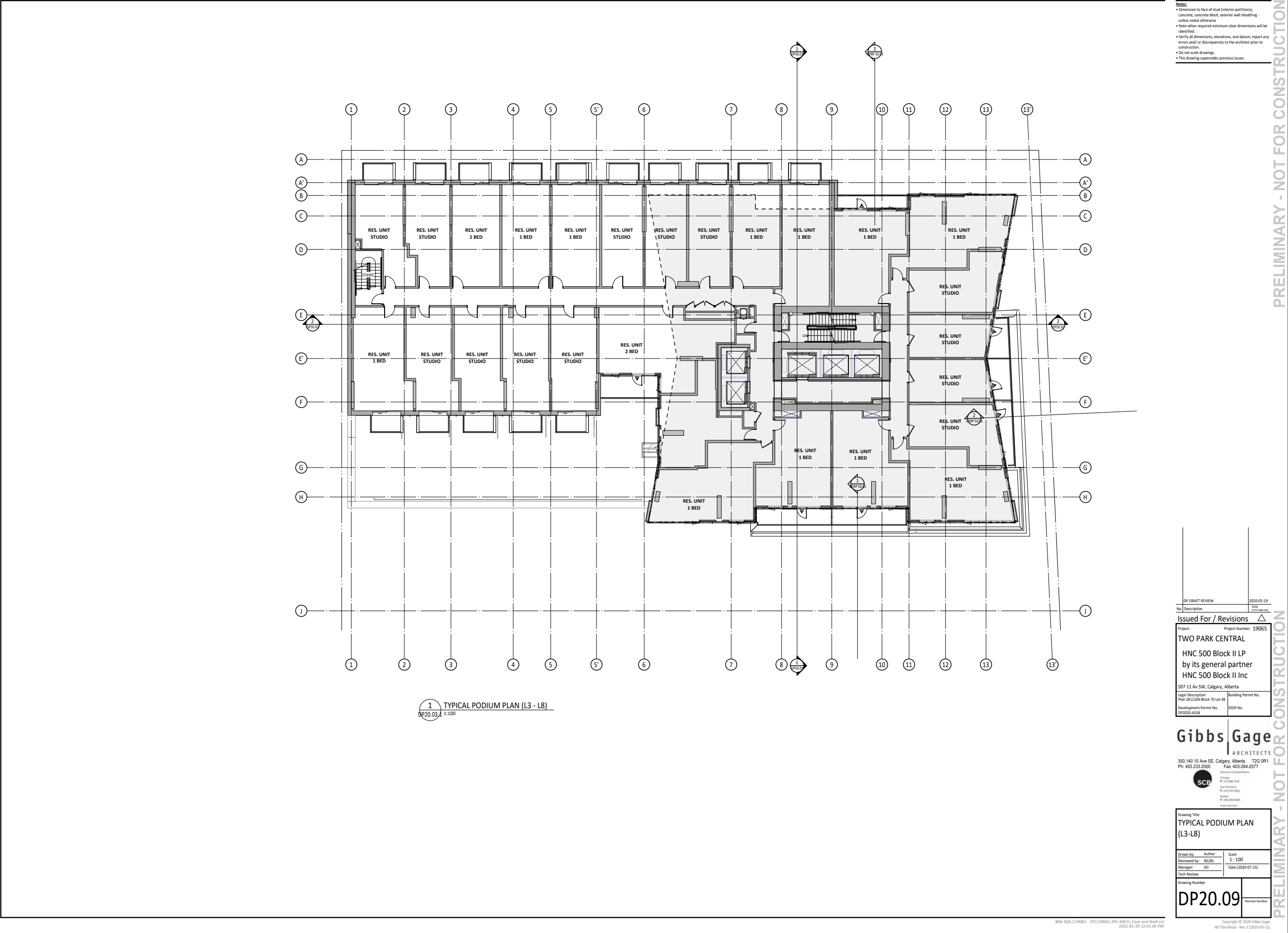
San Francisco
T 415.216.1450

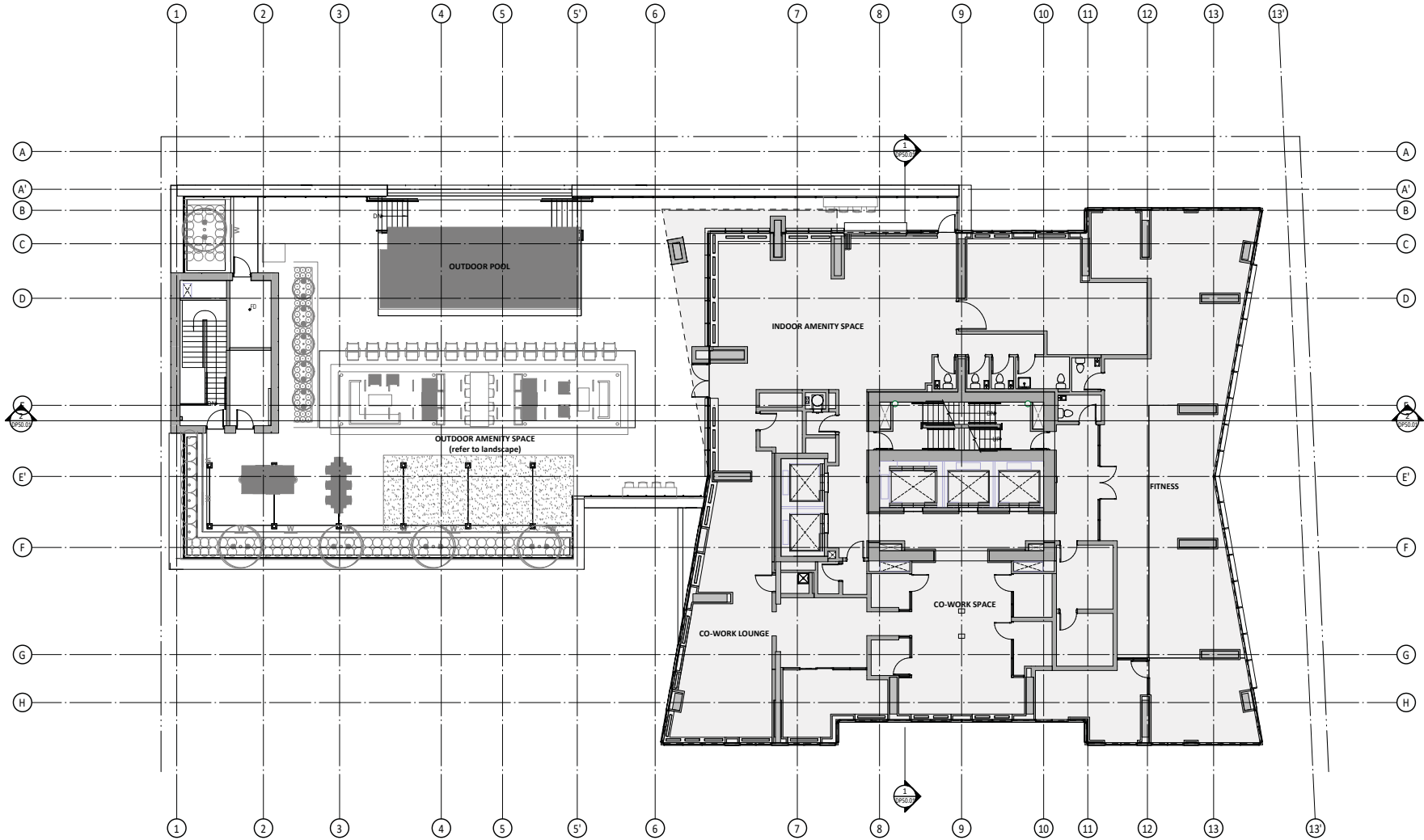
Seattle
T 206.296.0086

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DP20.08	Revision Number
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F





1 AMENITY FLOOR PLAN (L9)
DP20.10 1:100

Notes:
• Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
• Note when required minimum clear dimensions will be identified.
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• Do not scale drawings.
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DP DRAFT REVIEW 2020-05-19
No Description Date (YYYY-MM-DD)

Issued For / Revisions

Project Project Number: 19065
TWO PARK CENTRAL
HNC 500 Block II LP
by its general partner
HNC 500 Block II Inc
507 11 Av SW, Calgary, Alberta
Legal Description: Building Permit No.
Plan 1811169 Block 70 Lot 4B
Development Permit No. DP0000-4338 OSSP No.

Gibbs Gage
ARCHITECTS

350, 140 10 Ave SE, Calgary, Alberta, T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077
www.gibbsgage.com
Owner: HNC 500 Block II LP
Architect: Gibbs Gage Architects
Engineer: SCB
Quantity Surveyor: SCB
Interior Designer: SCB
Landscape Architect: SCB
Mechanical Engineer: SCB
Electrical Engineer: SCB
Civil Engineer: SCB
Structural Engineer: SCB
Fire Engineer: SCB
Acoustic Engineer: SCB
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Healthcare Engineer: SCB
Industrial Engineer: SCB
Marine Engineer: SCB
Mining Engineer: SCB
Power Engineer: SCB
Process Engineer: SCB
Transportation Engineer: SCB
Water Resources Engineer: SCB
Wind Engineer: SCB

Drawing Title
AMENITY FLOOR PLAN (L9)

Drawn by: Author Scale: 1:100
Reviewed by: NS/BS Date: (2020-07-15)
Manager: AD
Tech Reviewer:

Drawing Number
DP20.10 Revision Number

BIM 360://19065 - 2PC/19065-2PC-ARCH - Core and Shell.rvt
2021-01-29 12:41:12 PM

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AD Title Block - Rev 2 (2019-03-21)



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Project	Project Number: 19065
TWO PARK CENTRAL HNC 500 Block II LP by its general partner HNC 500 Block II Inc 507 11 Av SW, Calgary, Alberta	
Legal Description Plan 1811169 Block 70 Lot 48	Building Permit No.
Development Permit No. DP2020-4338	DSSP No.

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Ph: 403.233.2000 Fax: 403-264-2077


Drawing Title
TYPICAL TOWER PLAN
(L10-L39)

Tech Review:	

Drawing Number DP20.11	Revision Number
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DTR1		Date 6
No.	Description	Date (YYYY-MM-DD)
Issued For / Revisions 		
Project	Project Number: 19065	
TWO PARK CENTRAL HNC 500 Block II LP by its general partner HNC 500 Block II Inc 507 11 Av SW, Calgary, Alberta		
Legal Description Plan 1811169 Block 70 Lot 48		Building Permit No.
Development Permit No. DP2020-4338		OSSP No.

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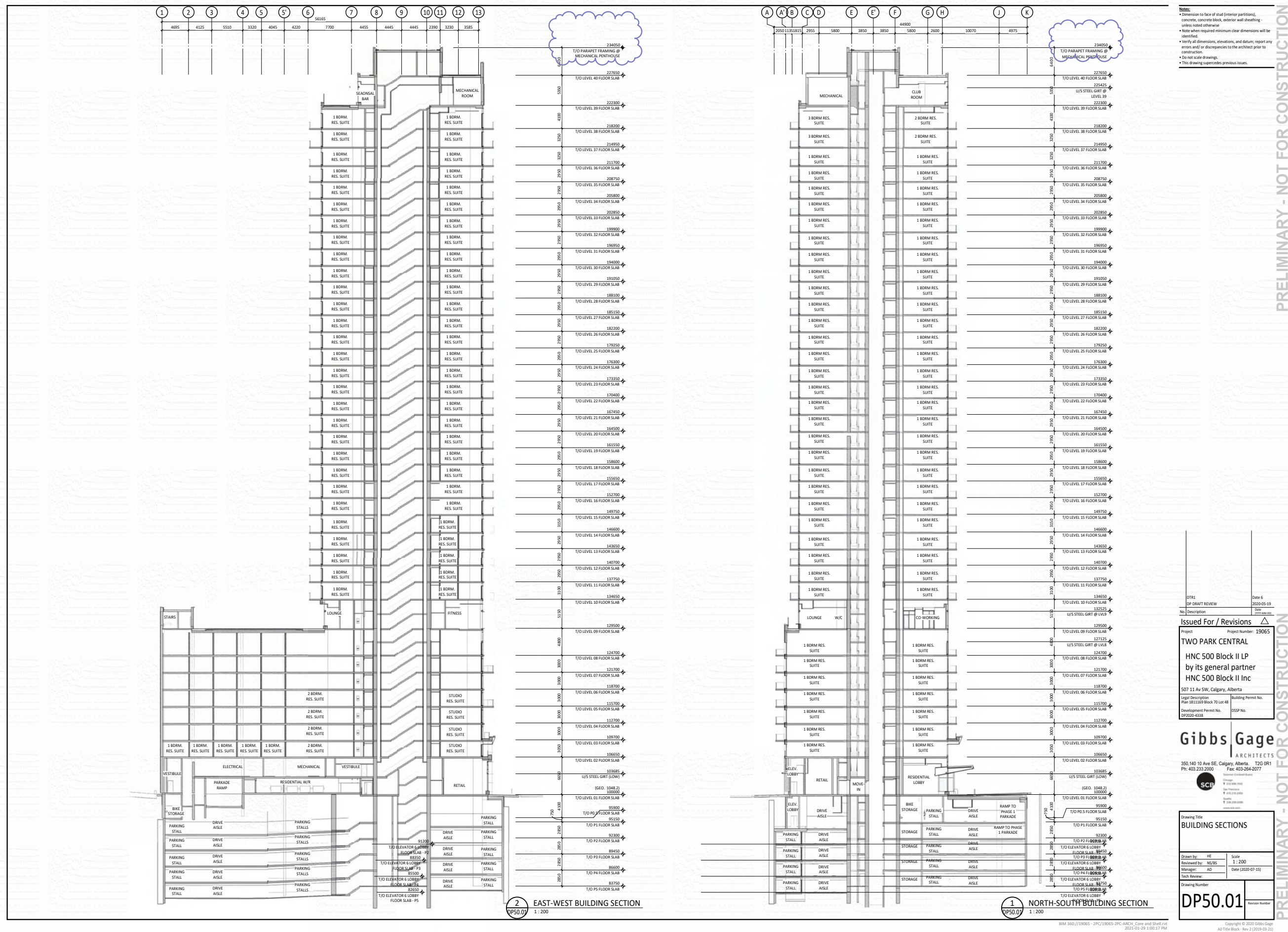
Seattle
T 206.206.0086

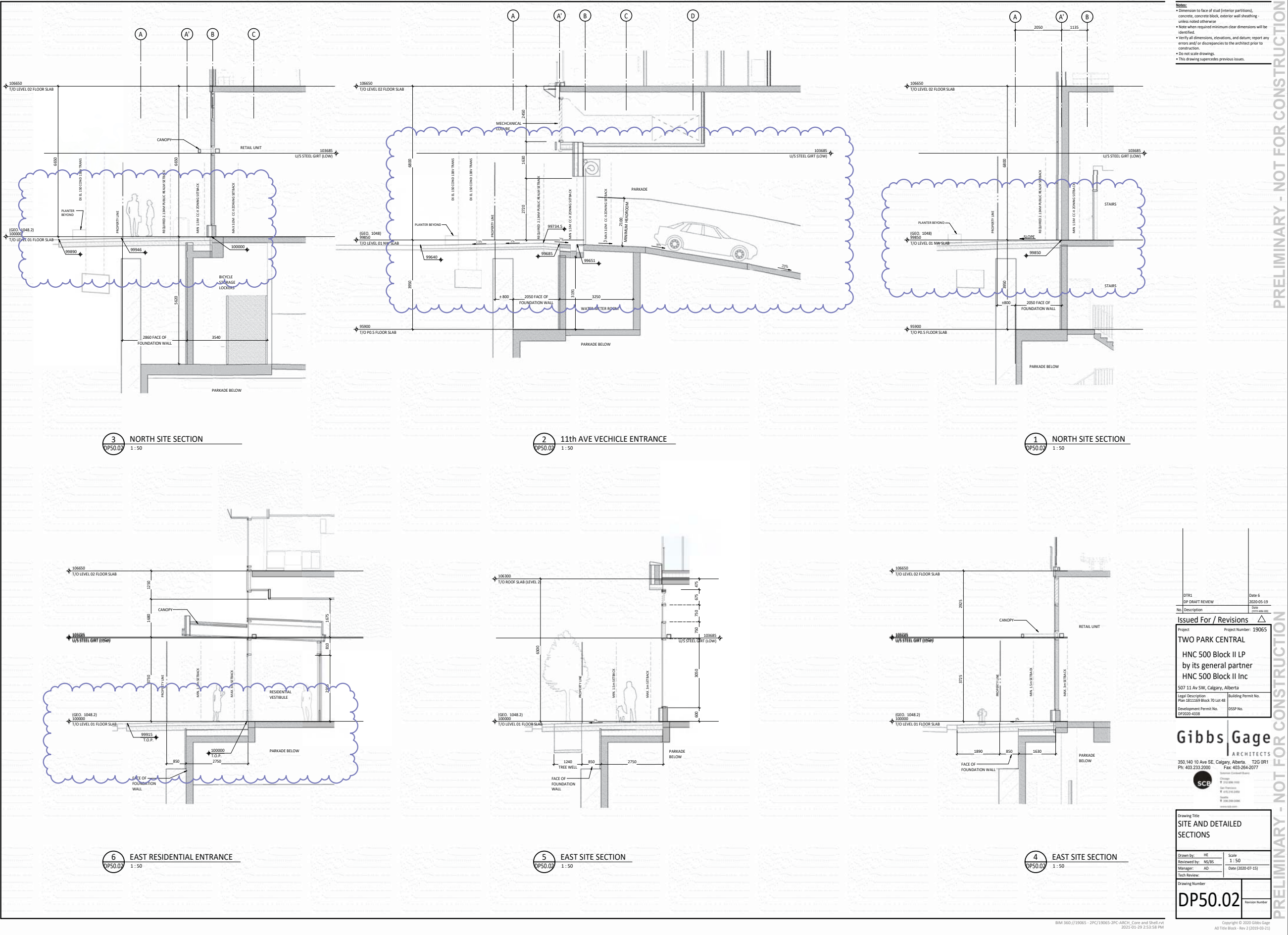
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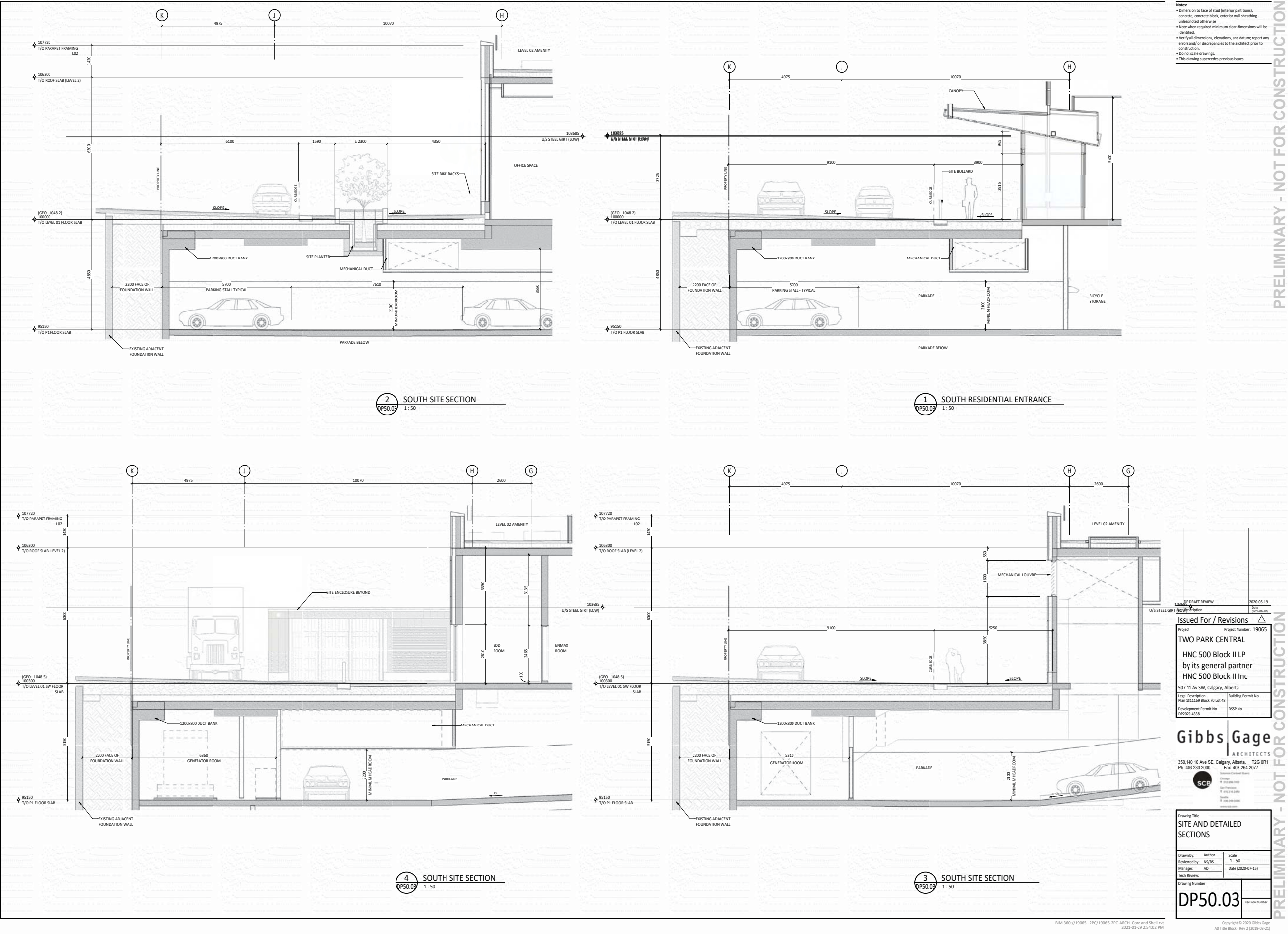
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Drawn by: Author Reviewed by: NS/BS Manager: AD Tech Review:	Scale 1 : 100 Date (2020-07-15)
Drawing Number DP20.12	Revision Number

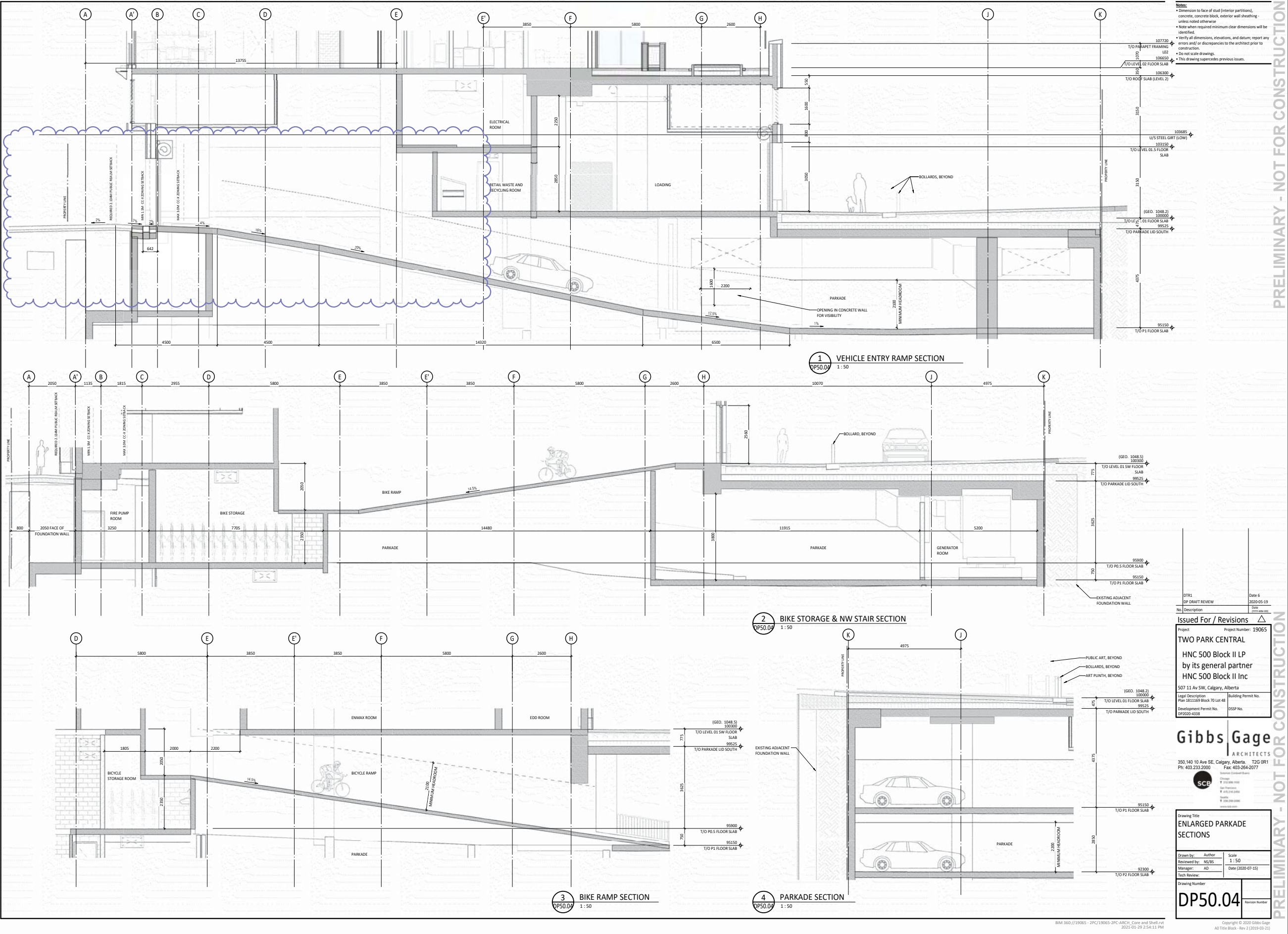


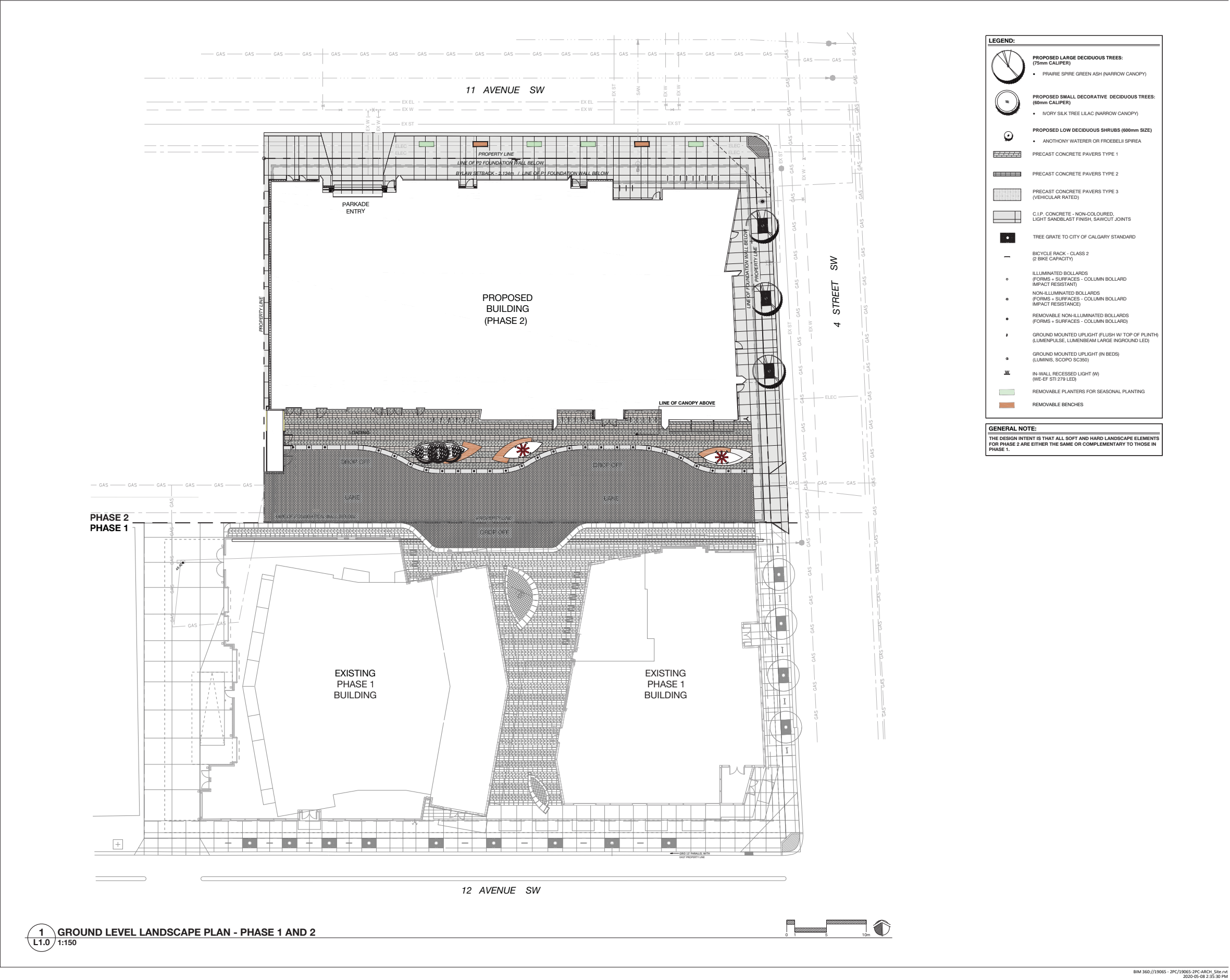












1 GROUND LEVEL LANDSCAPE PLAN - PHASE 1 AND 2
L1.0 1:150

LEGEND:

- PROPOSED LARGE DECIDUOUS TREES: (75mm CALIPER)**
 - PRAIRIE SPIRE GREEN ASH (NARROW CANOPY)
- PROPOSED SMALL DECORATIVE DECIDUOUS TREES: (60mm CALIPER)**
 - IVORY SILK TREE LILAC (NARROW CANOPY)
- PROPOSED LOW DECIDUOUS SHRUBS (600mm SIZE)**
 - ANOTHONY WATERER OR FROEBELII SPIREA
- PRECAST CONCRETE PAVERS TYPE 1
- PRECAST CONCRETE PAVERS TYPE 2
- PRECAST CONCRETE PAVERS TYPE 3 (VEHICULAR RATED)
- C.I.P. CONCRETE - NON-COLOURED, LIGHT SANDBLAST FINISH, SAWCUT JOINTS
- TREE GRATE TO CITY OF CALGARY STANDARD
- BICYCLE RACK - CLASS 2 (2 BIKE CAPACITY)
- ILLUMINATED BOLLARDS (FORMS + SURFACES - COLUMN BOLLARD IMPACT RESISTANT)
- NON-ILLUMINATED BOLLARDS (FORMS + SURFACES - COLUMN BOLLARD IMPACT RESISTANCE)
- REMOVABLE NON-ILLUMINATED BOLLARDS (FORMS + SURFACES - COLUMN BOLLARD)
- GROUND MOUNTED UPLIGHT (FLUSH W/ TOP OF PLINTH) (LUMENPULSE, LUMENBEAM LARGE INGROUND LED)
- GROUND MOUNTED UPLIGHT (IN BEDS) (LUMINIS, SCOPO SC350)
- IN-WALL RECESSED LIGHT (W) (WE-EF ST1278 LED)
- REMOVABLE PLANTERS FOR SEASONAL PLANTING
- REMOVABLE BENCHES

GENERAL NOTE:
THE DESIGN INTENT IS THAT ALL SOFT AND HARD LANDSCAPE ELEMENTS FOR PHASE 2 ARE EITHER THE SAME OR COMPLEMENTARY TO THOSE IN PHASE 1.

Notes:
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• Do not scale drawings.
• This drawing supersedes previous issues.

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5	ISSUED FOR DTR RESPONSE	2021-01-29
4	ISSUED FOR DP	2020-07-11
3	ISSUED FOR COORDINATION	2020-06-03
2	ISSUED FOR UPDATE	2020-05-28
1	ISSUED FOR SCHEMATIC DESIGN	2020-05-15

No. Description Date (YYYY-MM-DD)

Issued For / Revisions	
Project	Project Number: 19065
TWO PARK CENTRAL	
Calgary, Alberta	
Legal Description	Building Permit No.
Plan 1811169 Block 70 Lot 48	
Development Permit No.	DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Ave SE, Calgary, Alberta T2G 0R1
Ph: 403.253.2000 Fax: 403.264.2077

Drawing Title	
GROUND LEVEL LANDSCAPE PLAN PHASE 1 AND 2	
Drawn by: FM/AD/GV	Scale 1:150
Reviewed by: TM	Date (YYYY-MM-DD)
Manager:	2020-05-15
Tech Review:	
Drawing Number	Revision Number
L1.0	

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A0 Title Block - Rev 2 (2019-03-21)

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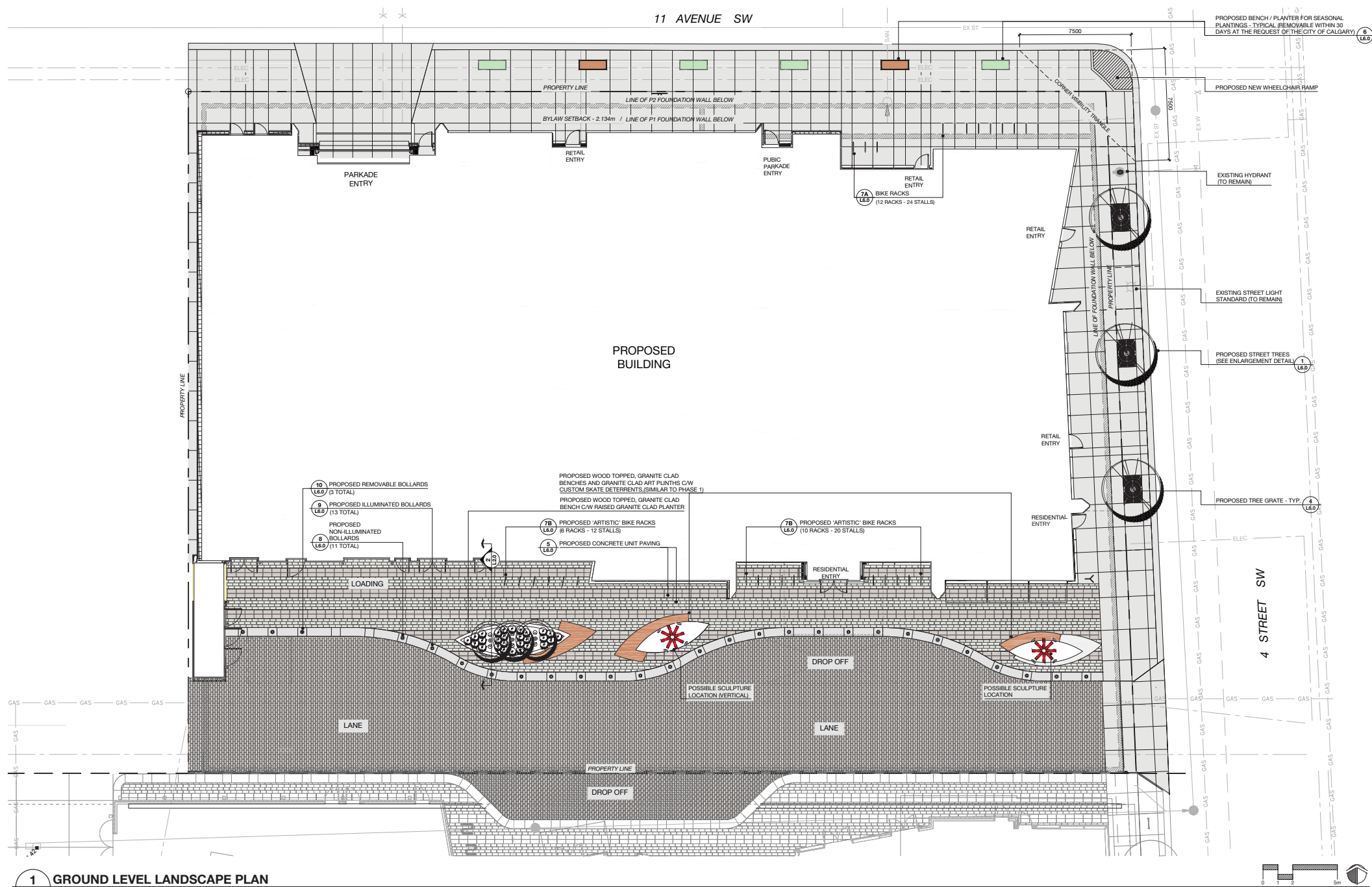
PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

Notes:

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- Verify all dimensions, elevations, and datum; report any errors and/or discrepancies to the architect prior to construction.
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1
L2.0
GROUND LEVEL LANDSCAPE PLAN
1:100

LANDSCAPE BYLAW REQUIREMENTS:	
ZONING: DC 255D2017 BASED ON CENTRE CITY MIXED USE (CC-X) DISTRICT OF BYLAW 1P2007	
LANDSCAPE AREA REQUIRED 30% OF PARCEL AREA • (2873.19m ² X 0.3) = 861.96m ²	LANDSCAPE AREA PROVIDED:
	• 1,110.74m ² (AT GRADE) • 196.50m ² (AT LEVEL 02 - 6.3m ABOVE GRADE) • 597.72m ² (AT LEVEL 09 - 29.1m ABOVE GRADE) TOTAL LANDSCAPE AREA PROVIDED: 1,894.96m²
TREE AND SHRUB QUANTITIES	
	TREES PROVIDED:
TREES REQUIRED: • NO QUANTITY STIPULATED	• DECIDUOUS TREES (PROVIDED ON CITY PROPERTY) 3
	• DECIDUOUS PROVIDED (AT GRADE AND WITHIN PARCEL) 3
SHRUBS REQUIRED: • NO QUANTITY STIPULATED	• DECIDUOUS PROVIDED (ON LEVEL 09 AMENITY) 2
	TOTAL TREES PROVIDED: 8
OUTDOOR BICYCLE STALLS	
	SHRUBS PROVIDED:
CLASS 2 STALL REQUIREMENT: (@ 10 STALLS PER DWELLING UNIT + 5% OF VEHICLE STALL REQUIREMENT) • 56 STALLS	• SHRUBS (PROVIDED AT GRADE) 28
	• SHRUBS (PROVIDED ON LEVEL 02 AMENITY) 6
	• SHRUBS (PROVIDED ON LEVEL 09 AMENITY) 87
	• SHRUBS (PROVIDED ON 39 AMENITY) -
	TOTAL SHRUBS PROVIDED: 121
	BICYCLE STALLS PROVIDED AT GRADE:
	• 16 'ARTISTIC' BIKE RACKS - 2 BIKE CAPACITY (IN SOUTH LANEWAY) 32
	• 12 BIKE RACKS - 2 BIKE CAPACITY (NORTH SIDE OF BUILDING) 24
	TOTAL BICYCLE STALLS PROVIDED: 56

LEGEND:

PLANT MATERIALS:

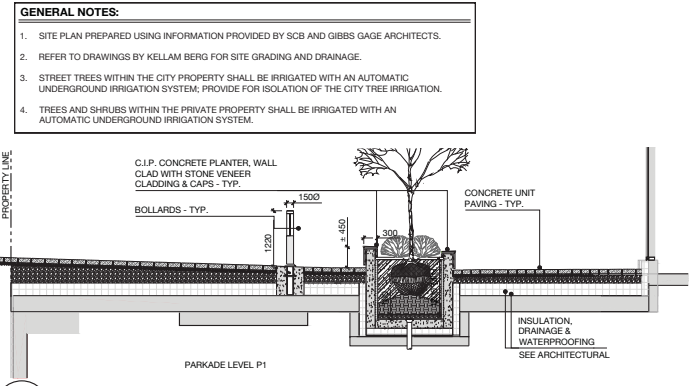
- 3 PROPOSED LARGE DECIDUOUS TREES: (75mm CALIPER)
 - PRAIRIE SPIRE GREEN ASH
- 3 PROPOSED SMALL DECIDUOUS TREES: (75mm CALIPER)
 - IVORY SILK TREE LILAC
- 28 PROPOSED SHRUBS: (600mm HEIGHT / 600mm SPREAD)
 - ANTHONY WATERER SPIREA
 - FROEBELII SPIREA

SURFACE MATERIALS:

- PRECAST CONCRETE PAVERS TYPE 1
- PRECAST CONCRETE PAVERS TYPE 2
- PRECAST CONCRETE PAVERS TYPE 3 (VEHICULAR RATED)
- C.I.P. CONCRETE - NON-COLOURED, LIGHT SANDBLAST FINISH, SAWCUT JOINTS

SITE ELEMENTS:

- 3 TREE GRATE (TO CITY OF CALGARY STANDARD - SUNBURST)
- 24 BICYCLE RACKS - CLASS 2 (2 BIKE CAPACITY)
- 13 ILLUMINATED BOLLARDS (FORMS + SURFACES - COLUMN BOLLARD IMPACT RESISTANT)
- 11 NON-ILLUMINATED BOLLARDS (FORMS + SURFACES - COLUMN BOLLARD IMPACT RESISTANT)
- 3 REMOVABLE NON-ILLUMINATED BOLLARDS (FORMS + SURFACES - COLUMN BOLLARD)
- 4 PLANTERS FOR SEASONAL PLANTING (REMOVABLE WITHIN 30 DAYS OF CITY REQUEST)
- 2 FREESTANDING BENCHES (REMOVABLE WITHIN 30 DAYS OF CITY REQUEST)
- 8 GROUND MOUNTED UPLIGHT (FLUSH W/ TOP OF PLINTH) (LUMENPULSE, LUMINEAR, LARGE INGROUND LED)
- 6 GROUND MOUNTED UPLIGHT (IN PLANTER) (LUMINIS SCOPO SC350)



2
L2.0
GROUND LEVEL PLANTER SECTION
1:50

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4	ISSUED FOR DP	2020-07-11
3	ISSUED FOR COORDINATION	2020-06-08
2	ISSUED FOR UPDATE	2020-05-15
1	ISSUED FOR SCHEMATIC DESIGN	2020-05-15
No.	Description	Date (YYYY-MM-DD)
Issued For / Revisions		
Project		
Project Number: 19065		
TWO PARK CENTRAL		
Calgary, Alberta		
Legal Description	Building Permit No.	
Plan 1813169 Block 70 Lot 48	T25P No.	
Development Permit No.		

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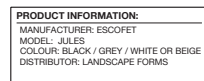
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Drawn by: FM/AD/GY	Scale: 1:100
Reviewed by: TM	Date (YYYY-MM-DD): 2020-05-15
Manager:	Tech Reviewer:
Drawing Number: L2.0	Revision Number:

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IRRIGATION NOTE:
ALL SHRUB AREAS WILL BE IRRIGATED WITH A LOW FLOW (DRIP / BUBBLER) AUTOMATED IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS CONFINED TO THE PLANTING BEDS ONLY.



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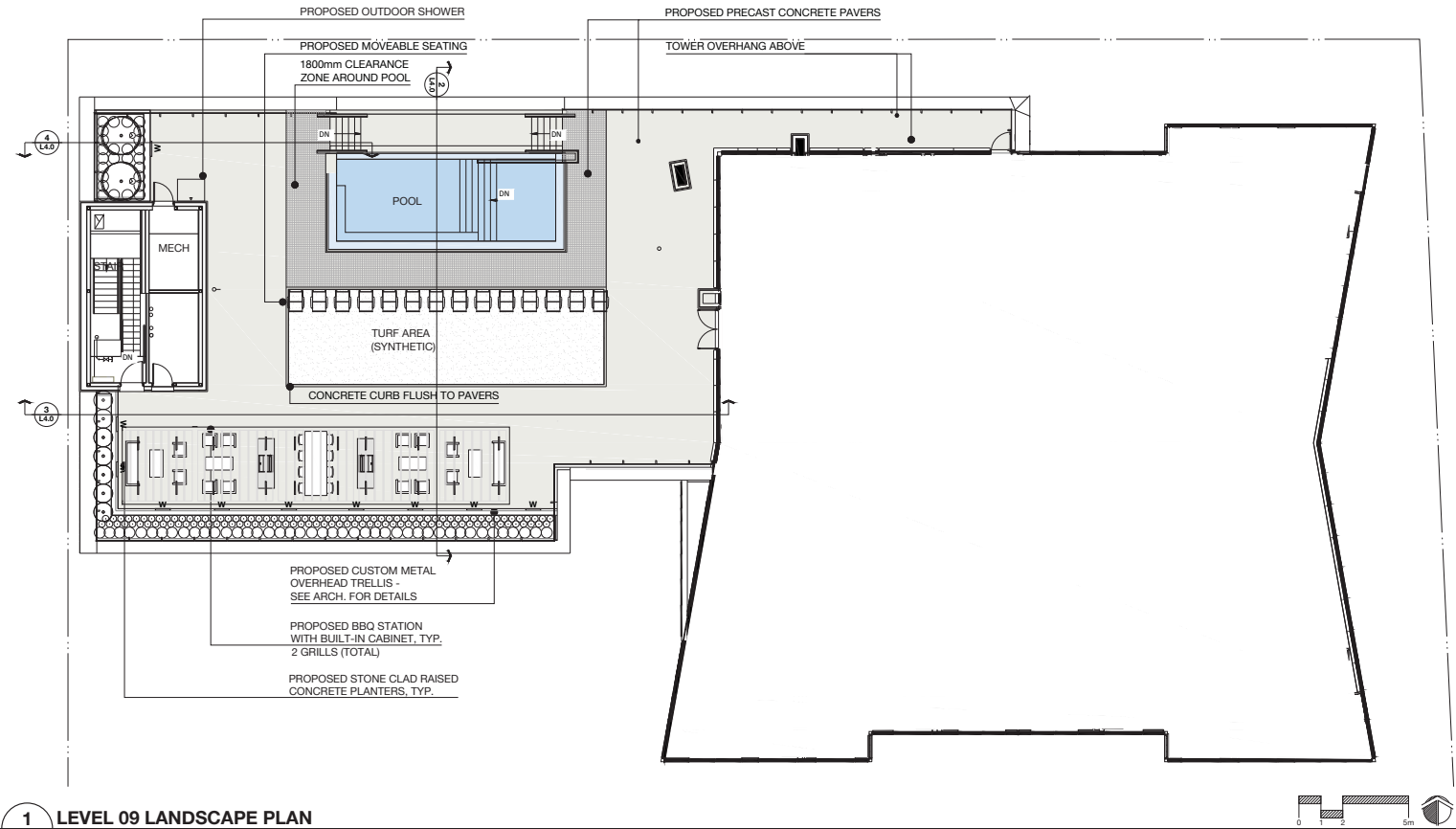


Notes:
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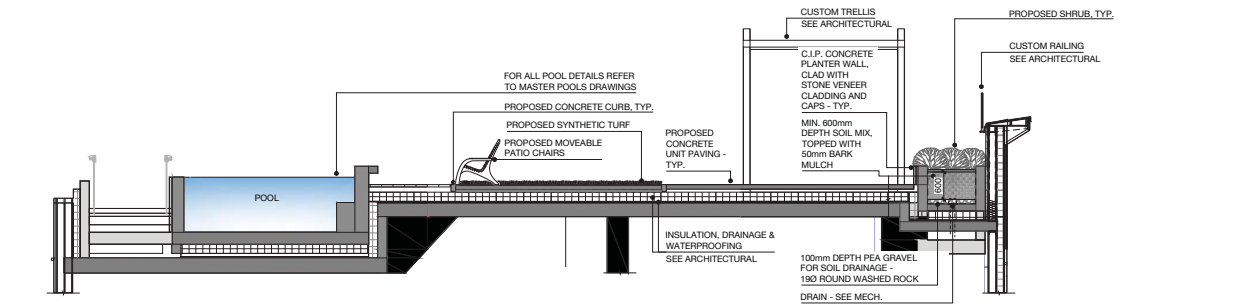
1 LEVEL 09 LANDSCAPE PLAN
L4.0 1:100



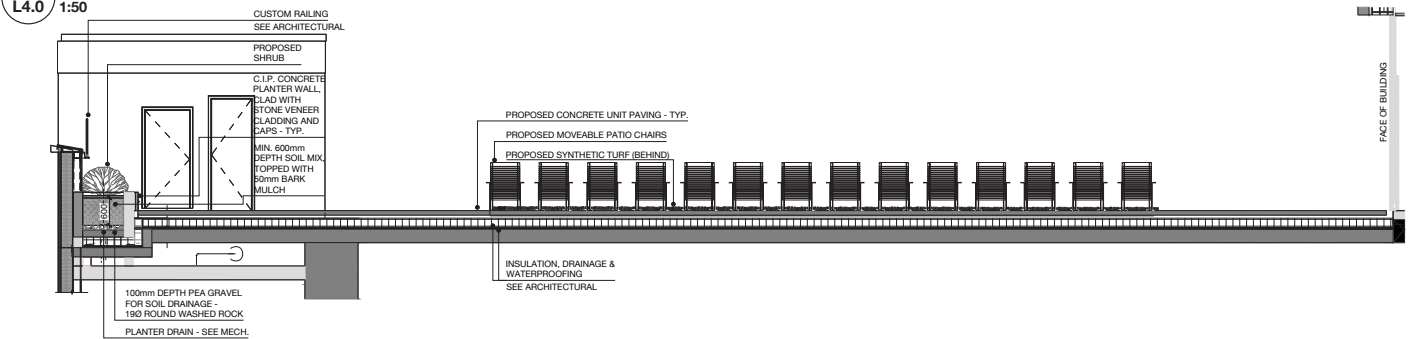
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QTY.	SYMBOL	DESCRIPTION
2		MEDIUM DECIDUOUS TREES (75mm CALIPER) • THUNDERCHILD CRABAPPLE • IVORY SILK TREE LILAC • SPRING SNOW CRAB • GLADIATOR CRABAPPLE
87		SHRUBS (#5 CONTAINER - 2.5m MAX. HEIGHT) • ALFREDO COMPACT CRANBERRY • BARBERRY • FROEBELI OR GOLDMOUND SPIREA • HYDRANGEA • SEM FALSE SPIREA • DWARF KOREAN LILAC • HANSA ROSE • CALGARY CARPET JUNIPER
118		PERENNIALS / GRASSES (#2 CONTAINER) • PERSICARIA / FLEECEFLOWER • DAYLILY • AUTUMN JOY SEDUM • KARL FORSTER FEATHER REED GRASS • BLUE OAT GRASS

IRRIGATION NOTE:
ALL TREES AND SHRUB AREAS WILL BE IRRIGATED WITH A LOW FLOW (DRIP / BUBBLER) AUTOMATED IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS CONFINED TO THE TREE AND SHRUB BEDS ONLY.

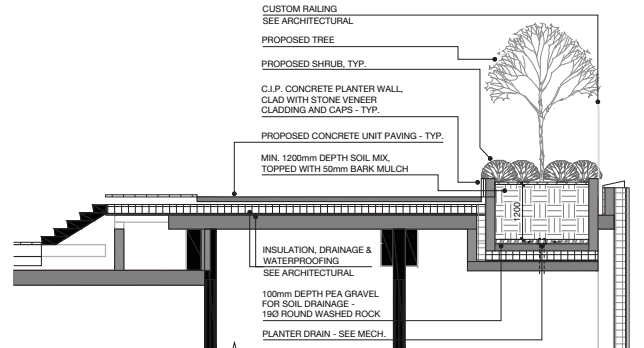
PROPOSED LIGHT FIXTURES:		
QTY.	SYMBOL	DESCRIPTION
20		LED LINEAR LIGHT - SURFACE MOUNTED ON TRELLIS • LED LINEAR - XOOLUM HYDRA IP 67
10		IN-WALL RECESSED LIGHT (W) • WE-EF ST1 279 LED
2		GROUND MOUNTED UPLIGHT (IN BEDS) • LUMINIS SCOPO SC350



2 A-A SECTION / ELEVATION (NORTH TO SOUTH)
L4.0 1:50



3 B-B SECTION / ELEVATION (WEST TO EAST)
L4.0 1:50



4 C-C SECTION (THROUGH NW PLANTER)
L4.0 1:50

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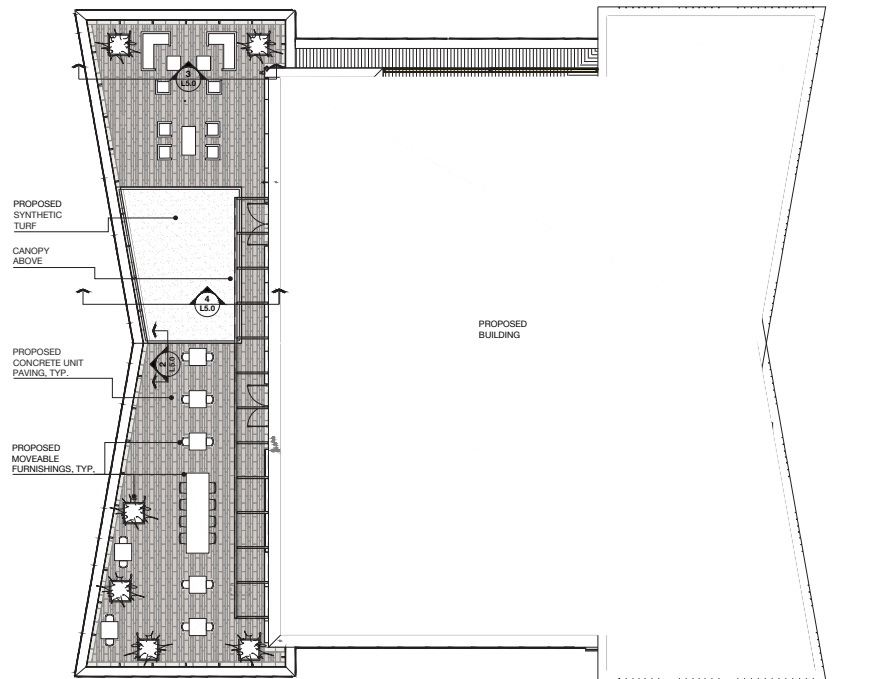
No.	Description	Date
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4	ISSUED FOR DP	2020-07-13
3	ISSUED FOR COORDINATION	2020-06-09
2	ISSUED FOR UPDATE	2020-05-21
1	ISSUED FOR SCHEMATIC DESIGN	2020-05-15

Issued For / Revisions	
Project	Project Number: 19065
TWO PARK CENTRAL	
Calgary, Alberta	
Legal Description	Building Permit No.
Plan 1811169 Block 70 Lot 48	
Development Permit No.	DSSP No.

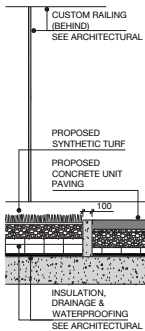
Gibbs Gage ARCHITECTS
350, 140 10 Ave SE, Calgary, Alberta, T2G 0R1
Ph: 403.253.2000 Fax: 403.264.2077

Drawing Title	
LEVEL 09 LANDSCAPE PLAN	
Drawn by: FM/AD/GT	Scale: AS SHOWN
Reviewed by: TM	Date: (YYYY-MM-DD)
Manager:	2020-05-15
Tech Reviewer:	
Drawing Number	Revision Number
L4.0	

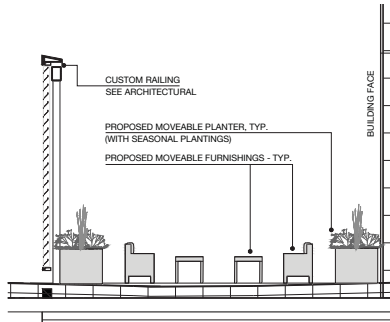
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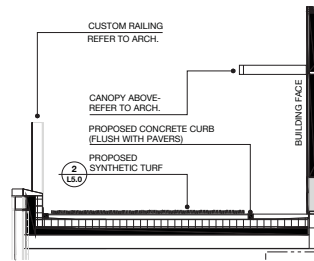
1 LEVEL 39 LANDSCAPE PLAN
L5.0 1:100



2 SYNTHETIC TURF DETAIL
L5.0 1:25



3 PATIO SECTION / ELEVATION
L5.0 1:50



4 SYNTHETIC TURF SECTION
L5.0 1:50

Notes:

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3	ISSUED FOR COORDINATION	2020-06-03
2	ISSUED FOR UPDATE	2020-05-21
1	ISSUED FOR SCHEMATIC DESIGN	2020-05-15

No.	Description	Date (YYYY-MM-DD)
Issued For / Revisions		
Project		
Project Number: 19065		
TWO PARK CENTRAL		
Calgary, Alberta		
Legal Description		Building Permit No.
Plan 1811169 Block 70 Lot 48		
Development Permit No.		DSSP No.

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Drawing Title	
LEVEL 39 LANDSCAPE PLAN	
Drawn by: FM/AD/GV	Scale: AS SHOWN
Reviewed by: TM	Date (YYYY-MM-DD): 2020-05-15
Manager:	
Tech Reviewer:	
Drawing Number	Revision Number
L5.0	

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3	ISSUED FOR COORDINATION	2020-06-03
2	ISSUED FOR UPDATE	2020-05-28
1	ISSUED FOR SCHEMATIC DESIGN	2020-05-15
No Description		DATE OF LAST REVISION
Issued For / Revisions		△
Project		Project Number : 19065
TWO PARK CENTRAL		
Category, Alberta		
Legal Description		Building Permit No.
Plan 181169 Block 70 Lot 48		
Development Permit No.		ZSSP No.

350,140 10 Ave SE, Calgary, Alberta. T2G 0R1
Ph: 403.233.2000 Fax: 403-264-2077

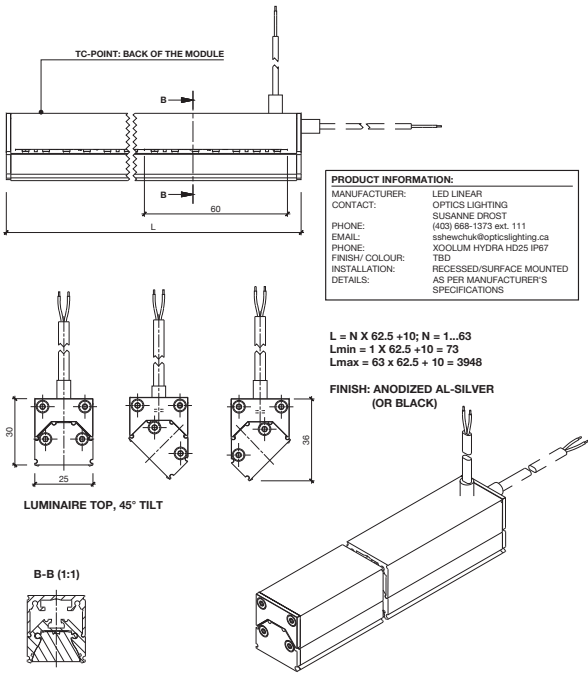
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Drawing Number	
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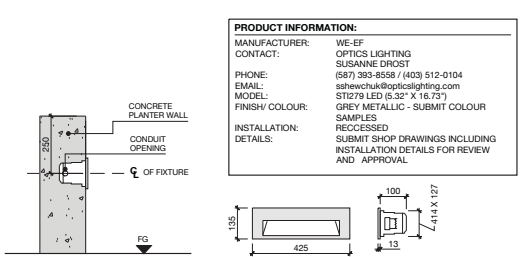
L6.0	Revision Number

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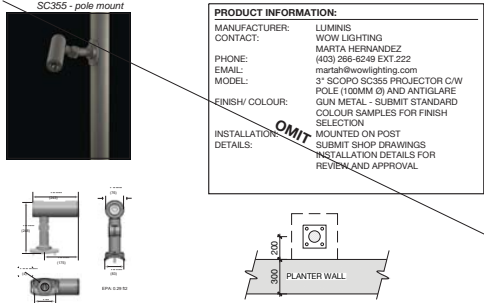
A0 Title Block - Rev 2 (2019-03-2)



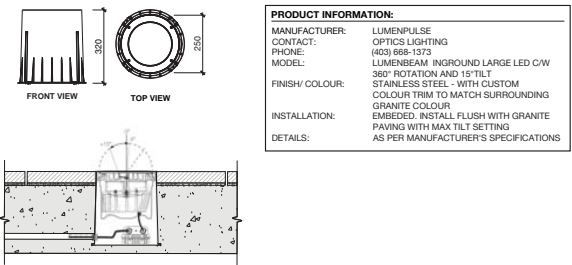
1 LED LINEAR LIGHT (MOUNTED ON 9TH LEVEL TRELLIS)
L7.0 1:20



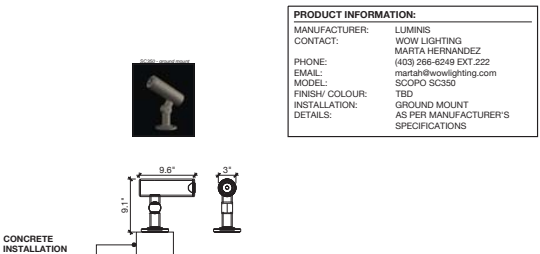
2 IN-WALL RECESSED LIGHT DETAIL
L7.0 1:10



3 SPOT LIGHT / TASK LIGHT DETAIL (REMOVED)
L7.0 1:10



4 IN-GROUND UPLIGHT DETAIL (FLUSH WITH TOP OF ART PLINTHS)
L7.0 1:10



5 TREE UPLIGHT (IN PLANTING BEDS)
L7.0 1:10

Notes:

- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
- Verify all dimensions, elevations, and datum; report any errors and/ or discrepancies to the architect prior to construction.
- Do not scale drawings.
- This drawing supersedes previous issues.

Solomon Cordwell Buenz

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No.	Description	Date (mm/dd/yyyy)
5	ISSUED FOR DTR RESPONSE	2021-01-29
4	ISSUED FOR DP	2020-07-11
3	ISSUED FOR COORDINATION	2020-06-01
2	ISSUED FOR UPDATE	2020-05-21
1	ISSUED FOR SCHEMATIC DESIGN	2020-05-15
Issued For / Revisions		
Project Number: 19065		
TWO PARK CENTRAL		
Calgary, Alberta		
Legal Description	Building Permit No.	
Plan 1811169 Block 70 Lot 48		
Development Permit No.	DSSP No.	

Gibbs | Gage ARCHITECTS

350, 140 10 Ave SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title	
LANDSCAPE LIGHTING	
Drawn by: FM/AD/GV	Scale: AS SHOWN
Reviewed by: TM	Date: (YYYY-MM-DD)
Manager:	2020-05-15
Tech Reviewer:	
Drawing Number	Revision Number
L7.0	

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A0 Title Block - Rev 2 (2019-03-21)

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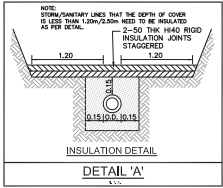
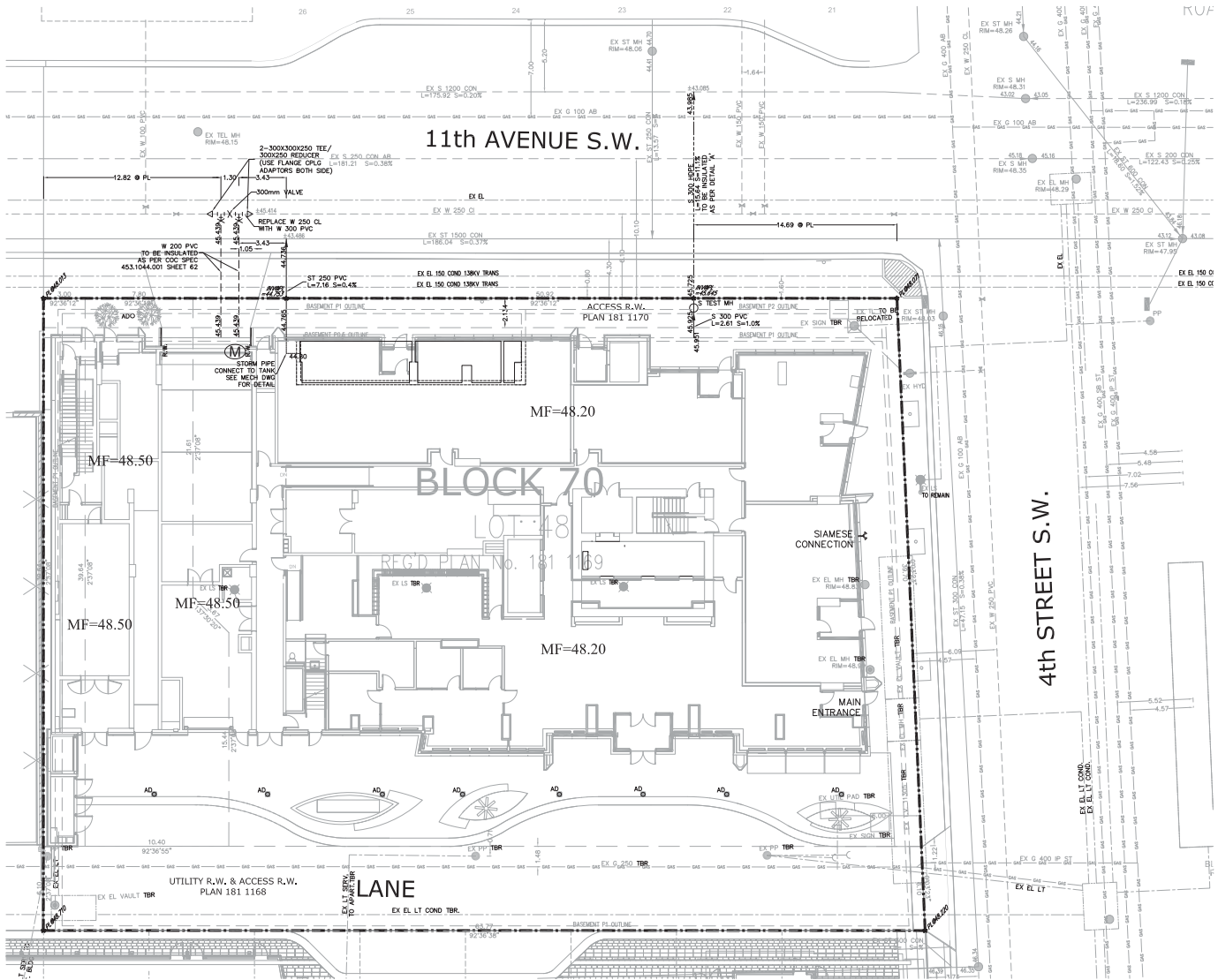
PRELIMINARY - NOT FOR CONSTRUCTION

BIM 360://19065 - 2PC/19065-2PC-ARCH_Site.rvt
2020-05-08 2:35:30 PM

KELLAM BERG ENGINEERING & SURVEYS LTD.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
3600 - 1A ST. SW. CALGARY, AB T2H 0G1
PHONE: (403) 640-0800 FAX: (403) 640-0878

- Notes:**
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
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 - Verify all dimensions, elevations, and datum; report any errors and/or discrepancies to the architect prior to construction.
 - Do not scale drawings.
 - This drawing supercedes previous issues.

PRELIMINARY - NOT FOR CONSTRUCTION



GLENMORE PRESSURE ZONE	
TOP OF WATER LEVEL	1116
TOP OF PRESSURE ZONE	1086
PRV SETS	1060
THEREFORE	PRV IS REQUIRED

* PRESSURE REDUCING VALVES (PRVs) ARE REQUIRED WHEN THE STATIC WATER PRESSURE EXCEEDS 56m (79.6 Psi)

IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE STATIC PRESSURE, PRIOR TO INSTALLING THE WATER METER.

- NOTES:**
1. ALL PLANS SUBJECT TO TERMS OF DEVELOPMENT AGREEMENT.
 2. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
 3. ALL ELEVATIONS REFERENCED TO 1000 = GEODETIC DATUM.
 4. ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
 5. WATER SERVICES SHALL HAVE A MIN. OF 27m COVER FOR LOOPED MAINS & SERVICES AND 3m COVER FOR DEAD END MAINS & SERVICES AND HYDRANT LEADS IN CLAY SOIL CONDITIONS AND 33m COVER IN GRAVEL CONDITIONS.
 6. WATER MAINS 150A OR LARGER SHALL BE PVC DIPS.
 7. ALL HYDRANT LEADS ARE TO BE PVC DIPS.
 8. ALL SANITARY & STORM MAINS 150A OR LARGER SHALL BE PVC DIPS.
 9. ALL SANITARY SERVICES 100A OR SMALLER SHALL BE BOR-3.
 10. ALL PE WATER SERVICES SHALL BE OR-LT.
 11. SAN & STM SERVICES ARE TO BE BROUGHT TO 1.2m OUTSIDE THE FOUNDATION WALL. WATER SERVICES ARE TO BE BROUGHT TO MASTER CONTROL VALVE INSIDE THE BUILDING.
 12. SAN & STM CITY MAIN TIE-IN INVERTS TO BE CONFIRM PRIOR TO ON-SITE SAN & STM SERVICES INSTALLATION.
 13. MANHOLES TO BE TYPE 'A' SULPHATE RESISTANT CONCRETE AND TO BE INSTALLED IN ACCORDANCE WITH CITY OF CALGARY SPECIFICATIONS.
 14. ALL CONCRETE SEWER PIPES, MANHOLES, CATCH BASIN BARRELS SHALL BE SULPHATE RESISTANT CONCRETE (TYPE III).
 15. STORM & SANITARY PIPES BEHIND AND BACKFILL SHOULD FOLLOW STD. DING. 402.100.001 SHEET 2. WATER PIPES BEHIND AND BACKFILL SHOULD FOLLOW STD. DING. 402.100.001 SHEET 2A.
 16. ALL EMBANKMENT MATERIAL SHALL CONFORM TO THE EMBANKMENT MATERIALS SPECIFIED IN ASTM D2051.
 17. IF REPAIRS ARE NEEDED, CONNECT TO SUMP PUMP. WEEPING TILE SHALL BE PUMPED TO GRADE TO A POINT PAST THE DOWNSPOUTS VIA A BASEMENT SUMP AND PUMP, AS PER ALBERTA BUILDING CODE.
 18. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM THE BUILDING.
 19. EXACT ELEVATION OF MANHOLE RIMS ARE TO BE SET IN THE FIELD PRIOR TO FINAL ASPHALT LIFT.
 20. PLASTIC PLUGS TO BE USED IN PLACE OF PARSON INSERTS ON SANITARY MANHOLES SITUATED IN TRAP LOVS.
 21. ALL WATERLINE TO BE JOINTLESS UNDER BUILDINGS.
 22. THE CONTRACTOR MUST VERIFY THE EXISTING PIPE INVERTS PRIOR TO INSTALLATION TO AVOID POTENTIAL CONFLICT.
 23. SANITARY INTERIOR DRAIN MANHOLE IS REQUIRED WHEN THE ELEVATION DIFFERENCE BETWEEN THE INCOMING PIPE INVERT AND THE OUTGOING PIPE CENTRELINER GREATER THAN 1.0m.
 24. WHEN DEEP UTILITY CROSSING, THE SPACE BETWEEN IS LESS THAN 0.3m, SHOULD FOLLOW STD. DING. 402.100.001 SHEET 2B AND WHEN FULL AS PER STANDARD SPECIFICATIONS STREETS CONSTRUCTION 304.040.

LEGEND:	PROPOSED	EXISTING
STORM SEWER	ST 250 PVC	EX ST 250 PVC
SANITARY SEWER	S 250 PVC	EX S 250 PVC
WATER MAIN	W 250 PVC	EX W 250 PVC
CATCH BASIN	C	EX C
MANHOLE	M	EX M
MANHOLE GRATED TOP	G	EX G
WATER VALVE	V	EX V
FIRE HYDRANT	H	EX H
CAPPED PIPE END	E	EX E
WATER METER	M	EX M
REDUCER	R	EX R
CHECK VALVE	CV	EX CV
TRAFFIC LIGHT BASE	T	EX T
LIGHT STANDARD	L	EX L
INSULATED PIPE	I	EX I
DRAINAGE CHANNEL	D	EX D
SITE BOUNDARY	B	EX B
TO BE ABANDONED	TBA	EX TBA
TO BE REMOVED	TBR	EX TBR

0	FOR TENDER	2021-01-29
No.	Description	Date

Issued For / Revisions	
Project	Project Number: 19065
TWO PARK CENTRAL	
HNC 500 Block II LP	
by its general partner	
HNC 500 Block II Inc	
507 11 Av SW, Calgary, Alberta	
Legal Description	Building Permit No.
Plan 1811169 Block 70 Lot 48	
Development Permit No.	DSSP No.
DP2020-4338	

Gibbs Gage
ARCHITECTS

350,140 10 Ave SE, Calgary, Alberta. T2G 0G1
Ph: 403.233.2000



Drawing Title
**SITE SERVICING
PLAN**

Drawn by: VA	Scale
Reviewed by: IMG	1 : 150
Manager:	2020-01-29
Tech Review:	
Drawing Number	

C01A







































Revision Number
0

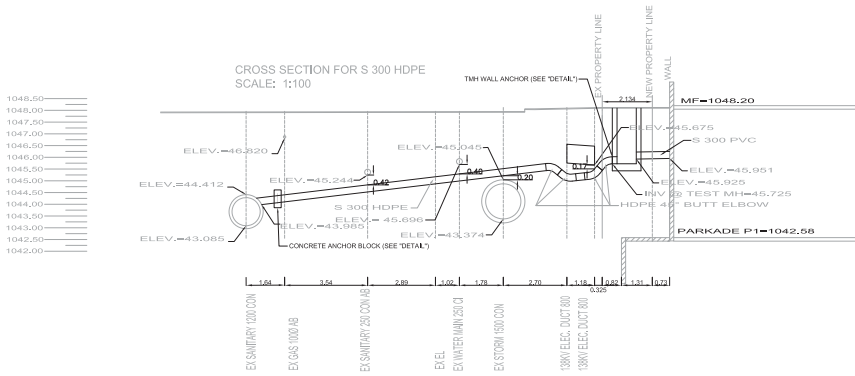
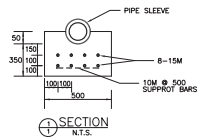
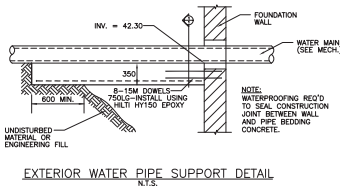
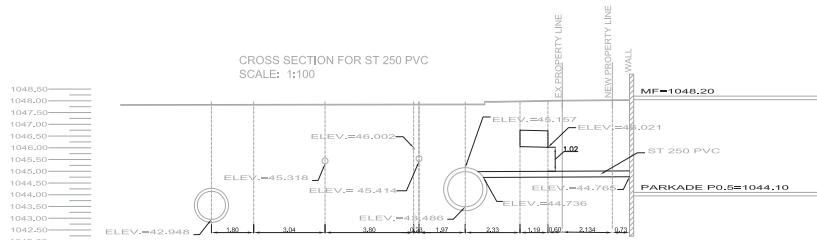
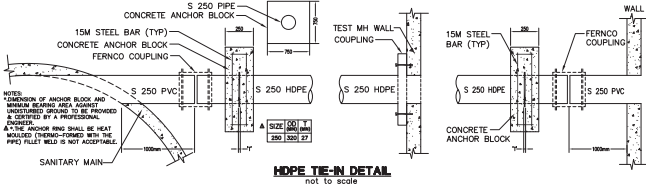
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- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
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- This drawing supercedes previous issues.



STAIRWAY SEWER		
SEWAGE SEWER		
WATER MAIN		
CATCHBASIN		
MANHOLE		
MANHOLE, GRATED TOP		
WATER VALVE		
FIRE HYDRANT		
CAPPED PIPE END		
WATER METER		
REGULATED		
CHECK VALVE		
TRAFFIC LIGHT BASE		
LIGHT STANDARD		
INSULATED PIPE		
DRAINAGE CHANNEL		
SECT. BOUNDARY		
TO BE ADJUNCTION		
TO BE REMOVED		



0	FOR TENDER	2021-01-25
No.	Description	Date (DD/MM/YY)

<p>Issued For / Revisions </p> <p>Project _____ Project Number: 19065</p>	
<p>TWO PARK CENTRAL</p>	
<p>Calgary, Alberta</p>	
<p>Legal Description Plan 1811169 Block 70 Lot 48</p>	<p>Building Permit No.</p>
<p>Development Permit No.</p>	<p>DSSP No.</p>

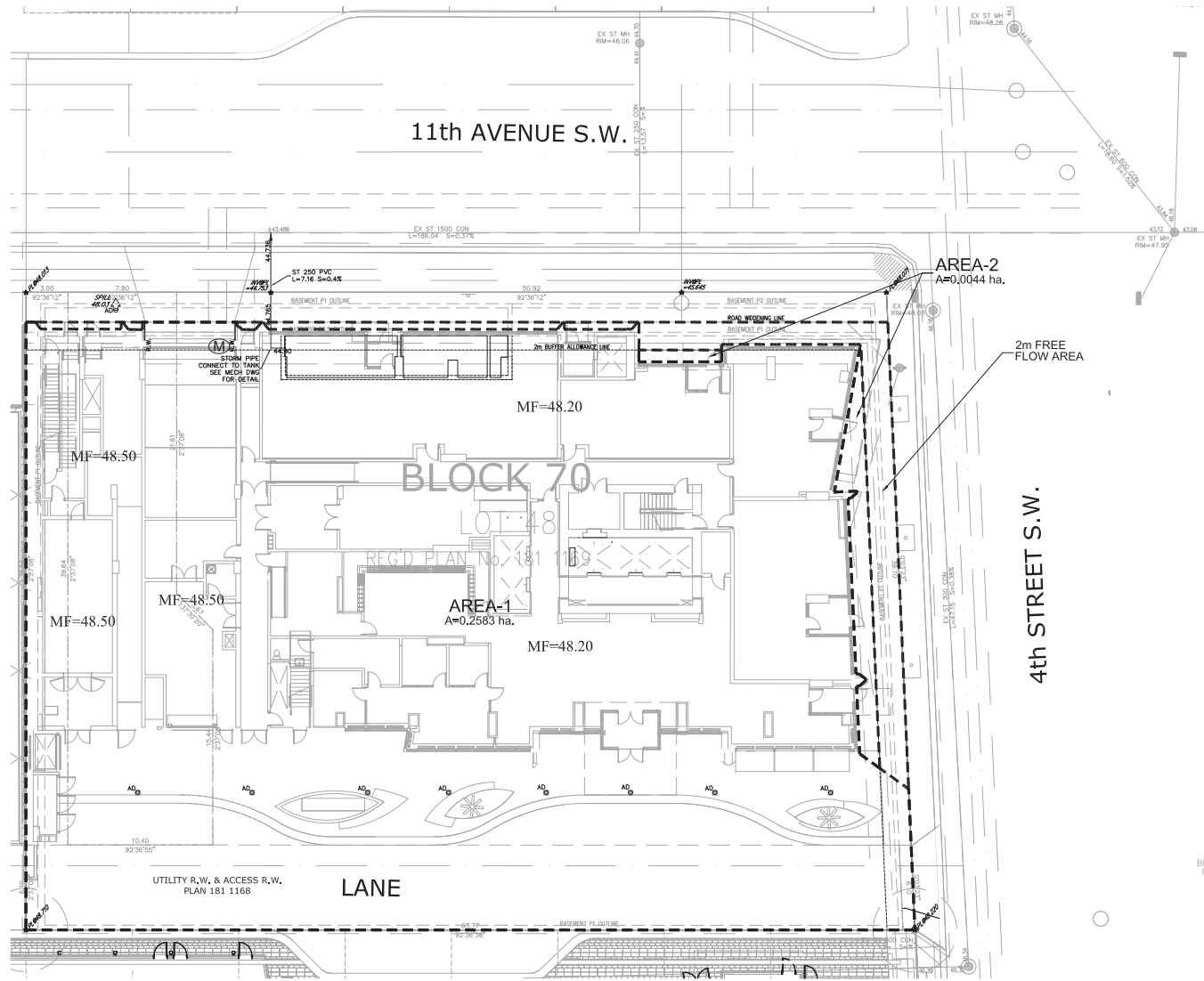
350,140 10 Ave SE, Calgary, Alberta. T2C 1A5
Ph: 403.233.2000 Fax: 403-264-2077

Drawing Title	
DETAIL	
PLAN	
Drawn by: VA	Scale
Reviewed by: MG	1 : 150
Manager:	2020-01-29
Tech Review:	
Drawing Number	
C01B	Revision Number
	0



- Notes:**
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
 - Note when required minimum clear dimensions will be identified.
 - Verify all dimensions, elevations, and datum; report any errors and/or discrepancies to the architect prior to construction.
 - Do not scale drawings.
 - This drawing supersedes previous issues.
- NOTES:**
1. ALL PLANS SUBJECT TO TERMS OF DEVELOPMENT AGREEMENT.
 2. ALL DIMENSIONS ARE IN METERS AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
 3. ALL ELEVATIONS REFERENCED TO 100 m GEODETIC DATUM.
 4. ALL CONCRETE SHALL BE SULPHATE RESISTANT CONCRETE TYPE 30.
 5. SEE SITE SERVICING PLAN FOR STORM SEWER DESIGN.

PRELIMINARY - NOT FOR CONSTRUCTION



STORM CALCULATIONS
AS PER CITY OF CALGARY DIRECTION, UNIT AREA RELEASE RATE FOR THE SITE SHALL BE 50 L/s/ha.
TOTAL ON-SITE AREA = 0.2738 ha.
UNIT AREA RELEASE RATE = 50 L/s/ha.
TOTAL ALLOWABLE FLOW INTO STORM MAIN
 $Q_t = 50 \times 0.2738 = 13.7 \text{ L/s}$

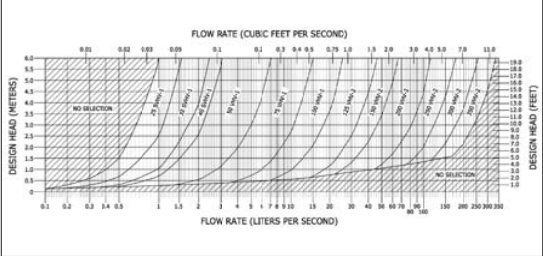
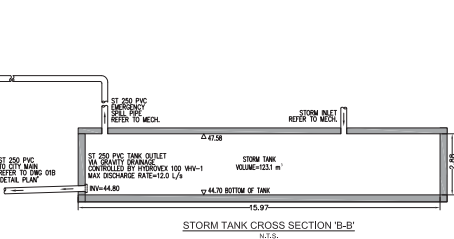
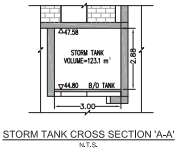
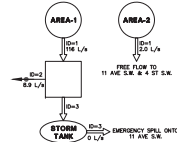
SEE ATTACHED DRAINAGE OUTLINE FOR MODELLING DETAILS 1:500 YEAR - 1:1 SCALE CHICAGO STORM 3 MINUTE TIME STEP.

AREA-1 (TO RETENTION TANK)
TOTAL AREA = 0.2583 ha.
ROOF AREA @ C=1.0 ----- 0.1751 ha.
CONCRETE AREA @ C=0.9 ----- 0.0620 ha.
GRASS AREA @ C=0.3 ----- 0.0012 ha.
 $C_p = 1.00(1.75(1+0.9(0.0620+0.3(0.0012))) = 0.965$
 $\therefore Q_p = 116 \text{ L/s (1:100 year) from SMH/MO Model}$
FLOW RESTRICTION
USING HYDROCK VERTICAL VORTEX FLOW REGULATOR, MODEL 100 VHV-1:
MAX DESIGN DISCHARGE, Q = 12.0 L/s
MAX DESIGN HEAD, H = 3.10 m
 $\therefore Q_p = 116 \text{ L/s (1:100 year) from SMH/MO Model}$

PONDING
STORMWATER RETENTION TANK
 $S_{\text{water}} = 80.8 \text{ m}^2$ (FROM MODELLING)
 $S_{\text{water}} = 12.1 \text{ m}^2 \times 80.8 \text{ m} = 978 \text{ m}^3$ OK
AREA-2 (FREE FLOW)
ADDITIONAL FREE FLOW AREA BEYOND THE 2m BUFFER ZONE FROM PL.
TOTAL AREA = 0.0044 ha.
ROOF AREA @ C=1.0 ----- 0.0000 ha.
CONCRETE AREA @ C=0.9 ----- 0.0044 ha.
GRASS AREA @ C=0.3 ----- 0.0000 ha.
 $C_p = 1.00(1+0.9(0.0044+0.3(0))) = 0.900$
 $\therefore Q_p = 2.0 \text{ L/s (1:100 year) from SMH/MO Model}$
FLOW RESTRICTION
NONE. FREE FLOW TO 11 AVE S.W. & 4 ST S.W.
 $\therefore Q_t = 2.0 \text{ L/s}$
TOTAL FLOW INTO STORM SEWER FROM SITE
 $= 8.9 + 2.0 = 10.9 \text{ L/s}$
 $10.9 \text{ L/s} < 13.1 \text{ L/s} \therefore \text{OK}$

100 VHV-1 @ RETENTION TANK

WATER HEAD (m)	FLOW RATE (L/s)
0.30	0.0
0.60	0.0
0.90	0.0
1.20	0.0
1.50	0.0
1.80	0.0
2.10	0.0
2.40	0.0
2.70	0.0
3.00	0.0



LEGEND:

- PROPERTY LINE
EASEMENT
STORM SEWER
CATCHMENT AREA BOUNDARY
MAIN FLOOR ELEVATION
CATCH BASIN WITH RIM ELEVATION
GRADED TOP MANHOLE WITH RIM ELEVATION
MANHOLES WITH RIM ELEVATION
TRAP LOW
OVERLAND ESCAPE ROUTE
(Greater than 1:100 Year Flow)
OVERLAND FLOW ROUTE
CITY OF CALGARY INLET
CONTROL DEVICE
DESIGN STANDHYD
COMPUTE DUALHYD
TRAP LONGPOND STORAGE
PIPED FLOWS
OVERLAND FLOWS
HYDROGRAPH ID
ADD HYD

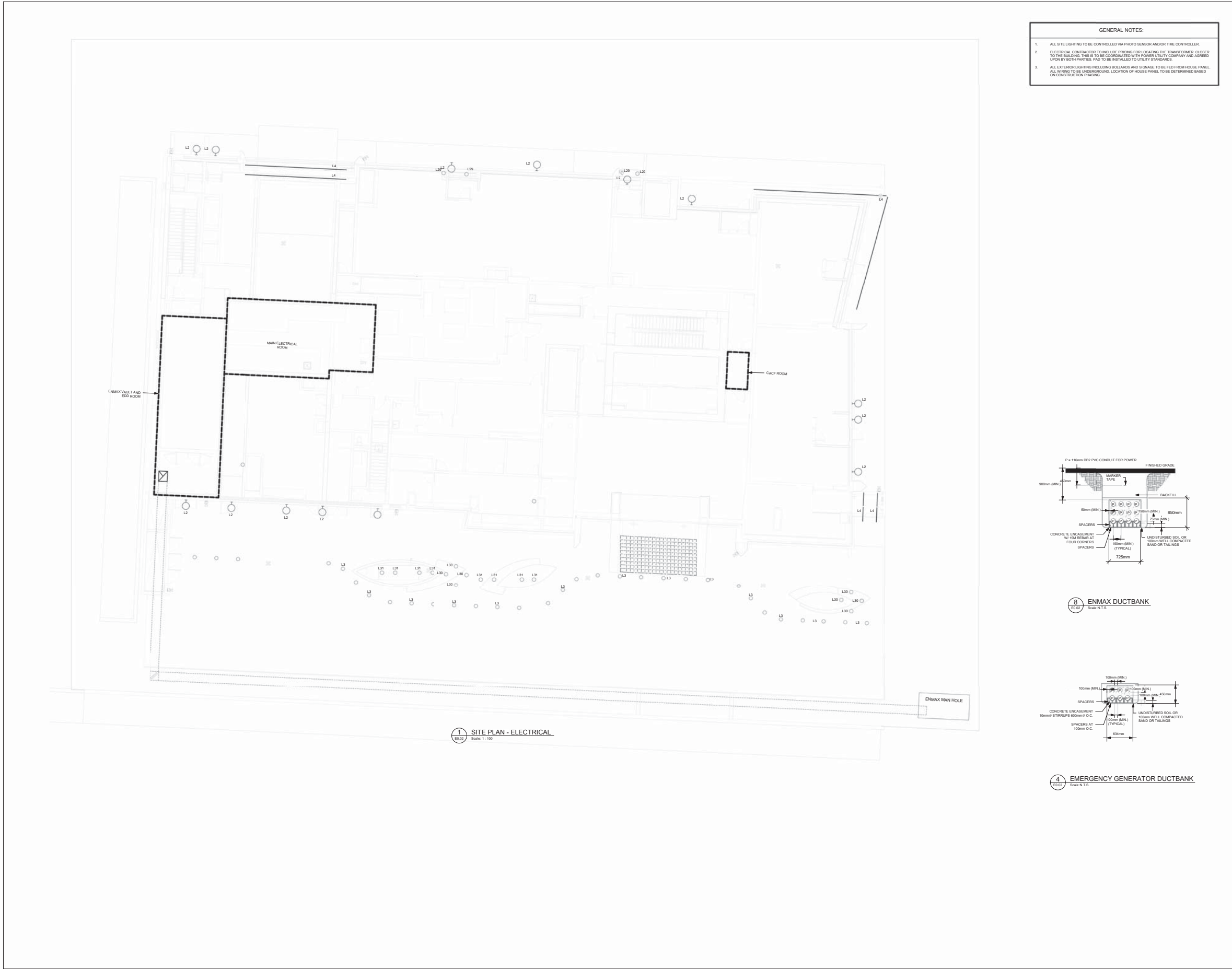
PROJECT NUMBER	19065
PROJECT NAME	TWO PARK CENTRAL
CLIENT	HNC 500 Block II LP by its general partner HNC 500 Block II Inc
ADDRESS	507 11 Av SW, Calgary, Alberta
LEGAL DESCRIPTION	Plan 1811169 Block 70 Lot 48
DEVELOPMENT PERMIT NO.	DP2020-0338
ISSUED FOR / REVISIONS	

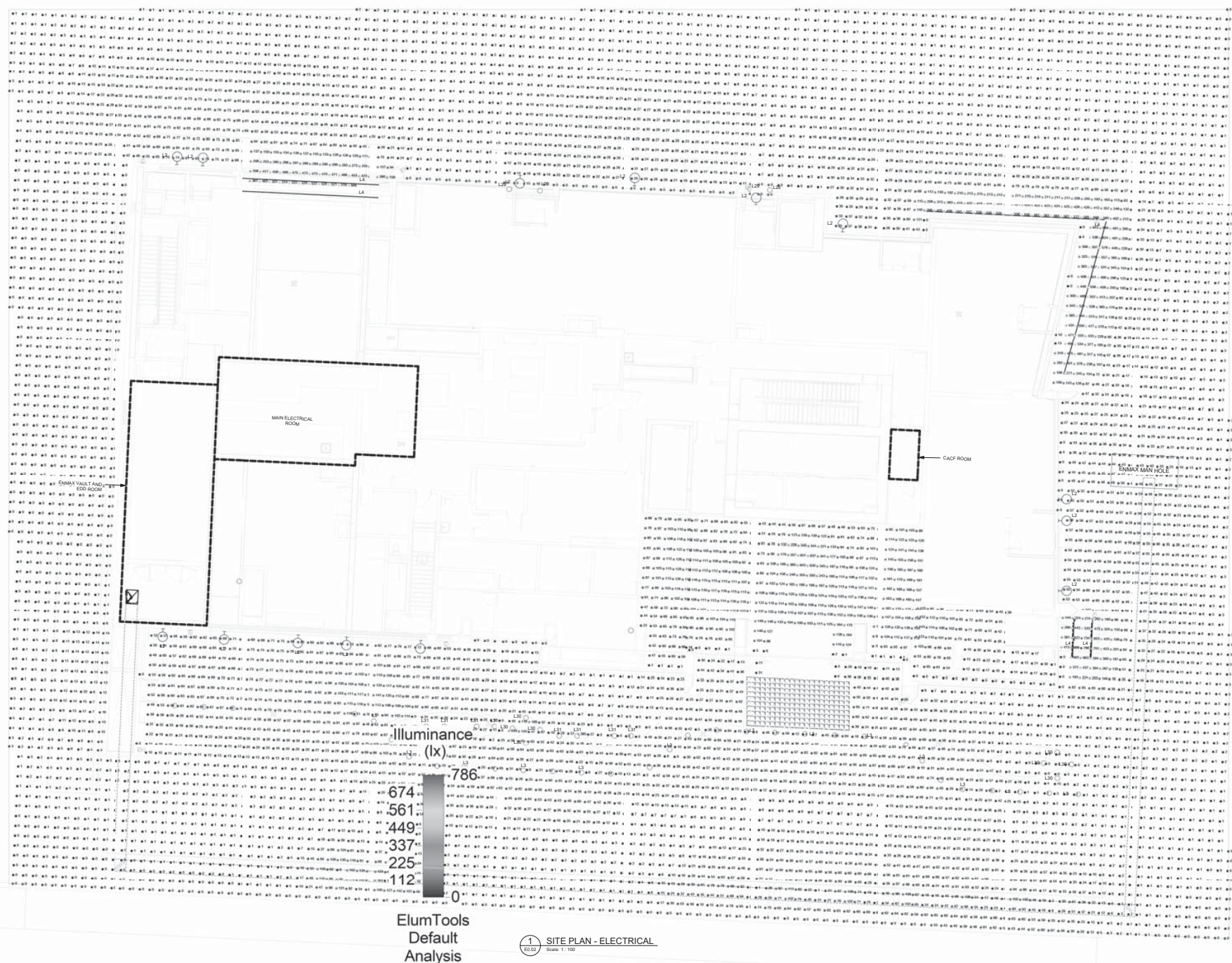
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ARCHITECTS
350,140 10 Ave SE, Calgary, Alberta. T2G 6G6
Ph: 403.233.2000

SCE
SPECIALIZED CONSULTING ENGINEERS
Calgary
P: 403.233.2000
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www.sce.ca

Drawing Title	STORM DRAINAGE PLAN
Drawn by: VA	Scale: 1:150
Reviewed by: MG	2020-01-29
Manager:	
Tech Review:	
Drawing Number	C03
Revision Number	0

PRELIMINARY - NOT FOR CONSTRUCTION





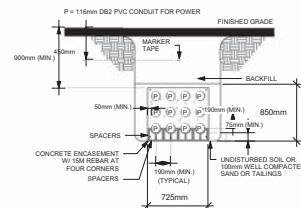
1. ALL SITE LIGHTING TO BE CONTROLLED VIA PHOTO SENSOR AND/OR TIME CONTROLLER.
2. ELECTRICAL CONTRACTOR TO INCLUDE PRICING FOR LOCATING THE TRANSFORMER CLOSER TO THE BUILDING. THIS IS TO BE COORDINATED WITH POWER UTILITY COMPANY AND AGREED UPON BY BOTH PARTIES. PAID TO BE INSTALLED TO UTILITY STANDARDS.
3. ALL EXTERIOR LIGHTING INCLUDING BOLLARDS AND SIGNAGE TO BE FED FROM HOUSE PANEL. ALL WIRING TO BE UNDERGROUND. LOCATION OF HOUSE PANEL TO BE DETERMINED BASED ON CONSTRUCTION PHASING.

- Verify all dimensions, elevations, and datum; report any errors and/or discrepancies to the architect prior to construction.
- Do not scale drawings.
- This drawing supercedes previous issues.

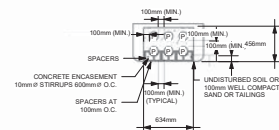
MCW Hemisphere Ltd
Mechanical/Electrical Consultant



PRELIMINARY - NOT FOR CONSTRUCTION



8 ENMAX DUCTBANK
E0.02 Scale: N.T.S.



4 EMERGENCY GENERATOR DUCTBANK
E0.02 Scale: N.T.S.

E	ISSUED FOR DP	2021-01-27
D	90% COORDINATION	2020-11-12
C	60% REVIEW / BUDGET UPDATE	2020-09-17
B	30% REVIEW	2020-07-31
No.	Description	Date

Issued For / Revisions

Project Project Number: C1922
TWO PARK CENTRAL

Hines

507 11 Av SW, Calgary, Alberta

Legal Description	Building Permit No.
-------------------	---------------------

Plan 1811169 Block 70 Lot 48

Gibbs Gage

350,140 10 Ave SE, Calgary, Alberta. T2G 0R1
Ph: 403.233.2000 Fax: 403-264-2077

SCB
Solanum Cordeiro & Bunn
Chicago
T 312.896.1100
San Francisco

Drawing Title
SITE PLAN - ELECTRICAL

Drawn by: MJL	Scale As indicated
Reviewed by:	Date [YYYY-MM-DD] 2020-12-18
Manager:	
Order Revision:	

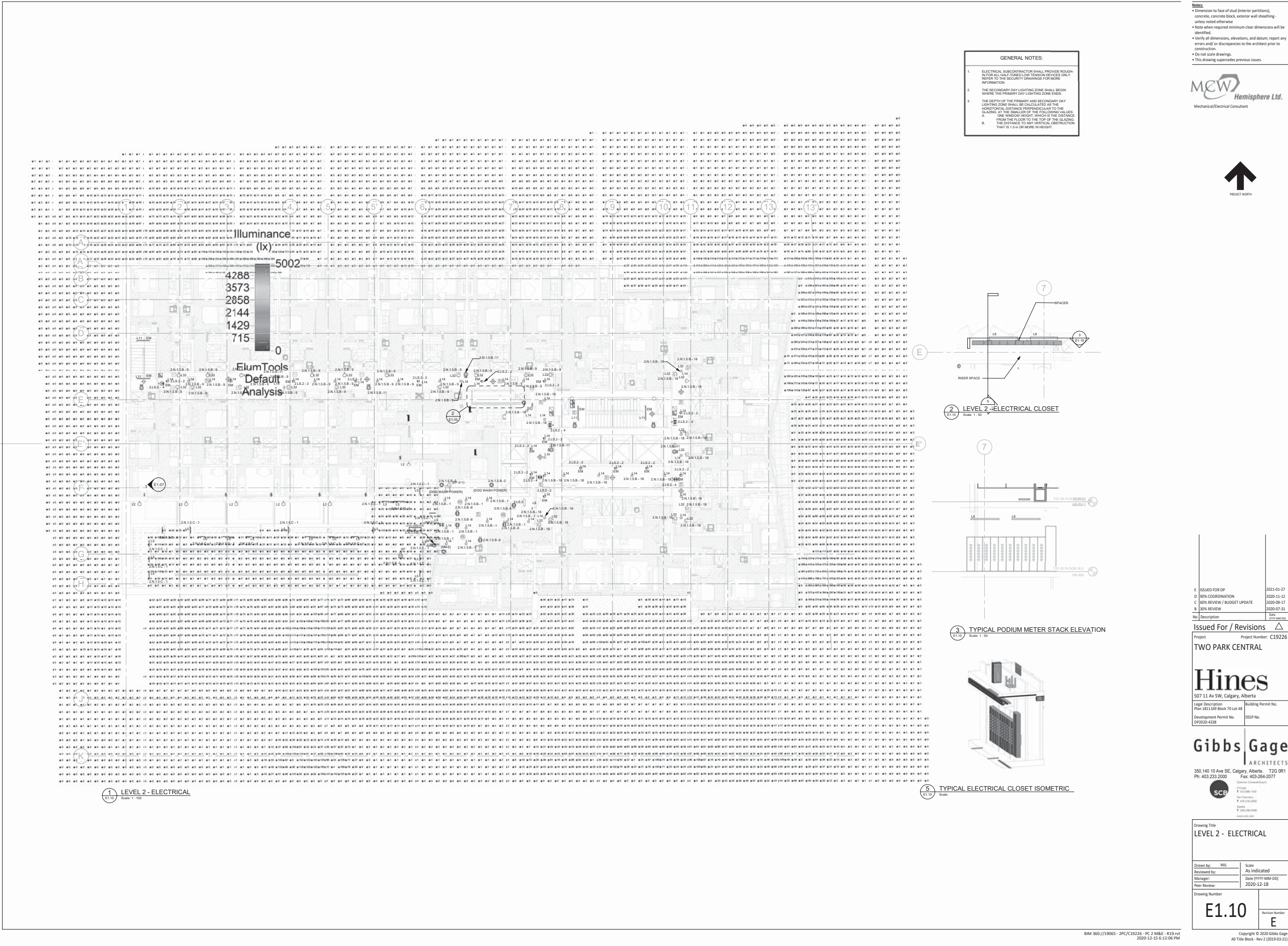
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Drawing Number	

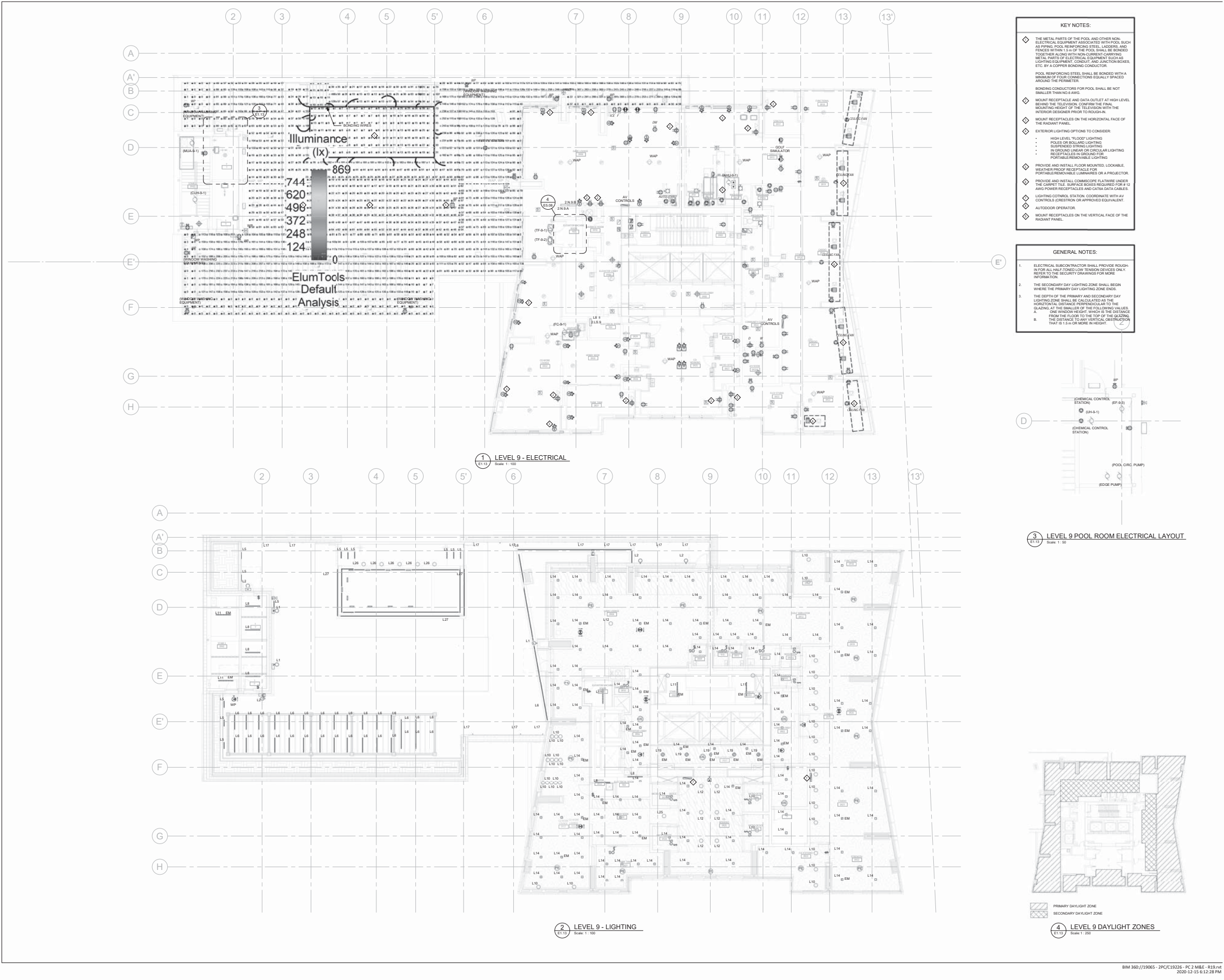
E0.02

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AD Title Block - REV 2 (2019)





MEW Hemisphere Ltd.
Mechanical/Electrical Consultant

PRELIMINARY - NOT FOR CONSTRUCTION

Issued For	Revisions
E ISSUED FOR DP	2021-01-27
D 90% COORDINATION	2020-11-12
C 60% REVIEW / BUDGET UPDATE	2020-09-17
B 30% REVIEW	2020-07-21
No Description	2020-06-01

Two Park Central

Hines
507 11 Ave SW, Calgary, Alberta
Legal Description: Plan 181.1165 Block 70 Lot 48
Development Permit No. DP2020-4338

Gibbs Gage ARCHITECTS
350,140 10 Ave SE, Calgary, Alberta T2G 0R1
PH: 403.233.2090 Fax: 403.264-2077

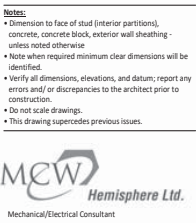
SCR
350,140 10 Ave SE, Calgary, Alberta T2G 0R1
PH: 403.233.2090 Fax: 403.264-2077

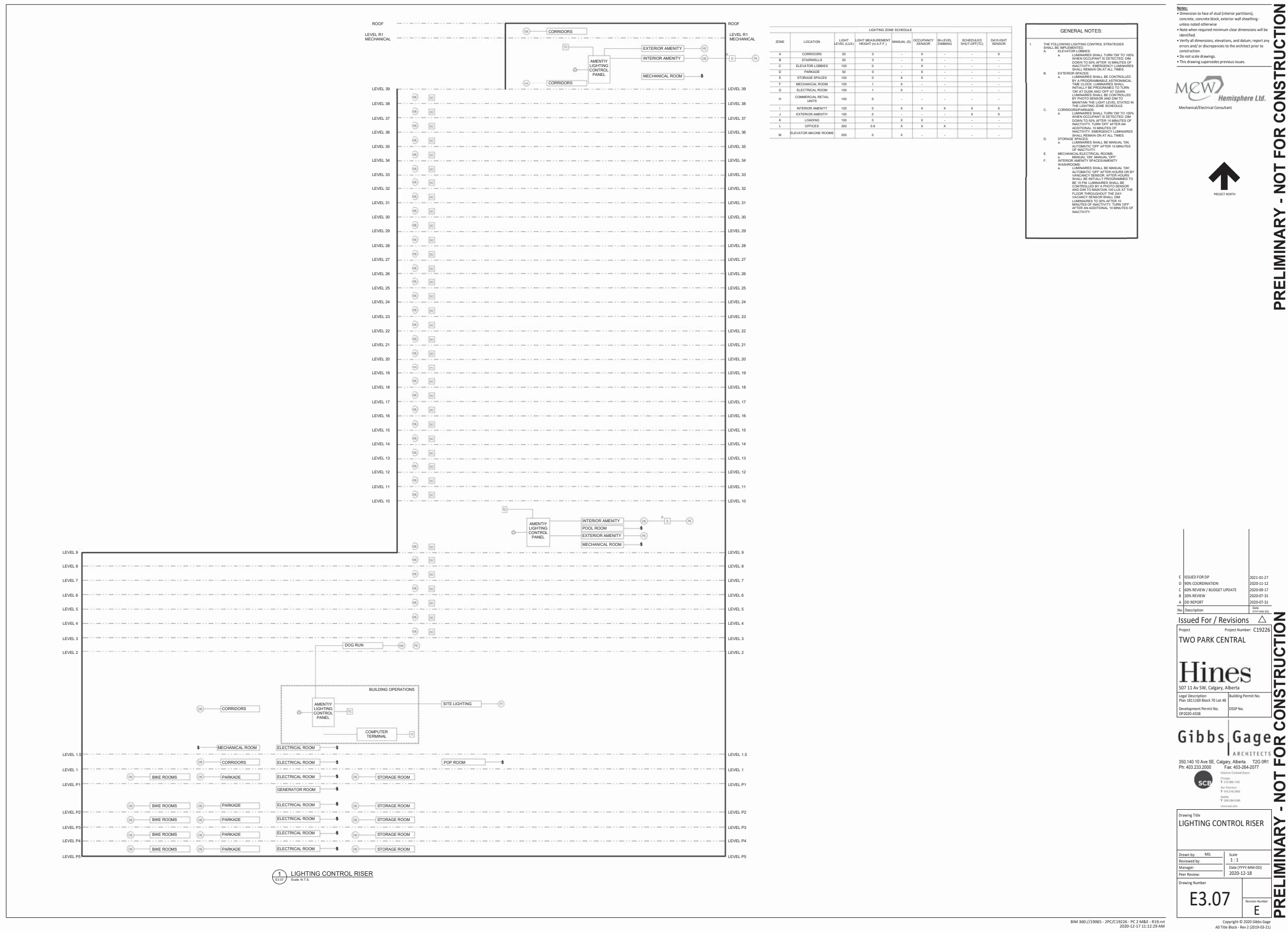
LEVEL 9 - ELECTRICAL







































Drawn by: MIL Scale: As indicated
Reviewed by: Date: 19/11/2020
Manager: Date: 19/11/2020
Prior Review: 2020-12-18

Drawing Number: **E1.13**
Revision Number: **E**

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All Title Block - Rev 2 (2019-03-21)





LUMINAIRE SCHEDULE													MCW
LIGHT TYPE	PHOTO	DESCRIPTION	LOCATION	MODEL	LAMPS	WATTS	VOLTAGE	LUMENS	DIMMING	COLOUR TEMPERATURE	CRI	MCW Lighting Remarks	
EB7		WALL MOUNTED BATTERY BACK CW DUAL REMOTE HEADS	THROUGHOUT	LUMACELL ROS SERIES; OR APPROVED ALTERNATE	LED	38 VA	120 V 6 V	-	-	-	-		
EBH1		GREEN LED RUNNING MAN PICTOGRAM CW DURABLE THERMOPLASTIC HOUSING	PARKADE AND BACK OF HOUSE AREAS	LUMACELL LP SERIES; OR APPROVED ALTERNATE	LED	3 VA	120 V	-	-	-	-		
EBH2		EDGE LIGHT GREEN LED RUNNING MAN PICTOGRAM CW EXTRUDED ALUMINUM TRIM PLATE	PUBLIC SPACES THROUGHOUT	LUMACELL LDE SERIES; OR APPROVED ALTERNATE	LED	3 VA	120 V	-	-	-	-		
EBM		WALL MOUNT REMOTE HEAD CW IMPACT RESISTANT, FLAME RETARDANT THERMOPLASTIC HOUSING	THROUGHOUT	LUMACELL MT/MQ/MOM SERIES; OR APPROVED ALTERNATE	LED	4 VA	6 V	-	-	-	-		
L1		1/4" RATED, WALL MOUNT EXTERIOR FLOOD LIGHT CW LOW COPPER EXTRUDED ALUMINUM CONSTRUCTION MATE TEXTURED POWDER PAINT FINISH AND TEMPERED IMPACT RESISTANT GLASS LENS	EXTERIOR	HUBBELL LIGHTING ALF LINEAR SERIES; OR APPROVED ALTERNATE	LED	10 VA	120 V	1122	0-10V	3000	80+		
L2		HIGH LUMEN EXTERIOR WALL PACK MOUNTED AT 3000 mm A.F.F.	EXTERIOR	HUBBELL LIGHTING MODEL NO. LNC3-24LED-4000K-U-D8 BRO N2E	LED	83 VA	120 V	7569	0-10V	3000	80+		
L3		BOLLARD BOCA 262 IN GROUND LUMINAIRE	EXTERIOR	KIM LIGHTING MODEL NO. PAVILION BOLLARD PATS-PY-NL-S-12L-255-487	LED	22 VA	120 V	2000	0-10V	3000	80+		
L4		HIGH-EFFICIENT LINEAR LUMINAIRE WITH A SLIM PROFILE	EXTERIOR CANOPIES	LUMENPULSE LOGIN SERIES; OR APPROVED ALTERNATE	LED	13 VA	120 V	1300	-	3000	80+		
L5		IN WALL RECESSED LIGHT (W) (WET LOCATION)	EXTERIOR	WE-EF S17-275	LED	22 VA	120 V	928	-	3000	80+		
L6		LINEAR LIGHT - SURFACE MOUNTED ON TRELLIS IP 67 RATED	EXTERIOR	XOOLIM - HYDRA SERIES; OR APPROVED ALTERNATE	LED	15 VA	120 V	1300	-	3000	80+		
L7		341 mm X 341 mm SURFACE MOUNT FIXTURE CW SEALED DIE-CAST PROFILE	PARKADE	ORACLE LIGHTING - OVR-101-LED SERIES; OR APPROVED ALTERNATE	LED	65 VA	120 V	6000	-	3000	80+		
L8		SURFACE MOUNTED OR SUSPENDED LINEAR FIXTURE CW EXTRUDED MICRO-GROOVED ROUND POLYCARBONATE LENS CW AN INTEGRAL OCCUPANCY	SERVICE ROOMS/STORAGE/STAIRS	VIBOR LCOMN SERIES; OR APPROVED ALTERNATE	LED	62 VA	120 V	4000	0-10V	3000	80+		
L9		SURFACE MOUNTED OR SUSPENDED LINEAR, SUITABLE FOR WET LOCATIONS, CW A RIGID FIBERGLASS BODY AND A HIGH-IMPACT ACRYLIC DIFFUSER	ENMAX ROOM/ELEVATOR MACHINE ROOMS	ORACLE LIGHTING ON-1P SERIES; OR APPROVED ALTERNATE	LED	25 VA	120 V	4000	-	3000	80+		
L10		21 in SUSPENDED DOWN LIGHT CW A BAMBOO/POLYPROPYLENE SHADE	LEVEL 9 AMENITY	MULTO - GRAIN PENDANT LAMP	LED	3 VA	120 V	700	-	3000	90+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L11		SURFACE MOUNTED OR SUSPENDED LINEAR FIXTURE CW EXTRUDED MICRO-GROOVED ROUND POLYCARBONATE LENS	SERVICE ROOMS/STORAGE/STAIRS	VIBOR LCOMN SERIES; OR APPROVED ALTERNATE	LED	62 VA	120 V	4000	0-10V	3000	80+		
L12		CUSTOM INTERIOR DOWNLIGHT	AMENITY SPACE	LUMINAIRE AUTHENTIK - CUSTOM FIXTURE	LED	100 VA	120 V	-	-	3000	80+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L13		CUSTOM INTERIOR WALL SCONCE	MAIN LOBBY	LUMINAIRE AUTHENTIK - CUSTOM FIXTURE	LED	10 VA	120 V	1122	-	3000	80+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L14		4" DIMMABLE RECESSED DOWNLIGHT CW DIE-CAST ALUMINUM HOUSING	THROUGHOUT	ELITE LIGHTING REL437 SERIES; OR APPROVED ALTERNATE	LED	10 VA	120 V	700	0-10V	3000	90+		
L15		10" ROUND WALL SCONCE CW A G8 TYPE SOCKET	LEVEL 39 AMENITY	LUMINAIRE AUTHENTIK - GLASS BALL-LA04	LED	100 VA	120 V	-	-	3000	80+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L16		INTERIOR SURFACE MOUNT DOWNLIGHT	LEVEL 39 AMENITY	LUMINAIRE AUTHENTIK - CUSTOM FIXTURE	LED	100 VA	120 V	-	-	3000	90+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L17		1" IP68 RATED RECESSED LINEAR STRIP LIGHT CW PHANTOM MOUNTING BRACKET	EXTERIOR AMENITY SPACE	LUMENTRUS - 1400 PROFILE SERIES; OR APPROVED ALTERNATE	LED	2 VA	120 V	650	-	3000	90+		
L18		CUSTOM INTERIOR PENDANT	MAIN LOBBY	TBD	LED	15 VA	120 V	-	-	3000	80+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L19		12" SUSPENDED DOME FIXTURE CW E26 TYPE SOCKET	AMENITY SPACES	LUMINAIRE AUTHENTIK - LOV 35-LA01	LED	100 VA	120 V	1000	-	3000	80+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L20		WALL MOUNT DOUBLE SCONCE CW FROSTED GLASS GLOBES, BRASS BACK PLATE AND E12 TYPE SOCKET	ELEVATOR LOBBIES	ARTERIORS - POLARIS SCONCE SERIES	LED	25 VA	120 V	-	-	3000	80+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L21		SURFACE MOUNT DOWNLIGHT CW G8 TYPE SOCKET	MAIL ROOM	LUMINAIRE AUTHENTIK - DANCISE 1505-LA03	LED	100 VA	120 V	-	-	3000	90+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L22		CUSTOM INTERIOR DOWNLIGHT	MAIN LOBBY	LUMINAIRE AUTHENTIK - CUSTOM FIXTURE	LED	100 VA	120 V	-	-	3000	80+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L23		12" SUSPENDED DOME FIXTURE CW E26 TYPE SOCKET	ELEVATOR LOBBIES	LUMINAIRE AUTHENTIK - LOV 35-LA01	LED	100 VA	120 V	-	-	3000	90+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L24		36" SUSPENDED DOWNLIGHT CW E26 TYPE SOCKET	AMENITY SPACE	LUMINAIRE AUTHENTIK - DOME 36-LA03	LED	100 VA	120 V	-	-	3000	90+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L25		21 in SUSPENDED DOWN LIGHT CW A BAMBOO/POLYPROPYLENE SHADE	LEVEL 9 AMENITY	MULTO - GRAIN PENDANT LAMP	LED	3 VA	120 V	700	-	3000	90+	CONFIRM FINISH WITH THE INTERIOR DESIGN DRAWINGS.	
L26		LINEAR LIGHT - SURFACE MOUNTED ON TRELLIS IP 67 RATED	EXTERIOR	XOOLIGHT - HYDRA SERIES; OR APPROVED ALTERNATE	LED	15 VA	120 V	1300	-	3000	80+		
L27		SCALABLE IP 65 RATED LED SHEETS	LEVEL 1 STARRY SKY CANOPY	COOLEGE - TILE EXTERIOR R0 SERIES; OR APPROVED ALTERNATE	LED	3 VA	120 V	300	-	3000	90+	LUMINAIRE SHALL BE SUSPENDED 100 mm ABOVE THE PERFORATED DESTRUCTIVE CANOPY.	
L28		2" ARCHITECTURAL LED DOWNLIGHT CW PAINTED BLACK DURABLE STEEL PLATFORM WITH PRE-INSTALLED BAR HANGERS AND A 50 DEGREE CUTOFF	LEVEL 1 EXTERIOR CANOPY	PRECULITE LTR-360; OR APPROVED ALTERNATE	LED	12 VA	120 V	1000	-	3000	80+		
L29		GROUND MOUNTED ART UPLIGHT	GROUND LEVEL	TBD BY LANDSCAPE	LED	12 VA	120 V	1000	-	3000	80+	REFER TO THE LANDSCAPE CONSULTANT DRAWING PACKAGE FOR EXACT LUMINAIRE TYPE.	
L30		GROUND MOUNTED UPLIGHT CW AN EXTRUDED ALUMINUM CYLINDRICAL HOUSING	LEVEL 139 PLANTERS	LUMINIS SC300 SERIES	LED	13 VA	120 V	924	-	3000	80+		
L31		WALL MOUNT SCONCE CW E26 TYPE SOCKET	SUITE ENTRANCES	LUMINAIRE AUTHENTIK - COPAG 05	LED	100 VA	120 V	-	-	3000	80+		
S1		2" SURFACE MOUNT ROUND	SUITES	ELITE LIGHTING RL791 SERIES; OR APPROVED ALTERNATE	LED	15 VA	120 V	-	-	3000	90+		
S2		BATHROOM VANITY WITH DIE FORMED/COLD-ROLLED STEEL HOUSING AND HIGH TRANSMISSION ACRYLIC LENSE	SUITE BATHROOMS	ELITE LIGHTING FL324 SERIES; OR APPROVED ALTERNATE	LED	23 VA	120 V	2000	-	3000	80+		
S3		4" SUSPENDED LINEAR CW A RIGID ALUMINUM HOUSING, DIE CAST ALUMINUM CAPS AND A SMOOTH WHITE ACRYLIC LENS	SUITE ISLANDS	ORACLE LIGHTING - SLEEK-S-LED SERIES; OR APPROVED ALTERNATE	LED	28 VA	120 V	3000	-	3000	80+		
S4		UNDER CABINET STRIP LIGHTING	SUITE CABINETS	GM LIGHTING LTR300 SERIES; OR APPROVED ALTERNATE	LED	2 VA	120 V	195	-	3000	80+		

ELECTRICAL EQUIPMENT SCHEDULE				MCW
PANEL NAME	MAIN BUS RATING (A)	NUMBER OF BREAKERS	MINIMUM SHORT CIRCUIT WITHSTAND RATING (kAIC)	
2EM 3B	400	84	10000	
2EM P1	400	84	10000	
2LS 1	60	24	10000	
2LS 1.5	60	24	10000	
2LS 2	60	24	10000	
2LS 3	60	12	10000	
2LS 4	60	24	10000	
2LS 5	60	24	10000	
2LS 6	60	24	10000	
2LS 7	60	24	10000	
2LS 8	60	24	10000	
2LS 9	60	24	10000	
2LS 10	60	12	10000	
2LS 11	60	24	10000	
2LS 12	60	24	10000	
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2LS 34	60	24	10000	
2LS 35	60	24	10000	
2LS 36	60	24	10000	
2LS 37	60	24	10000	
2LS 38	60	24	10000	
2LS 39	400	84	10000	
2LS P1	400	84	10000	
2LS P2	60	24	10000	
2LS P3	60	24	10000	
2LS P4	60	24	10000	
2LS P5	60	24	10000	
2MCP P1 S	2400		24000	
2MCP N1 S A	4000		24000	
2MCP N1 S B	400	84	24000	
2N1 S A	100	60	30000	
2N1 S B	100	60	30000	
2N1 S C	100	60	30000	
2N1 S D	100	60	30000	
2N2 S A	400	84	10000	
2N2 S B	100	42	10000	
2N3 S A	400	84	10000	
2N3 S B	100	84	10000	
2N3 S C	200	84	10000	
2N3 S D	200	84	10000	
2N4 P1	100	84	10000	
4ATS EM P1	600	3	13000	
4ATS LP P1	1200	3	14000	
4COP 30MM	150	24	10000	
4COP EM P1	600	24	13000	
4COP LS 39	600	24	10000	
4COP LS P1	1200	24	14000	
4COP N1 S	2000	24	16000	
4COP N 36 A	100	24	10000	
4COP N 36 B	100	24	10000	
4LSB P1	1200	4	10000	
4MCP LS P1	1200	24	14000	
4N1 S	400	84	10000	
4N P4	100	84	10000	
MS 2	800	54	31000	
MS 4	800	54	30000	
MS 6	800	54	29000	
MS 8	800	54	28000	
MS 10	800	24	26000	
MS 12	800	24	25000	
MS 14	800	24	24000	
MS 16	800	24	23000	
MS 18	800	24	22000	
MS 20	800	24	21000	
MS 22	800	24	20000	
MS 24	800	24	19000	
MS 26	800	24	18000	
MS 28	800	24	17000	
MS 30	800	24	16000	
MS 32	800	24	15000	
MS 34	800	24	14000	
MS 36	800	24	13000	
MS 38	800	24	12000	

Notes:
• Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
• Note when required minimum clear dimensions will be identified.
• Verify all dimensions, elevations, and datum; report any errors and/or discrepancies to the architect prior to construction.
• Do not scale drawings.
• This drawing supersedes previous issues.



PRELIMINARY - NOT FOR CONSTRUCTION

E	ISSUED FOR DP	2021-01-27
D	90% COORDINATION	2020-11-12
C	100% REVIEW / BUDGET UPDATE	2020-09-17
B	30% REVIEW	2020-07-21
A	100% REVIEW	2020-06-01

No. Description

Issued For / Revisions

Project: TWO PARK CENTRAL

Hines
507 11 Av SW, Calgary, Alberta
Legal Description: Plan 181-1155 Block 70 Lot 48
Development Permit No. DP2020-4338

Gibbs Gage ARCHITECTS
350,140 10 Ave SE, Calgary, Alberta T2G 0R1
PH: 403.233.2000 Fax: 403.264.2077



Drawing Title: ELECTRICAL SCHEDULES

Drawn by: MIL Scale: 1:1

Reviewed by: Manager: Date: 19/11/2020

Peer Review: 2020-12-18

Drawing Number: E6.01

Revision Number: E

Urban Design Review Panel Comments

Date	September 2, 2020	
Time	1:00	
Panel Members	Present Chad Russill (Chair) Terry Klassen Ben Bailey Colin Friesen Jeff Lyness Michael Sydenham	Distribution Chris Hardwicke (Co-Chair) Gary Mundy Beverly Sandalack Ryan Agrey Jack Vanstone Glen Pardoe Noorullah Hussain Zada
Advisor	David Down, Chief Urban Designer	
Application number	DP2020-4338	
Municipal address	507 11 Av SW	
Community	Beltline	
Project description	New: Multi-Residential Development, Retail and Consumer Service	
Review	First	
File Manager	Adam Sheahan	
City Wide Urban Design	Sonny Tomic	
Applicant	Gibbs Gage Architects	

*Based on the applicant's response to the Panel's comments, the Chief Urban Designer will determine if further review will include the Panel or be completed internally only by City Wide Urban Design.

Summary

Overall, Phase 2 of the development represents a continuation of the design intentions established in the now constructed Phase 1. As a whole, the development is a positive addition to the Beltline Community by meeting several urban design elements promoted by UDRP.

The Panel endorses the project and is supportive of the architectural design intent. However, the area that prompted the most discussion was the design and resulting impact on connectivity and activation of the internal lane, noted on the applicant's package as 'Art Walk – Pedestrian Realm'. As this project acquired additional density bonusing for this area—deemed Publicly Accessible Private Open Space, further detailed design refinement is recommended by the Panel. The current design of the laneway is viewed as a private access primarily serving the needs of building residents rather than promoting a more holistic view of multi modal circulation and a publicly accessible / navigable interface.

Urban Design Element	
Creativity <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none"> Overall project approach as it relates to original ideas or innovation 	
UDRP Commentary	The applicant's design concept of two 'sibling towers' is a thoughtful and subtle way of allowing for an interface between the two phases of the development without simple mimicry.
Applicant Response	
Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i> <ul style="list-style-type: none"> Massing relationship to context, distribution on site, and orientation to street edges Shade impact on public realm and adjacent sites 	
UDRP Commentary	The Tower masses are located so as not to interfere with each other. The integration of a defined retail / commercial street face along 11 th and 4 th addresses the community's desire for a mixed use and public street interface. The movement of the parkade access to 11 th may pose a concern as it abruptly breaks this edge – careful consideration on the design of the entrance for the parkade is recommended.
Applicant Response	

Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i> <ul style="list-style-type: none"> • Massing contribution to public realm at grade 	
UDRP Commentary	<p>Acknowledging the level of detail required for a high-rise tower, the incorporation of additional human scaled elements at or near the ground plane will advance the design aspirations presented. In the laneway, moving away from standard bollards to delineate pedestrian and vehicular movements to more universal shared space principles would help achieve a better human scale experience at-grade.</p> <p>In addition, the incorporation of element(s) that physically bridge the two phases would create a more human-scaled, defined sense of place. Discussion by the Panel included overhead string lights or other design elements that create a sense of enclosure or 'outdoor room'.</p>
Applicant Response	
Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i> <ul style="list-style-type: none"> • Parking entrances and at-grade parking areas are concealed • Weather protection at entrances and solar exposure for outdoor public areas • Winter city response 	
UDRP Commentary	<p>The vision for the internal laneway is seemingly in conflict with the design as presented. Outlined in the submission, the design is overly formal with strictly defined vehicular access with typical sidewalk conditions on each side. If the design intent is to create a public realm amenity where people are encouraged to linger, the Panel recommends re-designing the lane/access to be less linear with structured laybys and demarcating bollards to one that incorporates natural traffic calming techniques. A woonerf or shared space public realm is an interface that intentionally plans for a degree of uncertainty to heighten caution and respect for all users in the space. The current layout in this area contrasts that concept. Additional consideration should be given to one-way directional movement for vehicles from 4th ST SW through to 12th AV SW.</p>
Applicant Response	
Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i> <ul style="list-style-type: none"> • Pedestrian first design, walkability, pathways through site • Connections to LRT stations, regional pathways and cycle paths • Pedestrian pathway materials extend across driveways and lanes 	
UDRP Commentary	<p>Similar to the rated urban design element 'Integration', the connectivity of the multi-modal laneway could be increased through a less rigidly defined separation of spaces. With bollards defining the pedestrian-vehicle realms, crossing from phase 1 to phase 2 by pedestrian is not promoted. Further incorporation of the art walk component to act as a defining element to limit vehicle movement without being overt could be explored.</p> <p>The notion of shared space was presented and is recommended to be further developed so that the design represents the presented intentions. It should be noted that as part of application DP2017-2379 (Phase 1), the termination (or potential to extend to 11th Avenue) of the galleria would be critical to the success of the open space. The treatment of the laneway and interface to the proposed building still has room for improvement in this regard.</p>
Applicant Response	
Animation <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i> <ul style="list-style-type: none"> • Building form contributes to an active pedestrian realm • Residential units provided at-grade • Elevations are interesting and enhance the streetscape 	
UDRP Commentary	<p>Phase 2 represents a lessening of warmth in materially from Phase 1. Although this allows for individual definition of the two phases, the use of a primarily dark color palette in the podium could be reconsidered.</p> <p>The Panel strongly advises extending the retail / commercial elements around the SE corner of the podium in order to activate the lane. The primary residential entrance is located off the lane and is highly visible from both 4th ST SW and from 12th AV SW through the Phase 1 breezeway. As a result, the second additional residential lobby entrance fronting 4th ST SW should not be required. In the current format, it is perceived to erode both the strength of the internal lane connection as well as the commercial storefront along 4th Street.</p>
Applicant Response	
Accessibility <i>Ensure clear and simple access for all types of users</i>	

<ul style="list-style-type: none"> Barrier free design Entry definition, legibility, and natural wayfinding 	
UDRP Commentary	The definition of the individual entrances are clear and well defined. The incorporation of a transition through the art walk / pedestrian zone without curbs is a great addition to promoting accessibility of users.
Applicant Response	
Diversity <i>Promote designs accommodating a broad range of users and uses</i> <ul style="list-style-type: none"> Retail street variety, at-grade areas, transparency into spaces Corner treatments and project porosity 	
UDRP Commentary	Viewed in relation to phase 1 as an overall development, there is a wide range of uses, making this development a truly mixed-use project that will serve Beltine community for years to come.
Applicant Response	
Flexibility <i>Develop planning and building concepts which allow adaptation to future uses, new technologies</i> <ul style="list-style-type: none"> Project approach relating to market and/or context changes 	
UDRP Commentary	The podium floors allow for a variety of uses that can fluctuate over time in relation to market demand.
Applicant Response	
Safety <i>Achieve a sense of comfort and create places that provide security at all times</i> <ul style="list-style-type: none"> Safety and security Night time design 	
UDRP Commentary	<p>Potential to incorporate more overhead lighting as noted in previous comments. Otherwise, the design presents a thoughtful layout re: safety with a high degree of eyes on the street and passive monitoring of the laneway.</p> <p>Achieving safe flow negotiates shared areas at appropriate speeds and with due consideration for the other users. This includes laying out the streetscape furnishings with auto-turn analysis /test-fitting to thoughtfully expand the pedestrian realm and improve overall experience. The design should make active modes attractive by meeting their needs i.e. bike parking and seating areas and ensuring safety. i.e. smooth surfaces and clear of obstacles, contrary to rows of bollards.</p>
Applicant Response	
Orientation <i>Provide clear and consistent directional clues for urban navigation</i> <ul style="list-style-type: none"> Enhance natural views and vistas 	
UDRP Commentary	The orientation of the facades of each tower establishes oblique views across, while still allowing for unimpeded views from the residential units.
Applicant Response	
Sustainability <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i> <ul style="list-style-type: none"> Site/solar orientation and passive heating/cooling Material selection and sustainable products 	
UDRP Commentary	Sustainability was not noted as being considered past the code requirements even though the team was presented as being well versed in the subject matter. More thoughtful integration of sustainable approaches relative to the project would be welcomed.
Applicant Response	
Durability <i>Incorporate long-lasting materials and details that will provide a legacy rather than a liability</i> <ul style="list-style-type: none"> Use of low maintenance materials and/or sustainable products Project detailed to avoid maintenance issues 	
UDRP Commentary	Use of durable and quality materiality throughout. Consideration on the durability of lit bollards as they are often problematic if considered the principle interface for lighting and wayfinding in the pedestrian realm.
Applicant Response	

Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 7440 – 26 Avenue SW, LOC2019-0162

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 5.39 hectares \pm (13.31 acres \pm) located at 7440 – 26 Avenue SW (Portion of Plan 2420AK, Block Z) from Direct Control District to Direct Control District to accommodate a comprehensively planned multi-residential development, with guidelines (Attachment 3).

HIGHLIGHTS

- This combined policy and land use amendment application seeks to allow for slope-adaptive townhouse and apartment-style multi-residential development in the community of Springbank Hill.
- The application represents an appropriate increase in residential density, allows for development that is compatible with the character of existing and future development in the area and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Springbank Hill Area Structure Plan (ASP)*, as amended.
- What does this mean to Calgarians? The proposed land use allows for a comprehensively planned multi-residential development in proximity to a planned Neighbourhood Activity Centre.
- Why does this matter? Additional housing types and choice in this predominantly low density residential community, and an area challenged by fragmented ownership, advances the vision of applicable planning policies for this area.
- Amendments to the *Springbank Hill ASP* are required to accommodate the proposed land use amendment.
- There is no previous Council direction related to the proposed land use redesignation.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by B&A Planning Group on behalf of Partners Development Group on 2019 October 24. The current landowner is Ambrose University College Ltd who has authorized the applicants (the prospective landowner) to submit this land use amendment application. No development permit application has been submitted at this time, however, as indicated in the Applicant Submission (Attachment 4), the intent is to accommodate a comprehensively planned multi-residential development.

An amendment to Map 2 of the *Springbank Hill ASP* is required to change the future land use policy for this site from Standard Suburban and Environmental Open Space (EOS) Study Area to Medium Density to accommodate the land use redesignation. Removal of the EOS Study

**Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 7440
- 26 Avenue SW, LOC2019-0162**

Area is supported by Administration as a Biophysical Impact Assessment was reviewed and concluded that there are no areas that qualify to be conserved as Environmental Reserve (ER). The *Springbank Hill ASP* requires EOS Study Areas to be evaluated when land use amendments are being considered.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant has provided a summary of the various outreach conducted with community and resident stakeholders, contained in Attachment 5.

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 from the public. All submissions express clear opposition to the application, citing concerns around the incompatibility of the proposed land use and future built forms anticipated with existing low density areas to the south.

Administration held online meetings with resident stakeholders and the SBHCA on multiple occasions throughout the review process communicating how the subject application was evolving to address the community's concerns. The applicant has responded to the community stakeholders by significantly reducing the scale of building forms potentially interfacing with low density areas, demonstrated through a land use concept plan provided (Attachment 7).

Administration circulated the updated proposal to SBHCA and all residents who submitted letters of objection in the initial circulation provided by the City. A letter from the SBHCA (Attachment 6) was received on 2021 March 08 requesting the applicant and Administration to consider rules and guidelines in the proposed DC District that better align with the concept plans shared. Key concerns aligning the applicant's concept plans and visions with corresponding rules in the proposed DC District, have now been addressed.

Administration considered the relevant planning issues specific to the application and has determined the current proposal to be appropriate. Specific interface issues along low density areas will be considered at the development permit stage.

**Planning & Development Report to
Calgary Planning Commission
2021 March 18**

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CPC2021-0316
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**Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 7440
- 26 Avenue SW, LOC2019-0162**

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

IMPLICATIONS

Social

This proposed land use allows for a wider range of housing types than the existing DC District. The proposed change better accommodates the housing needs of different age groups, lifestyles and demographics; resulting in a more inclusive community.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resiliency 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 potential increase in population results for increases of use for local goods and services, benefitting the future Neighbourhood Activity Centre (NAC) in walking distances to the subject site.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known associated risks with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendments to the Springbank Hill Area Structure Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. Concept Plan

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a 5.4 hectare (13.3 acres) undeveloped forested area located in the community of Springbank Hill. This sloped and rolling site runs approximately 335 metres along 77 Street SW and 170 metres across; just south of 17 Avenue SW.

The local context is comprised of institutional, local community facilities and low density residential areas. More specifically, a University Campus area (Ambrose University) exists to the east with low density residential areas (single family dwellings) designated as Residential – One Dwelling (R-1) District, to the south. Multi-residential areas are currently under development to the west. Institutional and community facilities (Ernest Manning High School, Rundle College and Westside Recreation Centre) are located to the north and east of the subject site. Griffiths Woods Elementary and Valleyview Community Church are located to the south along 26 Avenue SW.

Under the *Springbank Hill ASP*, the subject site is designated Standard Suburban with an Environmental Open Space (EOS) Study Area overlay; established to recognize areas subject to further environmental analysis subsequent to Council's adoption of the *Springbank Hill ASP* in 2017. At that time, the landowner's vision (Ambrose University) was limited to ensuring the long-term vision of the University Campus was maintained. Medium density residential uses were not considered for these lands prior to the adoption of the ASP in 2017.

It is only recently that the same landowner provided authorization to the applicant to explore a different vision for the subject site. The current landowner does not envision the subject site as being part of the long term expansion of its institutional uses; offering the applicant the subject site to explore a different vision. The applicant on behalf of the current landowner, has submitted the proposed policy amendment to the *Springbank Hill ASP* and land use amendment application with studies supporting residential development of medium density and medium height.

No development permit applications have been submitted that area associated with this land use amendment application.

Community Peak Population Table

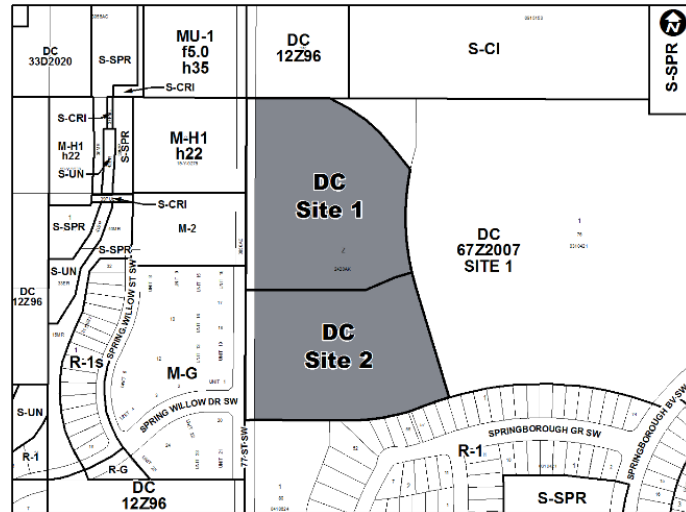
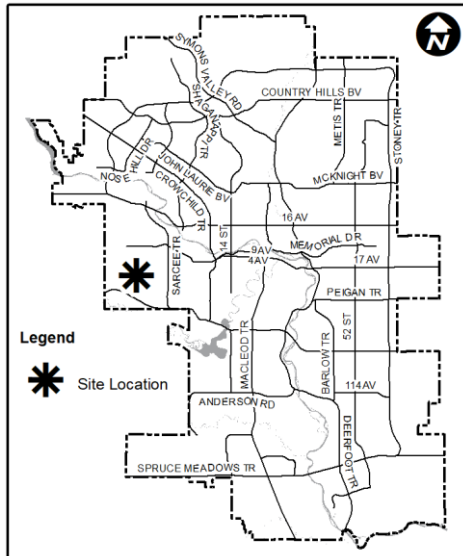
As identified below, the community of Springbank Hill reached its peak population in 2018, and the population has decreased slightly within the past year.

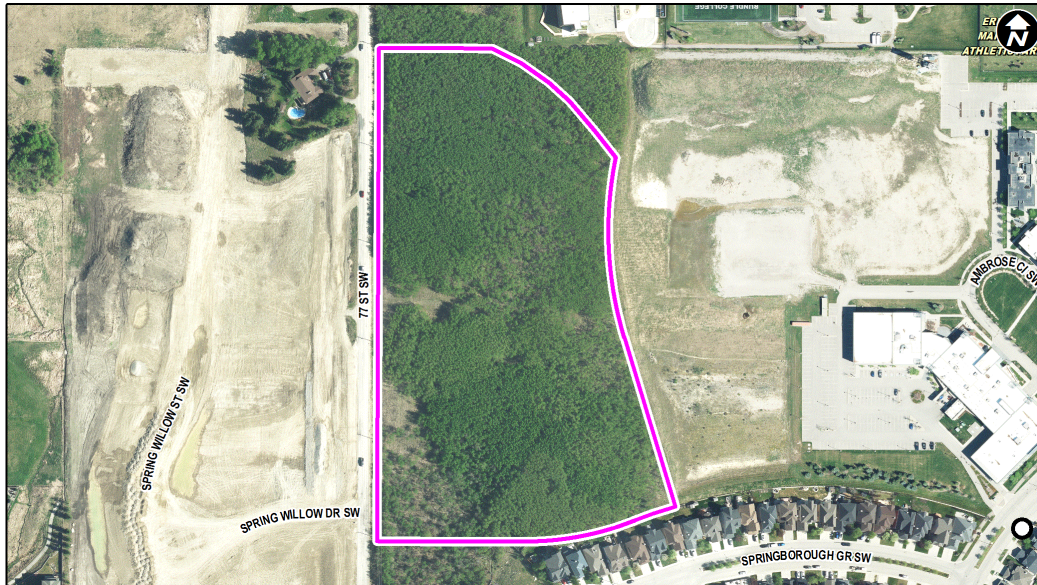
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	-109
Difference in Population (Percent)	-1.08%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 67Z2007](#)) is based on the rules found in Land Use Bylaw 2P80 and comprises of three distinct land use areas accommodating institutional, commercial and low density residential development. Land use rules within Site 3 of this DC District are based on the Restricted Residential Single-Detached (RR-1) District; intended to accommodate low density residential development in areas where compatibility with special environmental characteristics is essential. Residential parcels are to be a minimum of 0.16 hectares (0.40 acres) accommodating buildings up to 11 metres in height.

The proposed DC District splits the subject site into two distinct land use areas (Site 1 and Site 2). Both areas accommodate housing forms of medium height and density; while ensuring appropriate transitions in density and building forms are established towards low density residential areas.

Site 1 of the DC is based on the rules of the Multi-Residential – Medium Profile (M-2) District; intended to accommodate apartment style multi-residential buildings. The minimum density required in Site 1 is 60 units per hectare (uph). A maximum building height of 24 metres is intended to accommodate slope-adaptive buildings, where height is measured from sloping grades.

Site 2 of the DC is based on the rules of the Multi-Residential – At Grade Housing (M-G) District; intended to accommodate grade-oriented townhomes and rowhouses where each unit is provided with separate accesses from grade. The density range allowed in Site 2 is 35 to 80 uph. Greater building setbacks (8.5 metres) from low density areas are required in Site 2. The maximum building height on Site 2 is 24 metres. A site-specific policy is proposed as part of this

application to ensure the building height does not exceed three storeys for the majority of the buildings as detailed in the policy section below.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 7 and 12. Sections 7 and 12 incorporate rules of the base districts in Bylaw 1P2007 where the DC District does not provide for specific regulations. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC, can also be relaxed in the same way that they would be in a standard district.

In addition, the relaxation section of the proposed DC District also allows the Development Authority to consider minor relaxations to the maximum building height on Site 1 of the DC (Section 8). The intent is to allow unique building design and architectural elements.

Development and Site Design

The rules of the proposed DC District, will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Due to the significant sloping nature of the site, additional items will be considered through the development permit process that include, but are not limited to:

- Retention and/or replacement of existing vegetation within undeveloped areas;
- Ensuring building setbacks accommodate reasonable landscape buffers with low density areas (R-1 Districts) to the south;
- Improving pedestrian connections along 77 Street SW and towards future expansion of the University Campus; and
- Mitigation of overlooking and privacy concerns to adjacent low density areas.

Density

The Land Use Concept Plan provided by the applicant anticipates 465 residential units to be accommodated on the subject site in a variety of multi-residential buildings forms. The overall density illustrated by this land use concept plan is 88 units per hectare (uph); in mid-range between the 38 to 148 uph allowed within medium density areas of the [Springbank Hill ASP](#). This is an increase from Standard Suburban policy applicable to the site that currently allows for a range of 7 to 17 uph.

Transportation

Site Access and Traffic

A Transportation Impact Assessment was reviewed as part of this application. Traffic concerns have been addressed by recommendations stemming from the Transportation Impact Assessment (TIA) for long-term roadway improvements to the local network. These future improvements include the following:

- signalized intersections along 77 Street SW at 17 Avenue SW and 19 Avenue SW;
- a controlled intersection aligning with the anticipated intersection at Spring Willow Drive SW; and
- continuing development of a multi-use pathway along 77 Street SW connecting into the regional pathway network.

Vehicular access to future developments on the subject site is anticipated from accesses along 77 Street SW. The first access is from a future four-way intersection at 19 Avenue SW. The second anticipated access is from a controlled intersection aligning with Spring Willow Drive SW (two-way stop sign). A third access will be located between 19 Avenue and Spring Willow Drive SW and will be stop controlled. Detailed analysis determining future signalization at 17 Avenue SW and 19 Avenue SW (along 77 Street SW) will be based on anticipated long-term traffic volumes; upon full development of the community assumed by the TIA to occur by the year 2048.

Active Modes

Complementing the upgrade of 77 Street SW as a modified collector street, is the development of a regional pathway along the northerly edge of 19 Avenue SW. It is anticipated the regional pathway along 77 Street SW will transition into a multi-use pathway south of 19 Avenue SW; ultimately connecting to the regional pathway network south of the subject site at 26 Avenue SW. Completion of the multi-use pathway and other elements within the public boulevard is subject to future considerations at the development permit stage.

Transit

The nearest transit route currently serving the immediate area is Bus Route 454 that loops between 69 Street LRT Station from Springborough Boulevard SW, west along 26 Avenue SW then south onto 77 Street SW towards the southernmost destination of the Signal Hill Commercial Centre on Richmond Road SW. Future adjustments to current transit service in the community may result in additional transit stops to be constructed along 77 Street SW; north of 26 Avenue SW and subject to future obligations of the developer at the development permit stage. The existing 69 Street Blue Line LRT station is approximately one kilometre from the subject site. Extension of the Blue Line LRT along 17 Avenue SW towards a terminus station west of 85 Street SW (approximately two kilometres to the west); remains a long-term transit option that would also serve Springbank Hill.

Environmental Site Considerations

A Biophysical Impact Assessment (BIA) was submitted and reviewed as part of this application. The purpose of a BIA is to provide a detailed study and review of a project including project alternatives, and recommended mitigation measures. Along with Section 664 of the *Municipal Government Act*, the BIA also assists in determining areas that satisfy criteria for an Environmental Reserve (ER) dedication. The findings during the review of the application and the BIA conclude there are no areas qualifying to be dedicated as ER. For this reason, Administration supports lifting of the EOS Study Area overlay on the subject lands; associated with the redesignation of these lands from Standard Suburban to Medium Density.

Utilities and Servicing

Offsite water, sanitary and storm main extensions required to serve the subject site will be constructed at development permit stage; connecting to existing infrastructure. Downstream infrastructure can accommodate future development of this site. Servicing connections 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 site is located within the Residential – Developing Planned Greenfield with Area Structure Plan (ASP) area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan \(MDP\)](#). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed amendment to the *Springbank Hill ASP* and redesignation ensures future development provides appropriate transitions in building forms with existing low density areas to the south.

Climate Resilience Strategy (2018)

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

Springbank Hill Area Structure Plan (Statutory – 2017)

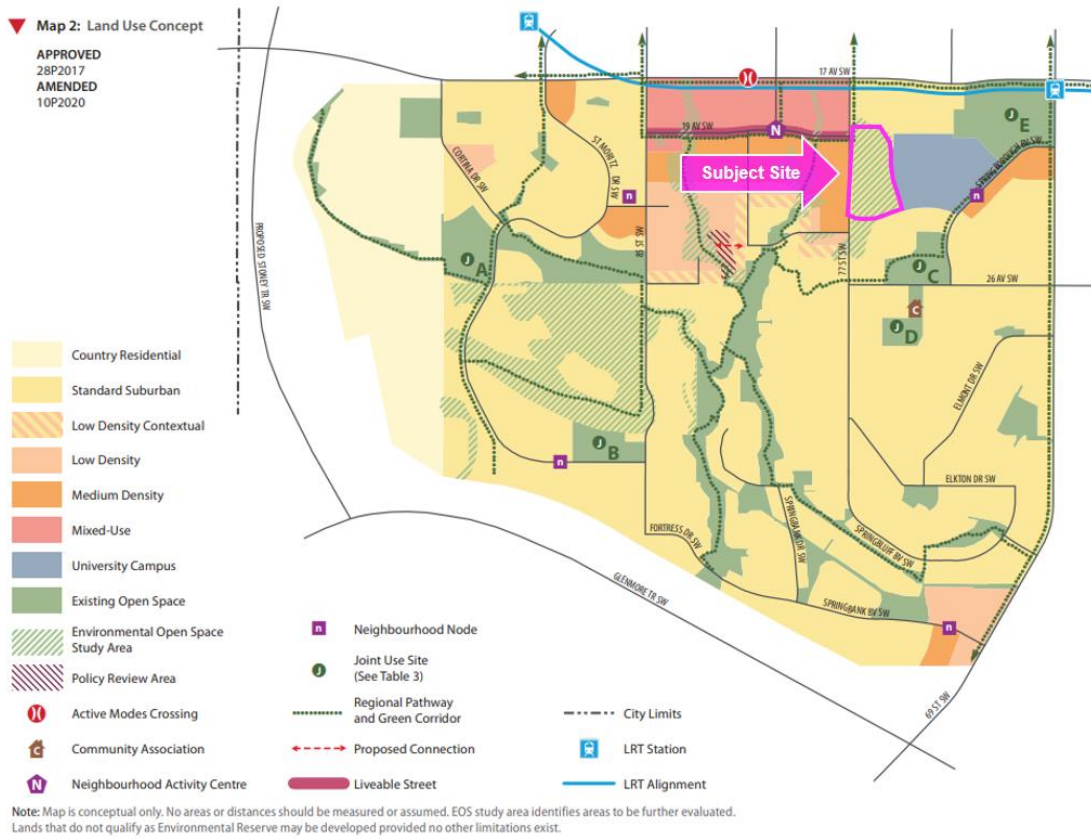
The subject site is located within the Standard Suburban area identified on Map 2: Land Use Concept in the [Springbank Hill ASP](#). Standard Suburban areas are intended to accommodate development patterns that existed prior to the adoption of the MDP. This includes a limited range of residential institutional and recreational uses. Additionally, an Environmental Open Space (EOS) Study Area overlay applies to the site; established to recognize areas requiring further environmental analysis after Council's adoption of the *Springbank Hill ASP* in 2017.

To accommodate the proposed land use, an amendment to Map 2 is required to remove the EOS overlay and change the land use typology from Standard Suburban to Medium Density. Removal of the EOS Study Area is supported by Administration as these lands would not qualify as Environmental Reserve. The Medium Density policy accommodates a greater concentration of units; increase housing choices within the Plan area, predominantly through multi-residential building forms. Medium Density areas are also typically located in proximity to other medium density and mixed-use areas; supported by walking distances from the primary transit network. In this instance, the subject site is anticipated to be within walking distance to the 69 Street LRT Station, an existing Neighbourhood Node to the east; and a future Neighbourhood Activity Centre (NAC) with mixed-use areas, to the west along 19 Avenue SW.

Additionally, an amendment to Section 3.1.6 (Medium Density) of the ASP is proposed. The proposed site-specific text amendment is intended to limit grade-oriented multi-residential buildings to three storeys with exceptions to accommodate slope adaptive design. To exceed

three stories buildings would have to meet slope adaptive design policies found in Section 7.6 of the ASP. Based on the concept plans considered by Administration as part of its review, the proposed amendment ensures any increased height is accommodated for only portions of buildings that are located sloping grades.

Current Land Use Concept - Springbank Hill ASP



Proposed Amendments to the Springbank Hill Area Structure Plan

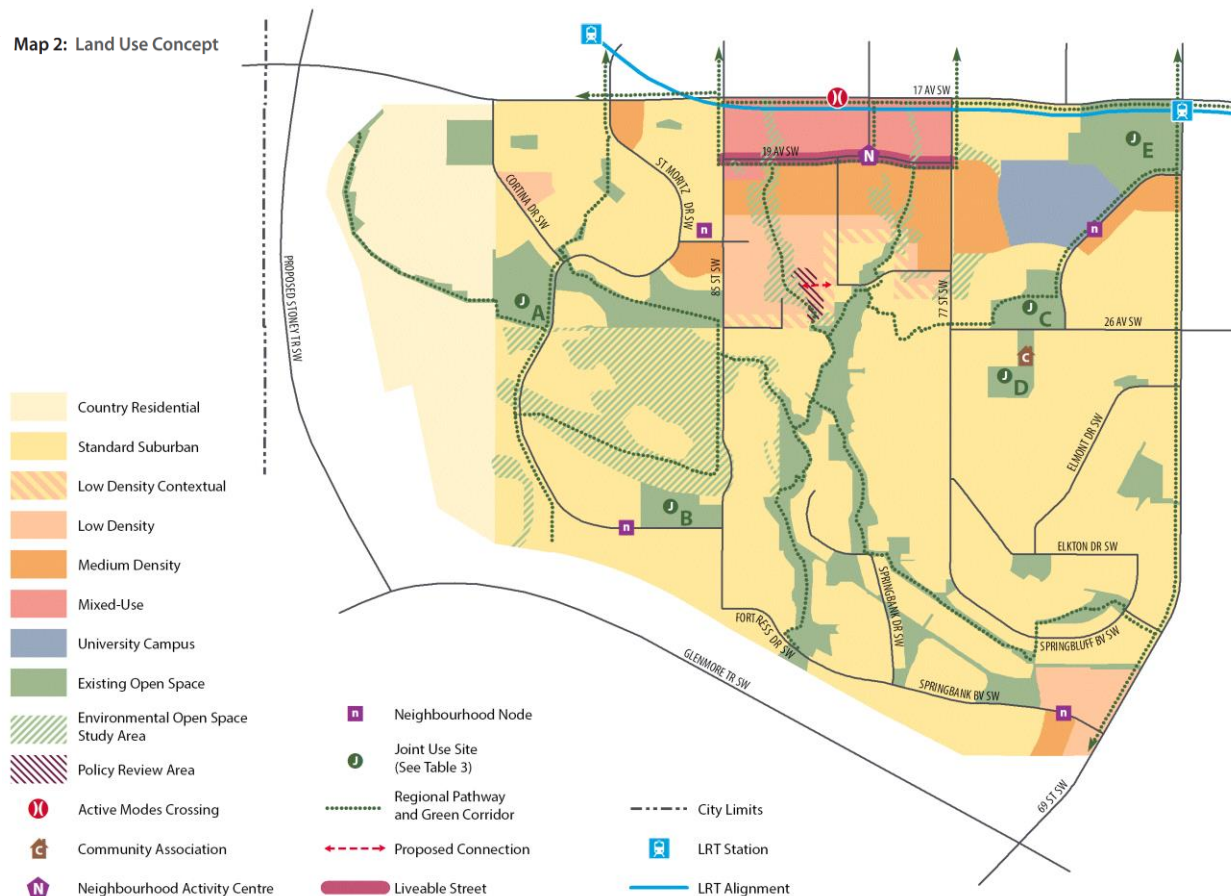
1. The Springbank Hill Area Structure Plan attached to and forming part of Bylaw 28P2017, as amended, is hereby further amended as follows:

- (a) Delete the existing Map 2 entitled 'Land Use Concept' and replace with the revised Map 2 entitled 'Land Use Concept', attached as Schedule A.
- (b) In Section 3.1.6, Medium Density, under 'Building Design', add the following to the end of policy 3:

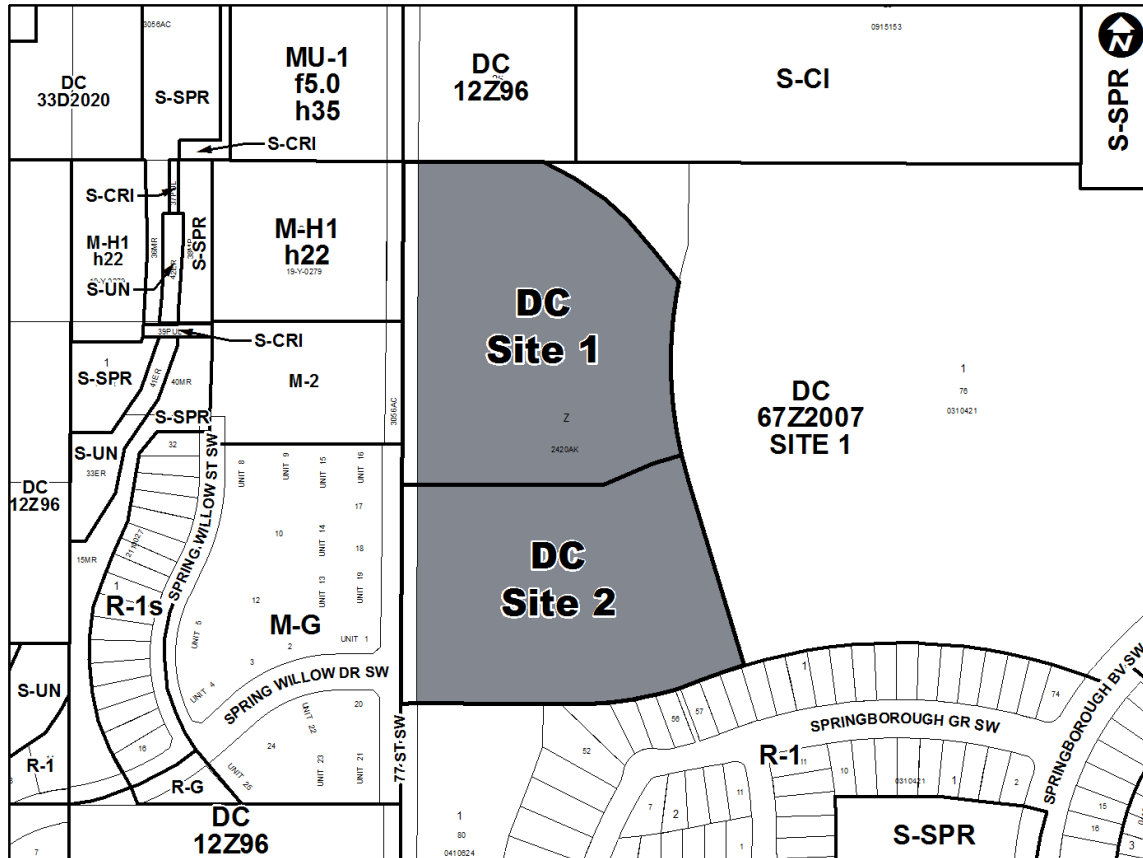
“For sites located east of 77 Street SW between 17 Avenue SW and 26 Avenue SW, grade-oriented townhouse and rowhouse buildings should not exceed three storeys. Increased height may be considered for portions of buildings where the building can satisfy Slope Adaptive Design policies in Section 7.6, and where impacts and compatibility with surrounding built form can be addressed to the satisfaction of the Approving Authority.”

SCHEDULE A

▼ Map 2: Land Use Concept



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) accommodate multi-residential housing of a range of forms and densities;
 - (b) establish building forms and setbacks that are sensitive to adjoining low density residential districts; and
 - (c) establish maximum building heights that accommodate slope adaptive building forms.

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.

SITE 1 (2.88 hectares ±)

Application

4 The provisions in Sections 5 through 8 apply only to Site 1.

Permitted Uses

5 The **permitted uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

8 The maximum **building height** is 24 metres

SITE 2 (2.51 hectares ±)

Application

9 The provisions in sections 10 through 15 apply only to Site 2.

Permitted Uses

10 The **permitted uses** of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

11 The **discretionary uses** of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

12 Unless otherwise specified, the rules of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

13 The maximum **building height** is 24 metres.

Setback Area

14 The depth of all **setback areas** must be equal to the minimum **building setbacks** required in Section 14 of this Direct Control District Bylaw.

Building Setbacks

15 (1) The minimum **building setback** from a **parcel** designated as a **low density residential district** is 8.5 metres.

(2) In all other cases, the minimum **building setback** is 1.2 metres.

Relaxations

- 16 The ***Development Authority*** may relax the rules contained in Sections 7, 8 and 12 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION

Applicant Submission

March 8, 2021

Introduction

On behalf of Partners Development Group (Partners), B&A Planning Group prepared an application for a Land Use & Policy Plan Amendment in the Community of Springbank Hill. The plan area is generally located south of 17 Avenue SW and east of 77 Street SW, consisting of 5.39 ha (13.31 ac) municipally addressed as: 7440 26 Avenue SW (Plan 2420AK; Block Z). Partners were not involved in the original Springbank Hill Area Structure Plan (ASP) process, approved in 2017, as the subject site was still owned by Ambrose University and the lands were not for sale. Partners became involved in 2019 and established a new development vision for the subject site, requiring a policy amendment to the ASP as part of this application.

This application supports statutory and non-statutory policy goals including locating higher density residential areas close to established primary transit (LRT) stops; providing a variety of household unit types that accommodate people of different lifestyles, economic means, and abilities; and allowing the natural landscape of the area to influence proposed development, including slope adaptive building design.

Vision & Rationale

Partners propose a comprehensive residential development that is responsive to the natural topography and sensitive to the established built environment of the area. To achieve this vision, this application proposes to redesignate the plan area to allow for complementary medium density multi-residential, reflective of and working in collaboration with surrounding future development.

The development will contribute to the completion of the Springbank Hill neighbourhood through upgrades to both vehicular and non-vehicular transportation networks, which will encourage and promote alternative modes of transportation such as walking, cycling, and public transportation. The development will add high quality and complementary residential housing and innovative design to Springbank Hill, diversifying housing options for current and future residents of the community. This will supply a noticeable gap in the housing market by offering differentiated housing forms, to attract a variety of individuals and families in all segments of their lifecycle. This development considers the aspirations of the existing community, which is a critical component of community building, while also considering the aspirations for future residents with a more diverse residential mix. Partners Development Group is experienced with multi-residential and they have identified the plan area as prime location for medium density housing.

Public Engagement

Public engagement has been a critical component of this application process and directly impacted changes to the plan itself. Since July 2019, the project team engaged and shared project information and updates, collected feedback from adjacent neighbours, the Community Association, and the public at-large throughout key phases of the outreach process. Community members were updated and informed of engagement activities through a variety of communications methods including door knocking, letters to adjacent landowners (20 households) and the greater community (370 households), a dedicated project website, and email updates to the Community Association and 39 project email subscribers.

The project team held four meetings with directly adjacent residents (public welcome at the final two), a Community Association meeting, and one community-wide public open house. Feedback received throughout these events, alongside feedback provided through individual phone calls and email communication between residents and the project team, has largely influenced the final concept plan and direct control district with significant attempts to minimize offsite impact to adjacent residents.

Summary of Key Plan Changes and Efforts

- Excluded the “Mahood Parcel” from the application based on concerns from adjacent residents.

- Significantly reduced the overall unit count to 465 units from 730 in the original proposal. This corresponds to a density of approximately 88 units per hectare, with higher densities located in the north portion of the plan area.
- Revised the Direct Control (DC) district to include two sites based on the M-2 and M-G districts. This was a specific response to community concerns and the M-G site is based on a 135-metre distance from the south property line to ensure a transition from ground-oriented to apartment style forms.
- The DC proposes to increase the minimum setback to 8.5 metres along the south boundary with maximum building heights up to 3 storeys (interface to the existing community); and maximum height of 24 metres on the north half of the site; accommodating the topographical nature of the site.
- Completed additional technical analysis to address concerns relating specifically to traffic along 77th.
- Introduced a new frontage road along 77th Street to accommodate traffic to maintain an attractive pedestrian environment.

Incorporating feedback through the engagement process and changing the plan significantly, the application proposes the following:

Policy Plan Amendment

To accommodate the vision for the new neighbourhood, the proposal requires an amendment to the Springbank Hill ASP to identify Medium Density residential development for the plan area.

Land Use Redesignation

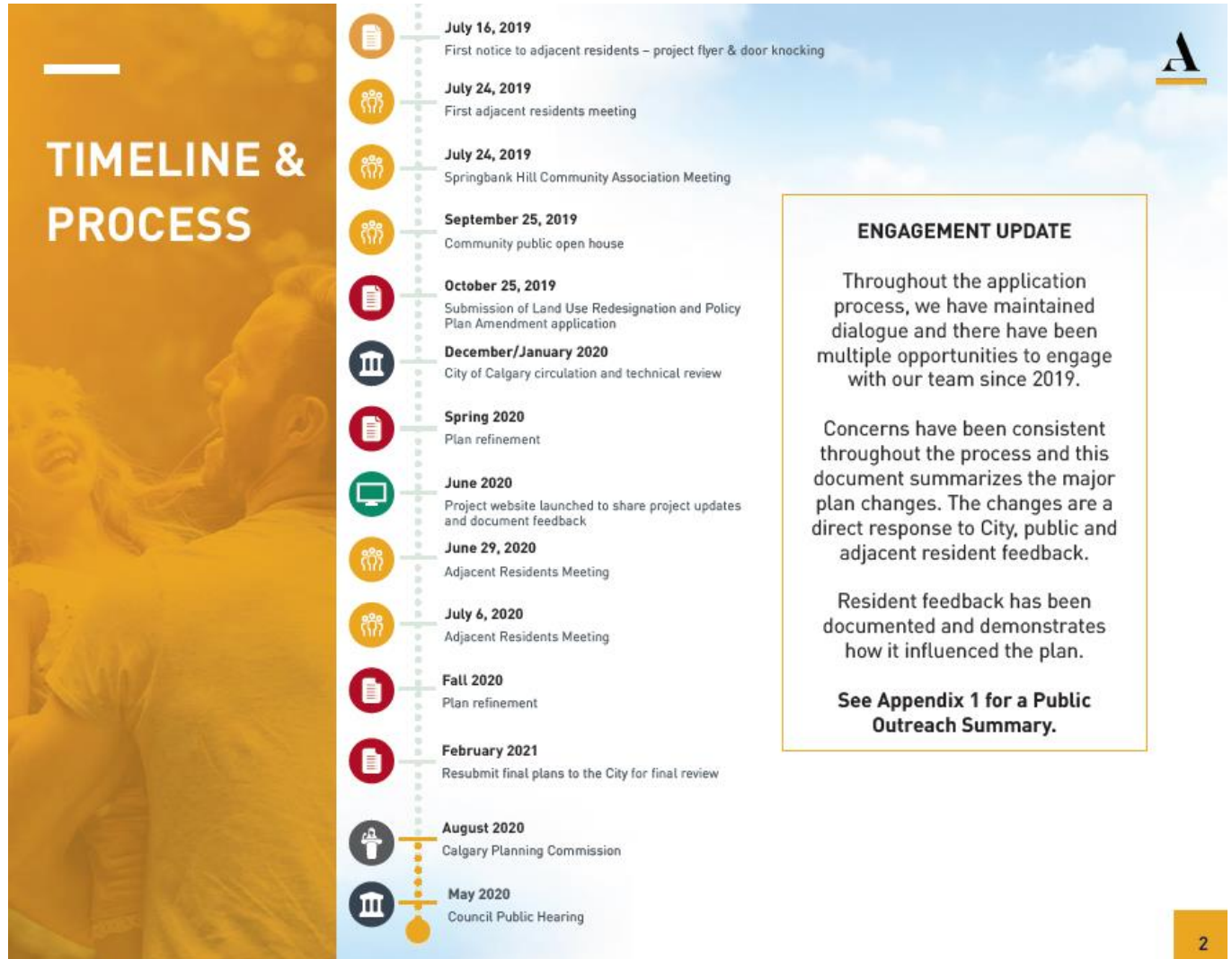
The application proposes to redesignate the subject lands from DC67Z2007 to a DC district based on the M-2 (Multi-Residential – Medium Profile) and M-G (Multi-Residential – At Grade Housing) districts. The DC district is required to provide for additional building heights to account for the change in grade across the site and to provide additional building setbacks from the adjacent single-family homes on Springborough Green SW. The revised land use proposal directly responds to feedback provided by adjacent residents.

The DC District is a means to achieve the concept plan, which anticipates apartment forms in the north portion, transitioning to smaller-scale ground-oriented buildings in the mid to south portions of the site. To secure an appropriate transition on the south portion of the site, the DC proposes two sites based on the M-G (south) and M-2 (north) districts. The portion of the DC based on the M-G ensures the built form within 135 metres from a property line, shared with a low-density residential district, will be grade-oriented. The purpose of this is to provide assurance to adjacent residents that low-profile residential (i.e., townhomes) will be built within an appropriate transition area.

Conclusion

Partners Group is excited to be a part of the Springbank Hill Community and feels this development will respond thoughtfully to the existing topography, while achieving a compatible interface with its immediate neighbours. They are seeking the support of Calgary Planning Commission and City Council.

Applicant Outreach Summary



SUMMARY OF KEY CHANGES

- ✓ Excluded the “Mahood Parcel” from the application based on concerns from adjacent residents.
- ✓ Significantly reduced the overall unit count to 465 units from 730 in the original proposal. This corresponds to a density of approximately 88 units per hectare, with higher densities located in the north portion of the plan area.
- ✓ Revised the Direct Control (DC) district to include two sites based on the M-2 and M-G districts. This was a specific response to community concerns and the M-G site is based on a 135-metre distance from the south property line to ensure a transition from ground-oriented to apartment style forms.
- ✓ The DC proposes to increase the minimum setback to 8.5 metres along the south boundary (interface to the existing community) and the overall height to 24 metres to accommodate the topographical nature of the site.
- ✓ Addressed all technical concerns, specifically relating to traffic along 77th Street. Introduced frontage road along 77th Street, maintaining an attractive pedestrian environment (See Page 10).

PLAN EVOLUTION - SITE PLAN

ORIGINAL SUBMISSION



DTR 1 RESUBMISSION
JUNE 2020

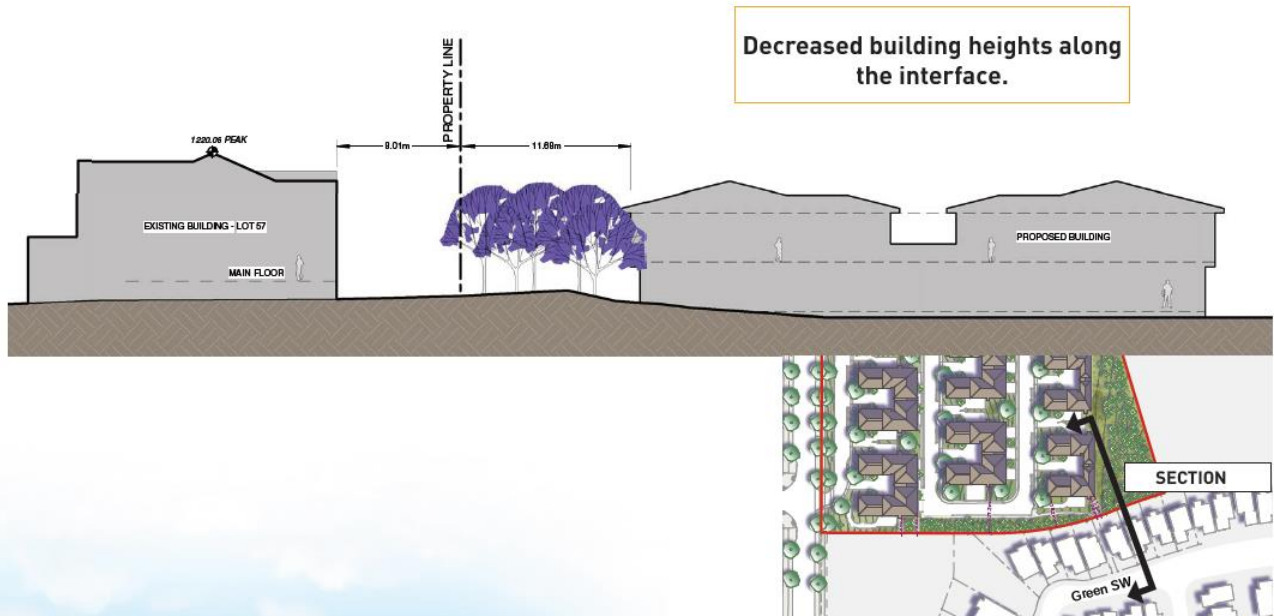


FINAL SUBMISSION
FEBRUARY 2021



PLAN EVOLUTION - CROSS SECTIONS

FINAL SUBMISSION
FEBRUARY 2021



FULL PLAN BIRD'S EYE VIEW

DTR 1 RESUBMISSION
JUNE 2020



FINAL SUBMISSION
FEBRUARY 2021



Community Association Response

March 8, 2021

RE: Land Use Amendment Application LOC2019-0162

Dear Joseph,

Thank you for the opportunity to provide comments for Land Use Amendment application LOC2019-0162. I am responding as President of the Springbank Hill Community Association, on behalf of our Board of Directors, our Planning Committee, members of our community association and residents of our community at large.

Over the past 18 months we have had the opportunity to meet with the planning group, the developer and their representatives in various settings to listen, review proposals and provide feedback.

The community is unable to support the land use application that was presented to us on Friday March 5th.

Through this process, the community has been presented with 4 "visions" of development along with 4 land use applications.

While the latest "vision" from the developer appears to address the majority of the community's concerns, the latest land use application is the least restrictive of the 4 and provides the developer the greatest flexibility, and very limited accountability to deliver the proposed vision.

How can the community comment or support a proposal, when there is NO guarantee of what will be built?

To summarize our understanding of the applicant's response to our concerns, which we have summarized below:

- At this time the application area has been reduced from the original intention of 900 units down to 465 units, with the removal of the Mahood Lands. The new concept plan results in a density of 88 uph 136 low density townhome units and 329 apartment style units.
- The build form has been revised to demonstrate 8-14 units townhome buildings on the lower half of the Ambrose site with higher density apartments along the northern edge, closer to 17th Avenue. A proposed setback of 8.5 metres, similar to a low-density land use district has been proposed. Most balconies/amenity space are planned along the west facades. All building entrances will be from the west.

We have attached the proposed vision document from the applicant, for reference purposes.

In reading the applicant's cover letter and reviewing the vision document, we initially felt that we had been heard, and meaningful changes had been made to this application.

However, based on our detailed review of the land use application from Friday March 5th, it is now our understanding that densities, build forms, heights, and setbacks are all open to relaxation, and allow for a wider range of design at future steps in the process.

We understand the grades of this particular parcel are challenging. This is not unusual in our community, and the applicant has had over 18 months to review the topology, plan and refine their design.

As a resolution the community proposes simple prescriptive restrictions to be added to the land use application that are not open to relaxation, providing the community with confidence that the developer will deliver on their vision within clearly state parameters. We propose the following:

M-2 and M-G zones:

- a) A demarcation line between the m-2 and M-G zone more in line with the vision document presented to us.
- b) Density of 88 uph - 136 to include low density townhome units and 329 apartment style units, with a variance of 10% to allow for issues at development permit stage.

M-G zone:

- a) Balconies/amenity space only permitted along the west facades.
- b) All building entrances only permitted along the west side of the buildings.
- c) Each unit must have a separate and direct pedestrian access to grade.
- d) The minimum building setback from a parcel designated as a low density residential district to be 8.5 metres.
- e) A restriction that ensures the building height measured from the top of grade of each building is no more than 8.5 metres, (or 2.5 storeys). Our reason for this request is that the M-G standard of 13 metres is not measured from top of grade. Since we are asking for definitive heights, we are recommending 2.5 storeys from the highest point of grade to match the surrounding residential area.

We are community residents and volunteers; we are not city planners and our group members do not have a formal background in planning. However, we are simply asking for restrictions to be put in place to hold the developer accountable at the DP stage to the vision presented to the community during the Land Use stage. We feel this is a reasonable and actionable request and we are prepared to fully support this application with the above noted restrictions.

At this time the community is unable to support this application as presented, and we request CPC to reject the land use application in its current form without the addition of the restrictions requested above.

Sincerely,

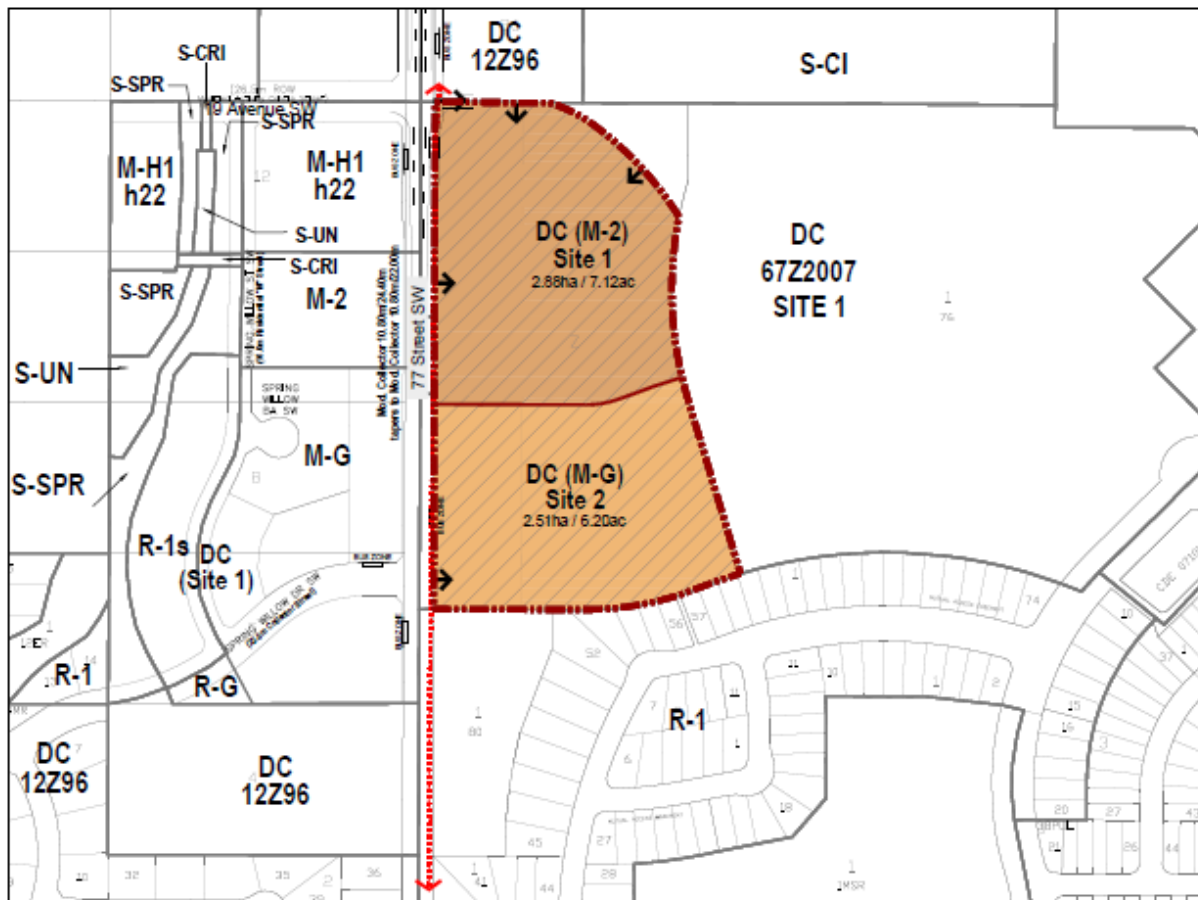


Elio Cozzi
President, Springbank Hill Community Association

Cc: Circulation Control, Planning & Development, City of Calgary
Jeff Davison, Councilor Ward 6
Members of the Board of Directors, Springbank Hill Community Association
Members of the Planning Committee, Springbank Hill Community Association
Michael Hoffman, President, Springborough Residents Association
Frank Pogubila, Springbank Hill Resident

Concept Plan

PROPOSED LAND USE PLAN





Mar 05, 2021 - 10:40am WNC2021 Ambrose L.L.J. ASP-Ambrose 2019, Section 0 Technical (b. 1 Technical Production) 1.1 AutoCAD/2021 Rendering 2021 JNT1.dwg



Ambrose Residential
Preliminary Concept Plan - Option 3

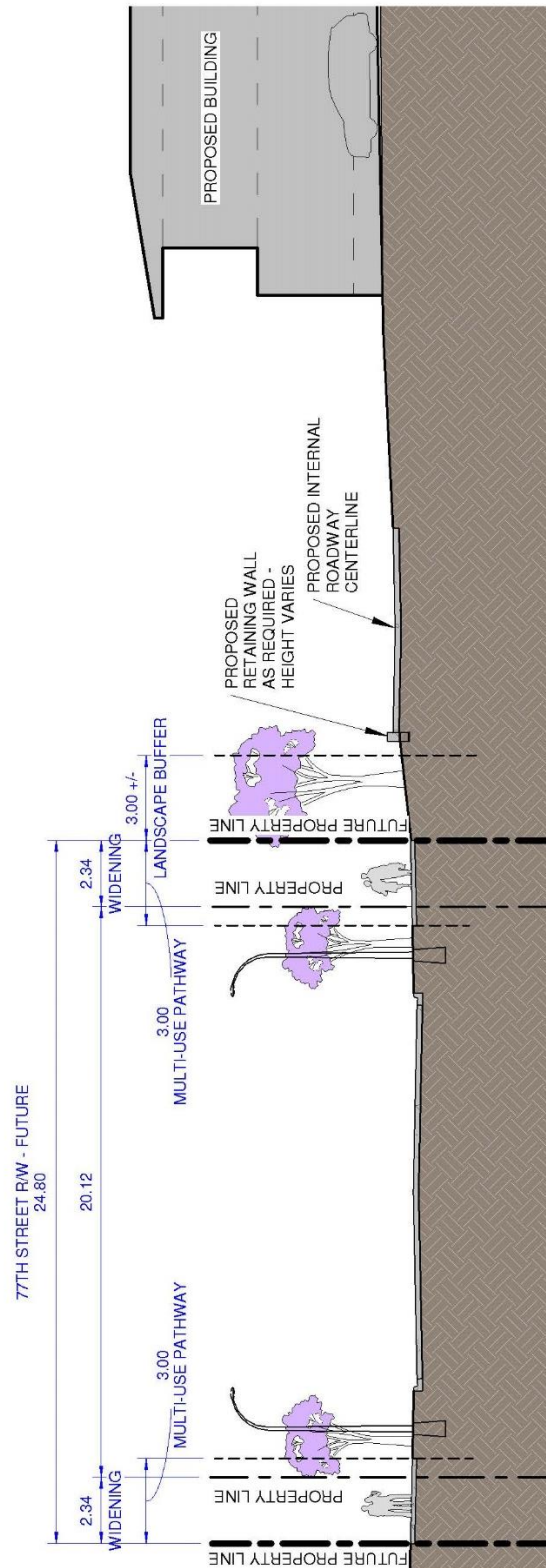
7440 77Street SW | Plan 2420AK Block Z

March 2021

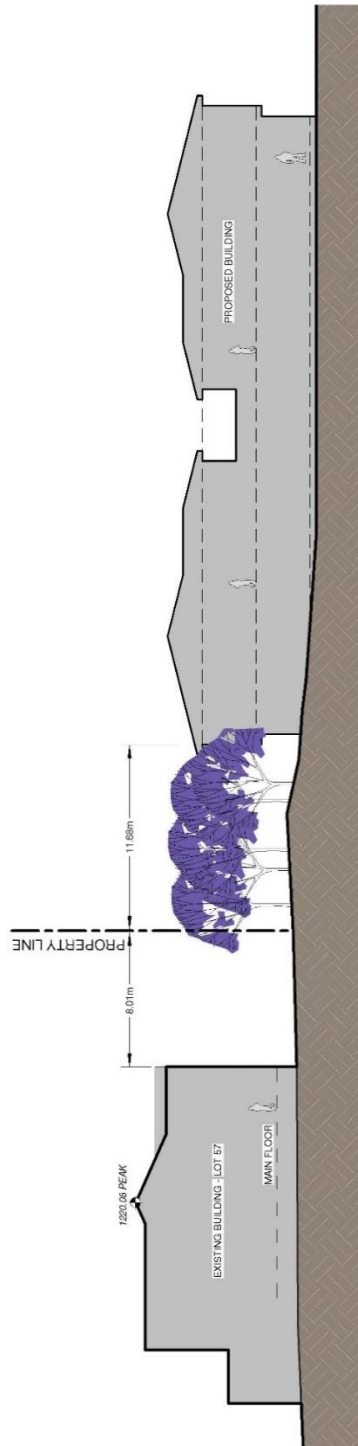
CROSS-SECTIONS



SECTION 1



SECTION 2



Policy Amendment, Land Use Amendment and Outline Plan in Shaganappi (Ward 8) at multiple addresses, LOC2020-0106

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1199 - 24 Street SW, 1200 - 26 Street SW, and 2500 Bow Trail SW (Plan 1510643, Block 2, Lot 1; Plan 574JK, Block 2, Lots A and B) to subdivide 5.36 hectares \pm (13.23 acres \pm) with conditions (Attachment 12); and
2. Forward this report (CPC2021-0191) to the 2021 April 12 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendments to the Shaganappi Point Area Redevelopment Plan (Attachment 10);
4. Give three readings to the proposed bylaw for the redesignation of 0.88 hectares \pm (2.17 acres \pm) located at 2500 Bow Trail SW (Portion of Plan 574JK, Block 2, Lot A) from Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d165) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District to Direct Control District to accommodate a variety of low-density grade-oriented residential building forms, with guidelines (Attachment 7);
5. Give three readings to the proposed bylaw for the redesignation of 3.91 hectares \pm (9.67 acres \pm) located at 1199 - 24 Street SW, 1200 - 26 Street SW, and 2500 Bow Trail SW (Plan 1510643, Block 2, Lot 1; Portion of Plan 574JK, Block 2, Lots A and B) from Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d140) District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d165) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School Park and Community Reserve (S-SPR) District, and Direct Control District to accommodate a variety of medium-density grade-oriented residential building forms, with guidelines (Attachment 8); and
6. Give three readings to the proposed bylaw for the redesignation of 0.57 hectares \pm (1.40 acres \pm) located at 2500 Bow Trail SW (Portion of Plan 574JK, Block 2, Lot A) from Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2f1.5d140) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District to Direct Control District to accommodate mid-rise multi-residential development, with guidelines (Attachment 9).

Policy Amendment, Land Use Amendment and Outline Plan in Shaganappi (Ward 8) at multiple addresses, LOC2020-0106

HIGHLIGHTS

- This application seeks to establish a new subdivision framework and to redesignate the subject property to allow for redevelopment of this inner-city site with a range of residential uses, open spaces, and roadways.
- The proposal is intended to accommodate a variety of residential housing types at low and medium density, which supports demographic and economic diversity in the community, allows for development of a vacant site within walking distance to LRT, and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? This proposal supports missing-middle housing in a location with access to alternative transportation modes and makes more efficient use of existing infrastructure, lowering overall servicing costs to Calgarians.
- Why does this matter? This proposal will allow for a vacant site to be developed in a form that reflects its context and supports higher-density development in more appropriate locations.
- Amendments to the *Shaganappi Point Area Redevelopment Plan* are required to allow for this application.
- Two development permits for: stripping and grading, and a multi-residential development, have been submitted and are under review.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2020 July 23 by Ground Cubed on behalf of the landowner Carma Ltd. The approximately 5.4 hectare site is in the community of Shaganappi between 24 Street SW and 26 Street SW and is bounded by the Shaganappi Point Golf Course to the north and Bow Trail SW to the south. A pedestrian bridge over Bow Trail SW directly connects the site to Shaganappi Park, and the entire site is within 600 metres (a seven-minute walk) of the Shaganappi Point LRT Station. The site was previously the home of the Jacques Lodge cottages for seniors which were demolished in 2014.

As referenced in the Applicant Submission (Attachment 2), the proposed land use districts allow for a variety of residential building forms including semi-detached dwellings, rowhouses, stacked townhouses, ground-oriented dwelling units and mid-rise apartment buildings. Public park space is planned along the south property line and in the northeast corner. The site is to be accessed from 24 Street SW, a widened Sovereign Crescent SW, and a new public road near the site's western edge with the proposed name of Sovereign Heights SW.

Administration has reviewed the proposal and while it does represent a substantial decrease in allowable density, it still meets city-wide objectives of accommodating residential growth in established areas well-served by transit. High-density development is planned nearby at Westbrook Village, providing this site with the opportunity to support a different type of transit-oriented development focused on grade-oriented forms.

Two development permits have been received and are currently under review. One, submitted on 2021 January 19 (DP2021-0337; Attachment 3) is for the medium-density multi-residential

Policy Amendment, Land Use Amendment and Outline Plan in Shaganappi (Ward 8) at multiple addresses, LOC2020-0106

development comprising the majority of the site and includes 150 dwelling units in 22 buildings. A second permit, submitted on 2021 March 02 (DP2021-1303), is for stripping, grading and deep utility construction.

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 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 attended Shaganappi Community Association meetings with both the full board and multiple times with the development committee, notified residents throughout the adjacent neighbourhood of Sunalta West, met with residents expressing specific concerns, and hosted two online forums.

In response to specific concerns heard from the neighbours, the applicant has proposed additional regulations to limit the height of the intended future mid-rise building and provided additional information to The City regarding traffic demand in the area and possible solutions. The full 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 and published [online](#), and notification letters were sent to adjacent landowners.

Administration received 27 letters of opposition to the project from nearby residents. Reasons for opposition include:

- traffic and ability to exit the community;
- the density of the development being too high next to detached housing;
- potential shadowing from the mid-rise site;
- effects on adjacent property values;
- potential slope issues; and
- loss of green space and mature trees.

The Shaganappi Community Association provided a letter (Attachment 5) on 2021 February 04 in support of the overall project vision and development concept, while committing to work with The City on specific transportation solutions and designs for the multi-residential site.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Site design, placement of larger buildings, the total number of units, location of green space, accesses to and from adjacent roads, and amount of on-site parking will be reviewed and determined at the development permit stage.

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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 proposal allows for a variety of housing choices in low and medium-density residential building forms. The proposal may accommodate the housing needs of a more diverse population looking for convenient access to transit within a walkable distance, including families choosing to live in an inner-city community.

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 proposal enables a greater variety of housing choice within the community of Shaganappi. Redevelopment of this vacant site will enable it to contribute to Calgary's overall economic health by creating property value and housing new residents within a short distance of an existing activity centre (Westbrook Mall).

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2021-0337) Summary
4. Applicant Outreach Summary
5. Community Association Response
6. Proposed Land Use District Map
7. Proposed Direct Control District (DC/R-2, R-G)
8. Proposed Direct Control District (DC/M-G)
9. Proposed Direct Control District (DC/M-H1)
10. Proposed Amendments to the Shaganappi Point ARP
11. Proposed Outline Plan
12. Proposed Outline Plan Conditions of Approval
13. Proposed Outline Plan Data Sheet

Department Circulation

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8) at multiple addresses, LOC2020-0106**

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Shaganappi, north of Bow Trail between 24 and 26 Streets SW. Approximately 5.36 hectares (13.23 acres) in size, the site is currently vacant. No stripping or grading have commenced on the site, except for the removal of several trees in the southeast corner in response to nuisance complaints. Vehicle access to the site is available from both 24 Street SW and Sovereign Crescent SW. A seniors' housing cluster of 300 cottages and townhouses (Jacques Lodge) stood on the site from 1963 until their demolition in 2014.

Surrounding development consists of single detached housing across the lane to the west and across 24 Street SW to the east. The Shaganappi Point Golf Course is located to the west and north across Sovereign Crescent SW, and Shaganappi Park is directly south across Bow Trail SW via a pedestrian bridge. The residential communities of Sunalta West, Scarboro, and Shaganappi are generally to the east, southeast, and southwest.

The site is entirely within 600 metres (a seven-minute walk) of Blue Line LRT service at Shaganappi Point Station. The site is approximately 1.5 kilometres (an 18-minute walk) from retail and groceries at Westbrook Mall, as well as from the Killarney Aquatic and Recreation Centre. Additional retail and recreational opportunities are within 700 metres (a nine-minute walk) along 17 Avenue SW and down toward the Bow River Pathway.

A development permit for the majority of the site has been submitted (DP2021-0337) and is under review. This permit proposes 150 grade-oriented dwelling units in 22 buildings closely integrated with privately owned but publicly accessible open spaces. Future development permit applications will propose low-density units along the future Sovereign Heights SW and mid-rise multi-residential units at the site's southeast corner.

Community Peak Population Table

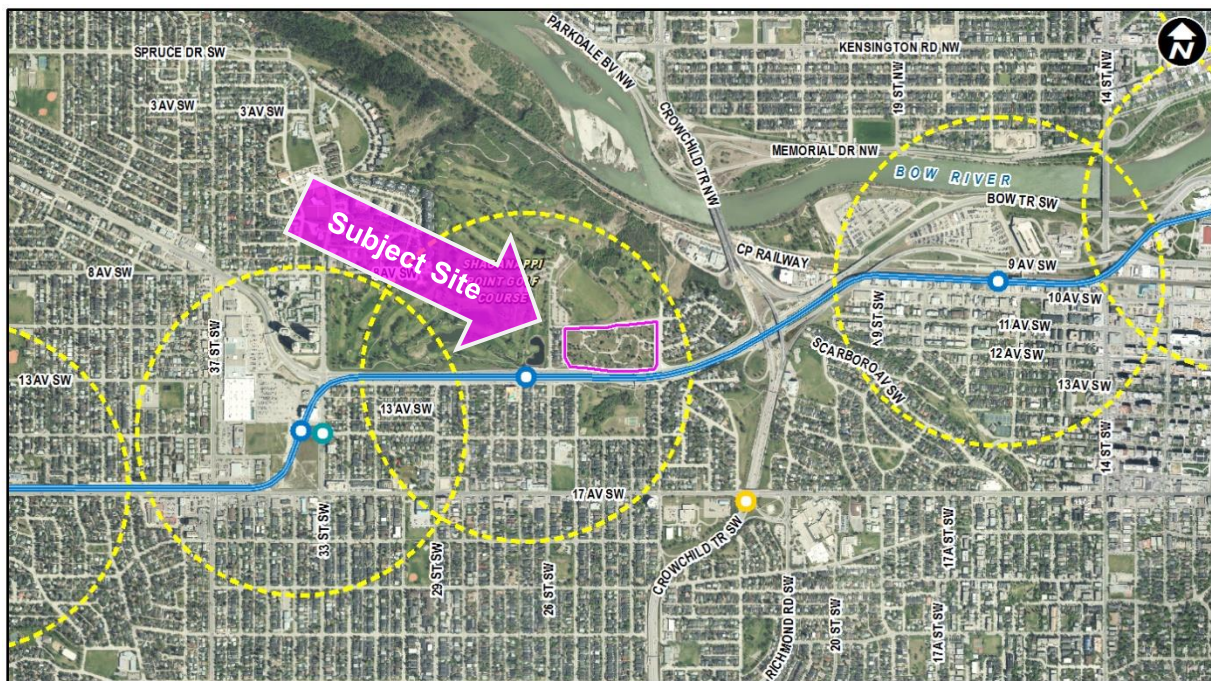
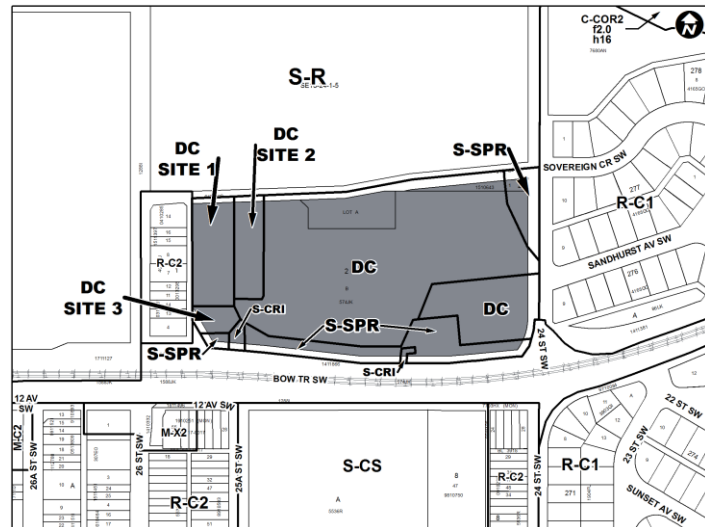
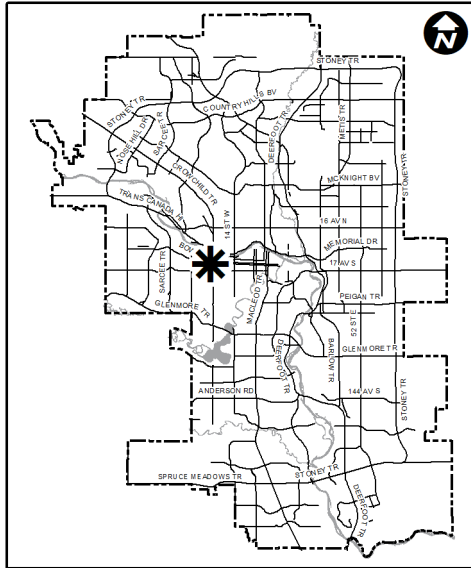
The community of Shaganappi reached its peak population in 1969 and experienced a decrease of 33 per cent by 2010. As shown in the following table, in 2019 the community's population was still 24 per cent below its peak.

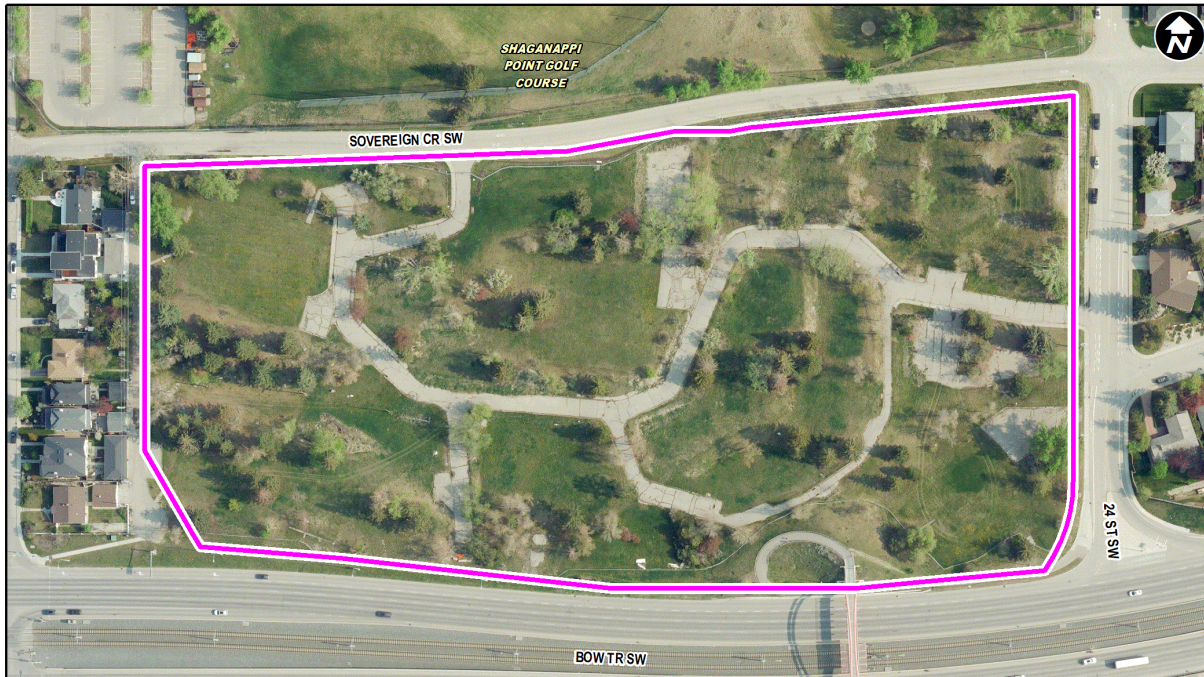
Shaganappi	
Peak Population Year	1969
Peak Population	2,132
2019 Current Population	1,626
Difference in Population (Number)	-506
Difference in Population (Percent)	-24%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-C2f1.5d140 and M-C2f1.5d165 Districts are designed to support medium-density multi-residential development. These specific districts allow for a maximum height of 16 metres and a total floor area ratio (FAR) of 1.5, below the base district maximum of 2.5. The placement of these districts on the east and west boundaries of the site aligns with their intent to be in close proximity or adjacent to low-density residential development.

The existing land use designation across the remaining portion of the site is a DC District based on the Multi-Residential – High Density Medium Rise (M-H2) District. Allowing for an FAR of 3.2 and a maximum height of 36 metres, the existing designation is designed to support high-density residential development with supportive medical, office and retail uses.

These two existing land use districts were approved by City Council on 2014 July 21 as part of application LOC2012-0058, which also included a policy amendment and outline plan to support high-density seniors' housing. Since that time, the land has remained vacant, reflecting a desire on the part of the previous landowner to more closely integrate their institutional development with existing neighbourhoods.

A higher-density transit-oriented development is planned around the nearby Westbrook LRT Station and was approved by Council on 2009 June 01. However, even with higher maximum height and buildable area than at Jacques Lodge, as well as the substantial public investment in

an underground transit station, market uptake has been slow and no development has yet been realized.

The Jacques Lodge site has since been sold and the new landowner has submitted an application for a different development concept on the site, one more modest in scale and density but with higher potential for build-out over the next ten years.

This application proposes three new DC Districts and two special purpose districts:

- DC District with three sites based on the R-2 and R-G Districts;
- DC District based on the M-G District;
- DC District based on the M-H1 District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.

The distribution of these districts may be viewed in Attachment 6.

As proposed, the new land use concept for the site involves three DC Districts designed to support a variety of residential building forms that innovatively respond to the site's significant topography. The proposed DCs on this site allow for grade-oriented housing to be located close to the site's two internal roadways and prioritize rooftop amenity spaces and proximity to communal open spaces over private yards and setbacks. Because this proposal seeks to provide a master plan for a currently vacant site with no internal context, non-contextual low-density districts were deemed appropriate to use as base districts for the proposed DC Districts.

The first DC District (Attachment 7) applies to the westernmost portion of the application area and consists of three low-density grade-oriented sites. Site 1 is based on the R-2 District but increases the maximum height to 12 metres and includes provisions for larger rooftop patios. Site 2 is envisioned to be developed with rowhouses. As such, it is based on the R-G District but with a maximum height of 14.5 metres to accommodate rooftop patios, and reduces the setback required from the adjacent open space to the rear of the parcel. Site 3 is also based on the R-G District but creates more flexibility in constructing single detached and/or semi-detached dwellings on parcels which will be constrained by adjacent public rights-of-way.

The second DC District (Attachment 8) encompasses the majority of the site and is designed to support medium-density grade-oriented housing in the form of rowhouses, townhouses and stacked townhouses. The DC differs from the base district of M-G by increasing the maximum height from 12 metres to 14.5 metres and by allowing for smaller private amenity spaces. In alignment with the concurrent development permit application, the corner visibility triangle does not apply at private internal roadway intersections, and the visitor parking requirement is reduced.

The third DC District (Attachment 9) applies to the southeast corner of the property and allows for mid-rise multi-residential development as per the base district of M-H1. The purpose of a DC in this location is to set a maximum FAR of 2.5 and to create a maximum height regulation intended to limit the visual impact of future development on the adjacent low-density community east across 24 Street SW. The proposed maximum height rules restrict the perceived height of the building to no more than what is currently allowed under the existing M-C2 land use designation.

The proposed DC Districts include a relaxation section that allows the Development Authority to relax the rules of the base districts in Bylaw 1P2007, where the DCs do not provide specific regulations. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DCs, can also be relaxed in the same way that they would be in standard districts.

The proposed S-SPR District is intended to provide for parks and open space and will be applied to land dedicated as Municipal Reserve (MR) pursuant to the *Municipal Government Act* (MGA). The three-metre setback area surrounding the pedestrian bridge support structure is to be designated S-SPR but will not be credited toward the applicant's required MR dedication.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. As shown on Attachment 11, these land use districts are located where new drainage infrastructure is needed and gives those pipes a right-of-way that does not negatively impact land dedicated as MR. These areas are to be designated as Public Utility Lots (PULs) as per the MGA.

Development and Site Design

Development of the majority of the site will be able to proceed as per DP2021-0337 if the relevant DC District (Attachment 8) and policy amendments (Attachment 10) are approved by Council.

If the amendments are approved, the eastern and western portions of the site will require development permits. The relevant land use designations and amended ARP policy will provide guidance on building massing, height, landscaping and parking.

Urban Design Review Panel

The overall development concept was presented at the pre-application enquiry stage to the Urban Design Review Panel on 2020 March 25. Comments from the Panel were generally supportive, praising the creative approach to handling the slope, maximization of scenic views, connectivity and navigability. However, the proposal was determined to be lacking in terms of accessibility and its flexibility to intensify over time. In response, the applicant was able to reduce several pathway grades.

Subdivision Design

The proposed outline plan comprises 5.36 hectares (13.23 acres) and includes three main development areas. The western portion of the site is to be oriented around a new north-south public roadway (Sovereign Heights SW) and includes 0.89 hectares (2.18 acres) set aside for single detached, semi-detached and rowhouse units on fee-simple lots. The proposed regulations in the DC District (Attachment 2) allow for these units to have higher parcel coverage and taller height than would otherwise be permitted in the base districts. The intent of this design is to preserve a sensitive interface with existing development to the west while still encouraging intensification. Backyard suites are desirable in this location and are listed uses in the land use district. The street itself is proposed to end in a cul-de-sac which will serve as one of three access points to a private condominium road servicing the remainder of the site, connecting to Sovereign Crescent SW and 24 Street SW.

As the site slopes down to the east, the private road meanders across the parcel, using the switchbacks to create blocks of flat land suitable for grade-oriented rowhouse, stacked townhouse, and low-rise apartment units. The proposed buildings are to be located close to the

street to provide a sense of enclosure to the public realm. Driveway aprons are kept short to further improve the public realm by discouraging parking in front of the units.

A key design consideration for the location of buildings is to create close integration between the amenity spaces of each unit and the series of open spaces throughout the community. With the exception of several of the buildings in the east, almost every unit in the development has direct access to a park space from their rear door. Pathway connections through the open spaces connect residents throughout the site to the LRT station, the bridge over Bow Trail SW to Shaganappi Park, and to the Bow River Pathway system accessible to the northeast.

The southeast corner of the site is intended to be developed with five-to-six storey multi-residential development. The area proposed for this DC District has a 10-metre change in elevation from its west to east, offering an opportunity for a terraced building to be constructed into the side of the hill. This site is deemed acceptable for the mid-rise form, provided that the interface with 24 Street SW is carefully designed to be as sensitive as possible to existing development. Custom height regulations promote at-grade townhouse units with apartment units above and set back. Height increases up the slope, allowing the built form to rise concurrent with the grade. Though this area is intended to feature the highest density on the site, it is situated where it would have the least visual impact and least ability to impact the privacy of adjacent residents.

Municipal Reserve is proposed along the entire south boundary of the application area, allowing for better pedestrian and cyclist connectivity between Shaganappi Point LRT Station and 24 Street SW. Another MR site is intended at the northeast corner of the application area where it would be able to serve as a rest stop for pedestrians and cyclists who have ascended the Bow River valley. In all, 0.498 hectares of MR are being dedicated, which is 10.67 per cent of the area of the main parcel. This application includes two small remnant parcels from which reserves shall not be taken.

A breakdown of the statistics for the outline plan can be found in the Proposed Outline Plan Data Sheet (Attachment 12).

Density and Intensity

The proposed land uses provide for development designed to achieve the *Municipal Development Plan* (MDP) minimum density and intensity (population and jobs) targets.

At full build-out, the subject area is expected to accommodate approximately 331 units: 31 units fronting the new public road, 150 units in the central part of the site, and an estimated 150 apartment units in the southeast corner. Over a total site area of 5.36 gross developable hectares (13.23 acres) the proposed development would achieve a unit density of 61.8 units per hectare (25.0 units per acre).

The MDP sets minimum intensity targets for both new communities (60 people and/or jobs per gross developable hectare) and in areas meant to support the Primary Transit Network (100 people and/or jobs per gross developable hectare).

At an estimated 1.9 persons per unit, the development would have a total population of approximately 630 persons and a residential intensity of approximately 117 persons per gross developable hectare, exceeding MDP minimums.

Transportation

Transit

The subject site has access to Calgary Transit bus and rail service as it is located along the Primary Transit Network close to Shaganappi Point LRT Station. The entire site is within 600 metres (a seven-minute walk) of the LRT station, and bus service is available via Route 9 stops located at either end of the site at 24 Street SW, 26 Street SW and across Bow Trail SW.

Active Transportation Network

The outline plan includes the provision of a new pathway along the south side of the site parallel to Bow Trail SW, a desired link between 26 Street SW and the pedestrian bridge. The pathway will extend both west and north, connecting the Shaganappi Point LRT Station to the Bow River Pathway northeast of the site.

Pedestrian connectivity through the site will be via the sidewalks along the private road, but also through connections between the site's internal open spaces and the MR space to the south. The MR space in the northeast also functions as a gateway between the development site and the Bow River Pathway to the northeast.

Streets Network

The applicant proposes two major changes to the public street network in this community: creation of a new public road to provide the western point of access to the site, and the widening of Sovereign Crescent SW. The current configuration of the road is one that is narrow and steep. As proposed, an additional lane width would be created on the road to allow for public parking. As part of this widening, the grade on both the south and the north side of the road will be affected, requiring minor changes to Shaganappi Point Golf Course land.

A Transportation Impact Assessment (TIA) was submitted as part of this application to determine likely changes to transportation patterns in the area as a result of this development. The TIA has determined that there is sufficient capacity on all surrounding to accommodate the expected increase in vehicular traffic. The Calgary Fire Department had no concerns over emergency vehicles being able to access the neighbourhood.

However, a key finding of the TIA is that southbound traffic on 26 Street SW will continue to experience a "failure" level of service (delays exceeding 80 seconds) regardless of whether this site is developed or not. This is currently and will continue to be caused by high traffic volumes on Bow Trail SW and the prioritization of the LRT during rush hour.

The TIA examined the impact of creating an additional right-turn lane for vehicles to turn west onto Bow Trail SW and demonstrated that this additional lane would largely offset the additional delays and congestion caused by this development. Administration is working with the applicant and other stakeholders to determine the appropriateness and feasibility of this improvement through the subdivision process.

Environmental Site Considerations

The applicant provided a Slope Stability Report and a Deep Fills Report, both of which were approved by Administration. Despite public report of underground instability, no significant geotechnical issues were identified, however a post-development slope stability study will be required.

A Phase 1 Environmental Site Assessment determined the risk of environmental contamination was low, and a Preliminary Natural Site Assessment determined the potential for critical species or habitat loss was also low.

Utilities and Servicing

Stormwater Servicing

A Staged Master Drainage Plan was submitted and approved by Administration. Should overland drainage occur from the west, it will be directed down Sovereign Heights SW and south through the end of the cul-de-sac, through the proposed public utility lot and towards Bow Trail SW.

Sanitary Servicing

A Sanitary Servicing Study was submitted and approved by Administration, showing that there is capacity to service the site within existing infrastructure.

Water Servicing

As the previous use of the site had required relatively light servicing, upgrades to off-site utilities are required to accommodate the proposed development. The developer is required to construct water mains, including a dual feed from the West Calgary pressure zone and a pressure-reducing valve to the Sunalta pressure zone.

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 proposal 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 site is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Policies for this area support appropriate transitions between adjacent areas, a variety of multi-family housing types, and maximal front door access to the street and other public areas.

In particular, the proposal aligns with the MDP goal of encouraging a transit-supportive land use framework by locating population growth within walking distance of the Primary Transit Network. The proposal exceeds the minimum density in the MDP and creates a pedestrian environment conducive to walking from 24 Street SW to the LRT station. While the application does not propose any commercial or other non-residential uses, it does support a broad mix of higher-density residential forms which tend to result in lower levels of daily automobile use.

In addition to typology-specific policies, the proposal aligns with applicable city-wide policies regarding building a more compact city, making more efficient use of existing infrastructure, and accommodating a broader mix of housing and residents in established areas.

Transit Oriented Development Policy Guidelines (2004)

The [TOD Guidelines](#) lay out The City's expectations for what constitutes good planning near LRT stations and frequent bus stops. The proposal aligns with the Guidelines in that it is within 600 metres of the station, has medium-density residential development to support transit ridership, and offers direct and easy-to-navigate pathway connections to the station.

Where the application does not align with the Guidelines is in organizing the density of the development such that the highest density is placed closest to the station, and in incorporating commercial development into the site. The location of the multi-residential site is such that it has the least impact on the least amount of its surroundings and, while not directly adjacent to the LRT station, is within 600 metres and has a direct pedestrian connection along the new pathway. Commercial development is not proposed at this time, but may be included in the future at the base of the multi-residential site.

The proposal most closely aligns with the Residential Neighbourhood station type, which supports medium-density residential development including townhouses and four-to-five-storey apartments. Developments of this type can serve as "feeders" to higher-order transit stations at major nodes, such as Westbrook Village (Westbrook Mall) or Greater Downtown.

Climate Resilience Strategy (2018)

The project provides support to several objectives of the [Climate Resilience Strategy](#) by encouraging lower transportation emissions via transit mobility and more efficient use of land to combat urban sprawl.

Shaganappi Point Area Redevelopment Plan (ARP) (Statutory – 2014)

The [Shaganappi Point ARP](#) policies for the subject site were originally written in conjunction with the previous land use and outline plan application. Given the shift in direction with this new proposal, several amendments to the Plan are required (Attachment 10). Amendments include changes to the previously approved open space concept, mobility network, and pedestrian linkages, as well as to remove policy specific to the anticipated seniors' housing. Other amendments include realignment of the Land Use Policy Areas along with changes to the associated policies to support the proposed land use districts for the subject site.

Westbrook Communities Local Area Plan

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

Applicant's Submission

Submitted on 2020 July 21

Company: ground cubed planning for Brookfield Residential

Contact: Jill Sonogo

On behalf of Brookfield Residential, ground cubed planning is pleased to submit this Land Use Amendment / Outline Plan application for the Jacques Lodge site. Brookfield Residential has a compelling new vision for the site, consisting of a comprehensively planned residential community that celebrates the site's unique topography and views and is centered around thoughtfully designed open spaces. Featuring a context-sensitive design, this development will add new housing choices to the Shaganappi community (including "missing middle" housing forms) and will provide new connections for active mobility and new park spaces in the area.

Formerly home to the Jacques Lodge seniors housing development, the site was redesignated in 2014 to allow for high density development. The current market cannot support the intensity of development or the mix of uses facilitated by the existing land use districts. Therefore, a land use amendment is required to allow for development that will be transit-supportive and can be realized in the near-term, adding to The City's tax base and providing new housing units near an established LRT station.

Despite the ongoing COVID-19 pandemic, a comprehensive stakeholder engagement process was undertaken prior to submission of this application. We engaged the Shaganappi Community Association at the outset of the design process to learn how best to engage the broader community and to identify initial opportunities and concerns. Our initial development concept was shared with the broader community via a Live Online Open House and supplementary online materials. Many phone calls and emails were exchanged with area residents and several meetings with stakeholders were held to better understand ideas and concerns. We also gathered additional feedback through an online survey. In addition, we launched a website to provide additional information (visit www.cultivateideas.ca/jacqueslodge).

The new vision for the Jacques Lodge site will result in a unique development within Calgary's inner city, providing new housing choices in transit-supportive forms and new active mobility connections and parks. Knitted into the dramatic topography of Calgary's inner southwest, this development will facilitate an unparalleled living experience.

Development Permit (DP2021-0337) Summary

This development permit proposes 150 attached residential units in 22 buildings. On a 3.28-hectare site, the development achieves a unit density of 46 units per hectare. Buildings adjacent to Municipal Reserve are oriented toward the park space, as are buildings fronting the three main pockets of private open space.

S.E. 1/4 SEC. 18-24-1-5

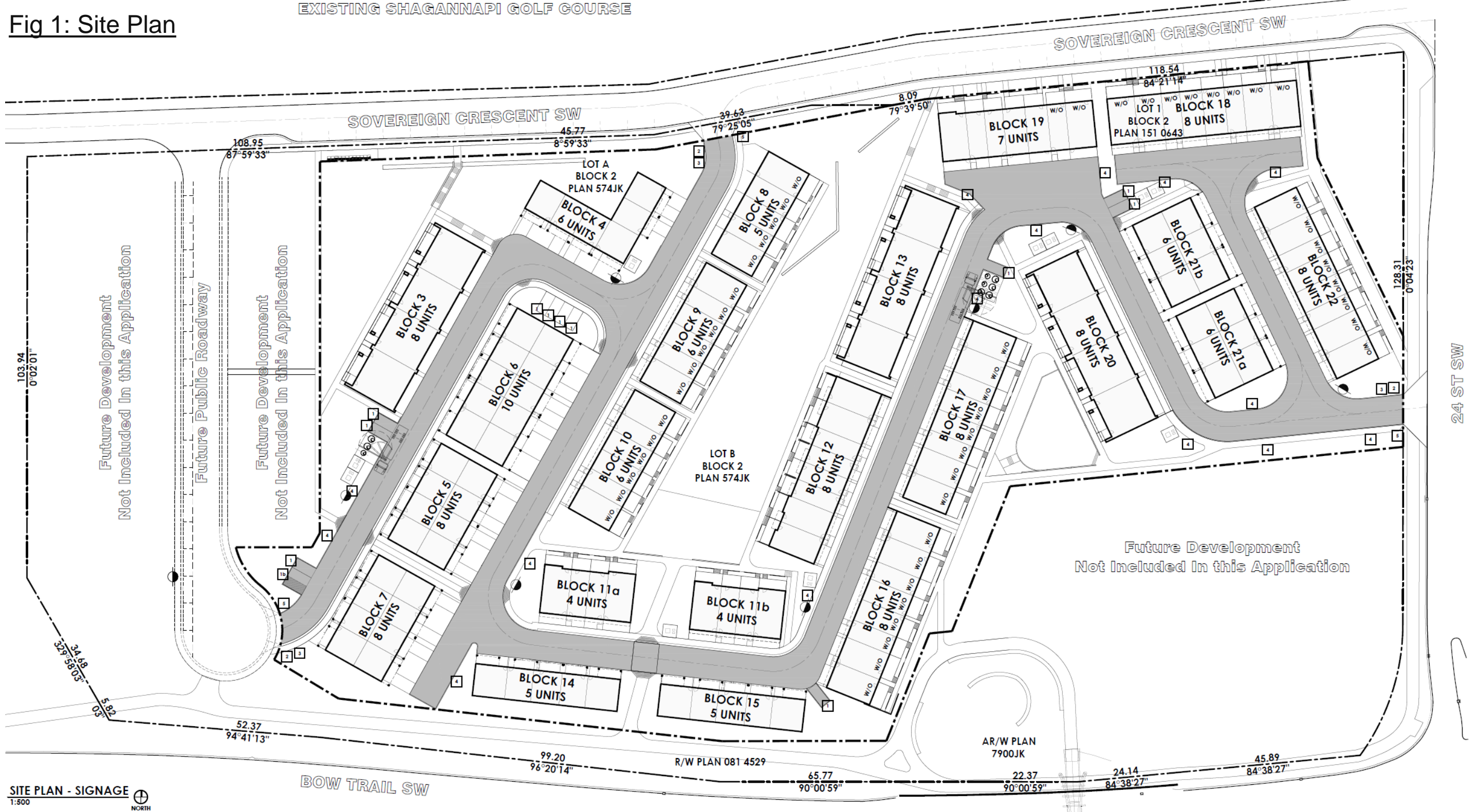


Fig 2: Townhouse

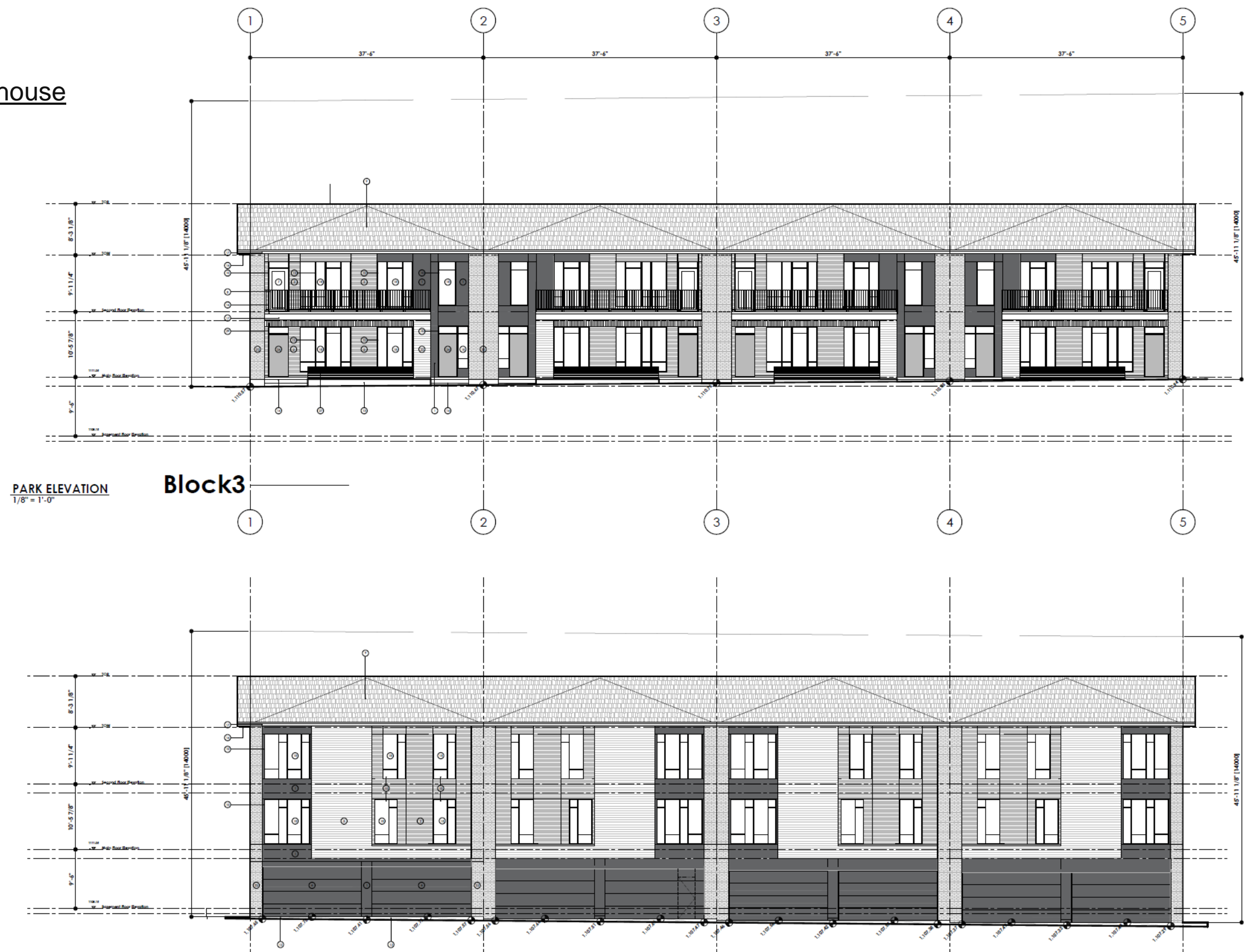


Fig 3: Back-to-back
Townhouse



Fig 4: Rowhouse





Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

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)

Stakeholders

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



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.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Community Engagement Summary

Brookfield Residential and groundcubed undertook a comprehensive engagement process to inform the Outline Plan / Land Use Amendment application for the Jacques Lodge Redevelopment. Initial work on the application coincided with the beginning of the COVID-19 pandemic and the engagement plan was adapted accordingly.

At the outset of the project, we established the key values for the engagement process, which were Transparency and Responsiveness. We determined that being open with stakeholders with respect to our development goals, considerations, and how we would use community feedback was important to us. Therefore, we decided to place all relevant information on our website and forward all relevant application materials to the Community Association and to any parties who requested them.

Being responsive and proactive was also important to us. We established a practice of responding immediately to stakeholder requests and comments and to providing information before it was requested. We kept our website up-to-date with the latest information and provided stakeholders with ample notice about upcoming events. The Community Association and other stakeholders were provided with verbatim Detailed Team Review documents and our responses to them. Our understanding is that all Detailed Team Review documents and our responses to them, as well as all versions of the Outline Plan, were disseminated to residents of the community that live north of Bow Trail. Also, when a stakeholder made a suggestion that we couldn't address, we transparently explained the reasons why. This all helped to develop a relationship of trust with stakeholders, and our uncommon level of transparency led to our engagement process being described as "first-class" by the Community Association.

We employed the following engagement tactics throughout the course of the application:

March 2020

- Met with Community Association to introduce project and determine any special engagement requirements

April 2020

- Launched website at www.cultivateideas.ca/jacqueslodge

May 2020

- Hosted Online Open House and Live Q&A session to share Initial Development Concept and gather feedback prior to formal application submission (84 participants)
- Hosted Online Survey regarding Initial Development Concept (82 participants)
- Issued update to stakeholders to remind them to participate in the Online Survey and review engagement materials online
- Met with Community Association to discuss Lessons Learned from Online Open House and next steps

July 2020

- Posted Video Update to website to go through feedback received from Online Open House and Live Q&A Session and explain how the Initial Development Concept was modified accordingly for the formal application submission
- Posted "What We Heard Report" to website, including detailed information as to how feedback was used

August 2020

- Issued update to stakeholders to inform them about official application acceptance by The City of Calgary

September 2020

- Became aware of community concerns regarding future apartment building site ("Site 5")
- Issued formal letter to stakeholders acknowledging concerns and outlining our strategy to address them

November 2020

- Sent Detailed Team Review 1 to Community Association and met to discuss
- Hosted a virtual meeting for all Shaganappi residents who live north of Bow Trail to discuss feedback received to date and how it would be addressed (18 participants)

January 2021

- Sent Detailed Team Review 2 and our response to Community Association
- Met with Community Association to discuss Detailed Team Review 2 and Development Permit submission

February 2021

- Met with Community Association to discuss regulations for DC 3 / Site 5 (apartment building site)
- Sent Detailed Team Review 3 to Community Association

March 2021

- Issued update to stakeholders through email list regarding changes to application and its progression to Calgary Planning Commission

JACQUES LODGE

REDEVELOPMENT

Initial Development Concept:

Stakeholder Engagement Summary and What We Heard Report

JULY 2020

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1.0 INTRODUCTION

1.1 Background

In advance of submitting a Land Use Amendment and Outline Plan application for the redevelopment of the Jacques Lodge site, Brookfield Residential and ground cubed planning undertook a comprehensive initial engagement process with community stakeholders. This report outlines:

- the approach we took;
- the stakeholders we identified;
- our special engagement considerations;
- the engagement tactics we used;
- a summary of feedback received;
- advertising and communication methods; and
- detailed results from our online survey.

The report also describes how feedback received was used to shape the Revised Development Concept, which was submitted to The City of Calgary as part of our application. In addition, where concerns were not able to be addressed, the report identifies the reasons for that.

2.0 STAKEHOLDER ENGAGEMENT APPROACH

2.1 Engagement Principles

A key goal of our application process is to engage the affected stakeholders through a transparent and accessible engagement process. To this end, we established a set of Engagement Principles to be followed throughout the Land Use Redesignation process. These principles were based upon The City of Calgary's Engage! Policy and are as follows:

- **ACCOUNTABILITY.** We will uphold the commitments we make to stakeholders.
- **INCLUSIVENESS.** We will make efforts to reach and hear from those who are impacted directly or indirectly by the project. We will also make our best efforts to accommodate diverse needs.
- **TRANSPARENCY.** We will provide clear, timely, and complete information where possible. We will also make efforts to ensure decision processes, procedures, and constraints are understood and followed. Lastly, we will ensure we report back the feedback we hear during the process and demonstrate how it influenced our decisions.
- **COMMITMENT.** We will demonstrate commitment to reaching those most impacted by the project and will do our best to follow through with any promises made to stakeholders.
- **RESPONSIVENESS.** We will provide timely information to stakeholders and will respond to questions in a helpful manner.

2.2 Stakeholder Identification

At the outset of the engagement planning process, we undertook a stakeholder identification exercise prior to submitting any formal applications to The City. Our team's values are such that stakeholder feedback is important to receive early in our design process.

Accordingly, we reached out to the Shaganappi Community Association at the outset of our initial design exercise to learn about how the Community Association would like to be engaged, and to understand if there are any special engagement considerations for the project. The Community Association provided us with helpful information regarding its membership, its "Street Beat" communication tool, and engagement tactics that may be effective for the community. Although the Community Association enjoys considerable membership, not all residents of the Shaganappi community are members of the Community Association and therefore additional tactics were noted as being required to non-member residents.

We also reached out to Ward 8 Councillor Evan Woolley to learn about any special engagement considerations for the project. As a result, we determined that we would undertake targeted stakeholder engagement with the Community Association but would also make efforts to speak with individual residents or landowners as required. In particular, the residents located in close proximity to the east side of the site (east of 24 Street SW) were identified as particularly affected stakeholders who may not be represented by the Community Association.

In addition, we identified the Killarney-Glengarry Community Association as another organization that may have an interest in the project.

2.3 COVID-19 Considerations

Given the public health restrictions in place regarding COVID-19, we identified that an unconventional strategy for stakeholder engagement would be required. The typical approaches of hosting in-person meetings and public open houses were not possible during our initial engagement period, and so we developed a comprehensive online engagement strategy to ensure we were able to provide transparent, accessible information out to stakeholders as well as collect meaningful information and feedback.

In discussions with the Community Association, The City of Calgary's Community Planning and Engage departments, and the Ward 8 Councillor's office, we determined that an online open house (including a recorded video presentation) was an ideal tactic to engage stakeholders on our Initial Development Concept. The recording of the open house would be available at any time on our development website, allowing for stakeholders to view and comment on the materials on their own time.

We also were able to have multiple telephone calls and virtual meetings with community residents and the Community Association, allowing the dialogue to continue during a time when in-person meetings are not possible.

Every attempt was made to facilitate an inclusive, transparent initial engagement process during an unprecedented public health crisis.

2.4 Engagement Tactics

To conduct stakeholder engagement regarding our Initial Development Concept, we employed four tactics, as follows:

Development Website

At the outset of the project, we established a website to act as a repository for project information (www.cultivateideas.ca/jacqueslodge). The website provides information about the project, the landowner, frequently asked questions, and the Initial Development Concept. This site can be updated at any time as the need arises.

Live Online Open House

On May 7, 2020, we hosted a "live" online open house. The event consisted of a pre-recorded video in which our team members introduced the Initial Development Concept and provided information about the landowner, the development / applications process, and opportunities to provide feedback. Following the airing of the video, we began a live question-and-answer period during which meeting attendees could ask questions on our website and we would answer them in "real time."

Stakeholders were invited to the Online Open House through several tactics, as follows:

- **Direct Mail.** Postcards providing information about the event were mailed to residents within the community with instructions regarding how to participate in the event.

- **Shaganappi Community Association "Street Beat" network.** The Community Association generously offered to advertise our event through their internal email list-serve, which reaches a large portion of the Shaganappi community.

2.4 Engagement Tactics Cont'd

- **Online Flyer.** The Ward 8 Councillor's office posted a digital flyer to advertise the event on their Twitter page on three occasions, thus reaching a wider audience than just the Shaganappi community.

- **Online Survey.** A survey was posted online to receive detailed feedback on our Initial Development Concept. The survey was available for a two-week period.

- **Email, Telephone, and Text Conversations.** Throughout the initial stakeholder engagement period, dozens of emails, phone calls, and text messages were exchanged with area residents. This allowed for a direct line of communication with interested stakeholders to be established.

Please see Appendix A for the materials used to advertise the Online Open House.

Stats	A. Online Open House	B. Online Survey
Dates	May 7, 2020	May 7, 2020 - May 24, 2020
Location	Online - Microsoft Teams	N/A
Time	6:30pm - 8:30pm	N/A
Advertising Methods	Development Website, Social Media, Direct Mail, Councillor	Website, Open House
Number of Attendees	84 (online)	82

- Presentation to Development Committee of the Shaganappi Community Association.

Following the closure of the online survey and the analysis of all stakeholder engagement results, we held a virtual meeting with the Community Association's Development Committee and two additional residents of homes adjacent to the site. We presented the feedback we received and shared our Revised Development Concept. We also explained how the feedback from our initial engagement period was used and how it shaped our revised concept.

C. Development Website	D. Community Association
April 14, 2020 - Present	June 29
www.cultivateideas.ca/jacqueslodge	Zoom Meeting
N/A	6:30pm - 8:30pm
Social Media	Invitation from Community Association
N/A	10 residents

3.0 WHAT WE HEARD

3.1 Online Survey

An online survey was available on our development website from May 7, 2020 to May 24, 2020. A total of 82 respondents filled out the survey. An overview of the survey results is provided below, with a full transcription of results and explanatory charts and graphs provided within Appendix C.

3.1.1 Respondent Characteristics

Nearly all respondents indicated their community of residence. Almost all respondents indicated they live within close proximity to the development site, particularly within the communities of Shaganappi and Scarboro/Sunalta West.

3.1.2 Initial Development Concept Aspects

Respondents were asked to indicate how they felt about particular aspects of the development concept. A summary of the results to this question is provided below.

- The majority of respondents (69%) indicated they either loved or liked the curvilinear street network. A small minority of respondents (11%) indicated they either disliked or strongly disliked the curvilinear street network.
- The majority of respondents (69%) indicated they either loved or liked the amount of open space shown on the concept. Less than 10% of respondents indicated they disliked or strongly disliked the amount of open space.
- 48% of respondents indicated they loved or liked the mix of housing types proposed. 34% of respondents indicated they disliked or strongly disliked the mix of housing types. 19% were neutral.

- The majority of respondents (73%) indicated they loved or liked the walking and cycling connections. 5% of respondents indicated they disliked the walking and cycling connections.
- 37% of respondents indicated they loved or liked the amount of density proposed for the development. 44% of respondents indicated they disliked or strongly disliked the amount of density proposed.
- The majority of respondents (56%) indicated they loved or liked the view preservation afforded by the Initial Development Concept. 12% indicated they disliked or strongly disliked the view preservation.

Overall, the majority of respondents (57%) indicated they generally loved or liked the Initial Development Concept. 23% indicated neutrality, and 20% indicated they disliked or strongly disliked it.

3.1.3 Housing Types – Mix and Location

Respondents were asked questions regarding the mix of housing types proposed and their proposed locations. A summary of results of these questions is provided below.

3.1.3.4 Mix of Housing Types

A majority (58%) of respondents indicated they felt the mix of housing types proposed is appropriate for the development, with 42% indicating they did not feel the mix of housing types was appropriate.

The respondents who indicated they did not feel the mix of housing types proposed was appropriate were asked to provide supplementary comments. In general, concerns were raised about the apartment building location and its suitability with respect to the surrounding low-density residential context. Generally speaking, the respondents who provided supplementary comments to this question indicated a preference for single family homes on the development site and for the elimination of the apartment units. Some comments regarding concerns about high density and traffic were raised, as well as a lack of dedicated senior's housing units proposed for the site.

3.1.3.5 Location of Housing Types

A majority (57%) of respondents indicated they felt the locations of the housing types were appropriate for the development, with 43% indicating they did not feel the locations of the housing types was appropriate.

The respondents who indicated they did not feel location of housing types proposed were appropriate were asked to provide supplementary comments. In general, respondents indicated they felt the apartment building would be better placed closer to the LRT station. In part, this is due to concerns about compatibility between the apartment building and the low-density residential development east of 24 Street SW. Some respondents also questioned the need for higher-density housing in this general location and shared concerns about congestion and traffic.

3.1.3.6 Additional Comments Regarding Housing Types

Respondents were also asked to indicate if they felt that any housing types were missing from the concept. Some respondents indicated a desire for single family estate homes or estate villa bungalows, as well as just more single family homes in general. Other respondents indicated a desire for dedicated senior's housing or bungalow-style duplexes to enable older adults to enjoy single-level living. Respondents were also asked to provide any additional comments regarding the housing types envisioned for the development. Some respondents indicated a preference for higher-density housing, given the site's location next to an LRT station and in the inner-city and support for the stacked townhouses envisioned for the site. Many respondents indicated a preference for single family homes and larger park spaces, and concerns regarding the apartment building and the potential for this to be home to renters in the future.

3.1.4 Connections

With respect to connections, respondents were asked to indicate how they felt about both the connections provided within the development, as well as to and from it.

A majority (71%) of respondents indicated they loved or liked the pedestrian connections shown in the concept. A majority (58%) of respondents indicated they also loved or liked the bicycle connections provided in the concept. With respect to vehicle connections, 40% of respondents indicated they loved or liked the connections provided within the development, with 27% of respondents indicating they disliked or strongly disliked those connections.

A majority (67%) of respondents indicated they loved or liked the pedestrian connections to and from the development. Similarly, a majority of respondents (64%) indicated they loved or liked the bicycle connections to and from the development, and 69% indicated they liked or loved the transit connections to and from the development. With respect to vehicle connections, 40% of respondents indicated they loved or liked the vehicle connections provided to and from the development. 38% indicated they disliked or strongly disliked the vehicle connections provided to and from the development.

3.1.5 Open Spaces

Four open spaces were proposed for the development site. Respondents were asked questions regarding these spaces. A summary of responses to these questions is provided below.

3.1.5.1 Connect

A majority (63%) of respondents indicated they loved or liked the Connect space, with 13% indicating they disliked or strongly disliked it. Supplementary comments indicated concern about the size of the space, potential overcrowding, and its adjacency to Bow Trail and the effect of that on the usability of the space.

3.1.5.2 Play

A majority (65%) of respondents indicated they loved or liked the Play space, with 29% indicating neutrality and 6% indicating they disliked or strongly disliked the space. Supplementary comments generally indicated support for the concept of a “Play” space and for an all-ages play experience. Some concerns were raised regarding the size of the space and a desire for it to be larger, as well as a potential feeling of exclusivity for the park in that it could be interpreted that this space is meant only for the residents of the development. A concern was raised regarding the location of the space at the top of the hill and potential accessibility challenges for people to get to the park from further east.

3.1.5.3 Celebrate

A majority (65%) of respondents indicated they loved or liked the Celebrate space, with 29% indicating neutrality and 6% indicating they disliked or strongly disliked the space. Supplementary comments indicated support and excitement for the space as a civic and/or gathering space. Some concerns were raised regarding a perception of exclusivity of this space and the potential for it to be interpreted as a space for the adjacent residents only. Concerns were also raised about accessibility to the space for wheelchairs and strollers, as well as privacy for the future residents whose homes will front onto this space.

3.1.5.4 Gather

A majority (56%) of respondents indicated they loved or liked the Gather space, with 37% indicating neutrality and 7% indicating they disliked or strongly disliked it. Supplementary comments indicated support for the blending of this space with the pedestrian overpass. Concerns were raised regarding the ability to provide parking to support a farmer's market or other high-activity outdoor uses to this location. Suggestions were made to better connect this space to the river pathway through a green corridor and to consider inclusion of retail space in this location.

3.1.5.5 Ranking of Open Spaces

Respondents were asked to rank each proposed open space with respect to which they could see themselves using the most. Generally speaking, the results indicated no clear preference, but the Connect space was ranked as the space the respondents would see themselves using the most by a small margin.

3.1.6 Additional Comments

Respondents were given an opportunity to provide additional comments regarding the development on the topic of their choice. Concerns regarding traffic and access were prevalent in the responses, as well as concerns regarding the placement of the apartment building and the consideration of an apartment building at all for this site. Desires were shared for retail and services to be provided on the development site, as well as for dedicated senior's housing. Some respondents indicated they were under the impression the site was gifted for the use of senior's housing indefinitely and wanted to understand how any other type of development could take place. Questions were also raised regarding the one-way lane shown on the west side of the site and the design intent behind it, with a preference shared for lanes with development on both sides. Many positive comments were also received indicating support for moving forward with development on the site, the proposed "downzoning" as compared to the current entitlement, and excitement for the neighbourhood to build out and provide new housing, park spaces, and connections within the area.

3.2 Community Association Meetings

Throughout the course of the initial engagement period, regular telephone meetings were held with the Shaganappi Community Association's leadership. The purpose of these was to provide informal updates.

Following the analysis of feedback, we held a virtual meeting with the Development Committee, in addition to two landowners with properties adjacent to the east side of the site. During this meeting, we presented the feedback to date, as well as our Revised Development Concept. We shared how feedback had shaped our decisions, and then provided an opportunity for attendees to ask questions.

Generally speaking, the feedback provided was positive. However, the adjacent landowners were concerned about the potential impacts of the apartment building(s) on their properties.

3.3 Other Communications and Concerns

Given our desire to be transparent and accessible, we provided our contact information (including emails and cellular phone numbers) to stakeholders. Following our online open house, we received 13 emails and a handful of text messages from residents of the community. Many of these residents shared their comments and concerns via email. These are summarized as follows:

Construction

Some nearby residents are concerned about the impacts of construction activities. Given that the ultimate development of the site will be a multi-year long process, residents have expressed a desire to make construction occur as quickly as possible and to minimize disruptions where feasible.

Previous Use of Land for Senior's Housing

Some nearby residents are under the impression that the development site was gifted to The City in the past for the express purpose of senior's housing, in perpetuity. These residents were concerned that the development plans are not in keeping with the perceived intended use of the land. Upon review, we determined that no such restrictions are in place on the land title.

Drainage Issues

Some nearby residents shared concerns about drainage and underground streams, and potential flooding impacts to their properties as a result of the development. We confirmed that there are areas that may receive overland flow, and so our submission accommodates these areas accordingly to ensure flood risk is mitigated. Our Staged Master Drainage Plan will also adhere to all relevant policies and standards to ensure stormwater and drainage is handled appropriately.

Potential Transportation Conflicts

A resident shared concerns regarding potential transportation conflicts resulting from the "offset-T" intersection proposed for the east side of the development site. Given the use of 24 Street SW as an access point to the development and to the existing residential area, as well as its use as a cycling and pedestrian connection to the Bow River pathway, this resident was concerned about the potential conflicts that could occur between vehicles, bicycles, and pedestrians as a result of the "offset-T" intersection. The TIA revealed that although there will be cars, bicycles, and pedestrians in the vicinity of this intersection and this introduces the potential for conflicts, the volumes of traffic are predicted to be low.

Golf Course Traffic and 26 Street SW

Some residents indicated that during certain times of day, the Shaganappi Golf Course generates traffic that results in queuing at the intersection of 26 Street SW and Bow Trail, inconveniencing residents trying to exit the neighbourhood. The TIA revealed that traffic generated by the golf course is generally "reverse-flow" and is not anticipated to materially affect the operation of this intersection during the vast majority of times of day and during the course of a year.

4.0 WHAT WE DID

4.1 What We Addressed

Upon receiving the detailed feedback from The City of Calgary (through the pre-application process), the online survey, Community Association meetings, and informal conversations with residents, we refined our concept to address feedback.

Below is a summary of stakeholder feedback we were able to address in our application submission.

Apartment Building

Many comments were received through the online survey and through informal conversations with residents regarding concerns about the massing, orientation, and location of the apartment building. Adjacent neighbours to the east expressed concerns about overlook and the streetscape along 24 Street SW, and potential incompatibility between an apartment building and the adjacent low-density residential homes.

To address these concerns, we drafted a Direct Control District for the apartment building site that specifically included a regulation intended to minimize any negative massing or shadowing impacts of the building. This regulation proposes to limit the height of a building adjacent to 24 Street SW to 23 metres, within 20 metres of the property line adjacent to 24 Street SW.

Traffic

Many comments were received informally and through the online survey regarding traffic and congestion within the area. Understanding that the transportation network in the area is constrained by the presence of Bow Trail and the LRT, and upon hearing from residents that traffic and queuing is a major local concern, we undertook a new Transportation Impact Assessment (TIA) by a qualified consultant. The TIA used the most up-to-date “VISSIM” software

to predict travel patterns and behaviours in the area that could change as a result of the development. This TIA was undertaken by a consultant that had not been involved in any previous applications for this site and therefore was able to approach it objectively and with “fresh eyes.”

The TIA revealed that the intersection of Bow Trail and 26 Street SW will be at capacity by 2028 regardless of our development, and the traffic issues in the area will not appreciably increase as a result of our development.

Bicycle Connections

Comments received informally and through the online survey indicated a desire for enhanced bicycle connections through the area, particularly to access the Bow River pathway. As a result, we have incorporated a new multi-use pathway (to accommodate both pedestrians and bicycles) on the west side of 24 Street SW into our design. This will provide a continuous link from the pedestrian bridge to the Bow River pathway within a dedicated bicycle facility.

Park Space on East Side of Development

Some stakeholders expressed a desire for a park space to be located on the east side of the development to complement the connection to the Bow River pathway. This desire was echoed by comments from The City of Calgary’s Parks Department. As a result, we added an additional open space at the northeast corner of the development site called “Rest.” This park space will serve as a gathering place for residents and for cyclists and pedestrians coming to and from the Bow River pathway to rest before continuing on with their journey.

One-Way Loop Road

Comments regarding the one-way loop road proposed for the west side of the site were received from both The City of Calgary and by respondents to the online survey. Given the desire to incorporate semi-detached homes on a public road along the west side of the site and to service the rest of the development through an internal private street network, our Initial Development Concept included a public one-way loop road on the westernmost edge of the site. The City of Calgary indicated that this was not supportable due to issue with addressing and street standards. Comments submitted through the online survey also questioned the efficiency of this design.

As a result, our submission eliminates the one-way loop road and rather, shifts the semi-detached homes west so they back onto the existing lane at the west edge of the site. This new concept still allows for a sensitive interface to the existing homes along 26 Street SW while freeing up space for parks and other activities on the site. This new layout addresses The City of Calgary's concerns about this portion of the site and allows for more efficient use of space.

Desire for More Low Density Housing

Comments received through the online survey indicated a desire for lower-density housing on the site, including single-family homes. Given the new layout on the west side of the site, we were able to include the potential for two single-family home sites within our submission. Our concept now includes a full mix of single-detached, semi-detached, rowhouse, townhouse, stacked townhouse, and apartment units. This will enhance the choice available within the area and will allow for the development of more "missing middle" housing.

Stormwater and Underground Springs

Comments were received informally from stakeholders regarding drainage on the site and the presence of underground springs. As a result of these comments and to fulfill application requirements from The City of Calgary, we are undertaking a Staged Master Drainage Plan for the site. This will indicate how stormwater will be managed on-site.

4.2 What We Were Unable to Address

Given site limitations, landowner goals, and technical considerations, we were not able to address all feedback from stakeholders. Below is a summary of the key areas of concern that we were not able to address.

Apartment Building Location

Comments were received regarding the compatibility of the apartment building and its location relative to the LRT station. Some stakeholders indicated they would like to see the apartment building moved farther west or eliminated from the development plan completely.

Due to technical considerations with respect to site grading, we are unable to move the apartment building farther west and accommodate the necessary underground parking while ensuring an economically viable project.

We are also unable to eliminate the apartment building from the development plan. Given the development site's location in close proximity to the LRT station, it is important to provide higher-density housing to make efficient use of land in the city. It is also important to us to provide a mix of housing types so the development can be welcoming to a diverse group of people who may be seeking a variety of housing types. Therefore, our submission keeps the apartment building in its previous location.

Desire for Retail and Commercial Uses

Comments were received regarding a desire to incorporate retail and/or other commercial uses on the development site. Due to the limited access to the site and the site's unique characteristics, retail and commercial uses are not viable in this location. As a result, we are unable to incorporate these uses within

the development. The development will be residential only, although there are commercial developments within close proximity (e.g., Westbrook Mall, 17 Avenue SW Main Street).

Desire for Dedicated Senior's Housing

Comments and concerns were noted with respect to the use of the site for senior's housing. The previous application for the site (put forward by Silvera for Seniors, the previous site owner) included an intent to provide dedicated senior's housing units. Some stakeholders indicated they would like to see the entire site dedicated to senior's housing, or at least some portions. Although units within the development will be designed to be age-friendly, there is no intent to incorporate dedicated senior's housing. Rather, the development will feature housing types that will be suitable for seniors to "age in place," such as single-level apartments and townhouse flats that will be appropriate for independent seniors. The mix of housing types on the development site will allow for older adults within the existing Shaganappi community who may live in a single-family home to downsize to a maintenance-free home.

Desire for All Low-Density Housing

Comments were received indicating a desire for all development on the site to be exclusively single family or semi-detached homes. This was seen as a way to maintain the prevailing low-density character of the neighbourhood that exists today. Given City of Calgary policies regarding development in close proximity to LRT stations, as well as inner-city development economics and landowner objectives, the mix of housing types envisioned for the site (including townhouse and apartment units) continues to be seen as appropriate. Dedicating the majority of the site to single-family or semi-detached homes is not feasible.

4.3 What Is Still To Be Determined

There are some topics for which feedback was provided but decisions will not be made until the future. These include items related to Development Permit, Building Permit, or construction issues.

APPENDIX A | OPEN HOUSE ADVERTISING METHODS

Website

Project information and Online Open House registration were through the development website at: www.cultivateideas.ca/jacqueslodge. This site will be live throughout the Land Use Amendment and Outline Plan application process and will be updated as necessary.

Cultivate Ideas
ground cubed planning

Discover
About

JACQUES LODGE

UPCOMING REDEVELOPMENT

Brookfield Residential has an exciting new vision for the Jacques Lodge site in the Shaganappi community. As we get ready to apply for a Land Use Redesignation (rezoning) application, we would like to share our vision with you and hear your thoughts.

PROCESS

CONCEPTS

ENGAGEMENT

FAQ

Register for project updates:

First name*

Last name*

Email*

Community I Currently Live In:

Direct Mail

The post card below was sent as direct mail to 239 homes within the community, including all of the homes located east of the development site and north of Bow Trail (Mail Route: LCD 20).

JACQUES LODGE

UPCOMING REDEVELOPMENT

LIVE Online Open House

Thursday May 7, 2020

6:30 PM - 8:30 PM

REGISTER NOW

for the link to the live online open house:

cultivateideas.ca/jacqueslodge

We want your feedback!



www.brookfieldresidential.com

Brookfield
Residential



Hello Neighbour!

Brookfield Residential has an exciting new vision for the **Jacques Lodge** site in the Shaganappi community. As we get ready to apply for a Land Use Redesignation (rezoning) application, we would like to share our vision with you and hear your thoughts.

Please join us for a **LIVE Online Open House** on **May 7** to learn more about the project and to provide your input. The Open House will consist of an online presentation followed by a question/answer period. If you cannot virtually attend the event, the presentation and a recording of the question/answer period will be posted online to be viewed at your convenience.

Please register for the event at
cultivateideas.ca/jacqueslodge.

The link to the LIVE Online Open House will be provided to registrants closer to the event date.

For more information about the LIVE Online Open House and how to participate, or for more information about the project in general, please contact us at planning@groundcubed.com.

www.brookfieldresidential.com

Brookfield
Residential



Community Association and Ward Councillor Social Media

The Shaganappi Community Association sent the following digital flyer through their Street Beat network, which reaches a total of 260 homes. The Ward 8 office also posted a link to this on their Twitter account on three occasions leading up to the Online Open House.

JACQUES LODGE

UPCOMING REDEVELOPMENT

LIVE Online Open House

Thursday May 7, 2020

6:30 PM - 8:30 PM

REGISTER NOW

for the link to the live online open house:

cultivateideas.ca/jacqueslodge



Brookfield Residential has an exciting new vision for the **Jacques Lodge** site in the Shaganappi community. As we get ready to apply for a Land Use Redesignation (rezoning) application, we would like to share our vision with you and hear your thoughts.

Please join us for a **LIVE Online Open House** on **May 7** to learn more about the project and to provide your input. The Open House will consist of an online presentation followed by a question/answer period. If you cannot virtually attend the event, the presentation and a recording of the question/answer period will be posted online to be viewed at your convenience.

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APPENDIX B | WEBSITE MATERIALS

Materials from our Live Online Open House, including the video recordings, were posted on our development website and will be kept there throughout the duration of the project: www.cultivateideas.ca/jacqueslodge.

Recording of Live Online Open House:

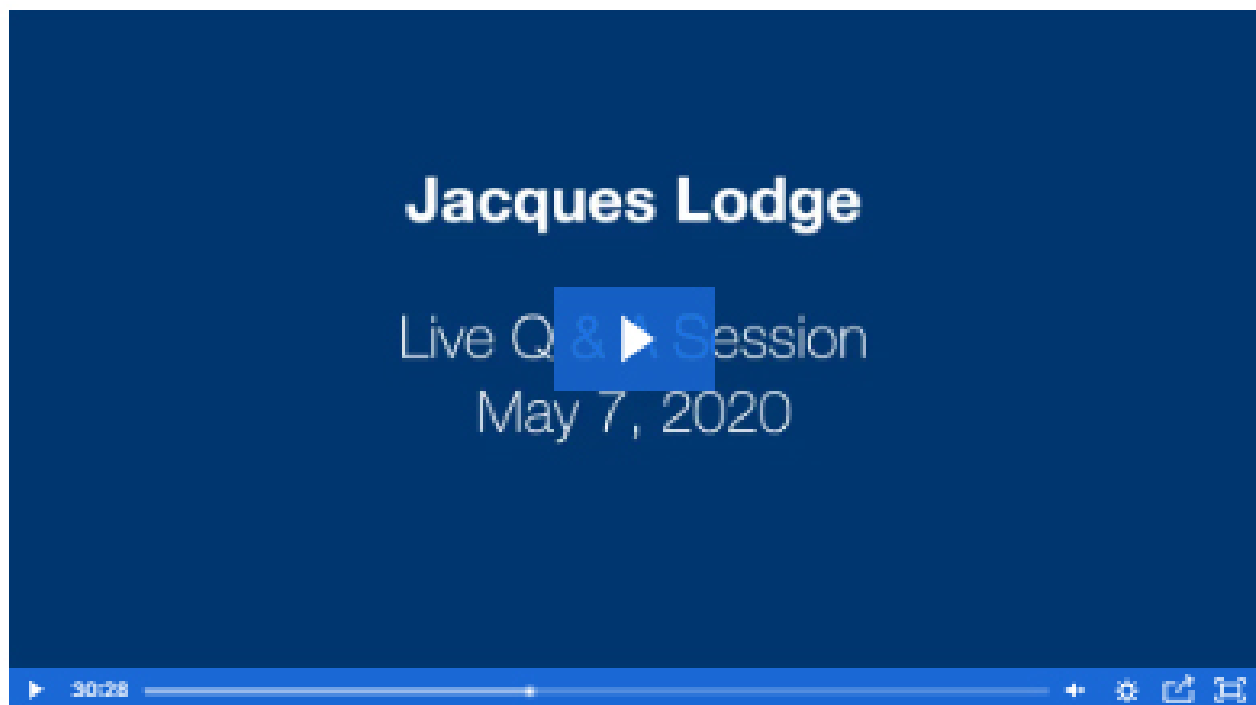
www.cultivateideas.ca/jacqueslodge-engagement

Online Open House

Pre-recorded Engagement Presentation – May 7, 2020



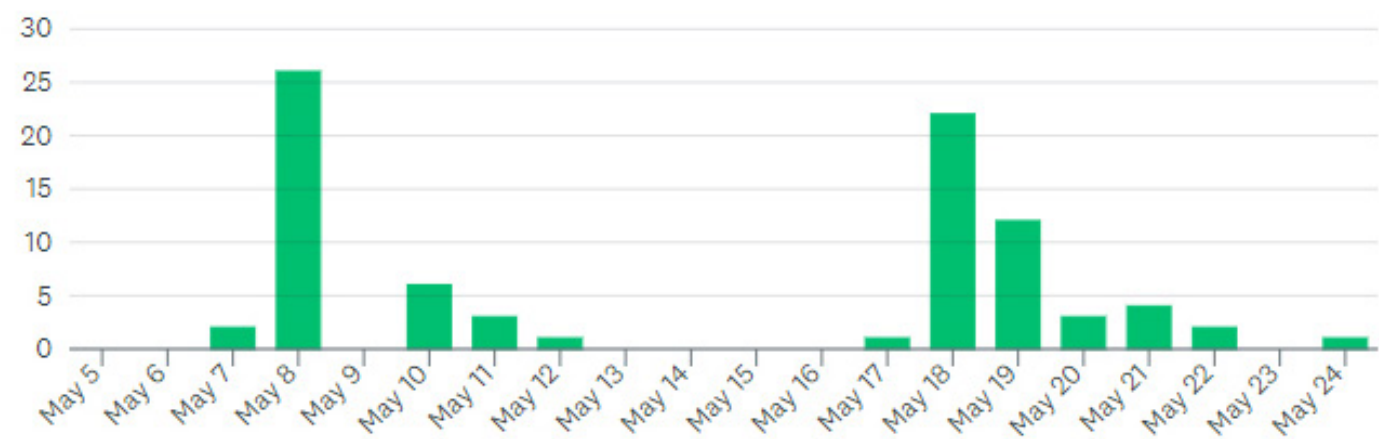
Recorded Live Q&A session – May 7, 2020



APPENDIX C | ONLINE SURVEY RESULTS

This section outlines the results of the online survey. Please note that comments provided have not been modified and are provided here verbatim.

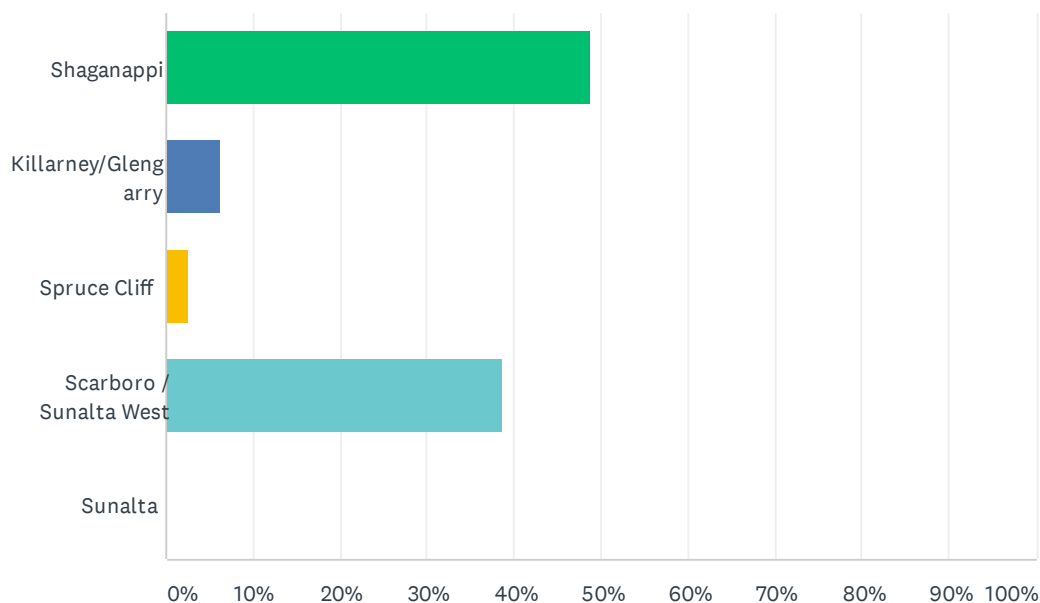
TOTAL RESPONSES



Q1

Which community do you live in? Please use the drop-down menu to select, or enter a different community name in the “other” box.

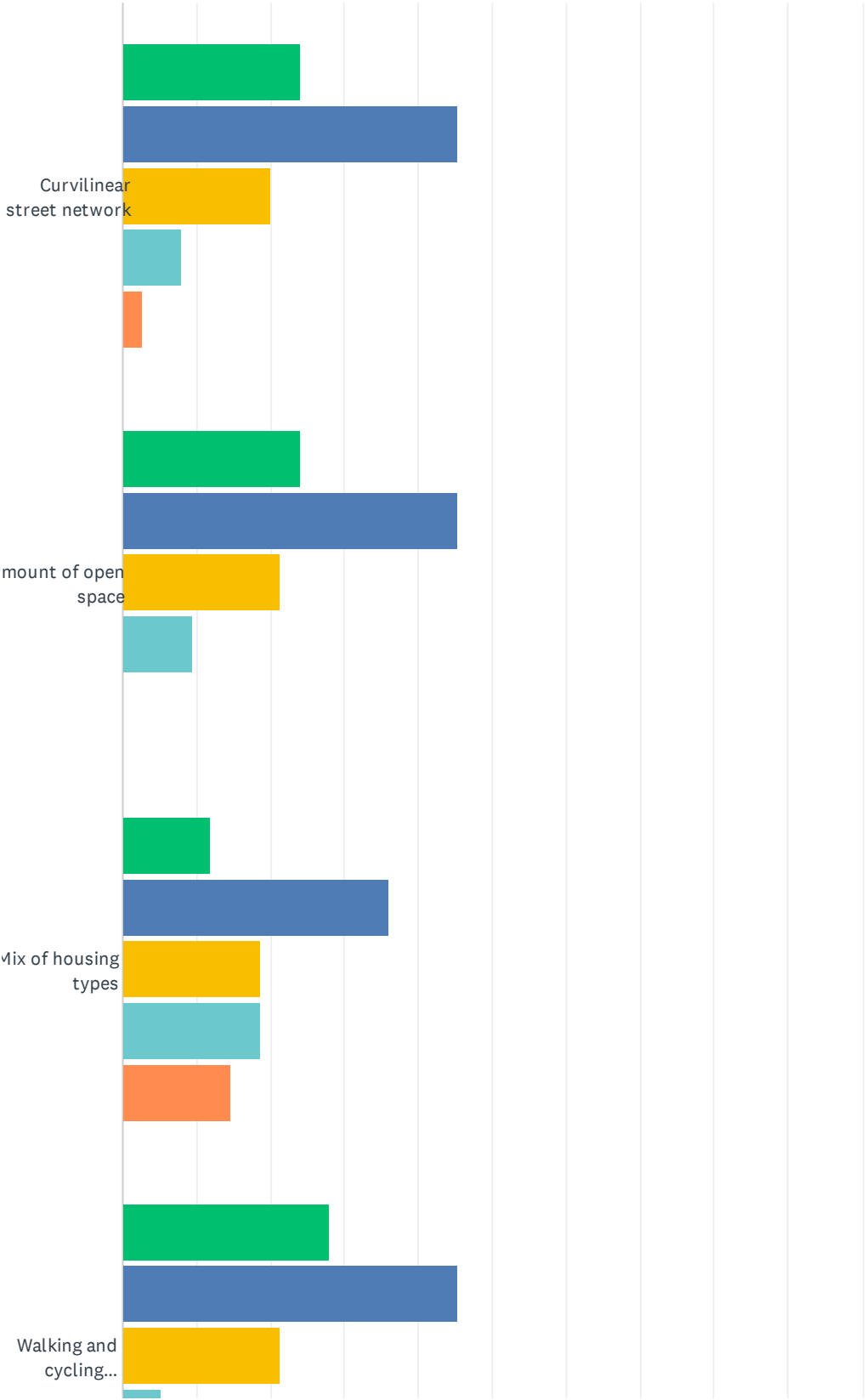
Answered: 80 Skipped: 2

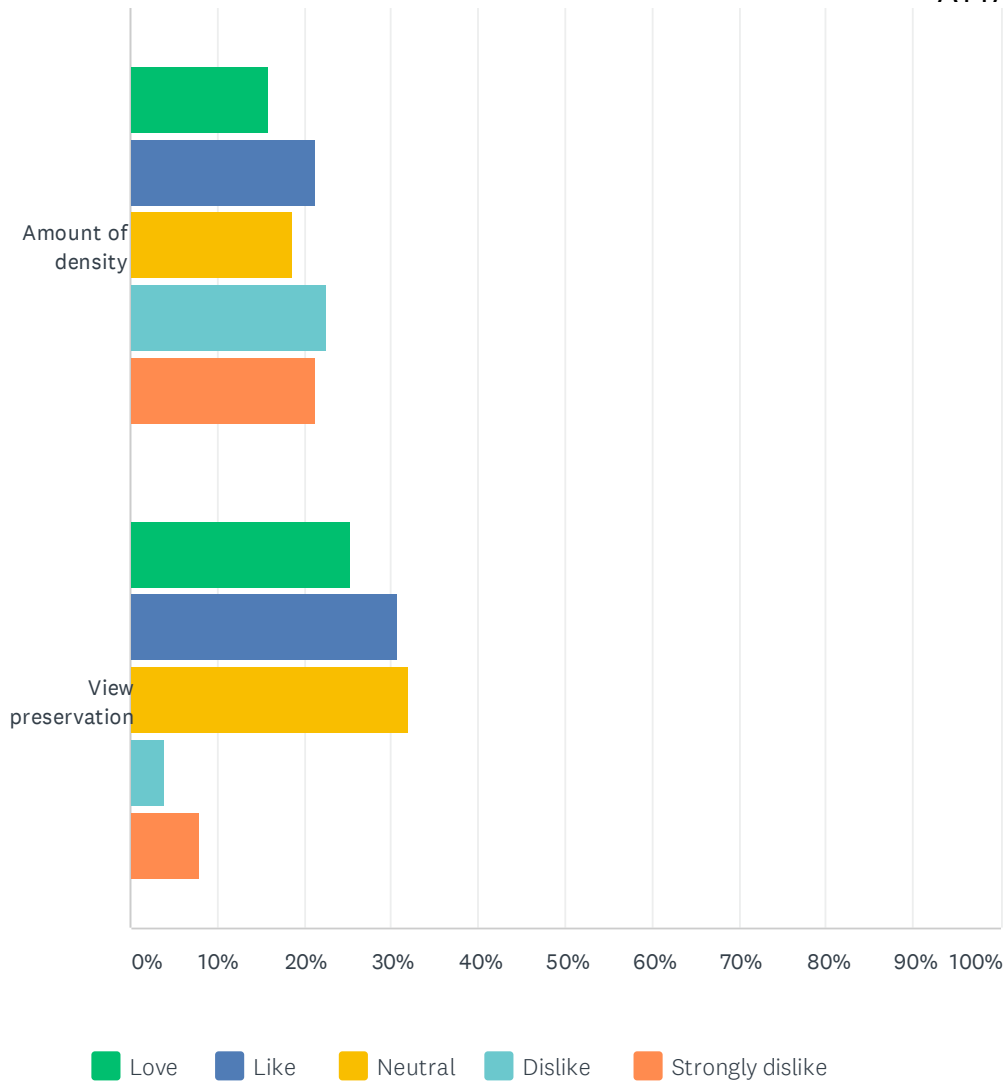


ANSWER CHOICES	RESPONSES	
Shaganappi	48.75%	39
Killarney/Glengarry	6.25%	5
Spruce Cliff	2.50%	2
Scarboro / Sunalta West	38.75%	31
Sunalta	0.00%	0
TOTAL		80

Q2 Please indicate how you feel about the following aspects of the Initial Development Concept.

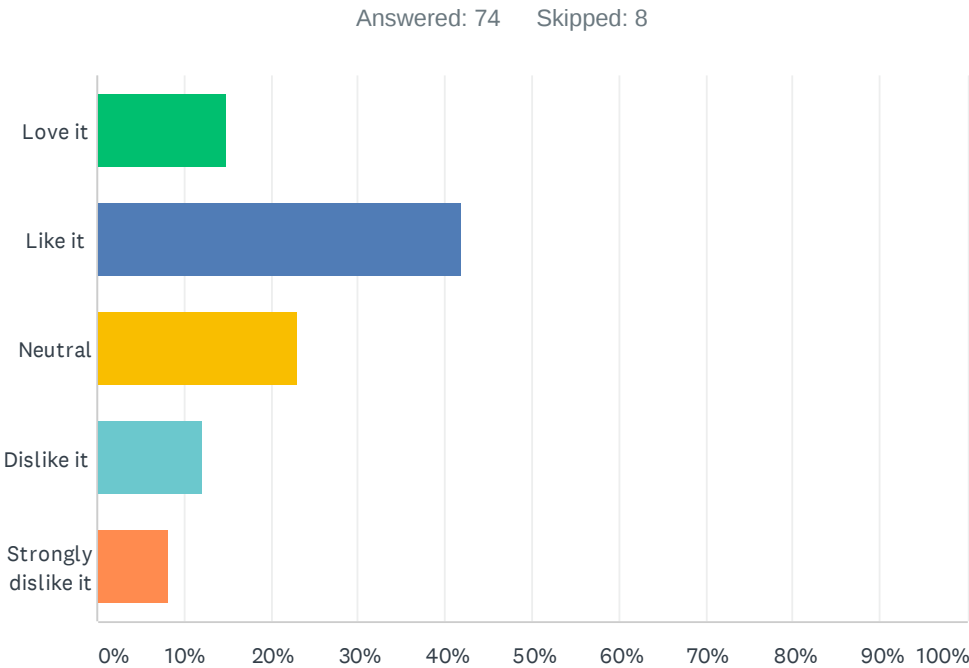
Answered: 75 Skipped: 7





	LOVE	LIKE	NEUTRAL	DISLIKE	STRONGLY DISLIKE	TOTAL
Curvilinear street network	24.00% 18	45.33% 34	20.00% 15	8.00% 6	2.67% 2	75
Amount of open space	24.00% 18	45.33% 34	21.33% 16	9.33% 7	0.00% 0	75
Mix of housing types	12.00% 9	36.00% 27	18.67% 14	18.67% 14	14.67% 11	75
Walking and cycling connections	28.00% 21	45.33% 34	21.33% 16	5.33% 4	0.00% 0	75
Amount of density	16.00% 12	21.33% 16	18.67% 14	22.67% 17	21.33% 16	75
View preservation	25.33% 19	30.67% 23	32.00% 24	4.00% 3	8.00% 6	75

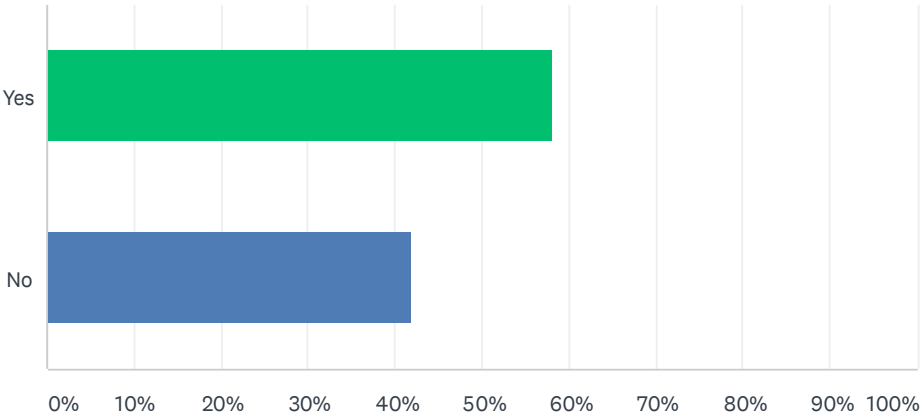
Q3 How do you feel, in general, about the Initial Development Concept?



ANSWER CHOICES	RESPONSES	
Love it	14.86%	11
Like it	41.89%	31
Neutral	22.97%	17
Dislike it	12.16%	9
Strongly dislike it	8.11%	6
TOTAL		74

Q4 Do you feel the mix of housing types is appropriate for the development?

Answered: 74 Skipped: 8



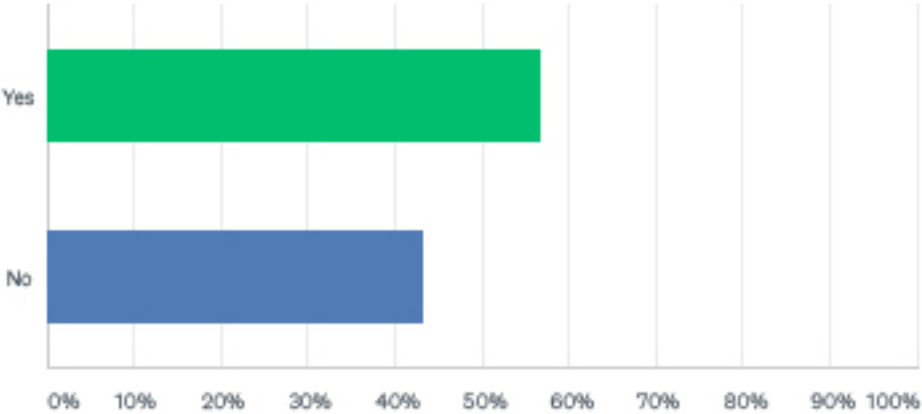
ANSWER CHOICES	RESPONSES	
Yes	58.11%	43
No	41.89%	31
TOTAL		74

Q5 Why not? Please explain.

- We'd like to see a community similar to the one below. Too much for the roads to handle. Too much density. Leave that to the south and west. Again, the roadway was not designed for this amount of density even though the reports suggest otherwise.
- This is not a high density area. Devalue of our lands. Traffic.
- As already stated, I think the condo development is not appropriate for this site. Given the unique nature of the site, what would be ideal is estate single family homes. The infrastructure is not designed to accommodate the type of density proposed. When Jacques Lodges was operational, it may have housed 300 residents, but very few of them had vehicles. At that time, there was no LRT and access in and out of the area was far easier than what it is today. Understandably the developer will be looking to maximize return through density, however, more estate-style villa bungalows would be my preference. Townhomes and apartments will decrease the quality of life for the neighborhood through density and related problems.
- The mixed housing creates the situation where there is less interest for all demographics. I.e. If I'm looking at townhomes, I would not particularly enjoy being next to apartment and vice versa.
- 300 units with parking is too dense
- A higher amount of semi-detached would fit better with the surrounding neighborhoods, would fit better around the central open space and the east water feature
- Lose the apartments. They are out of place adjacent to the corresponding neighbourhood. It is also too dense for the area. There will be parking issues and access does not facilitate this kind of density.
- Should primarily be single family homes.
- Condo building should be close to train station.
- "As I previously mentioned, this neighborhood consists of non attached single family houses.
- It's a small community that's somewhat private. Once 360 units get added, it will be over crowded and extremely busy. "
- I think the apartment building reduces the value of development in a beautiful area
- Condos and townhouses significantly increases density, traffic and parking implications on the rest of the community.
- The housing types - are they set aside for low income seniors as the property was donated to the City of Calgary for?
- Don't love the thought of the apartment units. This area has a precedent of middle to higher income families who keep to themselves and are very quiet. The additional people and inclusion of lower cost living could negatively affect that.
- I have an issue with the large condo development on the corner. I feel that it feels like an afterthought and I live on the street right beside it. I also feel that the density is too high, as someone who lives in the neighbourhood I can tell you that we already have very long waits at the lights on Bow trail and 26th. I can't imagine how bad it will be when we go from 42 houses to 342!
- We hope more higher end town house and penthouse can be build. Highly against building condominium here
- The apartment will be an eye sore and add too many people to such a small area. It will negatively impact the neighbours.
- As mentioned in the previous question I don't think you need this kind of density when you have a 73 unit complex across the street.
- There should be dedicated Senior Living at this site. Until the parking, access and egress studies are completed, I can not agree with this much density.
- Does not fit in with the rest of the community.
- I think there should be some single family homes and I am not sure about the apartment building
- More specific details required to show how infrastructure will support this. There have been many concepts floated out in the past.
- Way way way too many townhomes. Apartment spaces will need parking structure
- where's the senior's housing?
- I think adding more high-end single family homes and attached townhouses while eliminating the condo complex would maintain the character of the neighbourhood. The condo complex looks like a forced design add-on and doesn't integrate well.
- Want all single family
- The area should not have a big condo development. I would like to see some single family housing to lower the density.
- The housing types on 24th street are too drastically different from the housing types east of the development.
- If this area is going to join the rest of Sovereign Crescent. It should reflect the same design principles. Large lots with several different and unique styles and builds. This should NOT be an opportunity to shove as many units as you can into this space. The reason several of us live in this area is because we dislike the way new communities are designed so densely.
- Single family not included
- the semi detached form is the most common in the immediate communities such as shaganappi and killarney. What I believe there is a desire for is smaller detached homes that are not confined to the typical 50x120 inner city plot. What you have done here is taken a blank canvas and reverted back to a legacy land use shape of 50 ft increments that never really made sense for the inner city. I would suggest cottage cluster types of single and up/down detached units or row houses that make better use of the side setback requirements than semi detached.

Q6 Do you feel the locations of the housing types as shown is appropriate for the development?

Answered: 74 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	56.76%	42
No	43.24%	32
TOTAL		74

Q7 Why not? Please explain.

- This area struggles with congestion and traffic already. This high rise should you still consider it should be located south west end of the property. Not sure what made Brookfield this that people paying high prices would want to view a building at the case of the hill. Why do you believe the neighbors east of the property be comfortable with this? Something isn't right here.
- I have said there is no need for an apartment building in this immediate area. We do not need so many people. If apartment really has to be over there it should be up on the avenue where all those occupants are not in full view of my front door and bedroom window.
- I understand why the housing types are located where they are and not for a second do I believe it has anything to do with accommodating the residents of 26 St. by transitioning the type of housing adjacent to them. If that were true, what does that say to the residents of 24St, Sovereign Cres. and Sandhurst Ave. who will be butting up to the condo site?
- The apartment dwarfs the surrounding structures.
- Please look at the boring drawing you provided. Show me elevations. What a ridiculous question.
- Similar to the earlier comment, the semi detached should have better access to the open spaces, semi-detached around the central green space and the east water feature
- Too dense. Will attract rentals and will create a parking nightmare.
- They seem very squished together.
- Too much density unless westbrook mall is redone. Too many homes means too many cars etc
- Condo should be near train station.
- Same answer as previously
- Duplexes and townhouses, if not stand alone homes are adequate
- The apartment complex sits adjacent to 24th street which is across from RI homes. In conforming with the existing area's streetscape elevations the apartment complex would be better suited, placed west of proposed site. e.g. next to (north of) the bridge over Bow Trail.
- If there had to be apartments it would make more sense to have it along bow trail to be closer to the train station and so that it is surrounded on the other sides with townhouses. That way residents don't have to look at a big blocky building and the townhomes get a view as well.
- Wouldn't it make more sense for the highest density to be closest to the C-Train station?
- Again, I think that there could be a more integrated way to have condo/townhouses in the development. Currently the condos are just jammed into a corner of the development.
- Please remove condominiums and raise town house target market to form high end community
- The apartments should be right by the train. I'd rather not see any apartments to be honest. Too many people, low-end of cost spectrum - we want high end to help our property values.
- The semi detached should be mixed in with the other types of homes
- this does not fit in with the existing community.
- Concerned with placement of condo's.
- I am not sure the apartment building will work, I think it may make the other housing options less attractive
- Would prefer the apartment residence be located on the SW corner of the property closer to the c-train station
- Apartment location is difficult to appreciate. The vehicle access to that area is very limited/awkward.
- there is no senior's housing that the land was promised for!
- "If the condos are a requirement for density, because of the physical size, they should be located in the middle of the development.
- The challenge of having it along 24th Street is integrating it with the neighbourhood and not having negative impacts on existing homes. This complex will tower over the adjacent bungalows and as it is currently shown in the concept drawing looks like a giant wall. Shadowing, loss of privacy, inhibiting views and street appeal are all concerns and may negatively effect the property values of the adjacent homes.
- The community has gone through this exercise with the past land owner - Silvera where it was identified for continuity and community integration setbacks and building heights along 24th street needed to be addressed. Here is a excerpt of the Land use Redesignation document.
- ""The rezoning was approved after almost two years of working with city planners, in an expanded role which allowed them to add some transparency around the sufficiency of the plan. Last minute concessions from Silvera regarding planned set-backs for existing homes were sufficient to allow Shaganappi community board members to speak in favour of the plan at the July public hearing. The density proposed is unchanged, but focussed more appropriately to the middle of the site.
- If you are a resident adjacent, the zoning on the Jacques property adjacent to your houses is M-C2, which is medium density multi-residential, with varied building height and front setback areas that are intended to reflect the context of your houses. The MC-2 zone will be extend at least 50 metres from the property line across the lane at 26th Street, and at least 80 metres from the property line at the west side of 24th Street. Between these two M-C2 setback areas, 36 metre heights are possible in the middle of the site.
- On the east and west sides of the property, building heights next to existing housing will be capped at 10 meters for 25 meters from the Jacques property line into the site (24 meters if you live on 26 Street); after which there will be a 16 meter limit total to the end of the MC-2 parcel. Jacques site buildings will need to be set back 8 meters from Bow Trail, 6 meters from the Jacques property line in the lane of 26th Street and 3 metres elsewhere on the property.
- The Shaganappi ARP has some additional protections for residents adjacent to Jacques; a senior's designation for the area in the middle of the site, a requirement for "exceptional signature architectural design" for any tall buildings at that location and landscaping requirements for the site more generally.""
- Want all single family
- Already explained
- If there are to be condos, I think these should be located closer to the pedestrian bridge in the middle of the property vs on either 24th street or 26th street. In addition there should be semi detached on 24th street as planned for on the west side of the development to allow for a smoother transition from the current single family homes already located east of the site.
- This is a small community of detached homes. It should remain that way.
- Density is too high on 24St



Do you feel that any housing types are missing from the concept? If so, please share.

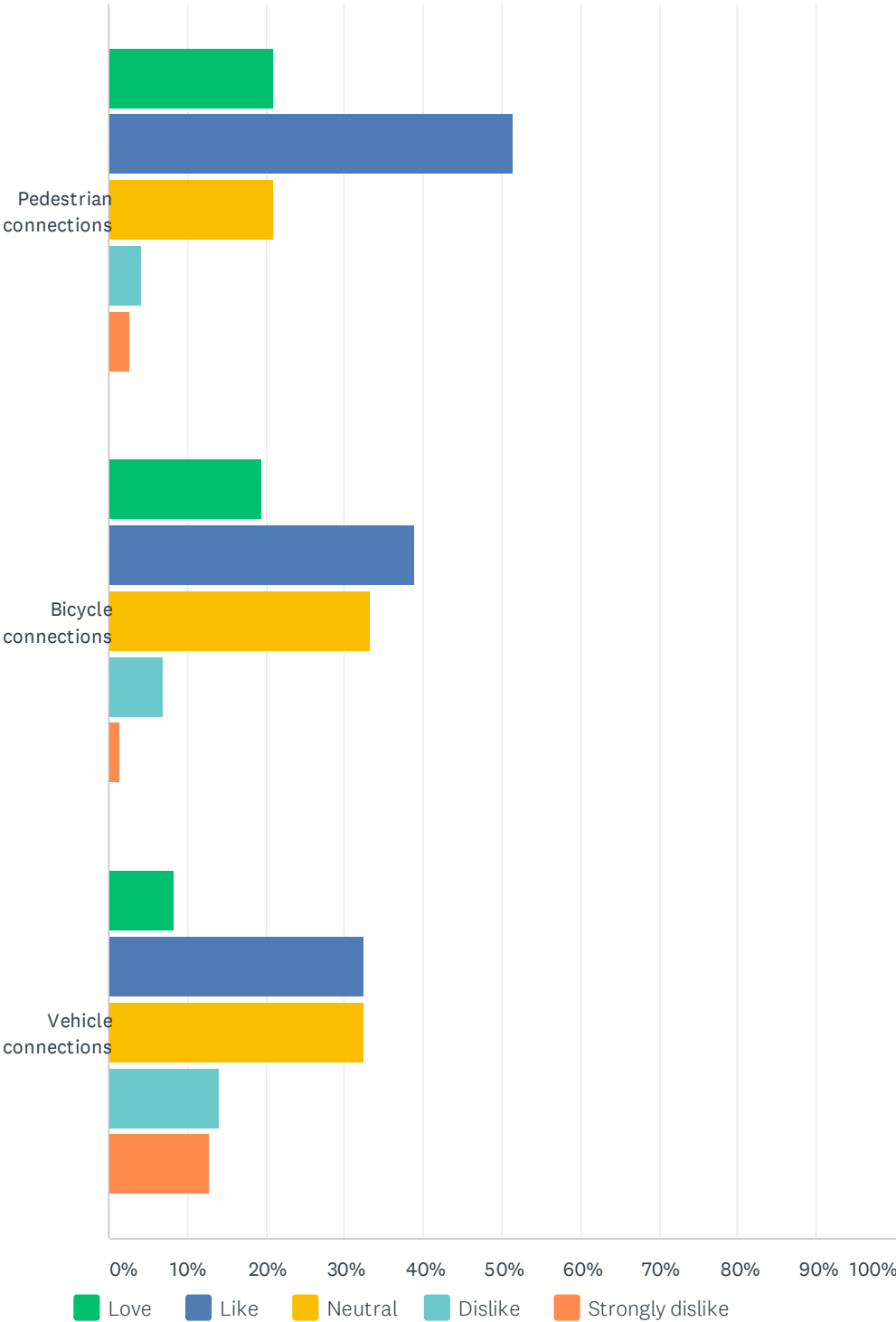
- Web would suggest 50-60 high end residential homes to set yourself apart from the same old generic developments popping up all over the city.
- Retirement Living
- The City of Calgary (Council and Planning Dept) will surely/likely want the Brookfield plan for the Jacques site to conform more to M-C2 and M-H2 criteria. I would be very much against that, as I was when the Silvera re-zoning took place, for many obvious reasons that the city refuses to recognize. I very much support the level of density that is proposed by the Brookfield concept plan and believe it is sensitive to the setting and infrastructure capacity.
- More higher class housing and larger properties as is consistent with this area.
- Single family estate homes or estate villa bungalows.
- There should be no 5 story condo and you Need to look at the parking and traffic issues.
- I would like to see detached housing in the mix but would be good with more semi-detached
- Larger homes similar to what the neighbourhood already has.
- Single family homes
- More single family homes
- Single family detached
- No
- Detached homes
- No
- No Housing types missing.
- Single detached homes as this is in keeping with the current zoning of the community.
- A tiny home complex would be way cooler.
- Specific low income housing for seniors.
- Live-work suites? Suites for non-seniors as well?
- Personally, I have nothing against taller buildings/more density, as long as they are not soviet Russia style cinder block monstrosities. But that's just me; so ALL Good.
- As long as no condominium
- Detached single family
- More duplex should be added
- Bungalow style duplexes to enable older people to stay on one level
- Single family homes
- n/a
- no
- I don't think any types are missing but I still think there should be more units.
- Perhaps a larger multilevel apartment tower.
- no
- Would like to see more smaller apartments in the 16-24 unit range.
- Seniors housing
- single family homes with reasonably sized lots. Or not develop it at all and make it a green space.
- Detached single family homes.
- Retail services
- Single family homes
- Surprised that there are not a few spots for single homes to break up the flow like in Currie Barracks / Marda Loop.
- More stand-alone (front lane or single-lane)
- seniors housing is a major missing element!
- Single family housing.
- No
- I am happy with the mix
- Single family
- Yes, single family housing
- Single family homes with carriage houses
- More detached R1 zoned homes.
- No
- I think there should be a larger attempt made to produce a ground oriented form that isn't available elsewhere in the grid areas that have to rely on lane access. in this design, much less land is allocated to lanes but I don't see the housing shapes really maximizing that opportunity

Q9 Do you have any additional comments regarding the housing types envisioned for the development? If yes, please share.

- See above.
- Assisted Living type of building would allow for density without the traffic issues
- Please take the time to review the two DTR (Detailed Team Reviews) documents and the former owner's responses to understand some of the issues raised by the city's planning group. Also, review, if available, comments on the prior re-zoning from concerned residents.
- Go back to the drawing boards please!
- At the very least, please re-visit the condo site.
- "It is boring cheap and uninspired."
-
- The market is overflowing with a surplus of housing. Do something unique that actually integrates with the neighbourhood. "
- I do like that at least the apartment complex is smaller so it wouldn't be too tall.
- Creating more density when the area already struggles with traffic and recreation etc cause issue for current residents. Property taxes are high and we are struggling with crime and traffic already.
- Concerned the condominiums could turn into rentals. I don't think that is favorable for this development
- I think it is a good mix and makes good use of space. Another option would be to locate the multi family housing further west beside Bow Trail.
- No comments.
- We would have liked to have had some commercial space included in the plan in order to have services available in walking distance.
- suggest 4 story max for condo development
- Am concerned about the comment that the land was initially given to the city exclusively for seniors housing. Can Evan Woolley comment on this?
- Wondering about the earlier understandings that there would be some focus given to accommodations for seniors.
- no
- No; in fact given the location on a major road, bikeway + LRT station, could be more dense.
- N/A
- Too many homes. Very crowded looking.
- would prefer no apartment
- don't like the condo idea, hope it is low ie 4 stories
- I love that you have included semi-D and towns. My only comment is that I think there could be even more townhomes to increase the density.
- They should be available to a range of incomes
- I am not opposed to a condo development but am hesitant to say I love it when I don't know what it might be like - a cement block or something more individual and ascetic
- Seniors
- I would prefer a green space with. i don't see a need for a large development in this space when there is plenty of space on the outskirts of the city.
- Concerned about condo's being half the density. Need to ensure height is kept to a minimum. 3-4 stories max seems appropriate for the neighbourhood.
- Condo building should be 3-4 stories only
- What is the planned height for the apartment? Can you please add this information to the artist renderings
- Haven't digested all the information but would be interested in examples of similar developments and housing mixes in the city.
- as above
- No
- No
- Also to be considered is that there is a new condo development going in already about 3 blocks away. The area does not need another one
- Condos, the most dense development type, should be placed closest to transit. I realize you're trying to preserve viewshed to downtown, but it doesn't make sense to make the most people travel the furthest from transit to reach their home.
- If there are to be condos, a lower rise condo would be preferable to maintain the city views. Hoping there will be ample parking within the development to ensure cars not parking into the east of 24th street
- There is already traffic issues entering and leaving this community. Speed of cars entering is already dangerous, adding such a dense amount of units and vehicles will increase the existing issues enormously.
- Maybe some single family houses!
- I think you have an excellent plan to create stacked flats in the central area. this is a type of housing least well understood in the calgary inner city. I also think you could find a way to add in some detached units around a private courtyard to allow a premium type of unit for those that wish the added privacy of a detached form but not the yard work.

Q10 Please indicate how you feel about the connections provided within the development.

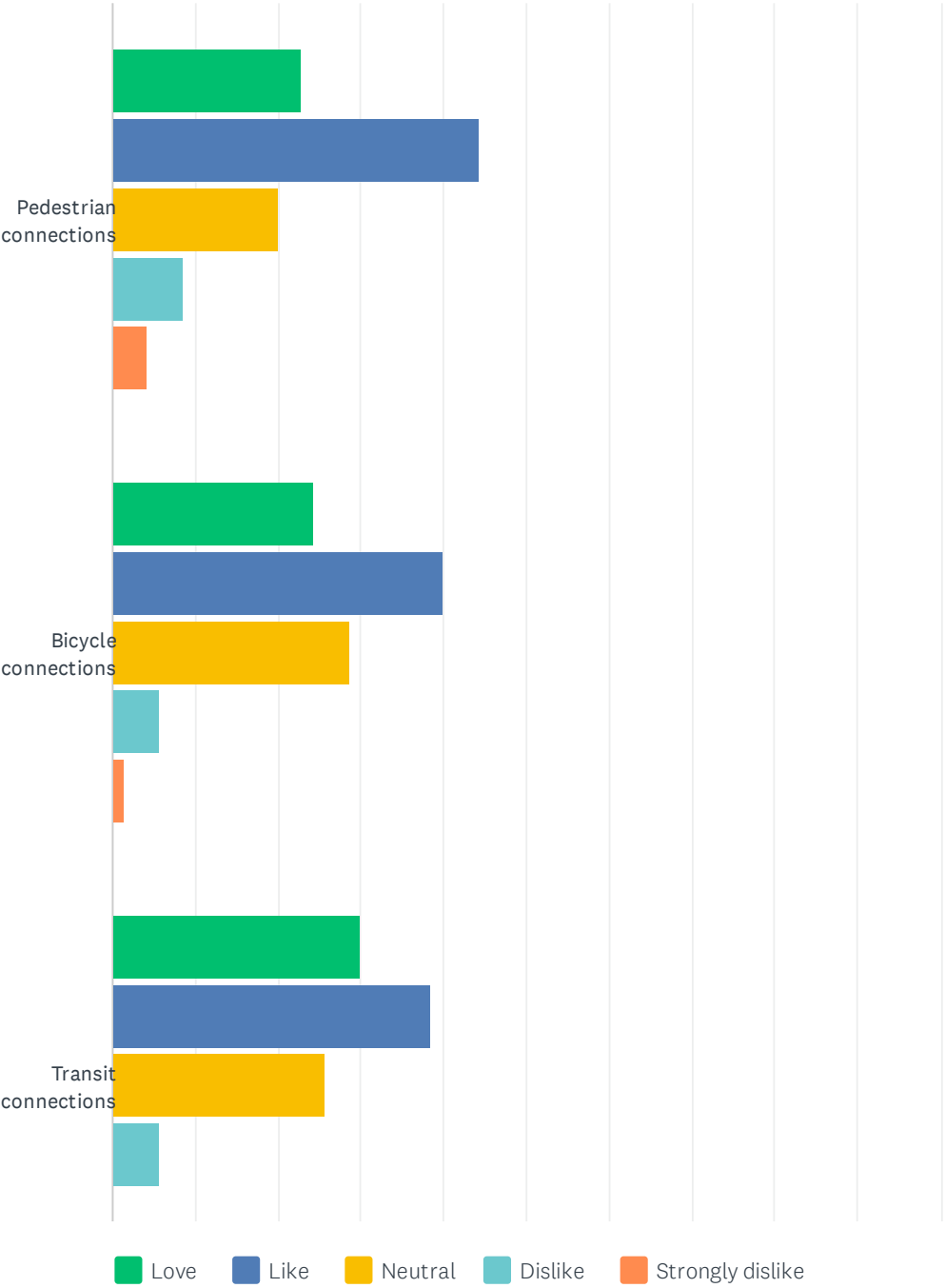
Answered: 72 Skipped: 10

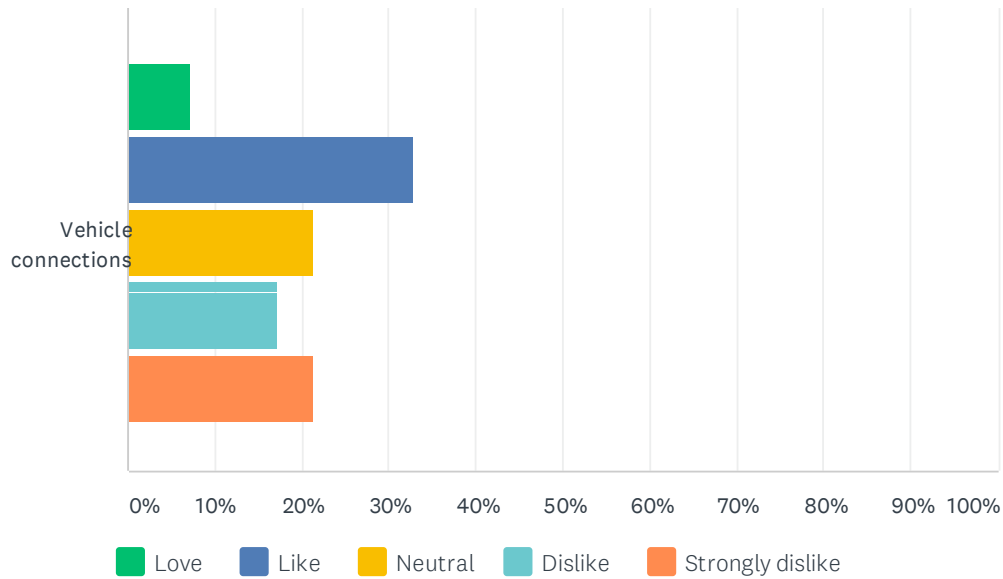


	LOVE	LIKE	NEUTRAL	DISLIKE	STRONGLY DISLIKE	TOTAL
Pedestrian connections	20.83% 15	51.39% 37	20.83% 15	4.17% 3	2.78% 2	72
Bicycle connections	19.44% 14	38.89% 28	33.33% 24	6.94% 5	1.39% 1	72
Vehicle connections	8.45% 6	32.39% 23	32.39% 23	14.08% 10	12.68% 9	71

Q11 Please indicate how you feel about the connections to and from the development.

Answered: 70 Skipped: 12



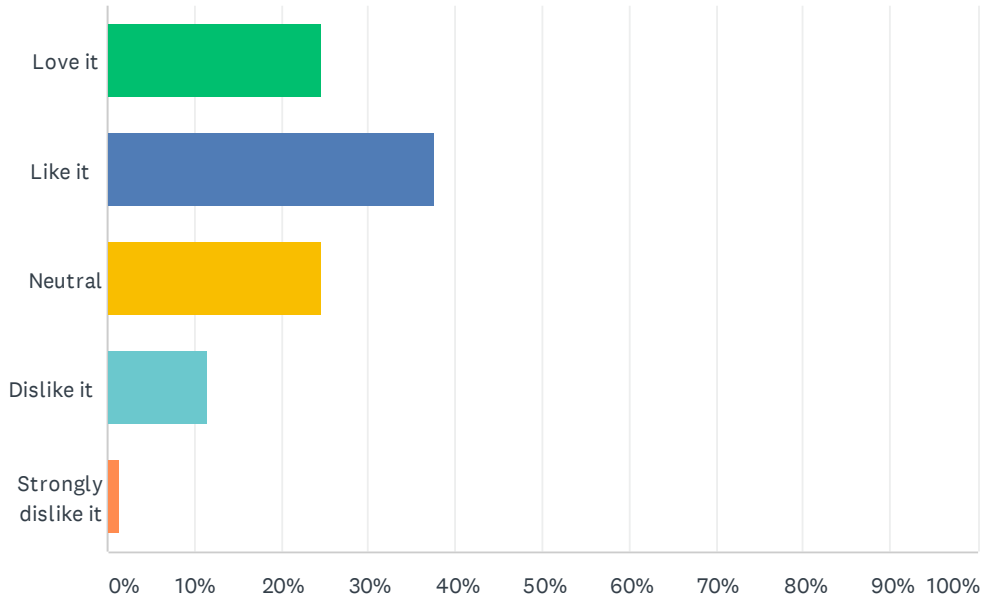


	LOVE	LIKE	NEUTRAL	DISLIKE	STRONGLY DISLIKE	TOTAL
Pedestrian connections	22.86% 16	44.29% 31	20.00% 14	8.57% 6	4.29% 3	70
Bicycle connections	24.29% 17	40.00% 28	28.57% 20	5.71% 4	1.43% 1	70
Transit connections	30.00% 21	38.57% 27	25.71% 18	5.71% 4	0.00% 0	70
Vehicle connections	7.14% 5	32.86% 23	21.43% 15	17.14% 12	21.43% 15	70

Q12

Please indicate how you feel about the Connect space.

Answered: 69 Skipped: 13



ANSWER CHOICES	RESPONSES	
Love it	24.64%	17
Like it	37.68%	26
Neutral	24.64%	17
Dislike it	11.59%	8
Strongly dislike it	1.45%	1
TOTAL		69

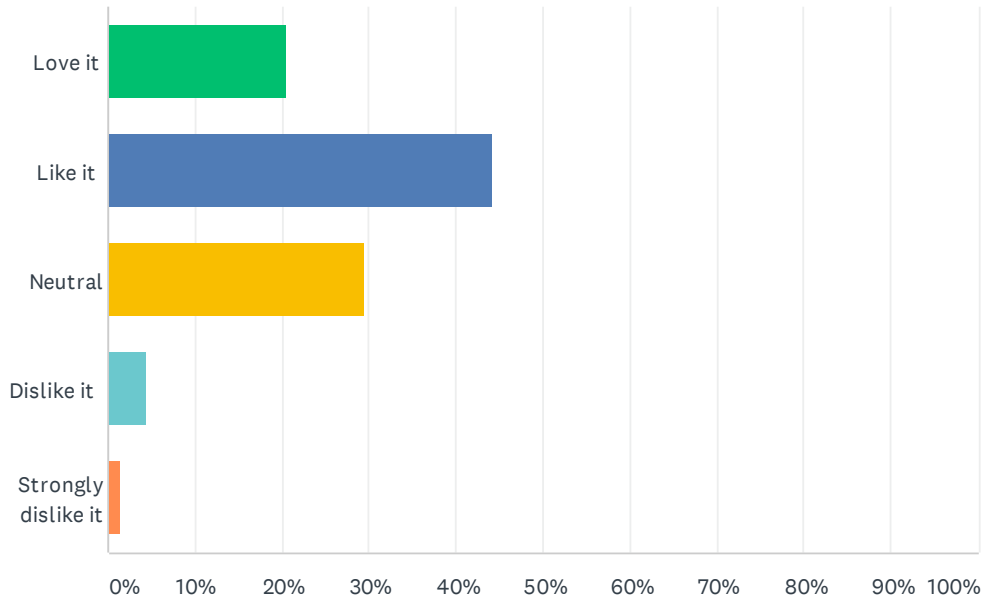
Q13

Do you have any additional comments about the Connect space? If yes, please share.

- There should be a better way to connect residents who live on Sovereign Crescent to the LRT station. Also, there should be a better connection for cyclists coming into the site from the bridge over Bow Trail whose objective is to get to the Bow River bike path system (and of course the return journey as well).
- There is not enough open space.
- Really you call this open space? This is left overspace along the highway
- We have our own space and quiet neighborhood
- pretty limited
- Open space immediately adjacent to a thoroughfare like Bow Trail isn't much of an open space asset. Not a great spot to contemplate nature or otherwise recreate.
- It's pretty, but it doesn't provide direct connections to where people need to go and people will not want to hang out facing bow trail.
- Great to see a pedestrian connection between the pedestrian overpass and the C Train station
- no
- It doesn't actually fill the critical pathway link between the north end of 24 St SW, and the Bow Tr overpass.
- nice buffer from traffic coming BowTr. What is the physical separation? Standard curb, jersey barrier?
- understand existing trees will be removed, and please be sensitivity and add trees that can reached 8 to 10 meters at their mature age
- Too crowded

Q14 Please indicate how you feel about the Play space.

Answered: 68 Skipped: 14



ANSWER CHOICES	RESPONSES	
Love it	20.59%	14
Like it	44.12%	30
Neutral	29.41%	20
Dislike it	4.41%	3
Strongly dislike it	1.47%	1
TOTAL		68

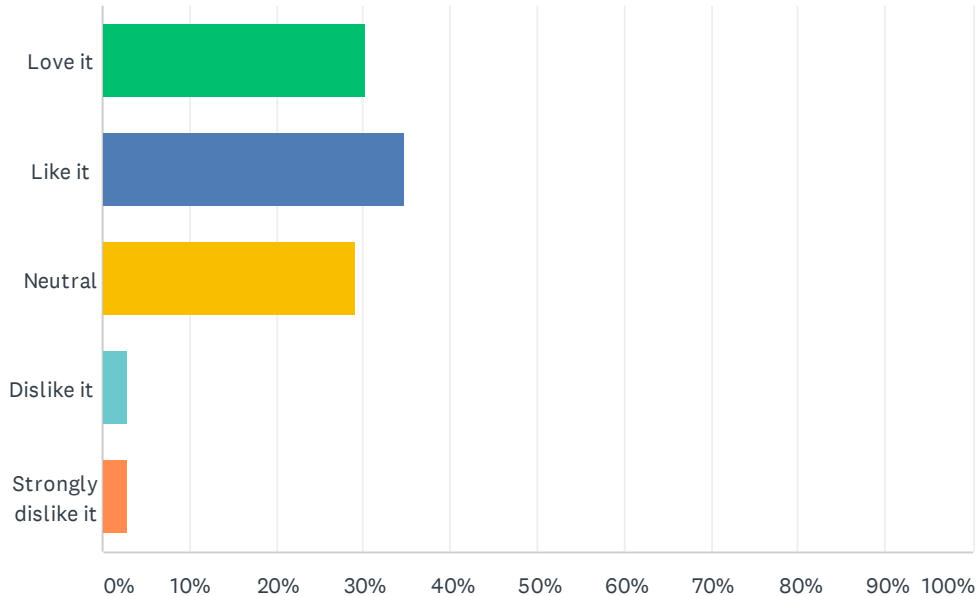
Q15 Do you have any additional comments about the Play space? If yes, please share.

- Will primarily serve the residents that live around this park.
- The apartment if your going to get to have it should be there. You could see the golf course from upper floors from there. Not going to see the golf course on the ground through the houses.
- This space could be bigger
- I like that it's a multi generational space
- The play space doesn't seem centered between the most 'family friendly units'
- it is small
- Not that many people in the community walk up that hill, so it doesn't really provide an attractive space. Does it have a view of the city? It's very good from that spot but doesn't seem to be showcased.
- Please don't fill this space with playground equipment
- no
- Please make sure it's easy to bike AND walk there from pathways / Bow Tr overpass so it's truly a regional amenity and not just for this development's residents.
- Feel a little exclusive for the homes around it
- There is no view of the golf course from your planned play space
- The idea is great, it would be good to see more details.
- Concept of these spaces is. Great but without knowing the actual design it's hard to be able to comment further
- Lawn Bowling?
- Seems small.
- Need to ensure significant access for wheelchairs at intergenerational park (not just a small ramp for the young kids - adults in wheelchairs too).
- What is an inter generational playground?
- Comment for Connect Space - It would be good to take the pedestrian and bicycle traffic away from Bow Trail. I was hoping there would be an option to continue on and connect further north to reach the path down to the river without mixing in with roadways that will now be busier.
- Awfully small for a "play" space
- We need a playground in this part of the community. Hopefully residents of the already established community can come play too!
- NO
- More is necessary.

Q16

Please indicate how you feel about the Celebrate space.

Answered: 69 Skipped: 13



ANSWER CHOICES	RESPONSES	
Love it	30.43%	21
Like it	34.78%	24
Neutral	28.99%	20
Dislike it	2.90%	2
Strongly dislike it	2.90%	2
TOTAL		69

Q17

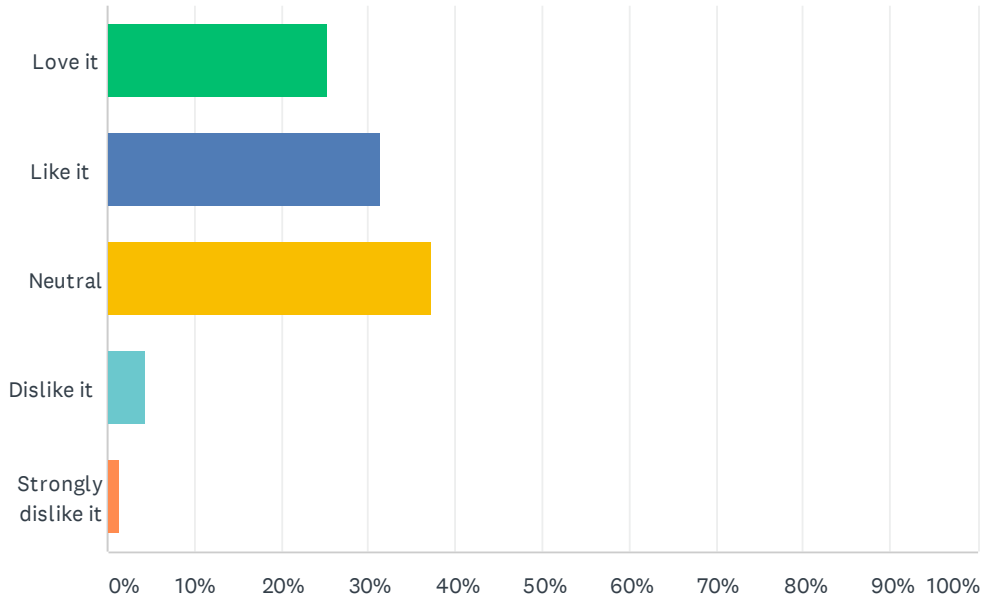
Do you have any additional comments about the Celebrate space? If yes, please share.

- Will also primarily serve those living immediately adjacent to this park, but this will be more accessible to others because of its larger size, although the access pathways to the park do not appear to be particularly open or wide.
- Boring design
- Would sacrifice this space for more playground
- Looks good, like how it breaks the entire site almost to two smaller sites.
- This space is for future tenants/home owners. It doesn't apply to us.
- better
- I would think it would be farther up the hill to have a better view
- Really like the idea of civic/celebratory space.
- Likley only residents will use it. No view of downtown.
- Wonderful space if occupants of those units not bordering the space feel equal they are users
- no
- Please make it accessible to regional pathways / Bow Tr overpass with safe barrier-free connections across internal roads as needed.
- Hope to add a green space line like this along the 24 Ave side
- This looks like a great park space.
- Limited privacy for those homes backing on to it
- Noise pollution.
- replace with a few retail like coffee shops
- This will be a great gathering place for the community, love it!
- I think it's silly to have a dedicated space for this.
- Need to ensure ease of access for strollers and wheelchairs. Community is seeing revitalization with many new families in the ares. Need good wheelchair access.
- NO
- Could this area be a good place for a playground? Could it be bigger?

Q18

Please indicate how you feel about the Gather space.

Answered: 67 Skipped: 15



ANSWER CHOICES	RESPONSES	
Love it	25.37%	17
Like it	31.34%	21
Neutral	37.31%	25
Dislike it	4.48%	3
Strongly dislike it	1.49%	1
TOTAL		67

Q19

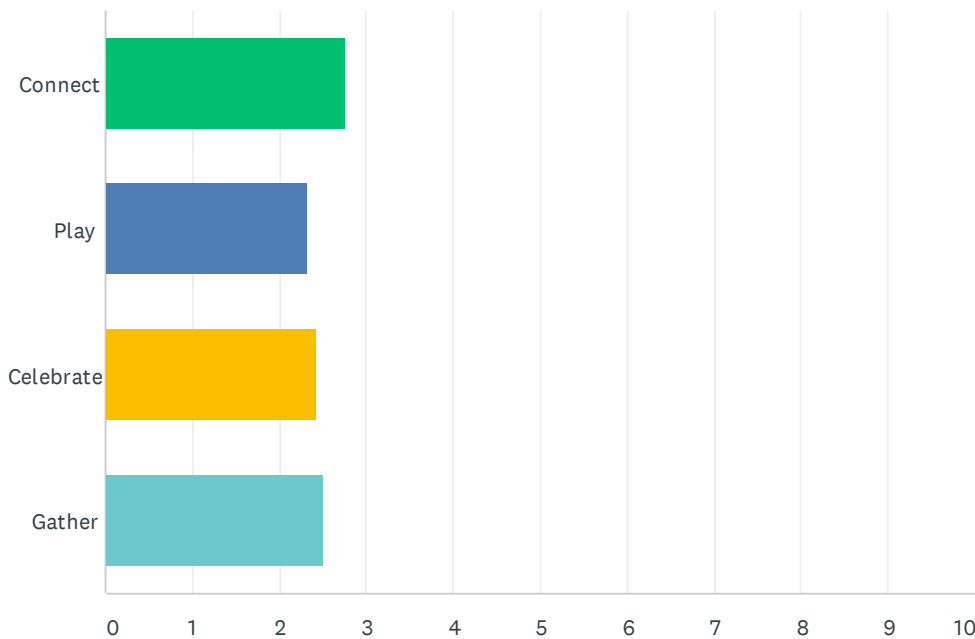
Do you have any additional comments about the Gather space? If yes, please share.

- Same comments as for the “playing” space.
- Do better.
- Probably a better buffer to existing homes if this was moved to the East of the higher density units.
- Where is the on street parking for the visitors to the farmer’s market?
- No road access... not good for a farmer’s market. Tucked behind an apartment, not great for inviting the community to events.
- Access to bring in anything of size might be a limitation
- no
- Does a lovely job connecting the Bow Tr overpass and Shaganappi Park to this parcel - but doesn’t connect this parcel to the Bow River Pathway at the north end of 24 St SW.
- Like this connection to the ped overpass
- What do you mean by high level of activity?
- Would rather see a grocery store/cafe/retail space
- Farmer’s markets? Really? And large gatherings?
- Don’t have enough details to give in an opinion.
- Ideally the Gather area could be reworked to provide a green corridor to migrate down to the river pathway with limited roadway interaction. That would be a fantastic legacy. The idea of a green belt to the river is possible.
- No
- I think having a bigger space here and potentially a smaller other area makes more sense

Q20

Please rank the open spaces with respect to which spaces you could see yourself using the most. A rank of “1” indicates that you could see yourself using this space more than the others.

Answered: 58 Skipped: 24



	1	2	3	4	TOTAL	SCORE
Connect	40.38% 21	17.31% 9	21.15% 11	21.15% 11	52	2.77
Play	18.87% 10	28.30% 15	18.87% 10	33.96% 18	53	2.32
Celebrate	28.00% 14	14.00% 7	30.00% 15	28.00% 14	50	2.42
Gather	18.52% 10	35.19% 19	25.93% 14	20.37% 11	54	2.52

Q21

Do you have any additional comments regarding the information and concepts we have shared for the development? If yes, please share.

- Better than previous proposals. Good builder. Traffic issues will destroy the site. Across Bow Trail a .mess. We are developers. House backs on site on 26th Street.
- Could brookfield show how it will incorporate the development into the existing topography, i.e. use the existing “plateaus” or “benches” to place the various units on, thus minimizing the amount of scalping that would have to take place. Please also show what is being done to preserve the existing urban forest.
- Please do not put in an apartment building. If I wanted to live in downtown setting that’s where I would be. I don’t want to see their bedroom windows or them to see mine.
- I understand that you are waiting on a traffic study to be completed but this issue cannot be understated. This proposed development will have a significant negative impact on the surrounding neighborhoods. Access east and south from this neighborhood is already problematic so adding the type of density being proposed will create chaos. The intersection of 17 Ave. and 26 St. cannot adequately handle the traffic as it is now, so spillover throughout the surrounding residential areas is inevitable.
- You need to come back with a better design. You also need to use a digital platform where people can speak.
- Timing of the development, most developments are somewhat phased but given the amount of available housing in the city, is the timing correct or is there a phasing that would spread the development over time that could level load a work crew that would be more appropriate with the current availability of housing.
- There are some great ideas here. Move away from the apartments and develop some better ideas around parking and access and there would be plenty of potential for this to be a great fit. Otherwise it will trash the area and cheapen its charm.
- No
- Again, concerned regarding the gift of these lands to the city for the purpose of seniors housing and that is being lost.
- Please consider move condo apartment closer to train station.
- “Putting in an apartment building is probably my least favorite part.
- It’s going to change everything about this area. Having rental units will bring lower income residents and families.

- will be good to see it proceed. The land has been neglected for many years...thanks...
 - The reduction in density will ease traffic burden and preserve the golf course as it will integrate well
 - Seniors should have access to retail - thinking in particular of corner store, small grocery store, pharmacy and/or cafe or pub space. Does the land use permit (or can it?) some commercial as well? Mixed use is essential to quality of life, and I have difficulty conceiving of seniors having to walk to 17th Ave. with its (still pretty limited) offerings, or to Westbrook. Would be great to see some small scale commercial on the site.
 - There was very little spoken about the style of the exterior. It would be a shame to have this unique space taken up by standard looking multi-family housing. It would be nice to have this positioned as a higher end version of the same.
 - Go for it, "guys"
 - A popular (apartment) building style these days will have 'retail' on the ground floor. I hope this is under consideration as a (mini) community like this (and drawing from adjacent folks) could benefit from a convenience store, dry cleaner, etc. and a place to get a (craft) beer (or kambuchka or whatever you like). Thanks for listening.
 - Overall very supportive, but please do what you can do enhance walking / biking connections through this area and not just to your new parks / within the parcel. 24 St SW north of Bow Tr is a big low-hanging fruit type of pathway missing link.
 - No condominium please. Donot make 24 Ave more crowded and generate more traffic
 - Too crowded for such a small area, in my opinion. Who is your target resident? How many cars will be in the area? What do you plan to do about the transient population currently in the area?
 - You have done nothing to appease concerns over traffic - you did not address any of the 26th Street concerns and gave no timeline for when the traffic study will be complete. It feels like you are disrespecting concerns of the existing neighbours. Traffic and access to and from This neighborhood is a huge concern,
 - because the condo attracts a lower economic group, they and that building will be the maim problem with your plan
 - I am really surprised at how Brookfield was able to make this site work at such a low density (relatively speaking). If the numbers work, I think the proposed site plan is pretty amazing.
 - I would like to see dedicated bike lanes and sidewalks on both side of the street. A grocery store space and cafe/retail space would make this a more sustainable community and destination (find a way to get around city parking requirements)
 - I thought the presentation was well done and I so appreciate your company taking the time to explain your plans and listen to our community concerns. I am hopeful that this can become a great development and addition to our neighbourhood.
 - I really hope that the landscaping that you are showing is true. Trees and a nice space is the most important. Density is not.
 - Guest and Overflow parking is a major concern. Sunalta West, Sovereign Cres, Sandhurst and 24th St would accommodate a lot of this. Garbage, Compost and Recycling is picked up at the front of properties. Congesting streets with parking will cause access issues.
 - "the site is not being used for the intended purpose
- CPC2021-0191 Attachment 4
ISC: UNRESTRICTED
- of the donors. Why are we considering this proposal? Seems like we expected to accommodate a large development that will increase the density of the community with very little benefit to the existing community.
 - I am not happy to see the alderman apparently giving his blessing at this point of the approval process."
 - Concerns with the condo piece. Need to ensure height and sprawling nature of condo building is minimized. Also need to ensure sufficient parking within the complex so parking on 26 and 24/Sovereign Cres/Sandhurst Ave are not being used for Brookfield residents/guests.
 - Glad to see some action finally happening. It is a unique space and could provide some well integrated connections to the existing community. Thanks for providing the opportunity for feedback. Many issue remain from prior development projects that didn't have enough open communication. There are opportunities to fix them to the benefit of all.
 - "It was mentioned that Brookfield has been working with the Community Association but this is the first I've seen of your plans. As I'm sure you are aware, the community went through an engagement process with Silvera and alot of the challenges that we worked through with them are the same that Brookfield faces.
 - As an adjacent property owner and neighbour, I urge you to look to the solutions that the community agreed upon in regards to traffic mitigation, site density placement and the development integration into the community as a foundation for planning your design."
 - the fact that you have no senior housing on land that was deeded to the city for this purpose is not going to fly and you need to re-evaluate your priorities.
 - Overall i am very happy with the concepts i have seen!
 - If you moved the condos to the SW corner of the site (closest to the train station) could you put some retail at the bottom, i.e. a small coffee shop?
 - The concepts are a great start and do look high end. The only concern is the condo development and types of housing on 24th street. As indicated before it is a drastic change from single family housing to multi family housing! Would prefer if other housing types were considered here such as semi detached or single family homes with carriage houses.
 - Park space should be placed on the west side of 24th Street to continue the feel of entering the river pathway.
 - There must be community meetings with both sides willing to compromise. Many Meetings!
 - I think the dual one way lane is a poor choice for this site. What is really peculiar is the space that is trapped between the lanes. your concept and presentation really minimizes this odd design. is this because you have not really considered what this will be like or you have other reasons for designing it this way that you have not shared? I would like to see another concept for the semi-detached and dual lane accessed lands as discussed elsewhere in the survey. I think you could do a lot more here while relying less on designing around lane access garages. To deal with the grade perhaps a series of narrow angled penetrations into courtyard type builds? detached homes with drive under garages? you stated at the beginning of the presentation you wanted to work with the slopes, but I think here you are letting the slope control the housing type too much. this is a blank slate and does not need to be built just as it would have been across the lane on 24st. thanks for the opportunity to comment.

Community Association Response



February 4, 2021

Derek Pomreinke
Planner | Centre West Community Planning
The City of Calgary
5th Floor, 800 Macleod Trail S.E.
Calgary AB T2G 2M3

Dear Derek:

**Re: LOC2020-0106 @ 2500 Bow Trail SW
LAND USE AMENDMENT & OUTLINE PLAN - JACQUES SITE**

Shaganappi is a community that is highly engaged in planning. Over the past 12 years, our residents have collaborated with city staff in six separate planning processes; the West LRT, the Westbrook ARP, the Shaganappi Point ARP, Crowchild Trail, Main Streets and now are actively participating in the Westbrook Working Group. We have potentially the highest community association membership as a percentage of residences in Ward 8, and with the support of a state-of-the-art membership communication system we have been able to effectively engage our residents in development issues.

Our operational model is to support development and to get to “yes.” We have followed a similar engagement process on several projects successfully and through negotiation and initiative, have created some highly successful projects.

Potential of the Jacques Site

This site has always had incredible potential. As a community, we will continue to work with the applicant to create a distinctive and attractive sense of place.

When we considered the prior land use in December 2013, we felt that the existing, and unique, slope adaptive landforms could be better integrated into an improved plan. The Shaganappi Community Association has consistently believed that preserving the current terraced topography and using the landscape creatively and innovatively for the layout of residences is the best opportunity to create an integrated sense of place on this site. We think a development here needs to be sensitive and protective of the existing aesthetic topography of the land.

Overcoming Challenges to Create a Vision

The site as it sits has limited access, drastic changes in grades throughout, natural underground water reservoirs, a lack of built utilities; daunting risks that have impeded the path to a viable site concept. Geography and topography could also yield an urban island, hemmed in by a major traffic artery and older single-family housing.

Therefore, this large and complex project is suited to a single entity with a single conceptual vision; an entity that can comprehensively design and develop site-wide infrastructure such as internal streetscapes and circulation, view corridors, landscape, lighting, signage, and all necessary elements to tie the development together and interact with the wider community.

Based on our discussions, careful design will allow that interaction to happen; the applicant has presented a vision for the site that, turns out, not in, to its neighbours, with doors opening and active frontages on shared streets, and landscape interventions.

For the first phase at Site 4, differentiation and interest have been created by using a planned hierarchy of building sizes, types, and forms, stepped back in a hierarchy of green spaces, and connections that allow a wholesome integration between the adjacent neighbouring fabric and the new development. In the land use, enthusiasm often seen for contiguous Municipal Reserve has been tempered, and as we previously suggested in 2013 and 2014 green space has now been integrated into more liveable, tree-lined streets and intermittent plazas by creating a linear/nodal system of public space.

As the project progresses beyond the first phase of plans for Site 4, at the interior of the site, we will continue to pay careful attention to upcoming phases planned for the site's east and west edges and will be vigilant on design to allow for positive interaction with existing neighbours. Although the applicant has not yet presented the community with definitive plans for those subsequent phases, we are optimistic that their proposal can meet these critical requirements.

Comments on Egress

Egress from the site remains a significant challenge at Bow Trail and 26th Street SW despite substantial signal upgrades secured by our advocacy at public hearings in 2014. To promote density as much as four to five times of that which currently exists, we would like to see continued improvement of this intersection to handle additional traffic. We will work with City representatives to solve this concurrently, but outside and in support of, this process.

1. The intersection crosses the LRT at grade, with south-bound vehicle egress constrained by 26 Street being one parking lane narrower than the facing north-bound 26 Street egress serving Shaganappi's established main population centre. This situation was exacerbated by West LRT intersection modifications removing a right turn "sneaker" lane that previously existed here, which now exists on the facing intersection.
2. Pedestrian traffic, primarily C-Train commuters crossing to the Shaganappi Point Station at grade in the middle of Bow Trail, often find themselves waiting far too long when a train interrupts the light sequence and by the ongoing commuter flow of Bow Trail traffic. This results in risky behaviour as pedestrians cross the busy roadway against the lights to catch a train, or to move from one side of the community to the other.

We understand the applicant's traffic study has westbound evening rush hour vehicle volumes already at capacity at Bow Trail, and this could impede additional pedestrian volumes from the Jacques site to the station to the south. We therefore ask The City of Calgary transportation assessment to look to improve overall pedestrian capacity, especially if that capacity risks being further restricted to accommodate the additional free flow of motor vehicles on Bow Trail.

Communication of Intent and Alignment of Purpose

The site incorporates a comprehensive vision to be implemented in stages that allows residents to adjust, and the applicant to adapt to market feedback over time. Through robust planning and design the applicant has shown a commitment to investing in a high-quality public realm. They have been open and accommodating with residents, affirming residents' concerns and with the exception of technical ongoing technical issues on Site 5, changed the design to better integrate with the surrounding community fabric and ensuring optimum movement and usage of the site. We see an opportunity for a diverse, dynamic, and amalgamated community here — a catalyst for a new Shaganappi.

Unfortunately, Site 5 Issues Continue

Further to our letter of August 27, 2020, we continue to struggle with Direct Control transition details for Site 5. The 10-metre height restriction is a concession presented to residents, and the wording now has that restriction over a setback. This concession is thus of no consequence, and a 16-metre building will now face the street, set 4-metres back. We would like to return to the 10-metre concept for the initial height of the building, we think set 6 metres back, or to ask that the applicant re-engage residents on the issue.

In Summary

We are supportive of this development. The applicant did their best to work through issues raised by community members and we are confident that a solution for Site 5, as supported by ongoing engagement, will eventually address resident concerns. We continue to ask for the intersection of Bow Trail and 26 Street to be improved, as it still suffers from issues created by the West LRT but acknowledge that can happen outside of this process and through conversations with the City's transportation department.

This proposed development will contribute positively to our community and we are excited to see it take shape.

Thank you.

Yours truly,
Shaganappi Community Association



Michael Wilhelm
President



John van Hemert, Architect, AAA
Area Representative, Development Committee



Ron Goodfellow, FRAIC
Advisor, Planning and Development



Ramneet Cheema, B. Arch, M.Arch, M.A. Housing &
Urbanism, Development Committee Member



Mia Leung, BA, Urban Studies
Development Committee Member

Cc: Evan Woolley, Zev Klymochko, Ward 8 Office, City of Calgary
Development Committee, Shaganappi CA
Jill Sonogo, ground cubed planning
Mark Roen, Ryan Moon, Brookfield Residential

February 8, 2021

Derek Pomreinke
Planner | Centre West Community Planning
The City of Calgary
5th Floor, 800 Macleod Trail S.E.
Calgary AB T2G 2M3

Dear Derek:

**Re: LOC2020-0106 @ 2500 Bow Trail SW
LAND USE AMENDMENT & OUTLINE PLAN - JACQUES SITE**

Clarification of the Community Association Position on Site 5

Further to our letter of February 4, 2020, we were incorrect in assuming a 6-metre setback would apply. The bylaw is clear that a 0-metre setback would apply on a property line shared with a street for a street-oriented building. The applicant has consistently communicated that this site would have a street-oriented building, and therefore, the 10-metre height restriction for the first 4-metres from the property line would be appropriate. With that in mind, we reviewed the language in the Direct Control District for Site 5 again, and the wording is now clear to us.

Apologies for the confusion. As before, we believe that this proposed development will contribute positively to our community and we are excited to see it take shape.

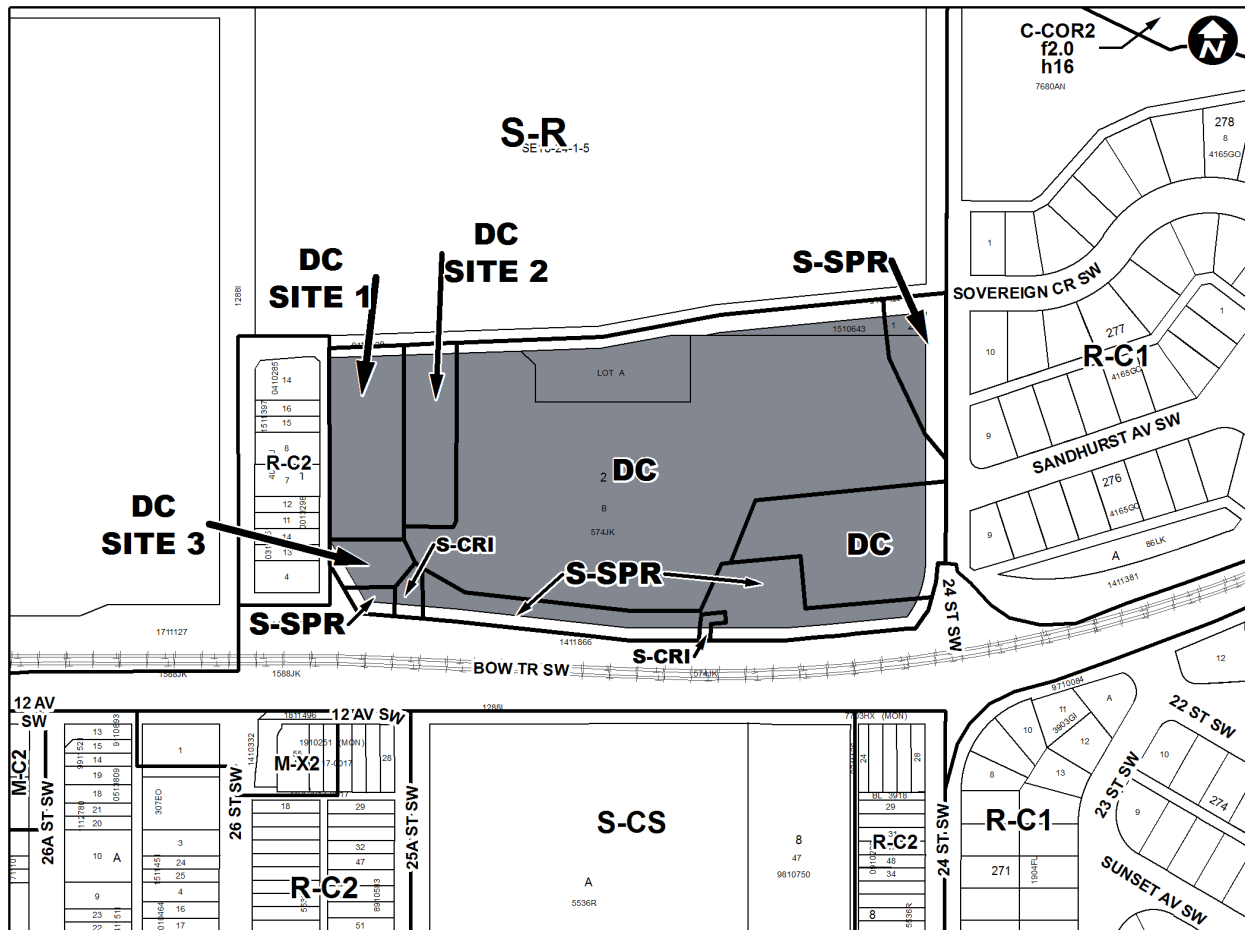
Thank you.

Yours truly,
Shaganappi Community Association

A handwritten signature in black ink, appearing to read 'Michael Wilhelm', with a stylized flourish at the end.

Michael Wilhelm
President

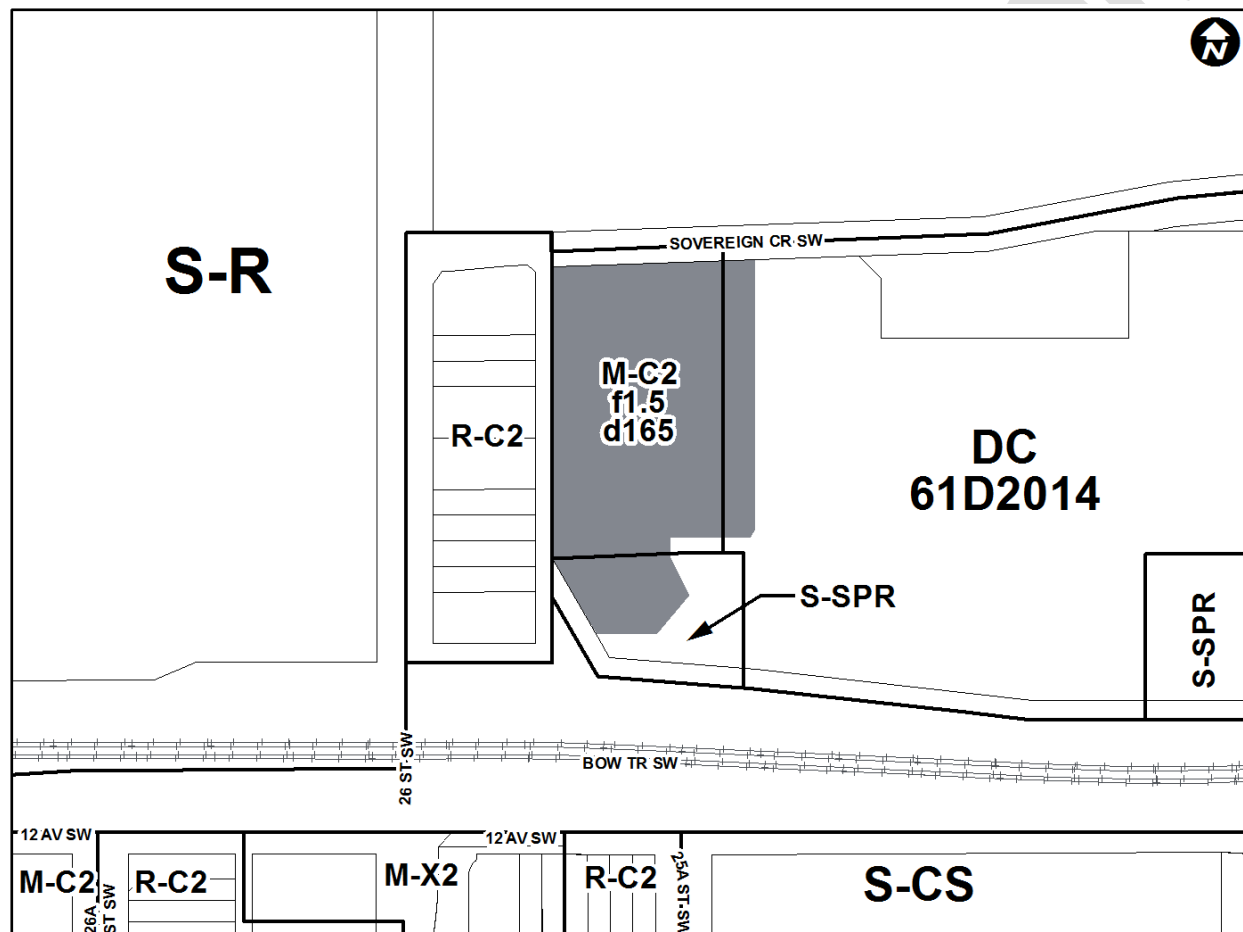
Proposed Land Use District Map



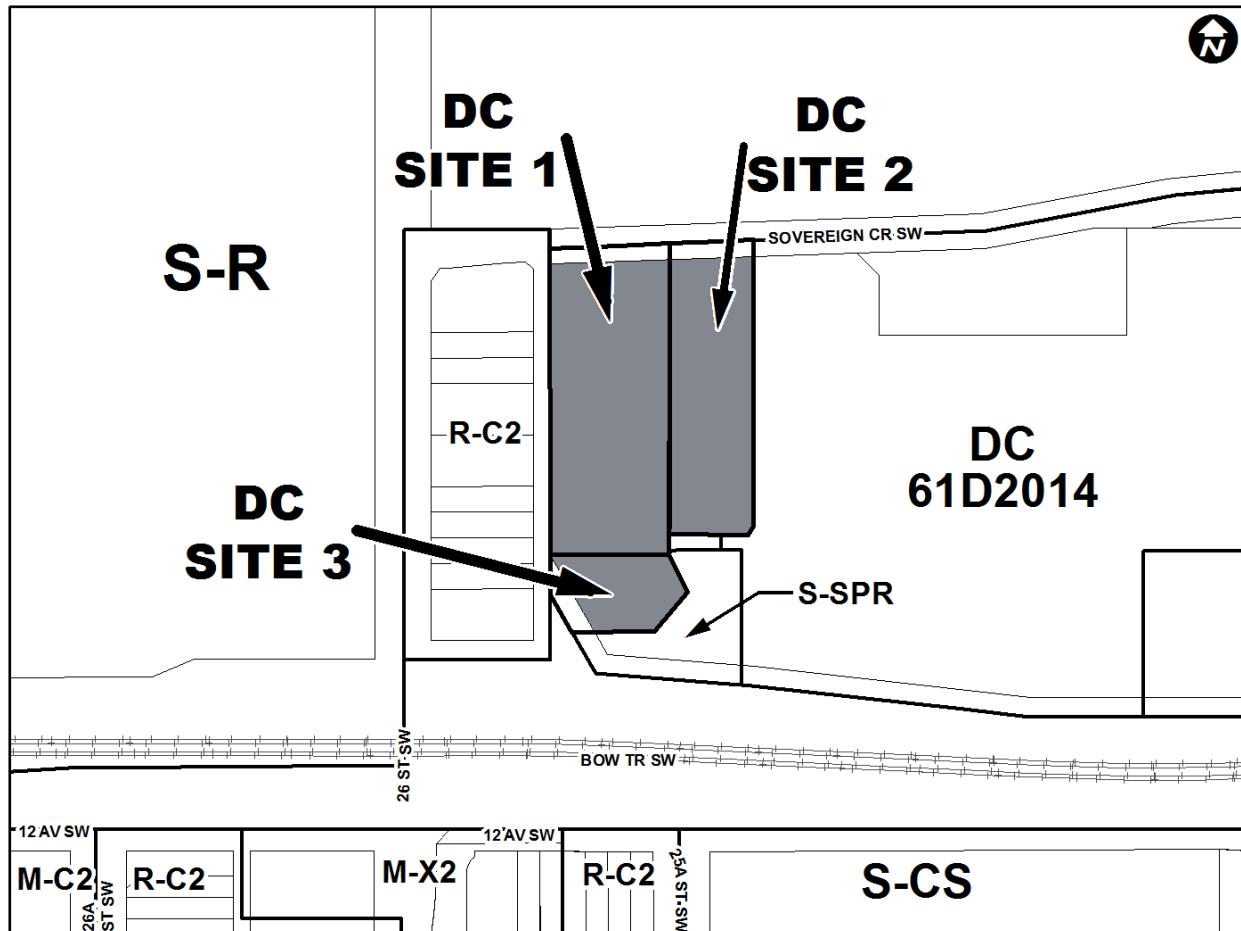
Proposed Direct Control District (DC/R-2, R-G)

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 accommodate grade-oriented housing characterized by tall height and large open balconies.

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.

No Development Permit Exemption

- 4 The construction of or addition to a **Single Detached Dwelling, Semi-detached Dwelling or Duplex Dwelling** in this Direct Control District requires a **development permit**.

SITE 1 (0.34 hectares ±)

Application

- 5 The provisions in sections 6 through 12 apply only to Site 1.

Permitted Uses

- 6 The **permitted uses** of the Residential – One / Two Dwelling (R-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 7 The **discretionary uses** of the Residential – One / Two Dwelling (R-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 8 Unless otherwise specified, the rules of the Residential – One / Two Dwelling (R-2) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Coverage

- 9 The maximum **parcel coverage** is 65.0 per cent of the area of the **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

Building Height

- 10 The maximum **building height** is 12.0 metres.

Building Height on a Corner Parcel

- 11 The maximum **building height** for a building located on a **corner parcel** is that provided in Section 10 of this Direct Control District Bylaw.

Balcony Depth

- 12 An **open balcony** may project up to 4.8 metres from the **building** façade to which it is attached.

SITE 2 (0.20 hectares ±)

Application

- 13 The provisions in sections 14 through 21 apply only to Site 2.

Permitted Uses

- 14 The **permitted uses** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 15 The **discretionary uses** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 16 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Coverage

- 17 The maximum **parcel coverage** is 65.0 per cent of the area of the **parcel** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **public garage**.

Parcel Area

- 18 The minimum area of a **parcel** is 95.0 square metres per **unit**.

Building Setback Areas

- 19 Unless otherwise provided in Section 20 of this Direct Control District Bylaw, the minimum depth of all **setback areas** must be equal to the minimum **building setbacks** provided in the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007.

Building Setback from Rear Property Line

- 20 The minimum **building setback** from the **rear property line** is 1.4 metres.

Building Height

- 21 The maximum **building height** is 14.5 metres.

SITE 3 (0.08 hectares ±)

Application

- 22 The provisions in sections 23 through 30 apply only to Site 3.

Permitted Uses

- 23 The **permitted uses** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 24 The **discretionary uses** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 25 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Depth

- 26 The minimum **parcel depth** is 21.0 metres.

Building Setback Areas

- 27 Unless otherwise provided in Section 28 of this Direct Control District Bylaw, the minimum depth of all **setback areas** must be equal to the minimum **building setbacks** provided in the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007.

Building Setback from Rear Property Line

- 28 The minimum **building setback** from the **rear property line** is 1.4 metres.

Building Height

- 29 The maximum **building height** is 14.0 metres.

Outdoor Private Amenity Space

30 No *private amenity space* is required.

Relaxations

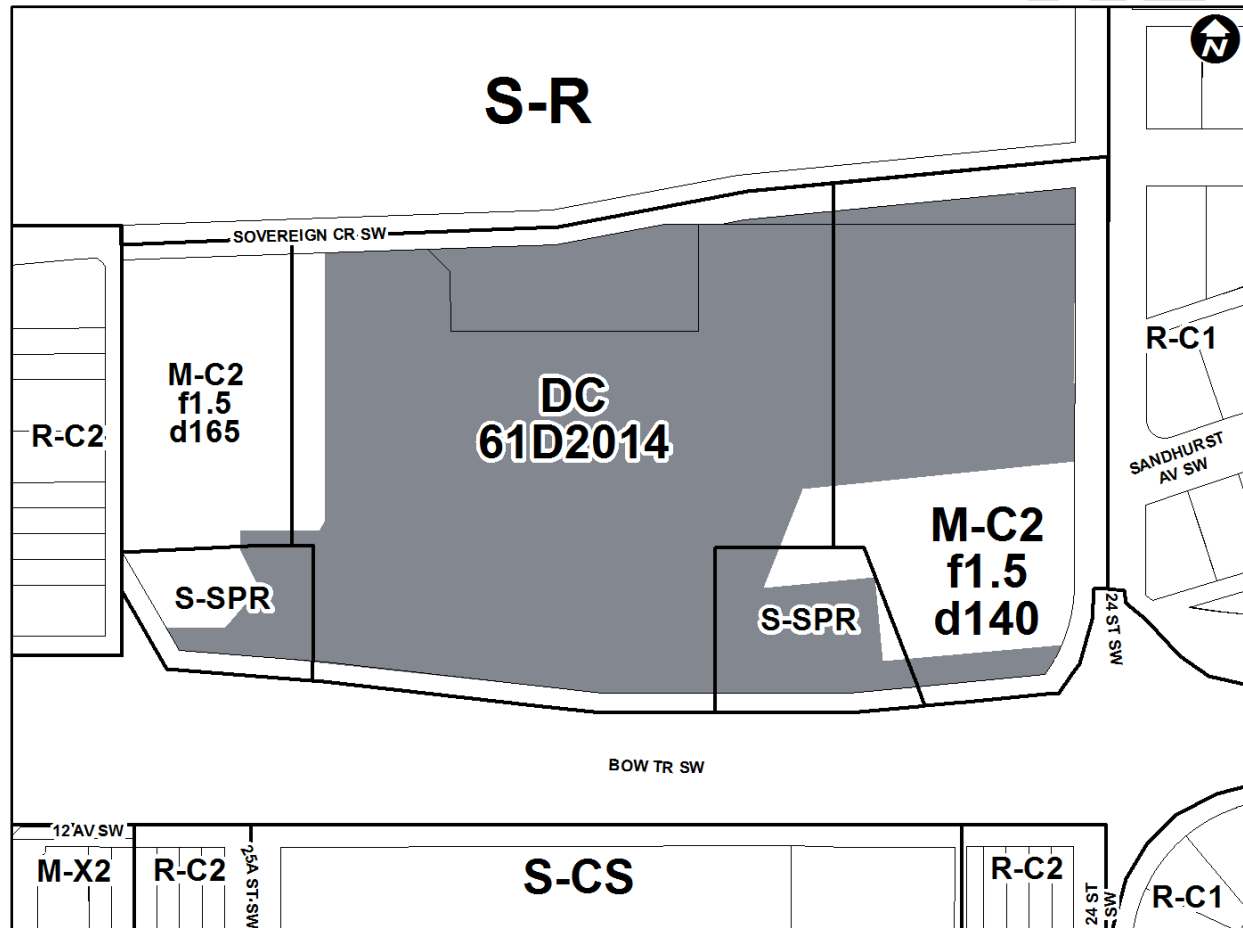
31 The *Development Authority* may relax the rules contained in Sections 8, 16, and 25 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

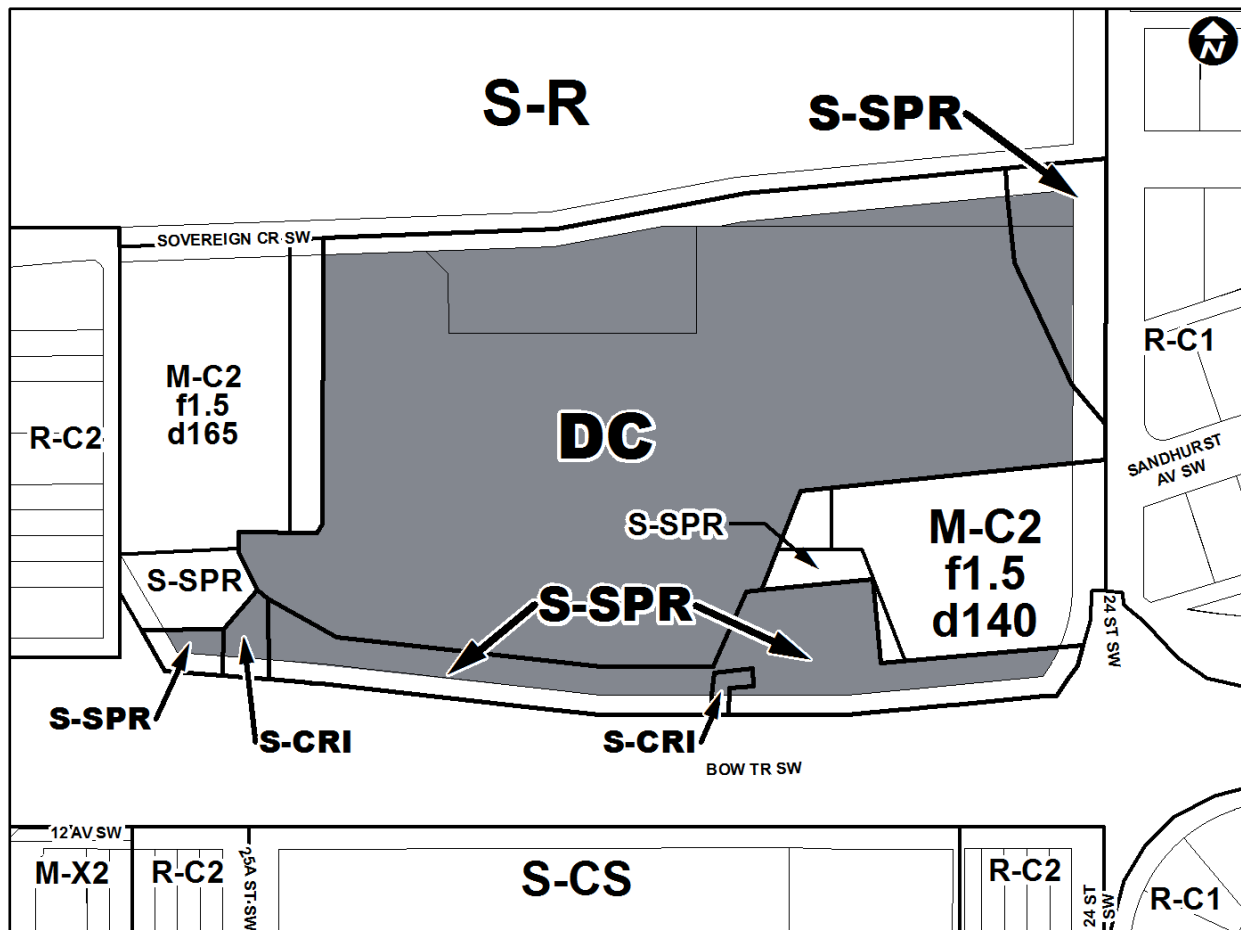
TEXT FOR DISCUSSION

Proposed Direct Control District (DC/M-G)

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 accommodate comprehensively planned grade-oriented multi-residential development in a variety of forms.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The ***permitted uses*** of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 5 The ***discretionary uses*** of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 apply in this Direct Control District.

Visibility Triangle on Private Road

- 7 Section 569 of Bylaw 1P2007 does not apply in this Direct Control District where both of the ***streets*** abutting the ***corner parcel*** are ***private condominium roadways***.

Building Height

- 8 The maximum ***building height*** is 14.5 metres measured from ***grade***.

Private Amenity Space Minimum Dimension

- 9 A ***private amenity space*** must have no minimum dimension of less than 1.5 metres.

Visitor Parking Stall Requirement

- 10 The ***minimum motor vehicle parking stall*** requirement for each **Dwelling Unit** and **Live Work Unit** is 0.08 ***visitor parking stalls*** per ***unit***.

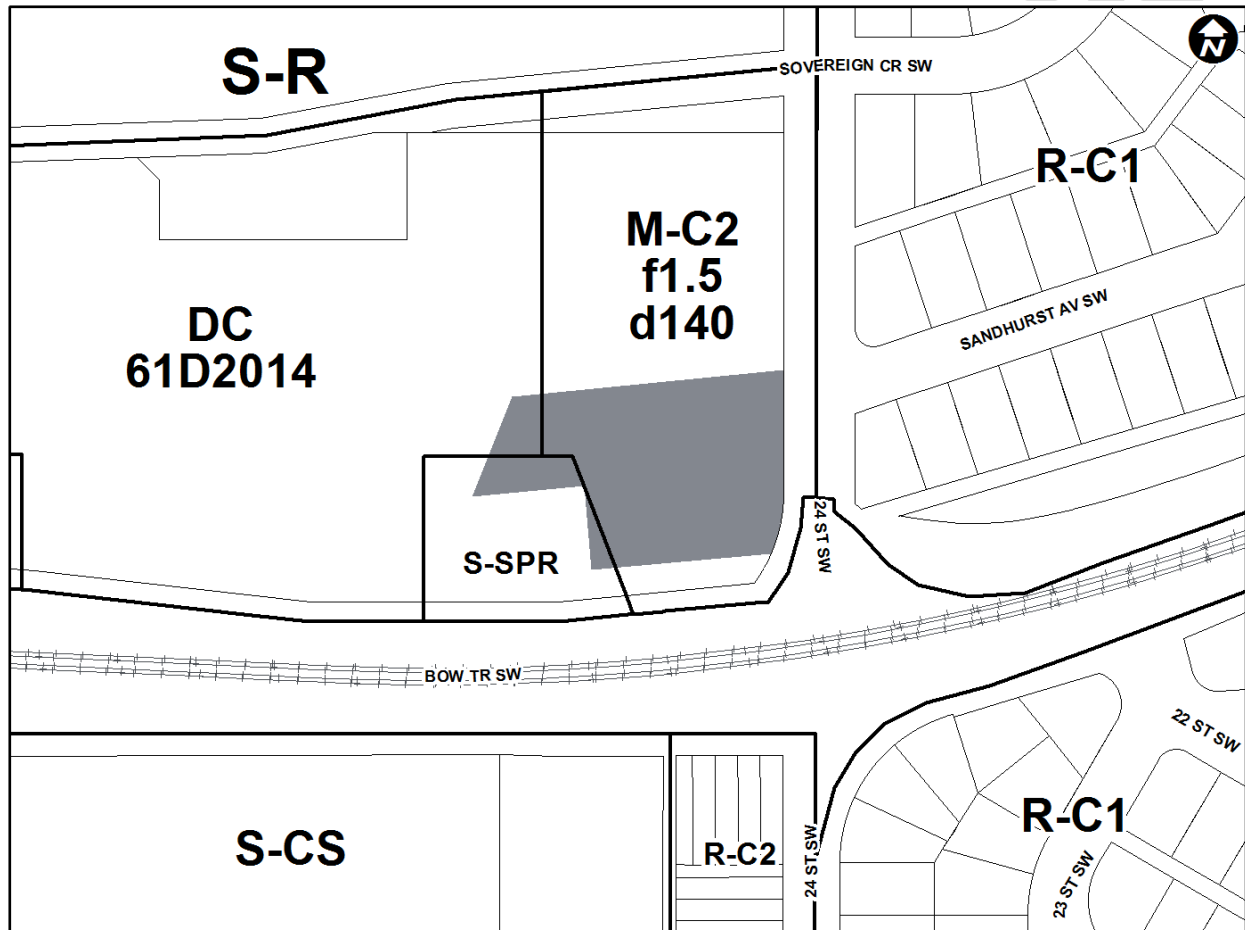
Relaxations

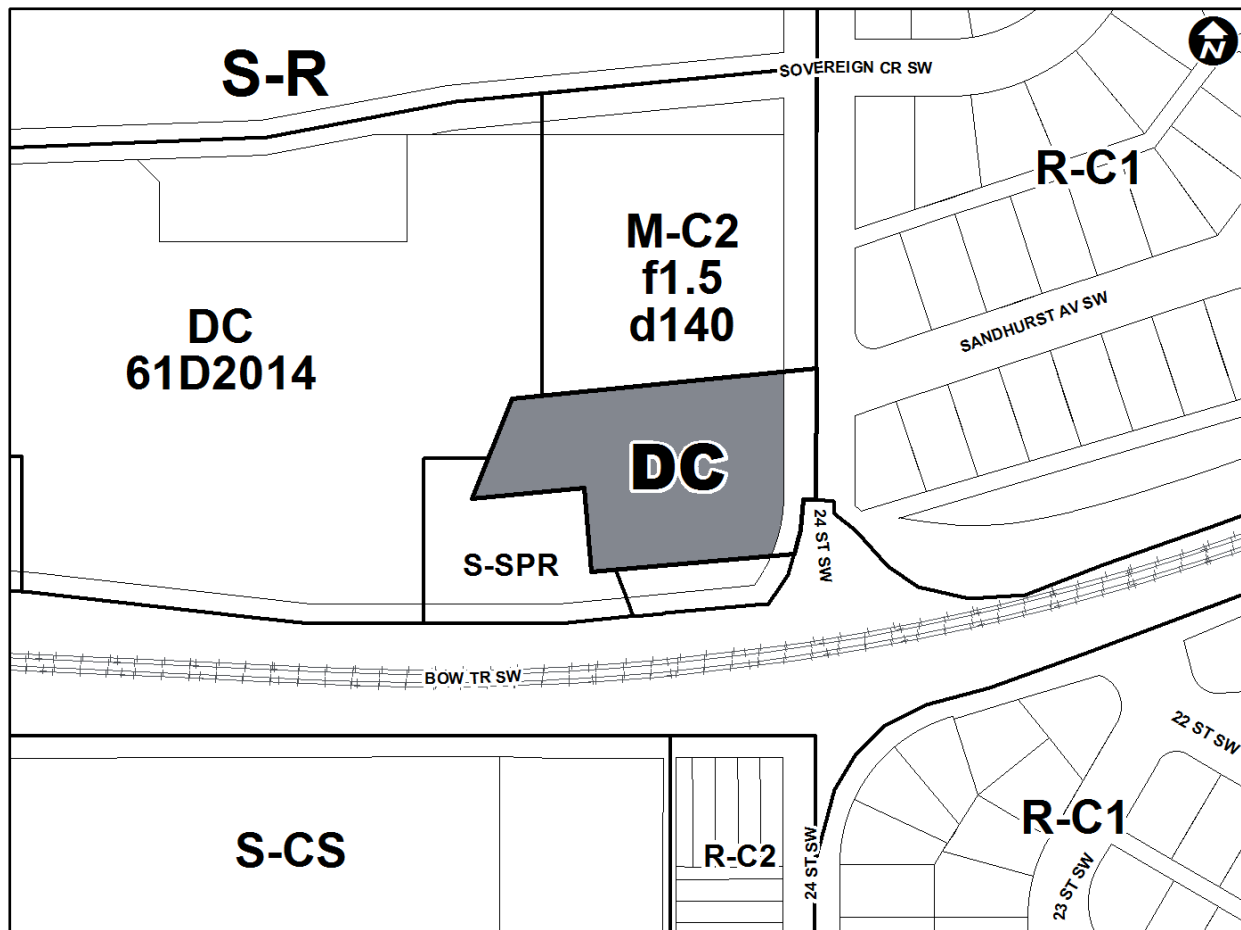
- 11 The ***Development Authority*** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Proposed Direct Control District (DC/M-H1)

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

SCHEDULE A



SCHEDULE B**DIRECT CONTROL DISTRICT****Purpose**

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for multi-residential development; and
 - (b) provide height and massing rules to help mitigate the potential visual impact of the development on adjacent low-density development.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

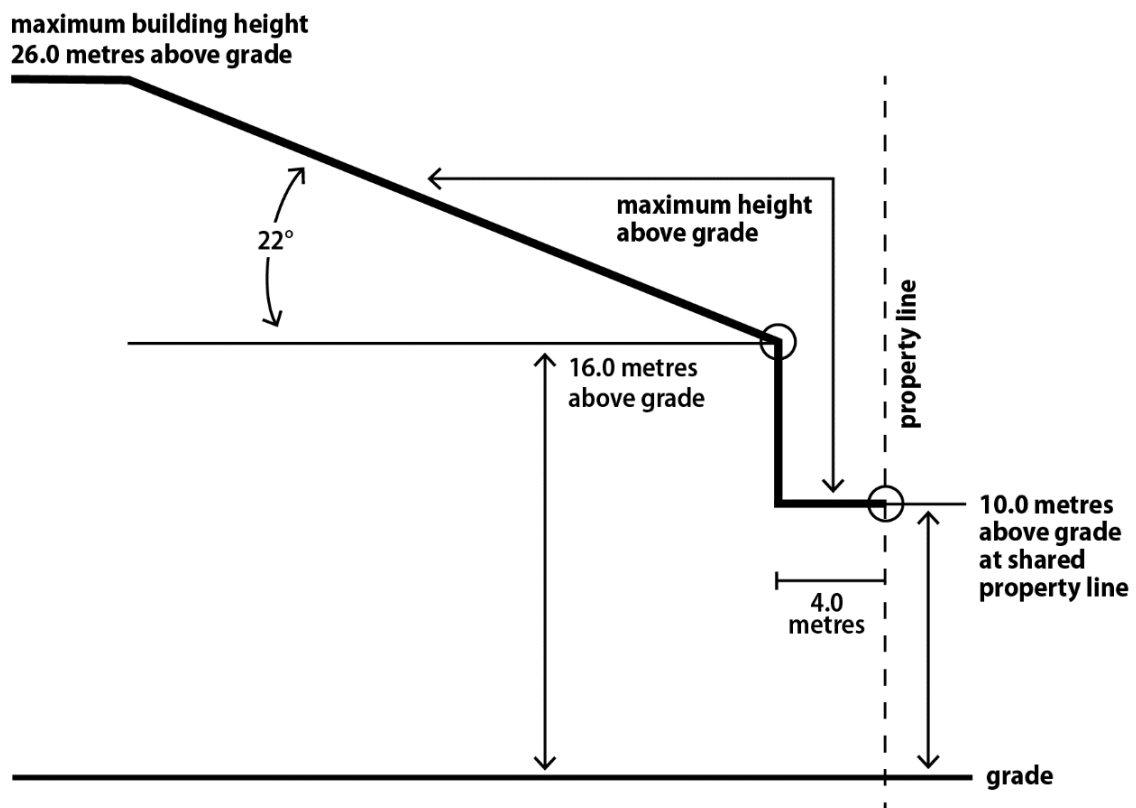
Floor Area Ratio

- 7 The maximum **floor area ratio** is 2.5.

Building Height

- 8 (1) Unless otherwise provided in subsection (2), the maximum **building height** is 26.0 metres.
- (2) The maximum **building height**:
- (a) is 10.0 metres measured from **grade** within 4.0 metres of the **property line** shared with 24 Street SW;
 - (b) increases to 16.0 metres measured from **grade** at a distance of 4.0 metres from the **property line** shared with 24 Street SW; and
 - (c) increases consistently at an angle of 22 degrees from the horizontal to a maximum of 26.0 metres measured from **grade**, as shown on Illustration 1.
- (3) The following diagram illustrates the rules of subsection (2):

Illustration 1: Building Height in this Direct Control District



Relaxations

- 9 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.

Proposed Amendments to the Shaganappi Point Area Redevelopment Plan

1. The Shaganappi Point Area Redevelopment Plan attached to and forming part of Bylaw 16P2014 is hereby amended as follows:
 - (a) Delete Map 2.1 entitled “Land Use Policy Areas” and replace it with the revised Map 2.1 entitled “Land Use Policy Areas” attached as Schedule A.
 - (b) In Section 2.0 Land Use & Density, subsection 2.3 Low Density Multi-Residential, delete the first paragraph and replace with the following:

“This area includes parcels along 26 Street SW and along 13 Avenue SW as well as the area north of Bow Trail SW. Due to the level of redevelopment based on the existing low-density land use designation, as well as the presence of adjacent single and semi-detached dwellings, there is a need for redevelopment to be sympathetic with existing built form on neighbouring parcels, as well as potential future built forms.”
 - (c) In Section 2.0 Land Use & Density, subsection 2.3 Low Density Multi-Residential, delete policy 1 and replace with the following:

“1. New development should be low-density grade-oriented residential development including rowhouses, townhouses as well as single and semi-detached dwellings.”
 - (d) In section 2.0 Land Use & Density, subsection 2.4 Medium Density Residential, delete the first sentence and replace with the following:

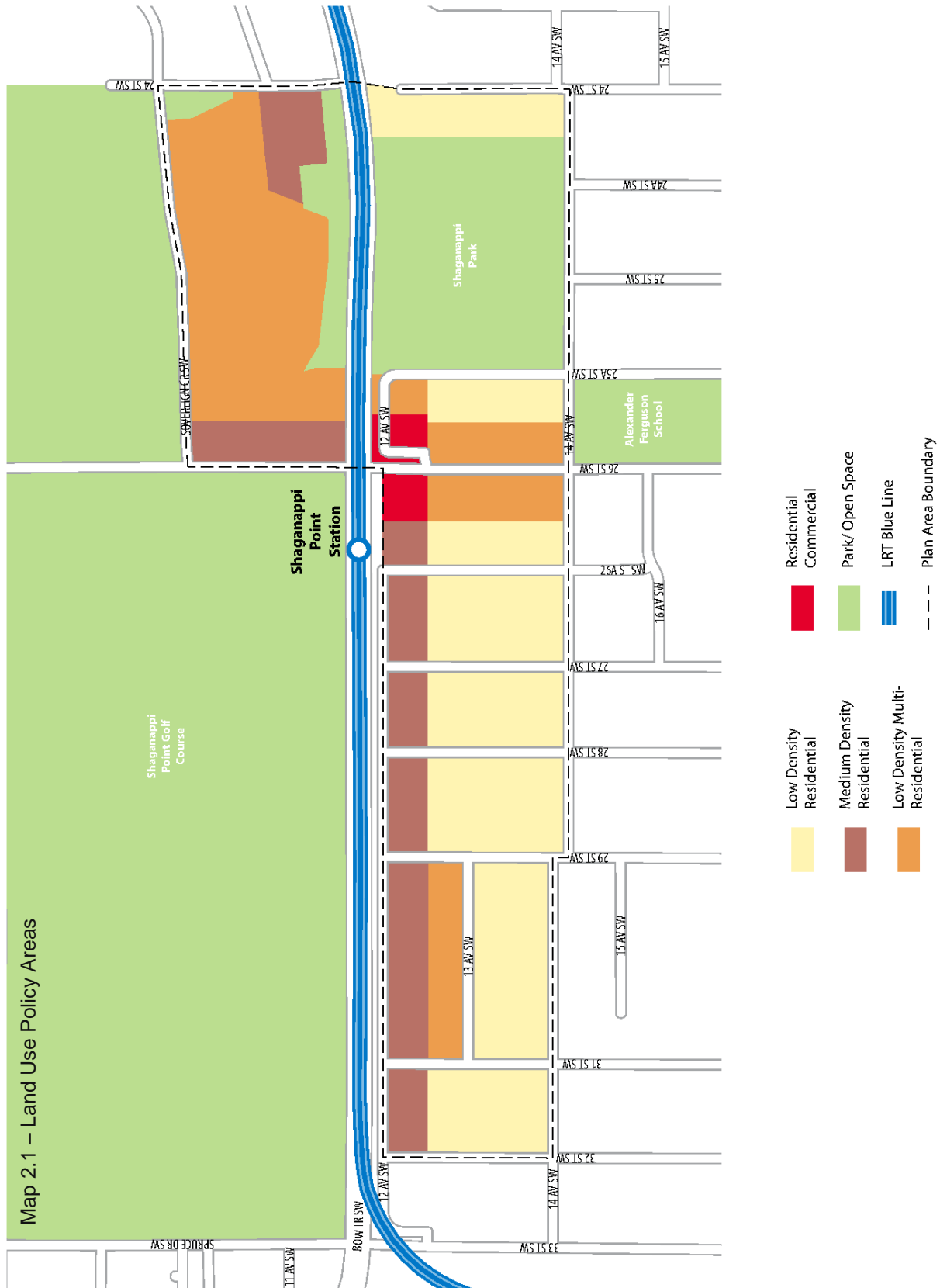
“This area runs along the south side of 12 Avenue SW as well as portions of the area north of Bow Trail SW.”
 - (e) Delete Sections 2.6 and 2.7 in their entirety.
 - (f) Delete Figure 3.1 entitled “Building Heights and Setbacks”.
 - (g) In Section 3.2 entitled North of Bow Trail, delete policies 1, 4, 5, 6, 7, 8 and 9 and renumber the remaining policies accordingly.
 - (h) In Section 3.2 entitled North of Bow Trail, following the remaining policies as renumbered, add the following additional policies:
 - “3. While it is recognized that some level of overlooking in urban settings is inevitable, building design should consider limiting opportunities for overlooking into adjacent properties.
 4. New development applications on the former Jacques Lodge site should include a comprehensive landscaping and planting plan.

This landscaping should support pollinators and wildlife while minimizing water use.”

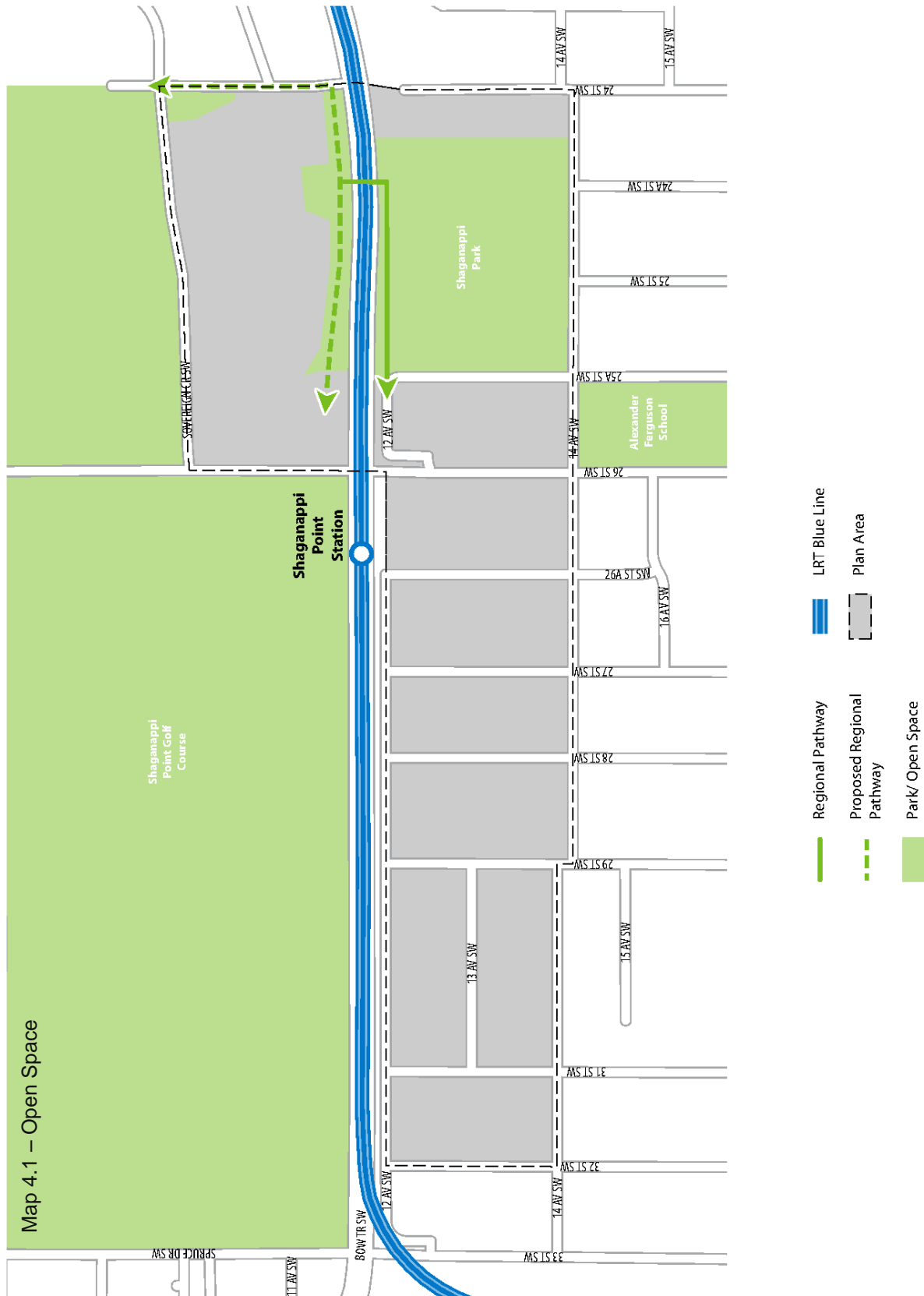
- (i) Delete Map 4.1 entitled “Open Space” and replace it with the revised Map 4.1 entitled “Open Space” attached as Schedule B.
- (j) Delete Map 5.1 entitled “Mobility” and replace it with the revised Map 5.1 entitled “Mobility” attached as Schedule C.

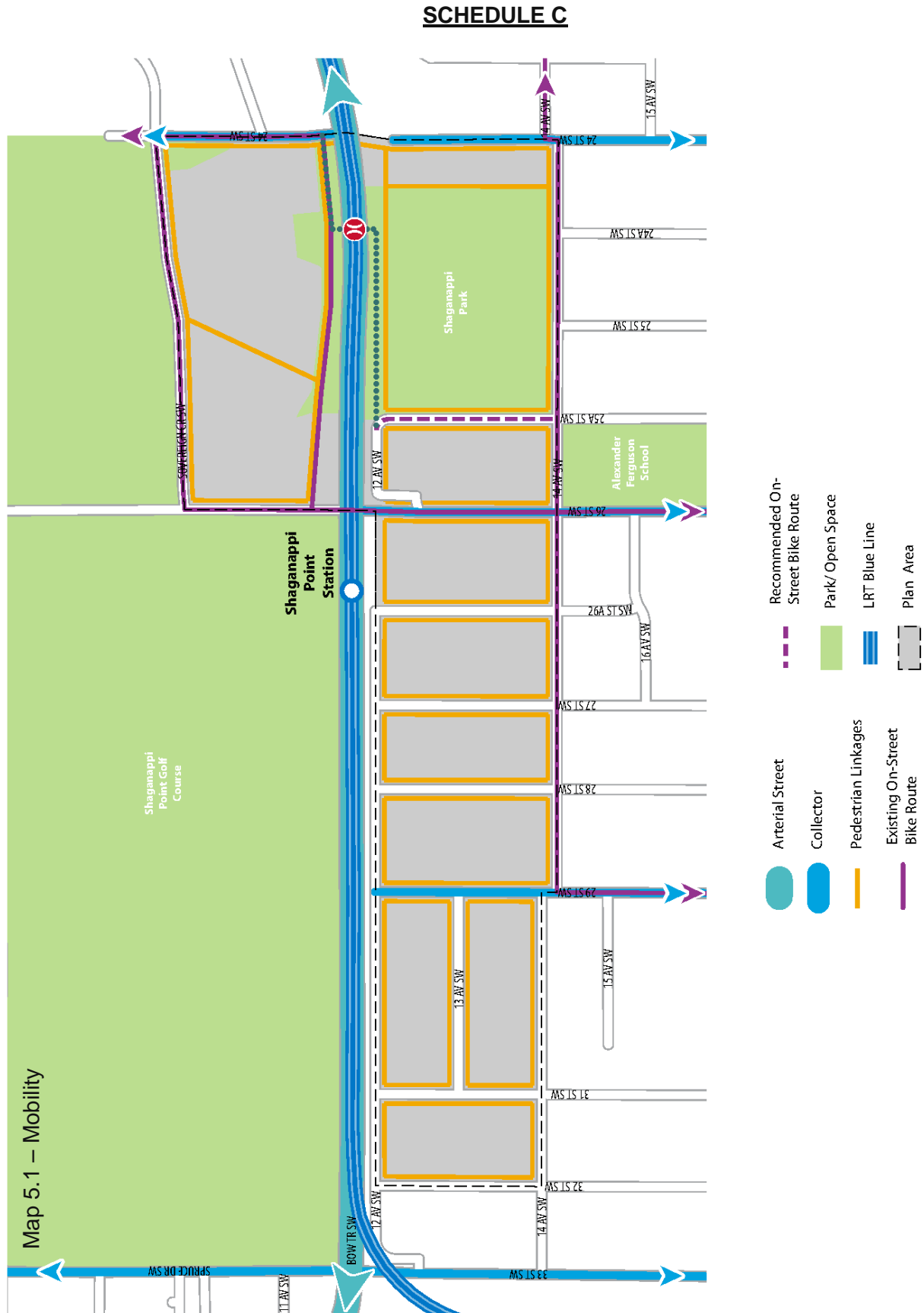
TEXT FOR DISCUSSION

SCHEDULE A



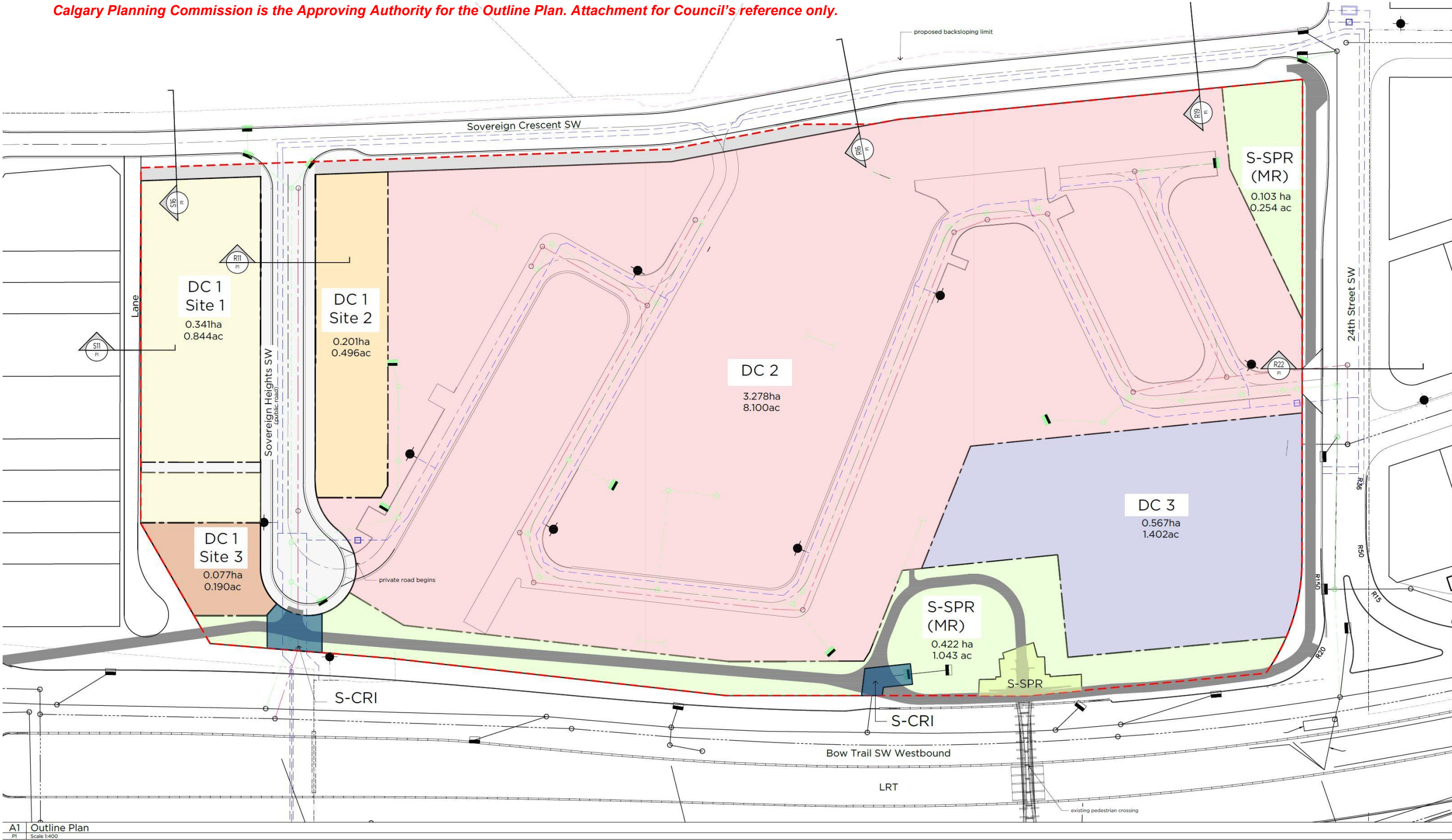
SCHEDULE B





Proposed Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



Issue	date	no.
Issued for Land Use Amendment and Outline Plan Submission	20/07/22	1

Revision	date	no.
Revised for Resubmission	20/11/18	a
Revised for Resubmission	21/01/15	b
Revised for Resubmission	21/02/22	c

project
Jacques Lodge
Redevelopment









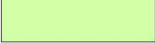








drawn: tl checked: js approved: ---

project #: 19.716 date: 2021/03/09

drawing: Outline Plan

sheet: P1

Legend

	Proposed Site Boundary		existing water line
	Outline Plan Boundary		proposed water line
	Back of Curb		existing sanitary line
	Lip of Gutter		proposed sanitary line
	Municipal Reserve Dedication		existing storm line
	Multi-use Pathway		proposed storm line
	Sidewalk		gas line
	Site Location		hydrant
			catch basin

Land Use Change Statistics

From	To	HA	AC	From	To	HA	AC
M-C2	DC 1	0.432	1.069	DC 16D2014	DC 1	0.105	0.260
	DC 2	0.741	1.831		DC 2	2.471	6.107
	DC 3	0.477	1.179		DC 3	0.030	0.073
	S-SPR	0.145	0.355		S-SPR	0.146	0.361
	S-CRI	0.010	0.024		Road Widening	0.064	0.157
	Public Street	0.165	0.410	Total Credit Municipal Reserve Owing is 0.498 ha			
	Road Widening	0.017	0.042				
S-SPR	DC 1	0.081	0.201				
	DC 2	0.066	0.162				
	DC 3	0.061	0.150				
	S-SPR	0.259	0.644				
	S-CRI	0.018	0.044				
	Public Street	0.069	0.168				

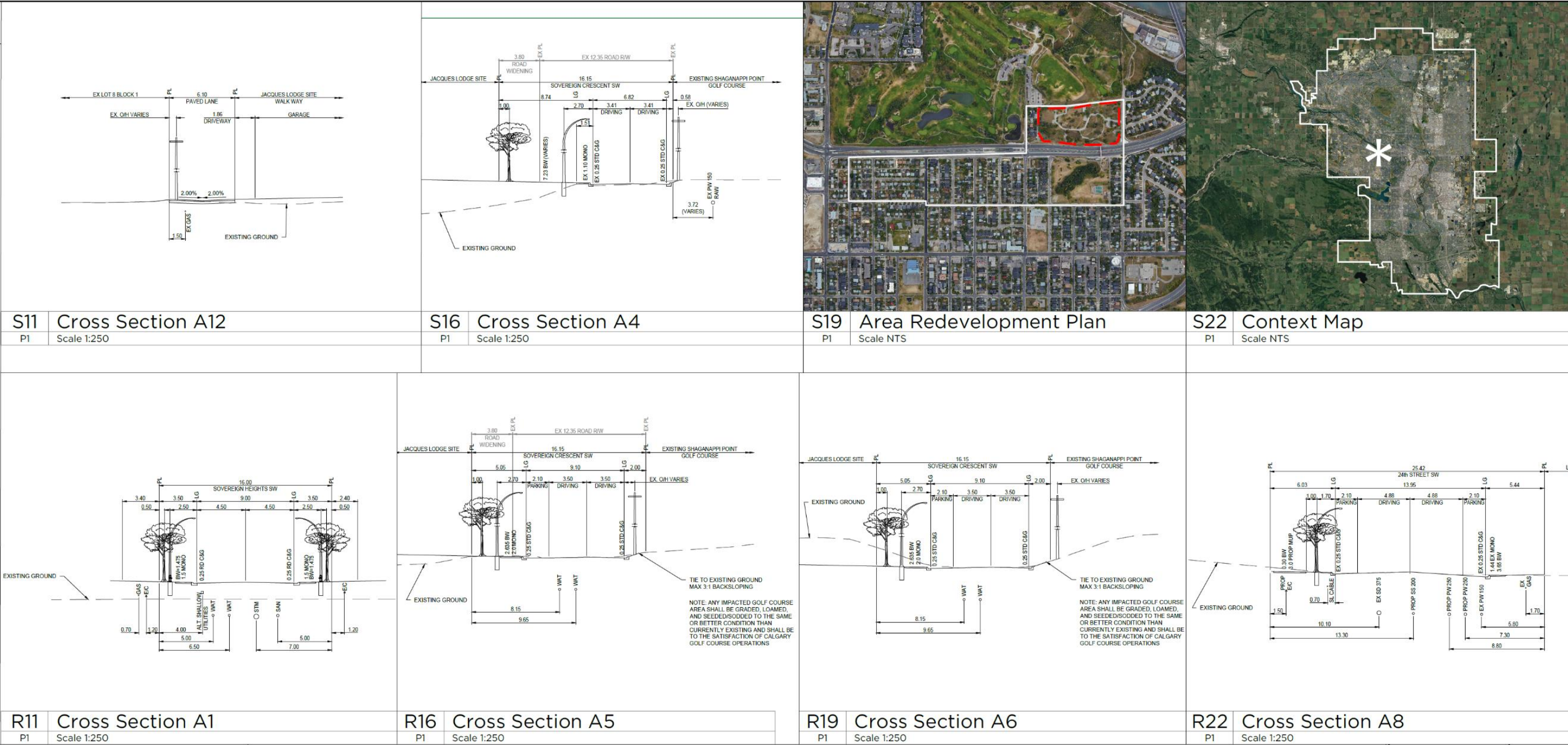
Outline Plan Statistics

Sites	Site Number	HA	AC	%
	DC 1 Site 1	0.341	0.844	6.4%
	DC 1 Site 2	0.201	0.496	3.7%
	DC 1 Site 3	0.077	0.190	1.4%
	DC 2	3.278	8.100	61.2%
	DC 3	0.567	1.402	10.6%
	S-SPR (Credit MR)	0.525	1.297	9.8%
	S-SPR (Non-Credit MR)	0.025	0.067	0.5%
	S-CRI	0.028	0.063	0.5%
	Proposed Public Street	0.234	0.579	4.4%
	Road Widening	0.081	0.199	1.5%
	Total Site Area	5.357	13.237	100%

Total Credit Municipal Reserve Owing is 0.498 ha

general notes

- site plan prepared using information provided by Maidment Land Surveys Ltd. received 19.08.29
- site plan supporting information prepared using information provided by City of Calgary (Land Use bylaw 1P2007) accessed 20.07.16 - Contains information licensed under the Open Government Licence - City of Calgary
- all drawings are property of the planner
- if discrepancies exist between drawings, the largest scale shall be taken as correct. final interpretation belongs to the planner
- all drawings are metric unless otherwise noted
- Lots A & B, Block 2, Plan 574JK and Lot 1, Block 2, Plan 151 0643 All Within the S.E. $\frac{1}{4}$ Sect.18, TWP.24, REG. 1, W.5M
- refer to LO for Municipal Reserve Dedication concept drawings
- Existing curb cut on 24 Street SW will be closed, a new curb cut will be constructed.
- All internal private roads will have "No Parking" signs displayed where applicable to ensure fire access route design is maintained.
- The impacted existing chain link fence along golf course will be replaced and put back to the same elevation to the satisfaction of Calgary Recreation Golf Course Operations.
- The impacted golf course areas shall be graded, loamed, and seeded/sodded to the same or better condition than currently exists and shall be to the satisfaction of Calgary Recreation Golf Course Operations.
- Proposed multi-use pathway in MR is considered to be a Regional Pathway.



Proposed Outline Plan Conditions of Approval

These conditions relate to the approval of the Outline Plan (Recommendation 1) where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.

The following Conditions of Approval shall apply:

Planning & Subdivision Services:

1. Compensation for dedication of reserve in excess of 10% is deemed to be \$1.

Development Engineering:

2. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
 - Deep Fills Report, prepared by M.L. Engineering (File No. 02004299), dated December 7, 2020.
 - Slope Stability Report, prepared by M.L. Engineering (File No. 02004299), dated December 7, 2020.
3. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
4. **Prior to the approval of an affected Tentative Plan or Development Permit**, the Developer shall provide a detailed design to identify how the existing overland drainage will be accommodated through the site in accordance with the current City of Calgary standards and guidelines. As per the Staged Master Drainage Plan, overland flows from the west will be directed through the western DC Site 1 towards the proposed cul-de-sac (Sovereign Heights SW), and then south along the road with a spill route through the public utility lot towards Bow Trail SW. The spill route from the proposed public road must not be directed onto private land. The drainage through DC Site 1 shall be, at the minimum, accommodated with an appropriately sized concrete overland escape route swale and public overland drainage right-of-way and agreement registered on title, all to the satisfaction of the Director of Water Resources.
5. Water mains must be installed as per the approved Water Network plan, including dual feed from West Calgary pressure zone and PRV to the Sunalta pressure zone. Details on connections north of Bow Trail shall be further reviewed for approval prior to SB. For further information, contact Jian Huang with Water Resources – Development Approvals, 403-268-5605.
6. Prior to Endorsement of the final instrument, execute a Development Agreement / Indemnification Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-5138 or email rob.hirber@calgary.ca.
7. Development Permits will be required to be submitted to release the Building Permits.

8. Pursuant to Bylaw 2M2016, treatment plant levies, fees and boundary charges are applicable.
9. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities (sanitary sewer, storm sewer, water mains) and surface improvements within and along the boundary of the plan area.
 - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
 - e) Construct the MSR/MR within the plan area.
 - f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
10. The applicant is aware that the requirements to provide a Retaining Wall Design Disclosure Statement and Retaining Wall Structural Design Drawings as outlined under this application, have been deferred to DP2021-0337 and must be completed in its entirety at the DP stage.
11. The applicant is aware that the requirements to provide an adequate 6.0m clearance for Fire Access throughout the site as outlined under this application, have been deferred to DP2021-0337 and must be completed in its entirety at the DP stage.

Transportation:

12. **In conjunction with the applicable Tentative Plan or Development Permit**, the applicant shall submit a parking study in support of any proposed parking relaxation, to the satisfaction of the Director, Transportation Planning. The intent of the study will be to “right-size” a parking strategy or plan to best support the proposed development, balancing location and proximity to primary transit, and inclusive of TDM measures that prioritizes pedestrian and active modes network access and use.
13. **In conjunction with the applicable Tentative Plan or Development Permit**, the developer shall provide an analysis to evaluate the appropriate crossing treatment for locations where Regional Pathways or multi-use pathways intersect with the street (intersection of 24 ST and Sovereign CR). The crossing shall be designed to the satisfaction of the Director, Transportation Planning. The Developer will be responsible for all costs associated with implementation of the required crossing treatment at this location and is required to submit payment in support of the proposed Tentative Plan or

Development Permit application.

14. **In conjunction with the applicable Tentative Plan**, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Director, Transportation Planning for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
15. **In conjunction with the applicable Tentative Plan**, all roads and intersections within the plan area shall be located, designed, constructed and dedicated at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
16. No direct vehicular access shall be permitted to or from BOW TR SW, SOVEREIGN CR and 24 ST SW; and a restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
17. **In conjunction with the applicable Tentative Plan or Development Permit**, all noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.
18. **In conjunction with the applicable Tentative Plan or Development Permit**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
19. **In conjunction with the applicable Tentative Plan or Development Permit**, all community entrance features must be located outside the public right-of-way.
20. **In conjunction with the initial Tentative Plan**, the Developer shall enter into an agreement for all construction cost obligations for all streets and features within public right-of-way adjacent to the outline plan area to the satisfaction of the Director, Transportation Planning.
21. **Prior to approval of construction drawings and permission to construct surface improvements**, the Developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands, to the satisfaction of the Director, Transportation Planning.
22. **In conjunction with the applicable Tentative Plan or Development Permit**, access for R-CG sites shall be designed to the satisfaction of the Director, Transportation Planning.
23. **In conjunction with the applicable Tentative Plan**, the Developer shall ensure that all pathways from MSR/MR land have a direct pedestrian connection by sidewalk or pathway to the desired crossing at the intersections, to the satisfaction of the Director, Transportation Planning.

24. **In conjunction with the applicable Tentative Plan or Development Permit,** pedestrian routes are to be free of obstacles that would interfere with the accessibility of pedestrians using wheelchairs. Sidewalks are to be constructed with curb cuts where there is a change in elevation.
25. An Access Easement Agreement and right of way plan for the proposed shared public access, private open spaces, and emergency access shall be executed and registered on title **concurrent with the registration of the final instrument** at the Tentative Plan stage.
26. **In conjunction with the applicable Tentative Plan or Development Permit,** grading along Bow TR is to be confirmed through the review of detailed Construction Drawings to minimize backsloping into the right-of-way.

Parks:

27. Prior to construction, the applicant is to identify any anticipated impacts to Shaganappi Point Golf Course for review and approval by Calgary Recreation in advance. Contact John Faber at 403-300-1024 or email john.faber@calgary.ca for further information.
28. The impacted golf course areas shall be graded, loamed, and seeded/sodded to the same or better condition than currently exists and shall be to the satisfaction of Recreation Golf Course Operations. Contact John Faber at 403-300-1024 or email john.faber@calgary.ca for further information.
29. Stockpiling or dumping of construction materials on Shaganappi Point Golf Course /Calgary Recreation parcels is not permitted, unless otherwise authorized in writing by Calgary Recreation in advance of the encumbrance.
30. Construction access through Shaganappi Point Golf Course /Calgary Recreation lands is not permitted, unless otherwise authorized in writing by Calgary Recreation in advance of the encumbrance.
31. The integrity/height of the safety fence at the end of driving range fence must be maintained and shall be to the satisfaction of Calgary Recreation Golf Course Operations. If the proposed elevation drops, the safety fence height has to be raised in consultation with Calgary Recreation. Contact Recreation Golf Course Operations, John Faber at 403-300-1024 or email john.faber@calgary.ca for further information
32. Access to Shaganappi Point Golf Course shall be maintained through the course of construction at the standard deemed acceptable by Calgary Recreation in writing and in advance of any modifications to facility exits and entrances.
33. Proposed grading shall match at the Shaganappi Point Golf Course/ Calgary Recreation parcel property line to ensure Calgary Recreation parcels are unencumbered during and after construction build-out, unless otherwise authorized in writing by Recreation in advance.
34. Prior to stripping and grading or the first tentative plan, whichever comes first, the applicant shall submit detailed plans of the proposed pedestrian bridge ramp / proposed

municipal reserve (MR) green space to Calgary Roads and Calgary Parks for review and approval.

35. Prior to stripping and grading or the first tentative plan, whichever comes first, the applicant is to review grading plans with Parks to reduce cut and fill within future municipal reserve (MR) lots in order to facilitate the retention of existing trees on the site. Cut and fill plans and landscape concepts/construction drawings should be submitted and demonstrate efforts to retain existing trees within the MR lots.
36. All proposed parks (MR) and Regional/Local Pathways and Trails are to comply with the Calgary Parks', **Development Guidelines and Standard Specifications: Landscape Construction** (current edition), to the satisfaction of the Director, Calgary Parks.
37. Any railings to be installed within the MR sites are to comply with the Calgary Parks', **Development Guidelines and Standard Specifications: Landscape Construction** (current edition), to the satisfaction of the Director, Calgary Parks.
38. Calgary Parks does not support point source drainage directed towards MR extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR areas.
39. **Prior to the approval of the affected tentative plan**, finalized landscape concept plans for all MR sites shall be submitted for Parks' review and approval.
40. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR parcels to the satisfaction of the Director, Calgary Parks.
41. **Prior to Endorsement of the tentative plan**, Landscape Construction Drawings that are reflective of the subject Tentative Plan for the proposed MR lands are to be submitted to the Parks Development Coordinator, Nathan Grimson at (403)-268-2367 or Nathan.Grimson@calgary.ca for review and approval prior to construction.
42. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space, with all grading confined to the private property, unless otherwise approved by Parks.
43. When a Regional Pathway is also to be used as a service vehicle access road, the pathway and all accesses must be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
44. **Prior to the approval of the affected tentative plan**, public access easements shall be registered on any regional pathway routes located on private lands.
45. Plant all public trees in compliance with the approved Public Landscaping Plan.
46. Throughout the development process, adhere to all recommendations and mitigation measures outlined in the final version of Preliminary Natural Site Assessment (PNSA) as prepared by Natural Resources Solutions Inc.

Proposed Outline Plan Data Sheet

*Calgary Planning Commission is the Approving Authority for the Outline Plan.
Attachment for Council's reference only.*

	HECTARES	ACRES
GROSS AREA OF PLAN	5.357	13.237
LESS: ENVIRONMENTAL RESERVE	0	0
LESS: LAND PURCHASE AREA	0	0
NET DEVELOPABLE AREA	5.357	13.237

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
DC 1 (R-2 / R-G)	0.619	1.530	31	
DC 2 (M-G)	3.278	8.100		150
DC 3 (M-H1)	0.567	1.402		150
Total Residential	4.464	11.032	31	300

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	0.315	0.778	5.9%
PUBLIC UTILITY LOT (S-CRI)	0.028	0.067	0.5%

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	0.53	1.31	10.0%
MR Non-Credit (S-SPR)	0.02	0.06	0.5%

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	331		
ANTICIPATED DENSITY		61.8	25.0
ANTICIPATED INTENSITY		117	48

Land Use Amendment in Highland Park (Ward 4) at 352 - 34 Avenue NE, LOC2020-0189

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.20 acres \pm) located at 352 - 34 Avenue NE (Plan 5942AD, OT) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a three-storey multi-residential development.
- The proposal allows for an appropriate built form and uses within the community of Highland Park and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? More housing opportunities with access to alternative transportation modes and employment areas and allows for more efficient use of existing infrastructure.
- Why does this matter? This proposal, from the Aboriginal Friendship Centre of Calgary, will create 12 affordable housing units for seniors in Highland Park.
- A development permit application was submitted and is currently under review.
- On 2019 September 30, Council adopted UCS2019-1148 Proposed Method of Disposition – Various Properties authorizing Administration to sell five individual development sites to experienced non-profit housing providers for the purpose of developing new non-market housing units across Calgary.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2020 December 02 by NORR Architects Engineers Planners on behalf of the future developer, Aboriginal Friendship Centre of Calgary (AFCC). The site is owned and currently maintained by The City of Calgary which have provided permission for this application.

Council Priority P6 – 'Increase affordable and accessible housing options' has a key focus area to increase the availability of affordable housing units. Furthermore, the [Corporate Affordable Housing Strategy](#) defines a ten-year strategic direction for The City of Calgary to guide the creation of safe, affordable homes.

The proposed project is part of the Council-approved Non-Market Housing Land Sale Program (CP2019-02) which provides surplus City-owned land to experienced non-profit providers to develop affordable housing. Ownership will remain with The City until the AFCC obtains the required development permits for the proposed project. Once the land sale is complete, the affordable housing provider will be required to enter into a Housing Agreement with The City of

Land Use Amendment in Highland Park (Ward 4) at 352 - 34 Avenue NE, LOC2020-0189

Calgary and registered on the land title. This will ensure that the homes are maintained as affordable housing units for a minimum period of 40 years.

This 0.08 hectare site in the northeast community of Highland Park is located on the north side of 34 Avenue NE, east of 2 Street NE. It is currently vacant and determined to be surplus to other business units' municipal need. Vehicular access is provided from 34 Avenue NE.

As indicated in the Applicant Submission (Attachment 2), the proposed application will enable the development of a multi-residential building designed to be compatible with surrounding land uses. A development permit (DP2020-7797) for a three-storey multi-residential development with 12 units was submitted concurrently on 2020 December 02 and is under review. A summary of DP2020-7797 is provided in Attachment 5.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. In response, the applicant held three virtual meetings with the Highland Park Community Association, The Wing Kei Supportive Living Facility board, and Councillor Sean Chu. 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 one letter of support from the public, which noted the importance of providing affordable housing to senior citizens.

The Highland Park Community Association was notified of the application and responded on 2020 December 29 that they have no objections to the application (Attachment 4).

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

Land Use Amendment in Highland Park (Ward 4) at 352 - 34 Avenue NE, LOC2020-0189

IMPLICATIONS

Social

The proposed application will allow for a range of housing choices to accommodate the needs of diverse age groups, lifestyles and demographics. The proposal allows for efficient use of land by allowing moderate intensification of the parcel.

Environmental

The land use application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). The related DP2020-7797 proposes a highly energy efficient building with solar panels.

Economic

The ability to develop a three-storey multi-residential development will support intensification within 1 kilometre (12-minute walk or 5-minute bike ride) of future Green Line LRT stations. It will also make more efficient use of existing infrastructure while maximizing the Green Line investment.

Service and Financial Implications

No anticipated financial impact.

RISK

The proposed project represents an ideal use of the parcel given the increasing need for affordable housing in Calgary. To ensure affordable housing is developed as part of the sale of the site, The City will utilize resources (such as building commitments, housing agreements and options to repurchase) recorded to the title at the closing of the sale to ensure development is completed in a timely manner, and occupancy by eligible residents is maintained through the term of the housing agreement.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Development Permit (DP2020-7797) 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 Highland Park on the north side of 34 Avenue NE, east of 2 Street NE. The site is approximately 0.08 hectares (0.2 acres) in size, with an approximate width of 20 metres and a depth of 41 metres. Vehicular access is provided from 34 Avenue NE.

Surrounding development is characterized by low density residential development to the south and west, in the form of single and semi-detached dwellings, and commercial and industrial uses to the east and north. The Wing Kei Greenview Supportive Living Facility is located to the northwest of the site, along 35 Avenue NE.

A development permit for a three-storey multi-residential development with 12 units was submitted by NORR Architects Engineers Planners on 2020 December 02 and is under review as a concurrent application. See Attachments 2 and 4 for additional information.

Community Peak Population Table

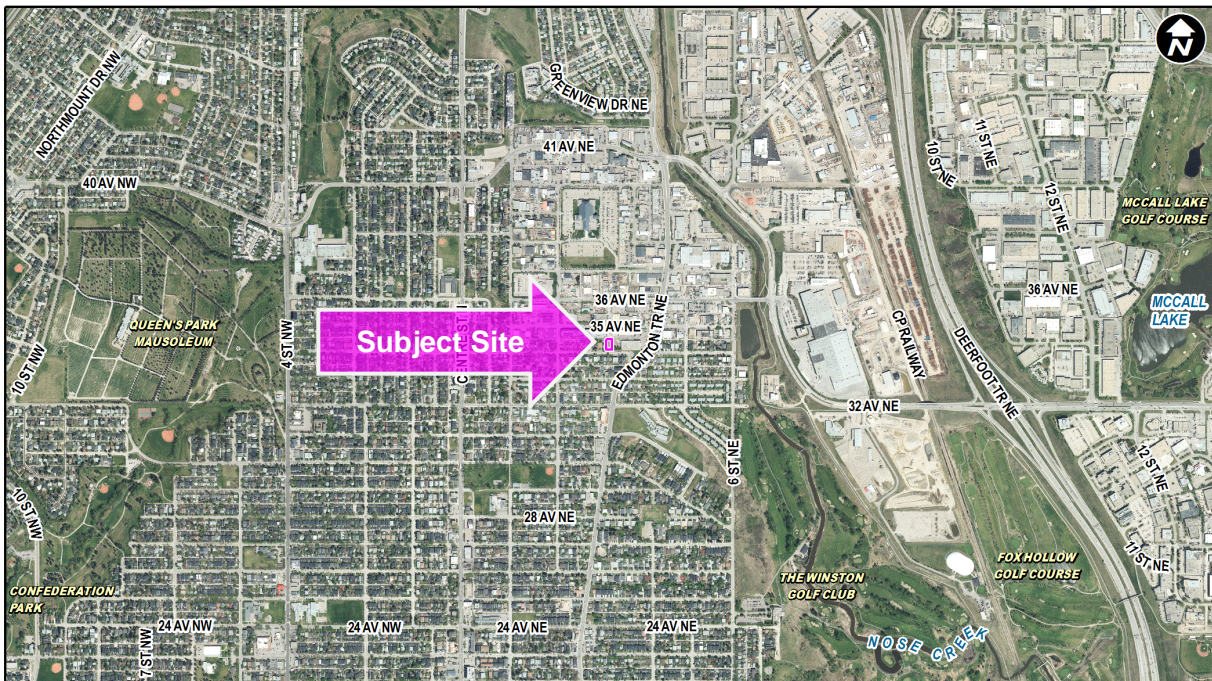
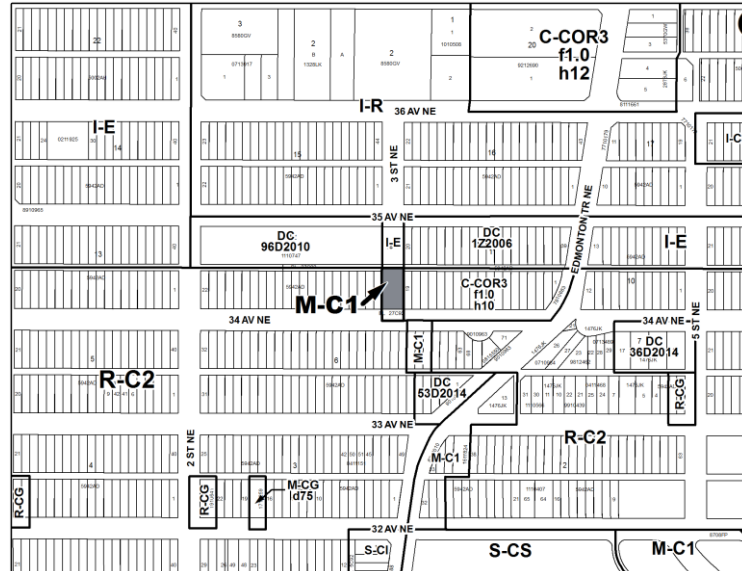
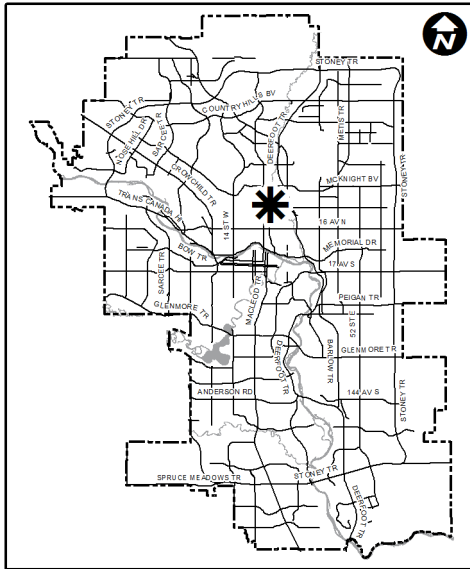
As identified below, the community of Highland Park reached its peak population in 1969.

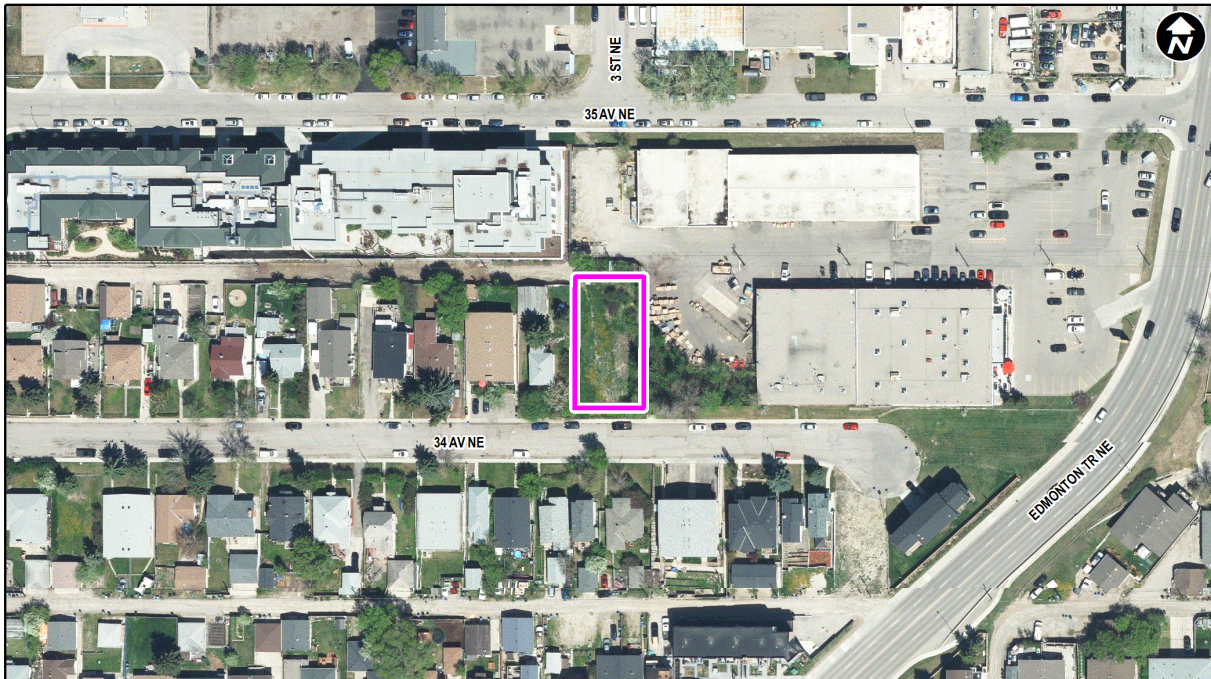
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

In 2016 July, Council approved “Foundations for Home”, Calgary’s Corporate Affordable Housing Strategy, which identified affordable housing as a Council Priority. The Affordable Housing Strategy defines a ten-year strategic direction for The City across six objectives including leveraging City owned land, which aims to support affordable housing development within the non-profit sector through land transactions.

At the 2019 September 30 Regular Meeting of Council, Council provided Administration with authorization to target market five parcels of City owned land to the affordable housing sector, including the subject parcel.

A full process of submission, evaluation, awarding and sale authorization was undertaken for each of the parcels. Applicants were evaluated on several different criteria, including their experience in operating affordable housing, experience in developing affordable housing in the past, capital funds in place, development timeline and potential partnerships. The Aboriginal Friendship Centre of Calgary was selected as the successful applicant for the subject site with the sales authorization approved by the Management Real Estate Review Committee on 2020 October 01.

Planning Evaluation

Land Use

The existing R-C2 District is a low-density residential designation that allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites. R-C2 has a maximum building height of 10 metres and allows for a maximum of two dwelling units on this site.

The proposed M-C1 District is intended to provide multi-residential development in a variety of forms and of low height and medium density, adjacent to low density residential development in the developing areas. The maximum density is 148 units per hectare, which would allow for up to 12 dwelling units. The M-C1 District allows for a maximum building height of 14.0 metres (approximately three to four storeys) and building setbacks to provide compatible transition with surrounding developments.

Development and Site Design

The rules of the proposed M-C1 District will provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping and parking. Other key factors that are being considered during the review of the development permit application include the following:

- ensuring an engaging built interface on all elevations;
- ensuring an appropriate interface with the topography of the site and the surrounding buildings;
- proposed access and parking provision/layout;
- pedestrian circulation within the parcel; and
- appropriate amenity space for the residents.

Transportation

Pedestrian and vehicular access to the site is available via 34 Avenue NE. The site does not have access to a lane. The lane visible on the aerial photo is not accessible due to slope and existing Enmax infrastructure. On-street parking is available and unregulated, and DP2020-7797 proposes three visitor parking stalls on the site. The intended residents of this Elders' lodge are not expected to own cars.

The area is served by Calgary Transit Route 5 North Haven and Route 69 Deerfoot Centre, with a shared bus stop approximately 600 metres from the site on Edmonton Trail NE. The site is within a 1 kilometre radius of the future 28 Avenue and 40 Avenue Green Line LRT Stations.

Environmental Site Considerations

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

Utilities and Servicing

Public water, sanitary and storm deep utilities exist adjacent to the site, within the road right-of-way. Development site servicing requirements will be determined at the time of 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 [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)

Highland Park does not currently have an Area Redevelopment Plan, so the Municipal Development Plan is the guiding policy for this site. The subject site is located within the Inner City Developed typology 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 M-C1 District provides for a modest increase in density in a form that is sensitive to existing development in terms of height, scale and massing.

The MDP's City-wide policies, Section 2 and specifically Section 2.2: Shaping a More Compact Urban Form, provides direction to encourage transit use, make optimal use of transit infrastructure, and improve the quality of the environment in communities. The intent of these policies is to direct future population growth and density in the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods. The proposed M-C1 land use would, therefore, be ideal for this site due to its location near two future LRT stations along the proposed Green Line, and its proximity to the services of Edmonton Trail and Centre Street North, which are both Urban Main Streets.

The City-wide policies in Section 2 also encourage a full range of housing forms, tenures and affordability. The proposed M-C1 land use would allow for the provision of new affordable housing opportunities in a developed community.

Overall, this application supports the objectives and meets the applicable policies of the MDP by providing affordable housing options in close proximity to transit and Urban Main Streets.

North Hill Communities Local Area Plan (Draft)

Administration is currently working on the [North Hill Communities Local Area Plan \(LAP\)](#) which includes Highland Park and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The proposed *North Hill Communities LAP* was recommended for approval by the Standing Policy Committee on Planning and Urban Development and will be heard at the Combined meeting of Council on 2021 March 22. The proposed land use is in alignment with the proposed *North Hill Communities LAP*.

Climate Resilience Strategy (2018)

Opportunities to align future development of this site with climate resilience strategies are currently being explored during the review of the associated development permit (DP2020-7797). The building proposed is highly energy efficient, aiming for Net Zero Ready or Net Zero. It includes highly visible solar panels on the south (street-facing) façade of the building to highlight the importance of renewable energy, supporting Program 3: Renewable and Low-carbon Energy Systems of the [Climate Resilience Strategy](#).

Applicant Submission

December 2, 2020

Planning and Development Office
City of Calgary Municipal Building
800 Macleod Trail SE
Calgary, AB, T2P 2M5

Attn.: Allan Singh

Dear Mr. Singh:

**Re: Aboriginal Friendship Centre of Calgary (AFCC) Affordable Seniors Lodge
NCCA20-0158 (PE2020-02141)
Land Use Redesignation and Development Permit Application Submission Statement**

The subject property is located in Highland Park at 352 - 34 Avenue NE, encompassing a total area of 0.0829 hectares. The parcel can generally be described as an undeveloped, sloping site containing shrubs and grasses. It is currently designated as Residential – Contextual One / Two Dwelling Unit (R-C2) and this application proposes to redesignate to Multi-Residential – Contextual Low Profile (M-C1).

The neighbouring properties include:

- West: Residential – Contextual One / Two Dwelling Unit (R-C2).
 - Single-family residence constructed in the early 1900s is directly adjacent.
- Northwest: Direct Control based upon the Multi-Residential – Medium Profile District (M-C2).
 - Contains a four-storey, multi-family seniors assisted living and long term care building.
- North: Industrial – Edge District (I-E).
 - Currently vacant.
- Northeast: Direct Control based upon the Commercial District of Bylaw 2P80.
 - Contains automotive service.
- East: Commercial – Corridor 3 (C-COR3).
 - Contains Barbecues Galore grill store and small BBQ takeout.
- South: Residential – Contextual One / Two Dwelling Unit (R-C2) and Multi-Residential – Low Profile (M-C1).
 - Includes a mix of single-family, duplex, and multi-family buildings.

The parcel is owned by the City of Calgary and the Aboriginal Friendship Centre of Calgary (AFCC) is purchasing the subject site from the City of Calgary. This is one of three sites recently sold by the City to not for profit organizations for affordable housing purposes. The proposed Land Use Amendment is in keeping with City's vision for the site.

In partnership with Landstar Development Corporation, the team plans to develop the site into a three-storey multifamily building that will provide twelve homes for AFCC Seniors. The building will be fully accessible, including all units, a main floor amenity space, a south facing exterior patio at grade, and a rear yard accessed at the basement walk-out level. The entire site will be landscaped using native planting that is low maintenance and drought tolerant. All vehicular and service access will occur from the south (front) of the property along 34 Avenue since the rear lane is undeveloped, terminating in a dead-end.

Sustainability targets are currently being explored. A minimum target of a 15% improvement in energy consumption and greenhouse gas emissions over the 2015 NECB model is in place, however the team is considering measures that will go above and beyond this baseline, including possible achievement of Net Zero. The targets will be better understood in the coming weeks as the project is developed further during the review process.

The following policies have been considered and will continue to influence the proposed development throughout the duration of project planning:

- North Hill Communities Local Area Plan (draft).
- The Guidebook for Great Communities (Guidebook).
- Municipal Development Plan (MDP).
- The Sustainable Building Policy.

The project team feels the proposed development will exemplify the collective visions of all of the above policies. The program will be a strong contributor toward strengthening diversity and inclusion through supporting Aboriginal Seniors in a fully accessible building. This unique housing option is in very close proximity to major urban main streets such as Edmonton Trail and Centre Street and will be a short 550 meter walk to the future Green Line. Additionally, the site is located right on the edge of the Neighbourhood Industrial Transition, Industrial General, and Commercial Minor zones of Map 3 within the draft North Hill Communities Local Area Plan. Given the transitional location, variety of surrounding housing types, and commercial uses surrounding the site, we believe the proposed increase in density from R-C2 to M-C1 is strongly supported.

The site grading and access pose unique challenges for this development. The rear lane is not currently paved and exhibits a topography that will not enable development. As a result, rear access for servicing and parking is not possible and must therefore occur off the "front" of the property. As such, a parking relaxation is being requested. According to the Land Use Bylaw 1P2007, general rules for multi-residential districts, the development should provide a total of 14 stalls. This application proposes providing a total of 3 stalls, meaning there will be a deficit of 11 stalls. Considering the development is intended entirely for seniors that may have mobility issues, as well as considering the proximity to transit, we believe a parking relaxation is well supported.

We appreciate your consideration of this application.

Sincerely,



Dani Lalonde
Architect
T 403 861 6930 | Dani.Lalonde@norr.com

Applicant Outreach Summary

Please complete this form and include with your application submission.

Project name: Aboriginal Friendship Centre of Calgary Affordable Housing

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)

For Meeting 1 and Meeting 2 below, meetings were held virtually (due to Covid) and a presentation was shared that summarized all project information including team introductions, vision, social and environmental responsibility goals, planning, architecture, and landscaping. Following that time was left for questions and detailed discussion with the community members.

Meeting 1: Highland Park Community Association on December 2, 2020. A total of 7 people attended this meeting.

Meeting 2: Wing Kei on December 17, 2020. A total of 10 people attended this meeting.

Meeting 3: A discussion was had with Councillor Sean Chu in September 2020 to share project information. He subsequently provided a letter of support on September 21, 2020.

Stakeholders

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

- Highland Park Community Association.
- Wing Kei Board Members.
- Councillor Sean Chu

What did you hear?

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

Participants in all three meetings showed support for and appreciation of the project.

Highland Park Community Association:

- Requested rationale for exclusion of balconies and the reduction of parking.

Wing Kei:

- Requested further details on the program and services in place for care of seniors.
- Requested further details on how residents are selected for the building.
- Discussed design strategy around slope adaptive building and assurance that retaining wall on Wing Kei site will remain in tact.

Sean Chu expressed support for the project.

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.

All stakeholder input was essentially supportive with additional rationale requested around some details. Upon discussion of the rationale, no additional action was requested by the stakeholders.

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)

Following the meetings we provided meeting notes summarizing all information discussed, along with the project summary presentation. We provided our direct contact information encouraging further follow up should stakeholders be interested.

Community Association Response



Highland Park Community Association

December 29, 2020

RE: LOC2020-0189 352 34 Avenue NE

Representatives for the applicant met (virtually) with myself and Greg Miller, the HPCA Development Director on December 2, 2020. We had previously learned through the media that the Aboriginal Friendship Centre of Calgary had been provided the site by the City of Calgary for affordable housing. At the meeting with the project representatives, we were given a presentation about the application – both for the land use change and the building development permit. We were also offered an opportunity to ask questions about this project on such matters as parking, services that will be available to the residents, management of the residence facility, and landscaping.

Given the location of the site close to Edmonton Trail and in an industrial transition area, we believe that the land use change to M-C1 is appropriate.

We commend the AFCC and Norr Architects Engineers Planners, as well as John Marr, for their thoughtful vision and design of this facility and for their reaching out to the community association.

If you have any questions, please do not hesitate to contact either myself at President@highlandparkcommunity.ca or Greg Miller at Development@highlandparkcommunity.ca

Yours truly,

D. Jeanne Kimber
President, Highland Park Community Association

Development Permit (DP2020-7797) Summary

A development permit application (DP2020-7797) was submitted by NORR Architects Engineers Planners on 2020 December 02. The development permit application is for a multi-residential development with a total of 12 units.

The following excerpts (Figures 1, 2 and 3) from the development permit application provide an overview of the proposal and are included for information purposes only. Administration's review of the development permit application will determine the ultimate site and building layout, including parking, landscaping and site access and will also look at building design and materials. No decision will be made on the development permit application until Council has made a decision on this land use amendment application.

Figure 1: Rendering of Proposed Development (View looking northeast from 34 Avenue NE)



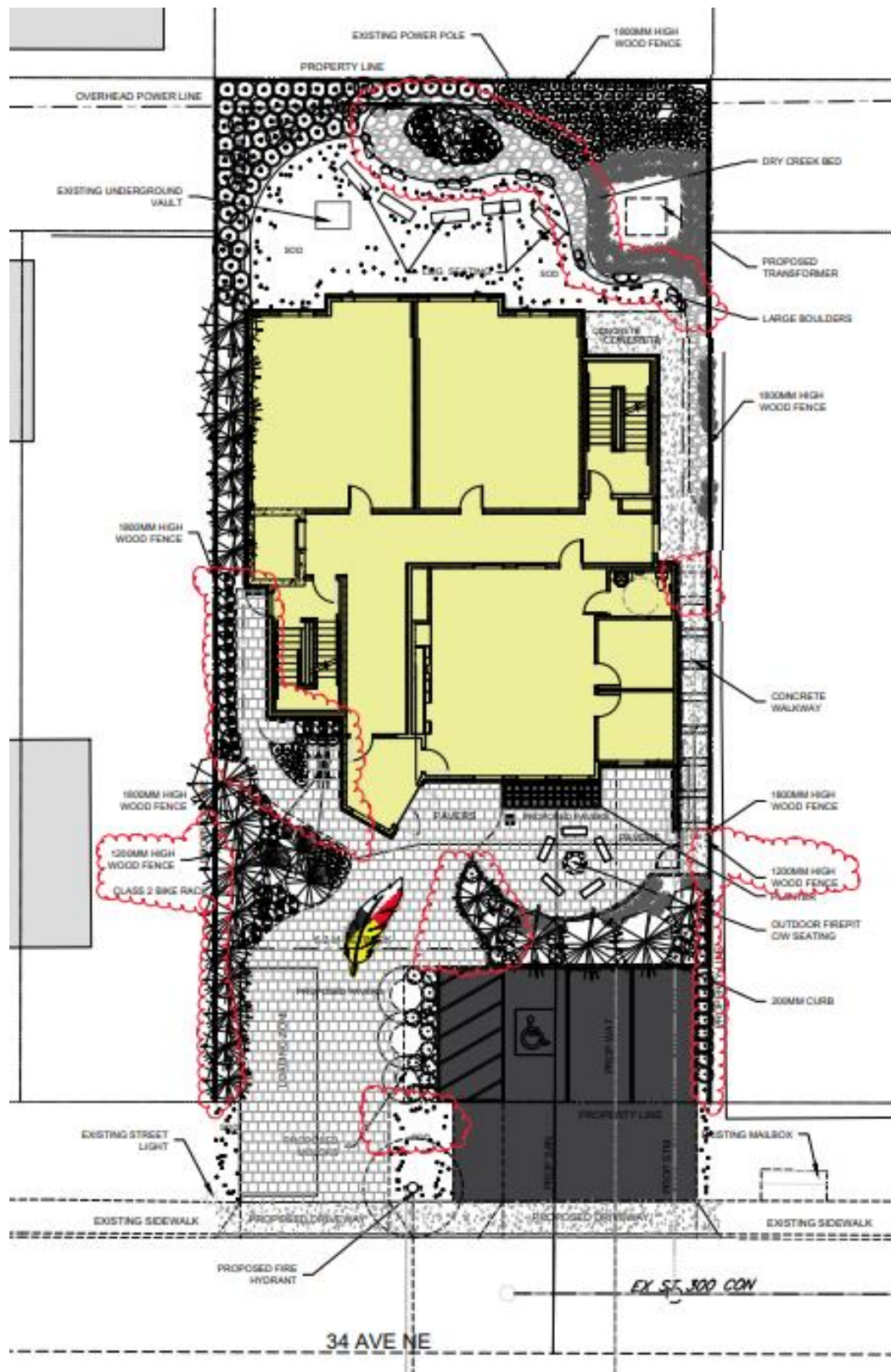
Figure 2: Rendering of Proposed Development (View looking northwest from 34th Avenue NE)



Figure 3: Rendering of Proposed Development (View of amenity space from main entrance)



Figure 4: Site Plan



**Land Use Amendment in Stonegate Landing (Ward 5) at 11576 Stonehill Drive NE,
LOC2020-0152**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 2.63 hectares \pm (6.50 acres \pm) located at 11576 Stonehill Drive NE (Portion of Plan 1911011 Block 5, Lot 1) from Industrial – General (I-G) District to Direct Control District to accommodate the additional use of Vehicle Sales – Major, with guidelines (Attachment 3).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for Vehicle Sales – Major in addition to the uses of the Industrial – General (I-G) District.
- The applicant intends to construct a dealership for new cars in close proximity to a number of existing car dealerships in northeast Calgary. The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the *Revised Stoney Industrial Area Structure Plan*.
- What does this mean to Calgarians? Further economic development to serve the Calgary market.
- Why does this matter? The proposal allows for the industrial character of the vicinity to be maintained, while supporting business, investment, and job creation in the area.
- A development permit application for a new car dealership has been submitted and is under review by Administration.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use amendment application was submitted by Varsity Chrysler Dodge Jeep Ram on behalf of the landowners, Albari Holdings Ltd and Calgary Industrial Portfolio Nominee Inc, on 2020 October 26, as per the Applicant Submission (Attachment 2). A development permit (DP2020-7704) for a new car dealership was submitted on 2020 November 27 and is under review (Attachment 4).

The approximately 2.63 hectare vacant site is situated in the northeast community of Stonegate Landing on the northeast corner of Stonehill Drive NE and Stonehill Gate NE. The site is also approximately 250 metres north of Country Hills Boulevard NE. Currently the site is undeveloped. The proposed DC District maintains the rules of the Industrial – General District while adding the use of Vehicle Sales – Major.

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

**Land Use Amendment in Stonegate Landing (Ward 5) at 11576 Stonehill Drive NE,
LOC2020-0152**

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. They determined that no outreach would be undertaken.

City-Led Outreach

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

Administration received one response from an adjacent landowner concerned about an existing restrictive covenant on the parcel that prohibits automotive sales on the parcel. The City considers this a civil matter and, therefore, not a planning consideration. The restrictive covenant was registered in 2018 and includes several parcels of land within Stonegate Landing. Its intent is to limit the number of automotive dealerships in the area to the five existing dealerships. The applicant is currently pursuing a discharge of the restrictive covenant.

There is no community association for the subject area.

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

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 proposal enables the further development of the community of Stonegate Landing and clustering of like businesses in close proximity to other complimentary services and major transportation routes.

Environmental

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

Economic

The proposal provides a wider range of employment uses in an industrial designated area and strengthens the overall viability as a business node for this industry.

**Planning & Development Report to
Calgary Planning Commission
2021 March 18**

**ISC: UNRESTRICTED
CPC2020-1404
Page 3 of 3**

**Land Use Amendment in Stonegate Landing (Ward 5) at 11576 Stonehill Drive NE,
LOC2020-0152**

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. Proposed Direct Control District
4. Development Permit (DP2020-7704) Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

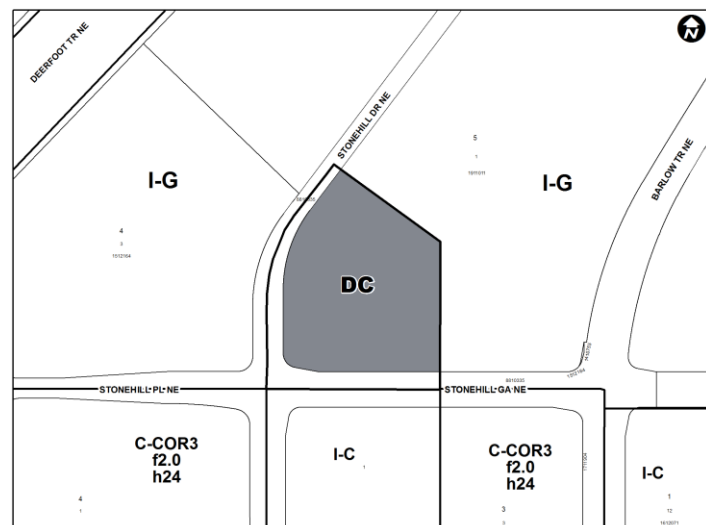
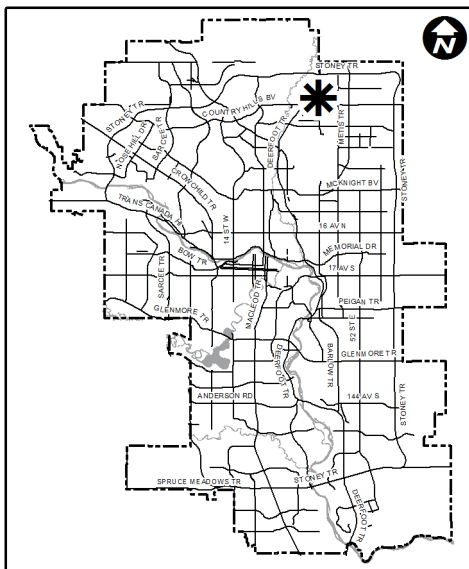
Background and Site Context

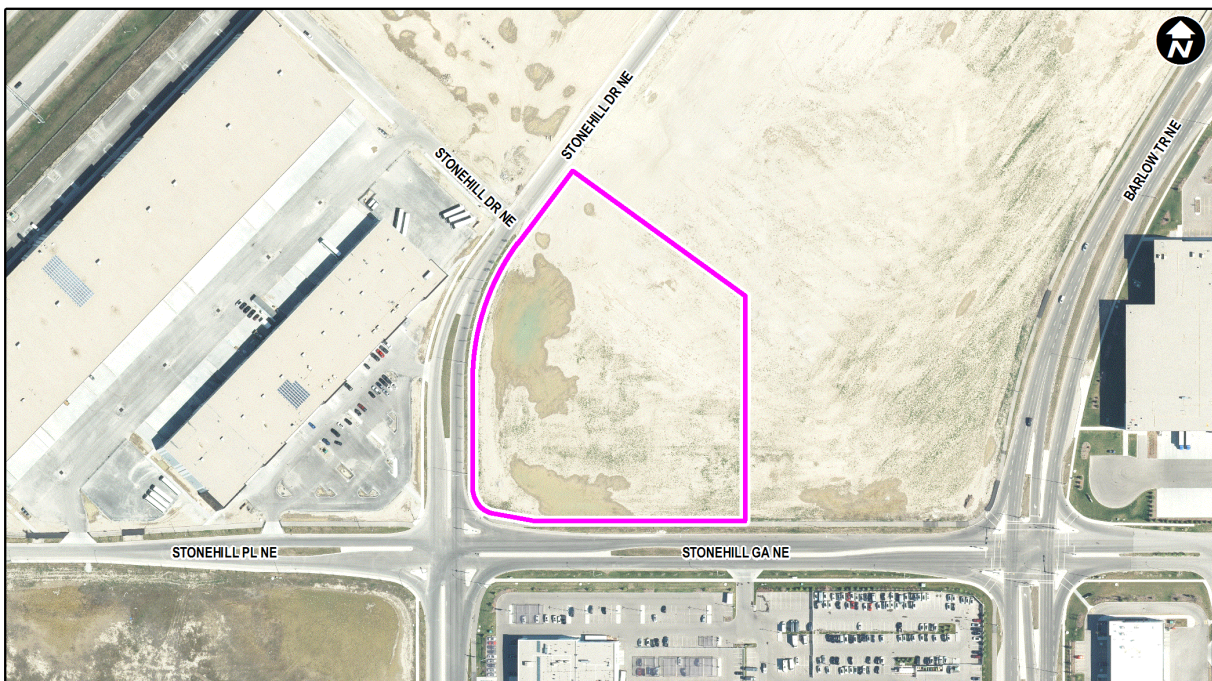
The subject site is a 2.63 hectare portion of a larger 15.58 hectare site in Stonegate Landing, in northeast Calgary. To the south of the site are existing car dealerships on the south and north side of Country Hills Boulevard NE. Most of the land south of the site is designated for commercial uses, and one Industrial – Commercial (I-C) District that also contains a car dealership. To the west, north and east of the site is land designated Industrial – Commercial (I-G) District, however, no development has occurred north and northwest of the site at this time.

Community Peak Population Table

There is no community population data available for this area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I-G District is an industrial designation that is utilized for 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 metres and a maximum floor area ratio of 1.0. The proposed DC District is based on the I-G District with the additional discretionary use of Vehicle Sales – Major, allowing for more than five vehicles to be available for sale or lease. The maximum building height and floor area ratio will remain unchanged in the DC.

A DC was used in this instance as it allows an I-G base district to be maintained, which will support and reinforce the industrial nature of this area. The I-G land use base district allows for light industrial development that is not possible with other land uses, so preserving this base district will provide assurance that light industrial uses remain achievable on the site in the long term. The proposed use of the site will allow for the potential of allowing future light industrial uses, as much of the site is anticipated to be developed as surface parking for vehicle inventory. Using this approach would make it relatively easy to adapt for other uses in the future or as industries transition through time. Additionally, the addition of Vehicle Sales – Large to the I-G District is seen to be a narrow and specific deviation from the stock district that is contextually appropriate in this location. The site is appropriate for the additional use through the DC as it is located along the perimeter of the industrial area, adjacent to major roads with easy access from a signalized intersection at County Hills Boulevard NE.

The proposed DC District includes a rule (Section 7) that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporate rules of the base districts in Bylaw 1P2007 where the DC does not provide for specific regulations. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC, can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

The rules of the DC District based on the I-G District will provide basic guidance for future site development including landscaping, parking and access.

Transportation

Vehicular access to the site is available from Stonehill Drive NE and Stonehill Place NE. Although the site is vacant, recently constructed sidewalks exist along the east and south boundaries of the site. The area is served by Calgary Transit bus service (Route 100) with a stop located approximately a 700 metre walk away and service to the McKnight-Westwinds LRT Station. The subject site will be within the 400 metre walking distance from transit service as per policy requirements, once buildout of the area is further completed.

Environmental Site Considerations

No Environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades.

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 Interim Growth Plan by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities. 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 sites are located within the Standard Industrial area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The Standard Industrial typology allows for a broad range of industrial, employment and support industrial uses of varied intensities. It also allows supports non-industrial uses when in close proximity to transit. The proposed land use aligns with relevant MDP policies.

Climate Resilience Strategy (2018)

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

Calgary International Airport Vicinity Protection Area (2009)

The [Airport Vicinity Protection Area Regulation](#) identifies the subject site as being located within the 30 – 35 Noise Exposure Forecast (NEF) of the Airport Vicinity Protection Area Regulation (AVPA). The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. Industrial uses and vehicle sales are generally allowable within the 30-35 NEF contour area. The development permit for the site has been circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Revised Stoney Industrial Area Structure Plan (Statutory – 2006)

The site is identified as part of the Business/Industrial area in Map 3 – Land Use Concept of the Revised [Stoney Industrial Area Structure Plan](#) (ASP). The Business/Industrial area is intended to provide for a variety of light industrial uses within the context of an industrial/business park. The ASP notes that Secondary Commercial uses, which includes automotive sales, may be allowed in the Business/Industrial area where determined compatible and appropriate. As the site has easy access to major transportation arteries, a Secondary Commercial use is considered appropriate in this location. Additionally, maintaining the base Industrial – General district allows for future light industrial uses on the site, as outlined in the ASP. As such, the proposal aligns with the policy set forth in the ASP.

Applicant Submission

September 22, 2020

The below submission describes the rationale as to why we feel that our project will fit in with the existing surrounding businesses and our request for a Land Use Re-designation allowing for Vehicle Sales Major.

Our request is to apply for a Direct Control District with I-G as the base district (hence keeping the integrity of the current zoning) but allows for "Vehicle Sales Major" as a discretionary use.

The proposed site is just within the "Business/ Industrial " area that starts north of the "Retail Commercial Area". The site falls under the Revised Stoney Industrial Area Structure Plan and our proposed use will compliment the existing dealerships in the area. These include, Country Hills Volkswagen and Mercedes-Benz Country Hills which are both located immediately south and across the street from the proposed site. We are also the owners of Country Hills Mercedes-Benz, we will adhere to the same high standards of construction for the new Varsity Chrysler dealership with special attention to building details, landscaping, walkways, pedestrian access, screening etc...

The proposed site is already fully serviced, including sidewalks, trees, fire hydrants, light standards, as well as a bike lane / pedestrian pathway that runs in front of the site (east & west) from Barlow Trail to Stonehill Drive.

I would also like to mention that directly across the street from Mercedes-Benz on Country Hills Blvd., there is a brand new Nissan dealership and directly west from there are two more dealerships, Hyundai and Country Hills Toyota.

Locating Varsity Chrysler to this site allows for synergy between all dealerships that will enhance and compliment the overall landscape of the area.

Applicant Submission cont'd

One of the main reasons that we chose the proposed site, is the fact that the land cost is affordable and makes sense when added to the building cost to support a viable long term business model.

The new dealership will be more than double the size of the existing dealership which is currently located at 655 Goddard Ave. N.E. Calgary. The dealership is in an area with poor access and no room for expansion.

The new dealership, due to its increase in size, will add 75-100 full time jobs which is very good news given our ongoing economic problems in Calgary.

The developer that we are purchasing the property from (One Properties) owns 1,100 acres of the overall master planned development, they fully support our development proposal and feel that we will help them to attract more tenants to their lands and the subsequent increased tax base.

The Direct Control District provides us the opportunity to build a dealership on this site, whereas alternative sites are not as readily available given the Manufacturer's constraints due to the 8 km rule associated with all manufacturer's as to locating new dealerships near any existing dealerships. The other key factor in site selections, is visibility and access, which this site has due to the proximity to Country Hills Blvd. and Deerfoot Trail.

In closing, I would like to point out that we have received the full support from the area's Ward councillor, Mr. George Chahal, for our proposed development and Land Use Re-designation.

Thank you in advance for your kind consideration in reviewing and the recommendation of support for our proposal and request.

Sincerely,

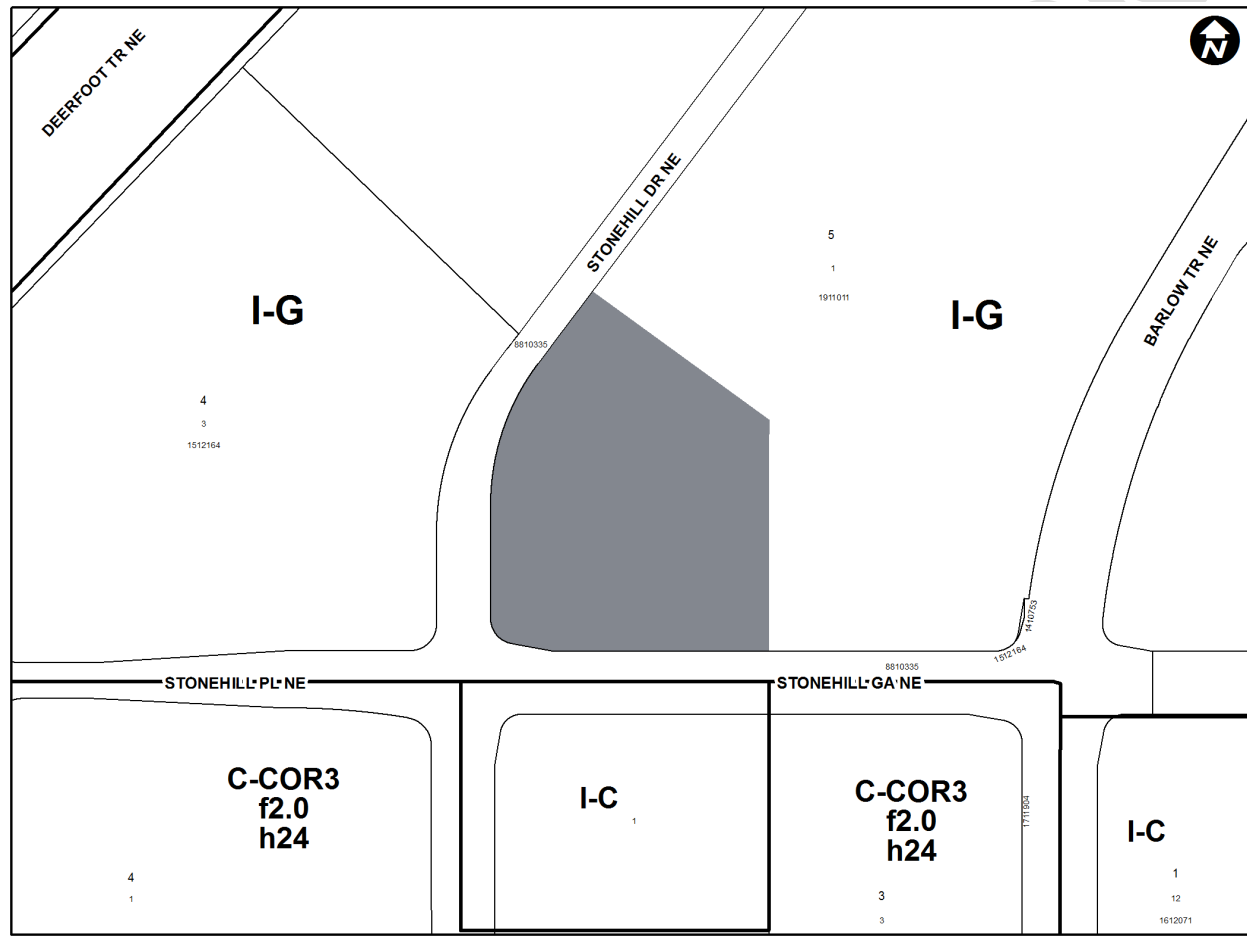


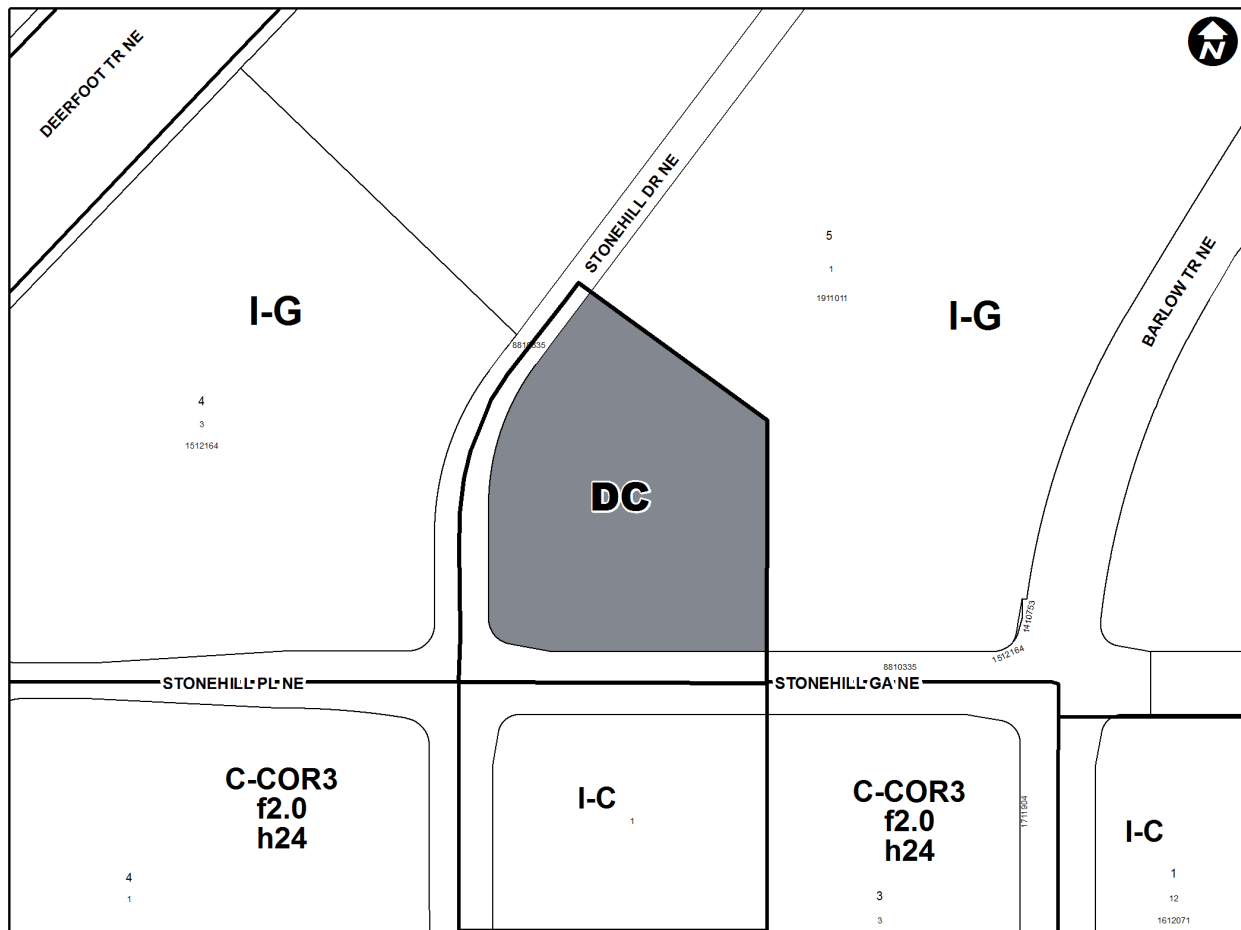
Rick Bowie

Proposed 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 accommodate the additional use of vehicle sales – major.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

Discretionary Uses

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

(a) **Vehicle Sales – Major.**

Bylaw 1P2007 District Rules

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

Relaxations

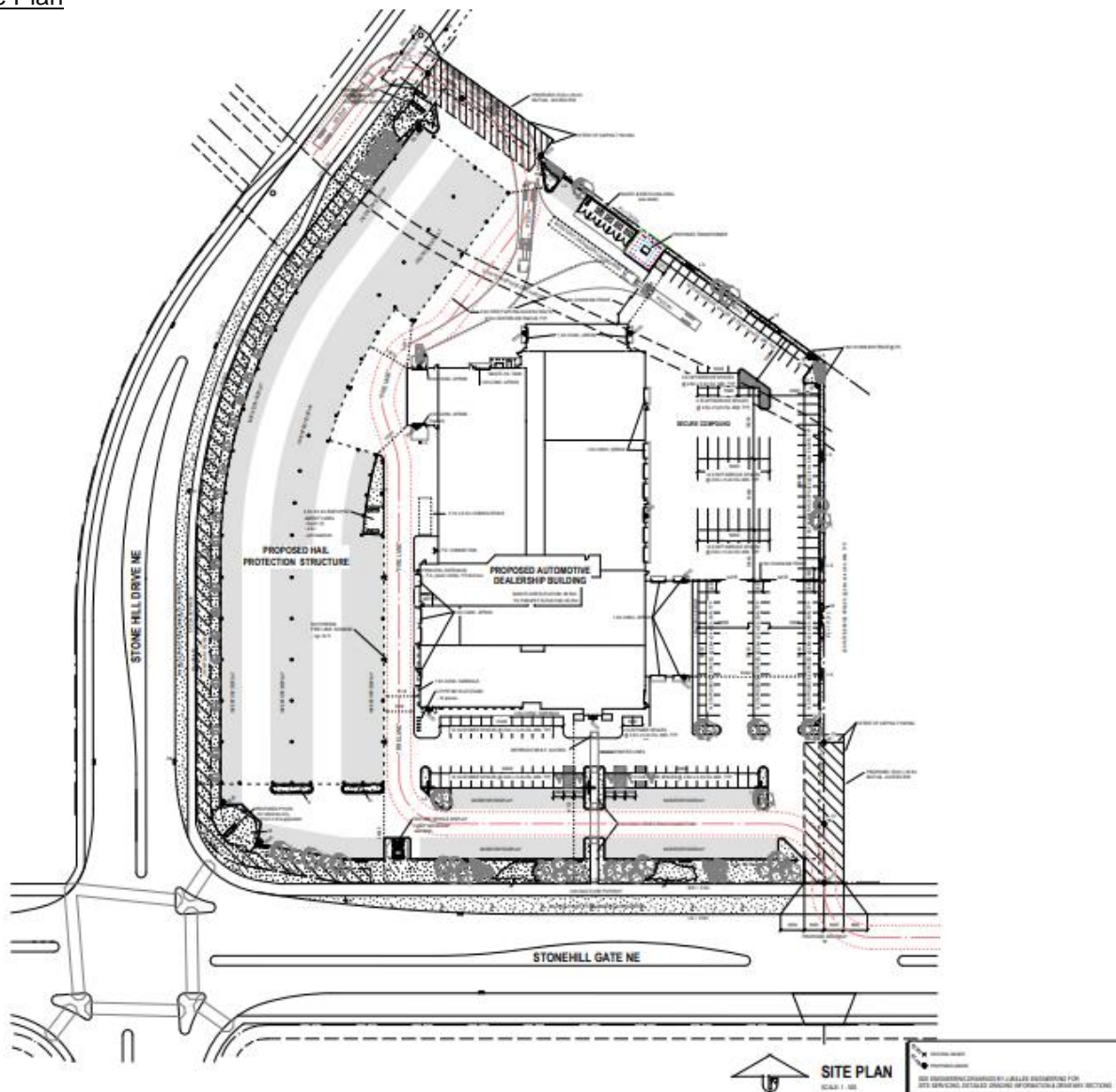
- 7 The ***Development Authority*** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION

Development Permit (DP2020-7704) Summary

A development permit (DP2020-7704) is being reviewed alongside this land use amendment. The proposed development is a new Chrysler/JEEP dealership. It includes vehicle sales and automotive services. There are two entrances to the site, along Stonehill Gate NE and Stonehill Drive NE. There is access to a signalized intersection with Country Hills Boulevard NE via Stonehill Drive NE, approximately 250 metres south of the subject site. Hail shelters are proposed along the south and west portions of the site to protect the vehicle inventory. Parking behind the building is allocated for staff and service parking. The proposed height of the building is 10.5 metres with a floor area of 7,250 m² and a floor area ratio of 0.3.

Site Plan



Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 6221 Country Hills Boulevard NE, LOC2020-0136

RECOMMENDATIONS:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 6221 Country Hills Boulevard NE (portion of NE1/4 Section 23-25-29-4) to subdivide 9.71 hectares \pm (23.98 acres \pm), with conditions (Attachment 5).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 2.52 hectares \pm (6.23 acres \pm) located at 6221 Country Hills Boulevard NE (Portion of NE1/4 Section 23-25-29-4) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Multi-Residential – At Grade Housing (M-G) District to Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- The application seeks to establish a new subdivision design and redesignate a portion of the subject property. This will allow for reducing the size of a future high school site to be dedicated as Municipal and School Reserve (MSR) from approximately 8.5 hectares (21 acres) to approximately 7.28 hectares (18 acres), as well as the provision of a variety of housing options in the forms of single detached, semi-detached, rowhouses and townhomes.
- The Joint Use Coordinating Committee (JUCC) has supported the amendments to the previously approved outline plan and existing land uses to facilitate the creation of a future subdivision while meeting the recreational needs of the community.
- What does this mean to Calgarians? The proposal will optimize MSR space to allow for a high school site to meet the educational and recreational needs of a developing community.
- Why does it matter? It is important to ensure efficient, affordable and functional school sites that meet the needs of a community.
- The application is in alignment with the *Cornerstone Area Structure Plan (ASP)*.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The application was submitted by Stantec Consulting on behalf of the landowner, Northpoint East Development Corporation (Anthem Cornerstone Management LP) on 2020 September 16.

The subject land, located in the community of Cornerstone, is bounded by Country Hills Boulevard NE to the north and Cornerstone Boulevard NE to the east. Cornerstone Way NE and Cornerstone Street NE are proposed respectively to the south and west. Adjacent parcels are designated to allow for a variety of low-density and multi-residential housing and commercial uses.

Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 6221 Country Hills Boulevard NE, LOC2020-0136

As indicated in the Applicant Submission (Attachment 2), this application proposes to amend the previously approved outline plan (Attachment 3) and land uses to reduce the size of a future high school site from approximately 8.5 hectares (21 acres) to approximately 7.28 hectares (18 acres). The residual areas will be designated as low-density residential housing (such as single detached, semi-detached, rowhouses) and at-grade multi-residential housing (such as townhomes). The reduction of the high school site has come as a result of a 3.6 hectare deferred reserve caveat no longer available to be applied to the high school site as it was applied to another school site in the adjacent community of Cityscape to the west. Given this, JUCC has recommended to amend the size of the overall high school site.

No development permit applications have been submitted at this time.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

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 was appropriate. They determined that no outreach would be undertaken because it is a new phase within the Cornerstone Community and there are no residents within proximity.

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.

No comments from the public were received at the time of writing this report. There is no community association for the subject area.

An important stakeholder with this application is the Calgary Board of Education (CBE), and Administration has been in frequent contact with them, both through the JUCC and directly. Conversations have focused around optimal school site design, size, and supporting sports field design and options. The Calgary Board of Education provided a letter stating their official position on this application (Attachment 7).

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.

Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 6221 Country Hills Boulevard NE, LOC2020-0136

IMPLICATIONS

Social

The application provides a future framework for residential development and a high school site. The development of these lands will enable a more efficient use of land and infrastructure while meeting community educational and recreational needs.

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/or implemented at the development permit and building permit stages.

Economic

The application enables the continuation of development in the community of Cornerstone. The development also provides additional housing opportunities which will support future local business and employment opportunities within Cornerstone.

Service and Financial Implications

No anticipated financial impact.

RISK

Part of the rationale for the reduced high school site size was to balance the site size with the amount of land to be purchased. If the proposal is not approved as included within this report: for an approximate 7.28 hectares (18 acres) school and playfield site, the additional approximate 1.22 hectares (3 acres) of land will have to be purchased from the developer using additional funds from the Joint Use Reserve Fund. The JUCC have recommended a balanced approach at a reduced school site size in order to minimize any additional need to purchase land.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Existing Outline Plan (LOC2014-0173)
4. Proposed Outline Plan
5. Proposed Outline Plan Conditions of Approval
6. Proposed Outline Plan Data Sheet
7. Calgary Board of Education Response

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject land is located in the developing community of Cornerstone and is bounded by Country Hills Boulevard NE to the north and Cornerstone Boulevard NE to the east. Cornerstone Way NE and Cornerstone Street NE are proposed respectively to the south and west. Adjacent parcels are designated to allow for a variety of low-density and multi-residential housing and commercial uses.

The site has a previous outline plan approval (LOC2014-0173, Attachment 3) and land use approval (LOC2018-0147) that established an 8.5 hectare (21 acre) high school site and adjacent residential development in this location. The subject application is looking to revise outline plan for approximately 9.71 hectares (23.98 acres) and a land use redesignation for approximately 2.52 hectares (6.23 acres).

When the original outline plan was approved in 2015, an 8.5 hectare (21 acre) MSR dedication was planned for the high school site. This provided a school building envelope, and play fields which included a baseball diamond, cricket pitch and major / minor soccer field. This 8.5 hectare MSR dedication was calculated to consist of a 0.89 hectare dedication from the developer, a 4.01 hectare land purchase using the Joint Use Reserve Fund, and a 3.6 hectare deferred reserve caveat from Skyview Ranch lands to the north (LOC2006-0156). Looking at the entire Northeast area, the 3.6 hectare deferred reserve caveat was subsequently applied to school lands to the west in the adjacent community of Cityscape resulting in an increase in overall dedication of the necessary Municipal and Municipal School reserves at the highschool site in Cornerstone.

To correct the re-allocation of Municipal and School Reserve dedications, the JUCS directed Administration to work on reducing the total area of the high school site at this location. JUCS further directed Administration to work with the school board (Calgary Board of Education) and the applicant, in consultation with Site Planning Team (SPT), to finalize design details of the site. The Calgary Board of Education has historically provided a 10-acre school building envelope which will be provided on this site. The remaining lands have been allocated for supporting recreational fields, with designs proposed which meet municipal specifications.

For the proposed 7.28 hectare (18 acre) MSR dedication currently planned for the high school site, a 0.89 hectare dedication is still expected from the developer. The remaining 6.39 hectare land will be purchased using the Joint Use Reserve Fund.

Community Peak Population Table

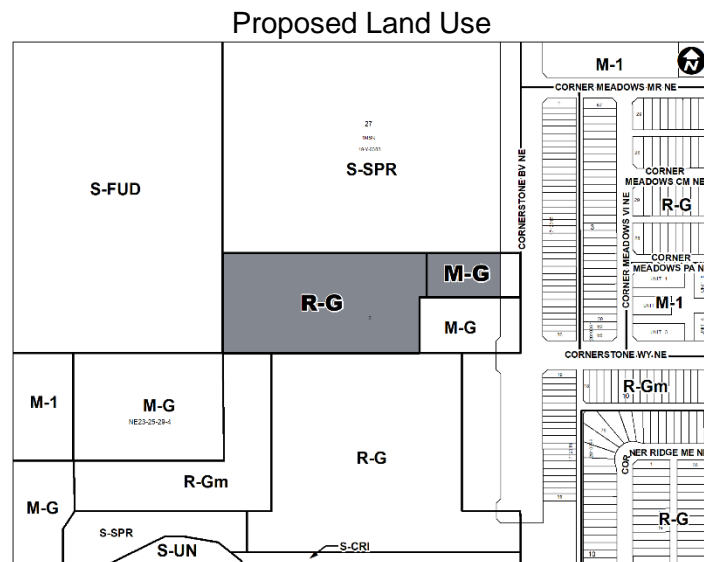
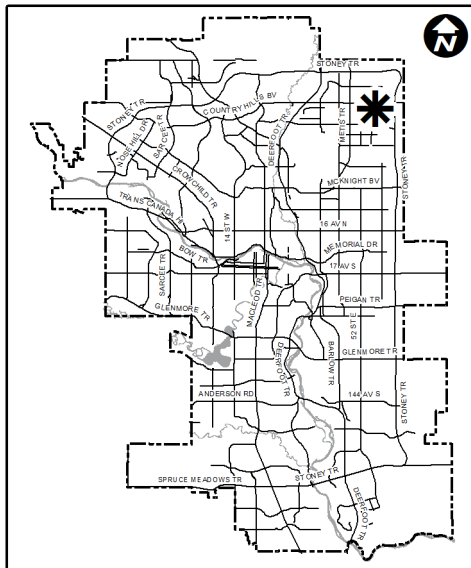
As identified below, the community of Cornerstone reached its peak population in 2019.

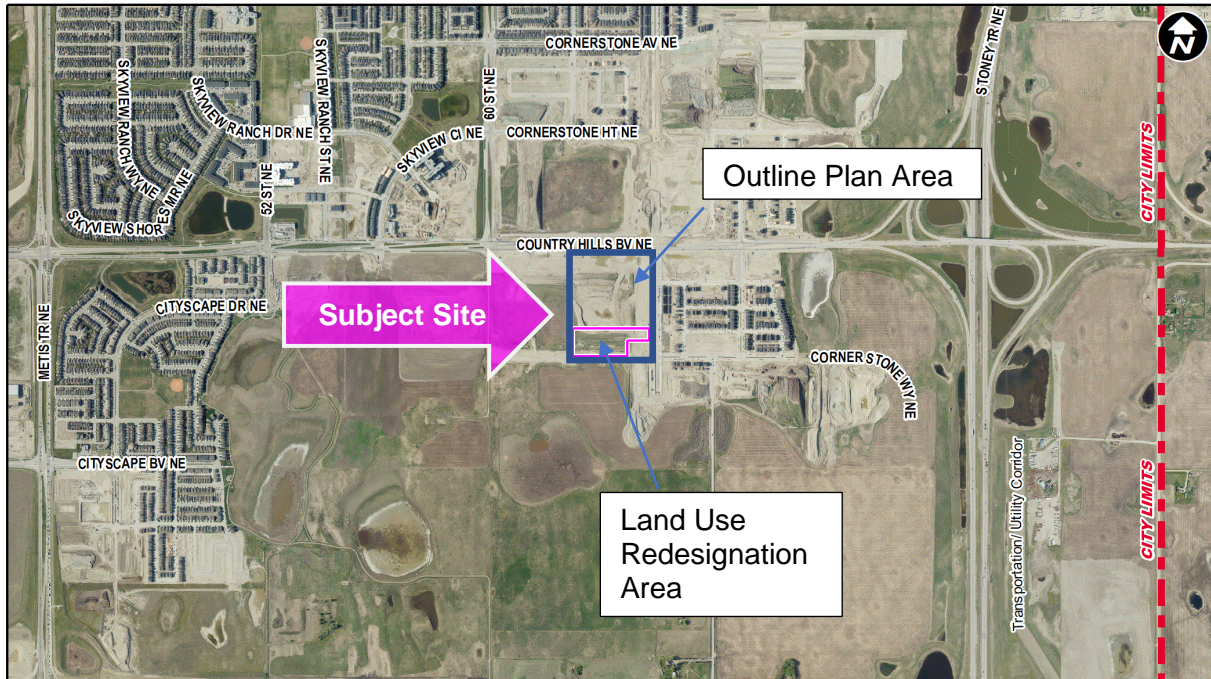
Cornerstone	
Peak Population Year	2019
Peak Population	2,648
2019 Current Population	2,648
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Civic Census

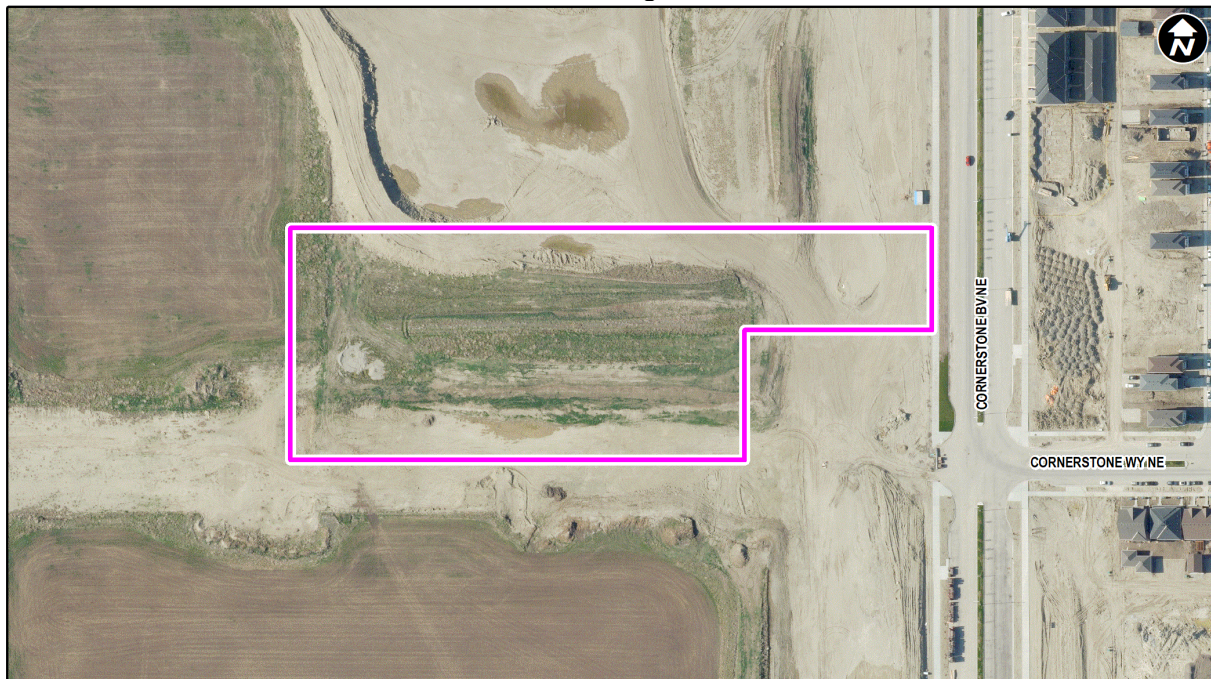
Additional demographic and socio-economic information may be obtained online through the [Ward 5](#) profile.

Location Maps





Land Use Redesignation area



Previous Council Direction

None.

Planning Evaluation

Land Use

The application area is currently designated as S-SPR and M-G Districts. The application proposes redesignation to M-G and R-G Districts.

The existing S-SPR District is intended to provide for schools, parks, open space, and recreational facilities, and may have parcels of varying sizes and intensities. This District should only be applied to land dedicated as reserve pursuant to the MGA. All 7.28 hectare (18 acre) S-SPR land within the outline plan area will be dedicated Municipal and School Reserve (MSR).

The existing and proposed M-G District is intended to provide for at-grade multi-residential housing in developing areas in form of primarily townhouses and rowhouses. It allows for a maximum building height of 13 metres (about 3 to 4 storeys). The M-G District has a minimum required residential density of 35 units per hectare and a maximum residential density of 80 units per hectare.

The proposed R-G District is intended for low-density residential development in suburban greenfield locations in the form of single detached, semi-detached, cottage housing clusters and rowhouse development, also allowing for secondary suites. It allows for a maximum building height of 12 metres (about 3 to 4 storeys).

The proposed M-G and R-G Districts are appropriate at this location because they provide a mix of housing choices in the developing community of Cornerstone, close to a future high school site.

Subdivision Design

The proposed outline plan (Attachment 4), comprises approximately 9.71 hectares (23.98 acres) and includes a portion of S-SPR land that will remain unchanged and thus is not included in the total land use resignation area. The future subdivision will include a 7.28 hectare (18 acre) MSR to allow for a high school site and a residential section south of the high school site with a new residential road (Country Hills Parade NE) connecting to Cornerstone Way NE and Cornerstone Street NE. The modified grid pattern allows for a variety of building forms and flexible parcel sizes to accommodate future residential development opportunities south of the high school site.

With the proposed application, the previously approved 8.5 hectares (21 acres) MSR will be reduced to 7.28 hectare (18 acre) MSR to allow for a high school site with a 10-acre school building envelope and two major/minor soccer fields. With the high school site reduction, a baseball diamond is being removed and a cricket pitch is being replaced with a major/minor soccer field. There are planned baseball diamonds to the north of the site and smaller cricket pitch will be provided within the school site to the east. A number of sport field alternatives were reviewed throughout the application process but grading and site size challenges limited the options which could be delivered.

The proposed changes will still allow the amount of parks and open space envisioned in the community and are not expected to create any negative impacts. The open spaces in

Cornerstone are well distributed and provide a range of amenities/activities for residents to enjoy. This includes several ER parcels protecting wetlands throughout Cornerstone that provide significant amounts of open space and recreational opportunities that are in addition to the MGA requirement of 10 percent MR allocation. The site size reduction does not impact the school building envelope and will not have any negative impact to the community in terms the size, quality, or catchment area of the school.

Density

The [Cornerstone ASP](#) generally requires a minimum residential density of 20 units per gross developable hectare (8 units per gross developable acre) within Neighbourhood Areas. The ASP policy allows the density of specific developments to vary.

The application meets the ASP density targets for this area. The anticipated density previously approved for the subject phase (Phase 6) of Cornerstone (LOC2018-0147) was 31.25 units per hectare (12.64 units per acre). With the proposed application, the anticipated density for Phase 6 would be 29.61 units per hectare (12 units per acre) – which would exceed the minimum requirements of both the *Cornerstone ASP* and the *Municipal Development Plan* (both of which are 20 units per hectare / 8 units per acre), and provides the expected diversity in housing types.

Transportation

The subject site is located within a previously approved outline plan (LOC2014-0173, Attachment 3) area. The subject land is located in the community of Cornerstone and is bounded by Country Hills Boulevard NE to the north and Cornerstone Boulevard NE to the east. Cornerstone Way NE and Cornerstone Street NE are proposed respectively to the south and west.

The access to the high school site remains unchanged at the intersection of Cornerstone Common NE and Cornerstone Street NE. A new 16 metre wide residential road (Cornerstone Parade NE) is proposed to provide access to the new R-G lots and it connects Cornerstone Street NE and Cornerstone Way NE. The M-G lot will have access from all three sides - Cornerstone Parade NE, Cornerstone Way NE and Cornerstone Boulevard NE.

A transit bus stop serving Route 128 is located approximately 800 metres (10-minute walk) west of the site along Country Hills Boulevard NE. A new Blue Line LRT station is planned near the intersection of Country Hills Boulevard NE and 60 Street NE, approximately 600 metres (8-minute walk) west. Additionally, future bus transit service is planned to run along around the site serving the future high school and adjacent residential areas.

A Transportation Impact Assessment was not required for this proposal.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Sanitary and water servicing is available through extensions of existing infrastructure via future Cornerstone Street NE and Cornerstone Way NE west and south of the plan area. Stormwater servicing for the plan area will as per the approved Staged Master Drainage Plan and will contribute to the future stormwater facility south of the plan area.

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)

[Map 1: Urban Structure](#) of [Municipal Development Plan](#) (MDP) includes the subject parcel within the Developing – Future Green Field typology. The MDP recognizes that plans for new communities in Future Greenfield areas will be established through an Area Structure Plan. Cornerstone Area Structure Plan (ASP) was adopted by Council in 2014 to provide specific direction for development of Cornerstone Community.

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.

Cornerstone Area Structure Plan (Statutory – 2014)

The [Cornerstone Area Structure Plan](#) (ASP) identifies the site as being within a general Neighbourhood Area and portions shown as High School Site, Transit Station Planning Area, Neighbourhood Activity Centre and Corridor Planning Area.

The ASP policies Transit Station Planning Area feature a high intensity of land uses including multi-residential, retail and office. It is expected to transition to lower-intensity development at its outer edge to create an appropriately scaled transition for Neighbourhood Area. The Neighbourhood Area allows for an appropriate mix of residential and non-residential uses. The High School Site provides a location for a future public high school. The Corridor Planning Area allows for street-fronting and pedestrian-oriented development. The Neighbourhood Activity Centres are focal points of Neighbourhoods and will feature multi-residential housing, open space and nonresidential use.

The proposal meets the ASP policy direction by providing a high school site within the Transit Station Planning Area and a mix of housing choices through M-G and R-G Districts – creating an appropriate transition to Neighbourhood Area. The M-G District will ensure pedestrian-oriented multi-residential development along Cornerstone Boulevard NE within the Corridor Planning Area and forming part of Neighbourhood Activity Centre.

Applicant Submission

2020 September 16

The Cornerstone Outline Plan was approved in July 2015, encompassing an area of 477 hectares, and providing for a variety of residential and commercial uses, as well as schools (five), open space, environmental reserve, and supporting public infrastructure. Since approval of the Outline Plan, subdivision and construction has advanced, with several stages of the community developed within the community.

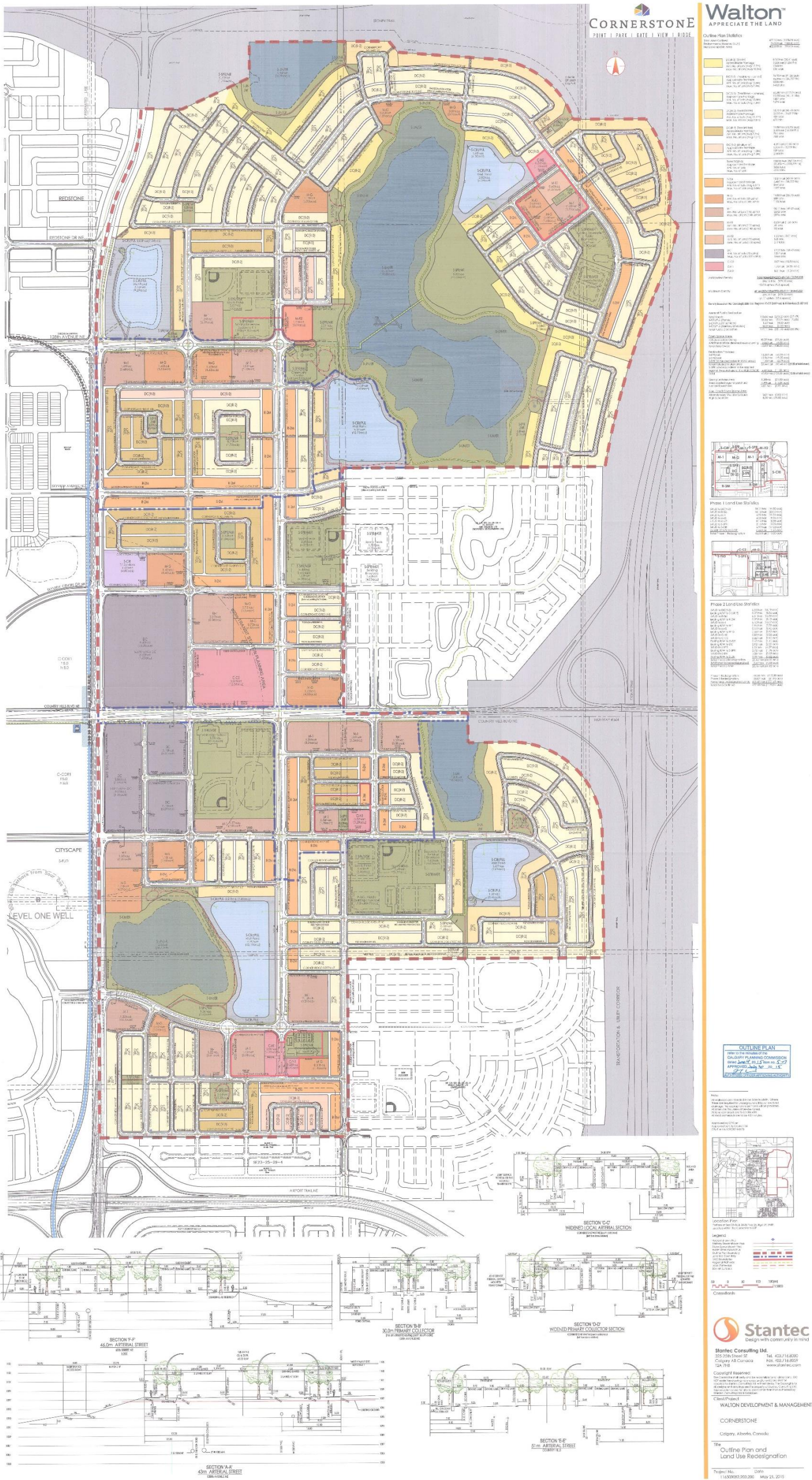
Since approval of the Outline Plan, funding availability and requirements of the high school site have changed, and the 21 acres originally set aside for this school site is no longer necessary. This application incorporates the proposed changes to the school site, including reduction of the school parcel (from 21 ac to 18 ac, and the corresponding reallocation of this area for residential purposes.

The proposed Land Use Redesignation reflects modifications to the Outline Plan layout as a result of the modified school site, as follows:

- Special Purpose – School, Park and Community Reserve (S-SPR) to Residential – Low Density Mixed Housing (R-G);
- Special Purpose – School, Park and Community Reserve (S-SPR) to Multi-Residential – At Grade Housing (M-G); and
- Multi-Residential – At Grade Housing (M-G) to Residential – Low Density Mixed Housing (R-G)

The proposed land use is a positive and compliant modification to the Cornerstone community, resulting in a more efficient and affordable high school site and provide greater utilization and efficiency of land.

Existing Outline Plan (LOC2014-0173)



Proposed Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.

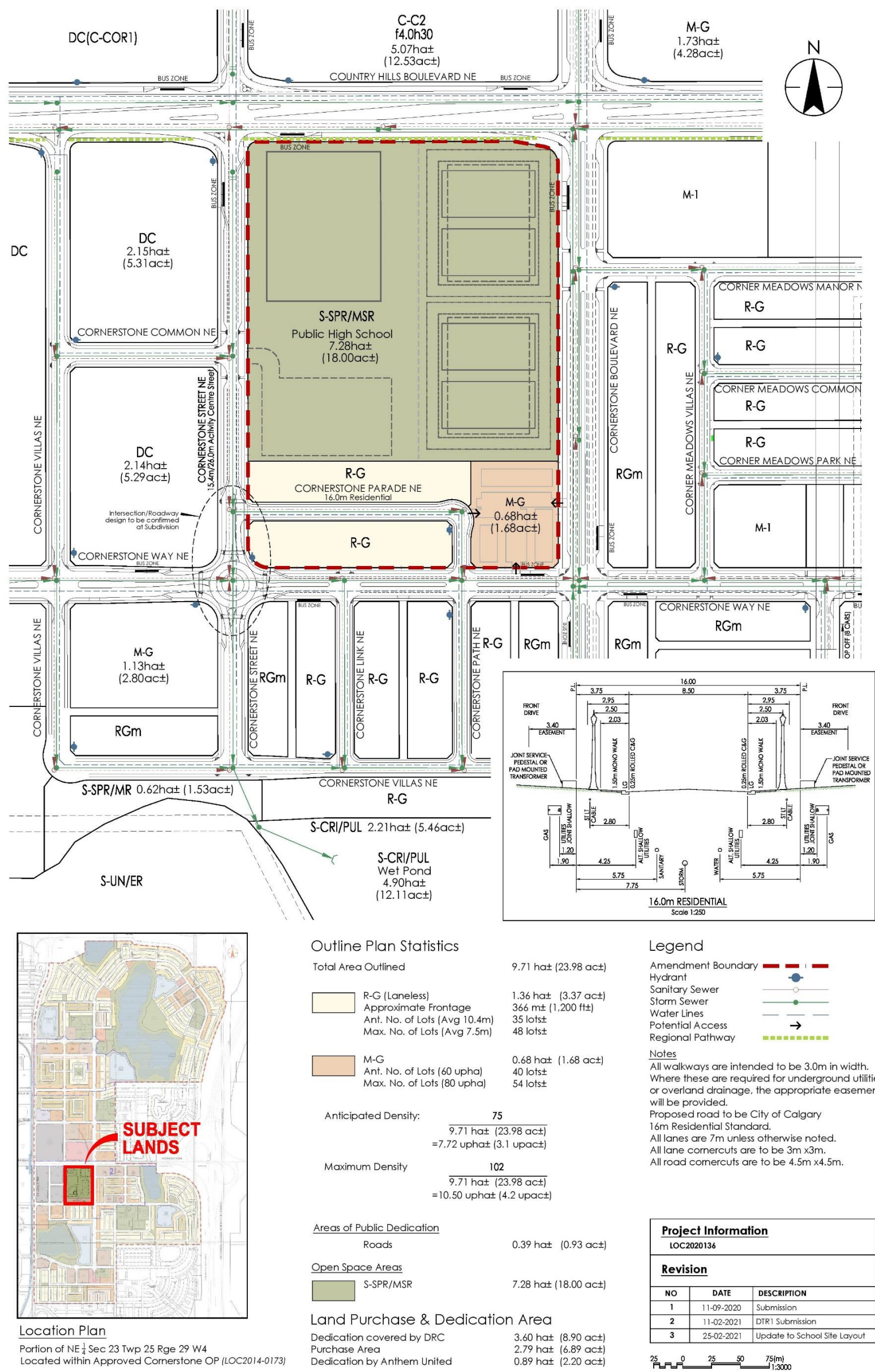


FIGURE 1.0 | CORNERSTONE
Outline Plan Amendment
PREPARED FOR: ANTHEM UNITED

Proposed Outline Plan Conditions of Approval

These conditions relate to the approval of the Outline Plan (Recommendation 1) where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.

The following Conditions of Approval shall apply:

Subdivision Services:

1. A uniform screening fence (with gates where appropriate) of high quality material requiring minimum maintenance, be provided at the developer's expense where required along Cornerstone Way NE from Cornerstone Parade NE to Cornerstone Street NE; the design of such fence shall be to the satisfaction of the Approving Authority.

Development Engineering:

2. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
3. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.
4. Prior to Endorsement of the final instrument, execute a Development Agreement / Indemnification Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-3509 or email kyle.ross@calgary.ca.
5. Pursuant to Bylaw 2M2016, off-site levies are applicable.
6. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities (sanitary sewer, storm sewer, water mains) and surface improvements along the boundary of the plan area.
 - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.

d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.

f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

g) Street lighting.

Transportation:

7. No direct vehicular access to Cornerstone Street and Cornerstone Way NE will be permitted for the R-G lots. Access for these lots will be from Cornerstone Parade NE only. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
8. **Concurrent with the tentative plan**, a right-in and right-out only intersection located at Cornerstone Street and Cornerstone Parade NE will be designed to the satisfaction of Transportation.

Parks:

9. The developer is responsible for constructing all Municipal Reserve and Municipal School Reserve parcels within the boundaries of the plan area with relative compliance with the approved concept plans and built in accordance with the Parks' *Development Guidelines and Standard Specifications: Landscape Construction* (current version).
10. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR and MSR sites shall be submitted for Parks' review and approval.
11. **Prior to the endorsement of the affected tentative plan**, finalized concept plans for the MSR site shall be submitted for Parks' review and approval. Note: that the Outline Plan depicts two major/minor soccer fields included within the MSR area. Upon further detailed review and acceptance by The City, this could be subject to change in order to provide a cricket pitch and one major / minor soccer field design.
12. **Prior to endorsement of the affected tentative plan**, under separate cover, the developer shall submit Landscape Construction drawings, for all reserve lands (MR/MSR) within the Outline Plan area to Parks for review and approval. Landscape Construction Drawings shall follow the submission requirements outlined in the Parks' *Development Standard Specifications: Landscape Construction* (current version).
13. All landscape construction shall be in accordance with Parks' *Development Guidelines and Standards Specifications: Landscape Construction* (current version).
14. Construct all Regional Pathway routes within and along the boundaries of the plan area according to Parks' *Development Guidelines and Standard Specifications: Landscape Construction* (current version), including applicable setback requirements, to the satisfaction of Parks.

15. The developer shall submit under separate cover, Utility Line Assignment Construction Drawings for trees installed within City of Calgary boulevards and/or right of ways to Utility Line Assignment and Parks for review and approval.

No person shall plant trees or shrubbery on City Lands without prior written authorization from the Director, Calgary Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Director, Development Engineering.
16. Plant all public trees in compliance with the approved Public Landscaping Plan.
17. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.
18. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
19. Site grading on private lots shall match the existing grades of adjacent MR/MSR lands with all grading confined to private property, unless otherwise approved by the Director, Parks.
20. Drainage from the development site onto the adjacent municipal reserve/municipal school reserve is not permitted.

Proposed Outline Plan Data Sheet

*Calgary Planning Commission is the Approving Authority for the Outline Plan.
Attachment for Council's reference only.*

	HECTARES	ACRES
GROSS AREA OF PLAN	9.71	23.98
LESS: ENVIRONMENTAL RESERVE		
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	9.71	23.98

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G	1.36	3.37	35	
M-G	0.68	1.68		40
Total Residential	2.04	5.05	35	40

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	0.39	0.93	4%

RESERVES	HECTARES	ACRES	% OF NET AREA
MSR (S-SPR)	7.28	18.00	75%

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	75		
ANTICIPATED DENSITY		7.72	3.10

Calgary Board of Education Response



**Calgary Board
of Education**

FACILITIES & ENVIRONMENTAL SERVICES

3610 – 9 Street S. E., Calgary, Alberta T2G 3C5

cbe.ab.ca

March 10, 2021

Calgary Planning Commission (CPC)
C/o City Clerk's Office
Mail Code #8007
P.O. Box 2100, Station M
Calgary AB T2P 2M5

Dear Members,

Re: Cornerstone High School Site

This letter is submitted to emphasize the importance of retaining 10 acres for the Cornerstone High School building identified in application (LOC2020-0136).

The Calgary Board of Education has been notified of a proposal that considers reducing the high school building envelop from City development guideline of 10 acres down to 8.5 acres to accommodate a cricket pitch. While the CBE supports a cricket pitch on the playfield portion of the site, the impact this would have on the size of the building envelop necessary for a high school is significant.

The Province of Alberta establishes the amount of funding allocated to the construction of a new school based upon experience with similar-capacity schools. Construction is then executed by Alberta Infrastructure with the mandate to remain within the funding grant and the total school building area.

From a construction perspective, there are increased design and construction costs associated with building a high school on a smaller footprint, costs that could rapidly account for 10% or more of the total construction grant. Accordingly, to remain within the funding grant, Alberta Infrastructure would be required to make reductions in other areas, such as reducing the total capacity of the school, limiting career and technology studies space, decreasing areas for physical education and prescribing less durable building materials.

From an educational perspective, reductions to student capacity would mean more students would need to travel further due to reduced school capacity, learning opportunities for students designated to this school would be limited in

learning | **as unique** | as every student

comparison to other schools, and program and functional challenges may result in inefficient program delivery.

The CBE is motivated to continue to work on possible solutions to ensure that students designated to this future school are provided with equitable learning opportunities while still providing local communities with the sports areas. Additional time is requested to allow this exploratory activity to occur.

Thank you,



Dany Breton
Superintendent, Facilities and Environmental Services