



AGENDA

CALGARY PLANNING COMMISSION

April 8, 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 18
5. CONSENT AGENDA
 - 5.1. DEFERRALS AND PROCEDURAL REQUESTS
None

5.2. BRIEFINGS

None

5.3. Land Use Amendment in Springbank Hill (Ward 6) at 7217 – 26 Avenue SW, LOC2020-0109, CPC2020-1095

5.4. Land Use Amendment in Bowness (Ward 1) at 4604 – 80 Street NW, LOC2021-0012, CPC2021-0423

5.5. Street Name in Greenwood/Greenbriar and Bowness (Ward 1), SN2020-0007, CPC2021-0472

5.6. Street Names in Alpine Park (Ward 13), SN2020-0004, CPC2021-0451

6. POSTPONED REPORTS

(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1. DEVELOPMENT ITEMS

None

7.2. PLANNING ITEMS

7.2.1. Policy Amendment and Land Use Amendment in Mission (Ward 11) at 306, 308, 310, and 312 - 25 Avenue SW, LOC2020-0048, CPC2021-0468

7.2.2. Policy Amendment, Road Closure, Land Use Amendment and Outline Plan in Greenwood/Greenbriar and Bowness (Ward 1) at multiple addresses, LOC2019-0183, CPC2021-0444

7.2.3. Land Use Amendment in Highland Park (Ward 4) at 103 – 43 Avenue NE and 4316 Centre Street NE, LOC2020-0196, CPC2021-0456

7.2.4. Land Use Amendment in Haysboro (Ward 11) at 8943 Elbow Drive SW, LOC2020-0129, CPC2021-0479

7.2.5. Land Use Amendment in Burns Industrial (Ward 9) at 1035 – 64 Avenue SE, LOC2020-0175, CPC2021-0393

7.2.6. Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 6123 – 84 Street SE, LOC2020-0200, CPC2021-0391

7.2.7. Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1536-1540 36 Street SE, LOC2020-0204-CPC2021-0348

7.2.8. Land Use Amendment in Elboya (Ward 11) at 4724 and 4728 Stanley Road SW, LOC2020-0207, CPC2021-0259

7.3. MISCELLANEOUS ITEMS

- 7.3.1. Development Permit in Medicine Hills (Ward 6), 1470 Na'a Drive SW, DP2021-1024 (Verbal), CPC2021-0473

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 APRIL 08 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 and

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Angela Kiu

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2020-0109 (CPC2020-1095)

PROPOSED REDESIGNATION:

From: Direct Control District

To: Residential – One Dwelling (R-1) District

MUNICIPAL ADDRESS:

7217 – 26 Avenue SW

APPLICANT:

Horizon Land Surveys

OWNER:

Taolin Chen
Rong Fan

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Johnson Kwan

COMMUNITY:

Bowness (Ward 1)

FILE NUMBER:

LOC2021-0012 (CPC2021-0423)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4604 – 80 Street NW

APPLICANT:

New Century Design

OWNER:

Sukhdeep S Gill
Veerpal K Gill

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.5

Vivian Barr
(related to Item 7.2.2)

COMMUNITY: Greenwood/Greenbriar and Bowness (Ward 1)
FILE NUMBER: SN2020-0007 (CPC2021-0472)
PROPOSED STREET NAME: Greenwich
APPLICANT: B&A Planning Group
OWNER: Greenbriar Development Corp
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.6

Kristine Stephanishin

COMMUNITY: Alpine Park (Ward 13)
FILE NUMBER: SN2020-0004 (CPC2021-0451)
PROPOSED STREET NAMES: Verbena
Versant
Verity
Verdure
Verdant
Veranda
Vermilion Hill
APPLICANT: B&A Planning Group
OWNER: Qualico Communities
ADMINISTRATION RECOMMENDATION: **APPROVAL/REFUSAL**

PLANNING ITEMS

ITEM NO.: 7.2.1

Jyde Heaven

COMMUNITY:

Mission (Ward 11)

FILE NUMBER:

LOC2020-0048 (CPC2021-0468)

PROPOSED POLICY AMENDMENTS:

Amendment to the Mission Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: Direct Control District

To: Multi-Residential – High Density Medium Rise
(M-H2h28) District

MUNICIPAL ADDRESS:

306, 308, 310, and 312 – 25 Avenue SW

APPLICANT:

O2 Planning and Design

OWNER:

Radoslav Prodanovic
William A Macdonald

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Derek Pomreinke
(related to 5.5)

COMMUNITY:	Greenwood/Greenbriar and Bowness (Ward 1)
FILE NUMBER:	LOC2019-0183 (CPC2021-0444)
PROPOSED OUTLINE PLAN:	Subdivision of 26.15 hectares \pm (64.62 acres \pm)
PROPOSED POLICY AMENDMENT:	Amendment to the Bowness Area Redevelopment Plan
PROPOSED CLOSURE:	4.46 hectares \pm (11.02 acres \pm) of road adjacent to adjacent to Bowfort Road NW, 44 Avenue NW, 46 Avenue NW, 47 Avenue NW and Stoney Trail NW
PROPOSED REDESIGNATION:	<p>From: Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2) District and Undesignated Road Right-of-Way</p> <p>To: Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Direct Control District to accommodate low-density residential development, open space and utilities, Direct Control District to accommodate rowhouses facing park space and Direct Control District to accommodate multi-residential development with increased height and density</p>
MUNICIPAL ADDRESS:	9620, 9720, 9723, 9771, 9830, 9845, 9860 and 9930 – 44 Avenue NW, 9723, 9819, 9861, 9980 and 1137 – 46 Avenue NW, 9620, 9623, 9723, 9730 and 9875 – 47 Avenue NW
APPLICANT:	B&A Planning Group
OWNER:	Greenbriar Development Corporation
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 7.2.3

Manish Singh

COMMUNITY:

Highland Park (Ward 4)

FILE NUMBER:

LOC2020-0196 (CPC2021-0456)

PROPOSED REDESIGNATION:

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

To: Mixed Use - General (MU-1f4.0h21) District

MUNICIPAL ADDRESS:

103 – 43 Avenue NE

APPLICANT:

K5 Designs

OWNER:

Nam Kiong Pui
Liang Ing Pui
Mina Hanna

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Brad Bevill

COMMUNITY:

Haysboro (Ward 11)

FILE NUMBER:

LOC2020-0129 (CPC2021-0479)

PROPOSED REDESIGNATION:

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

To: Direct Control District to allow for the additional
use of Child Care Service

MUNICIPAL ADDRESS:

8943 Elbow Drive SW

APPLICANT:

AAA Design

OWNER:

Satvinder Kaur
Amrinder Singh

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Brad Bevill

COMMUNITY:

Burns Industrial (Ward 9)

FILE NUMBER:

LOC2020-0175 (CPC2021-0393)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

1035 – 64 Avenue SE

APPLICANT:

Systemic Architecture

OWNER:

708214 Alberta Ltd (Ronmor Holdings Inc)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Ezra Wasser

COMMUNITY:

Residual Sub-Area 9K (Ward 9)

FILE NUMBER:

LOC2020-0200 (CPC2021-0391)

PROPOSED REDESIGNATION:

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

To: Industrial – General (I-G) District

MUNICIPAL ADDRESS:

6123 - 84 Street SE

APPLICANT:

B&A Planning Group

OWNER:

JSG59 Alberta Ltd (Jang Gill)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.7

Cameron Thompson

COMMUNITY:

Forest Lawn (Ward 9)

FILE NUMBER:

LOC2020-0204 (CPC2021-0348)

PROPOSED POLICY AMENDMENTS:

Amendments to the Forest Lawn – Forest Heights /
Hubalta Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Contextual Medium Profile
(M-C2) District

MUNICIPAL ADDRESS:

1536 and 1540 – 36 Street SE

APPLICANT:

The City of Calgary

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.8

Chris Wolfe

COMMUNITY:

Elboya (Ward 11)

FILE NUMBER:

LOC2020-0207 (CPC2021-0259)

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Contextual Medium Profile
(M-C2) District

MUNICIPAL ADDRESS:

4724 and 4728 Stanley Road SW

APPLICANT:

Munish Sharma

OWNER:

Domenico Buonincontri

ADMINISTRATION RECOMMENDATION:

APPROVAL

MISCELLANEOUS ITEMS

ITEM NO.: 7.3.1

Chris Wolfe

COMMUNITY:

Medicine Hills (Ward 6)

FILE NUMBER:

DP2021-1024 (CPC2021-0473)

PROPOSED DEVELOPMENT:

Multi-Residential Development (4 Buildings), Accessory
Residential Building

MUNICIPAL ADDRESS:

1470 Na'a Drive SW

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR THE CORPORATE RECORD



MINUTES

CALGARY PLANNING COMMISSION

**March 18, 2021, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair (Remote Participation)
Councillor J. Gondek (Remote Participation)
Councillor E. Woolley (Remote Participation)
Commissioner M. Landry (Remote Participation)
Commissioner F. Mortezaee (Remote Participation)
Commissioner 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 J. Palaschuk
Legislative Assistant D. Williams

1. **CALL TO ORDER**

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

ROLL CALL

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

Absent for Roll Call

Councillor Woolley (joined the meeting at 1:12 p.m. remotely) and Commissioner Palmiere (joined the meeting at 1:33 p.m. remotely).

2. **OPENING REMARKS**

No opening remarks were provided at today's Meeting.

3. **CONFIRMATION OF AGENDA**

Moved by Director Vanderputten

That the Agenda for the 2021 March 18 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 March 04

Moved by Director Vanderputten

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

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Landry

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

- 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

MOTION CARRIED

- 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

A clerical correction was noted on page 1 of the Cover Report of Report COC2021-0321, in Recommendation 1, by deleting the word "Attachment 3" and by substituting the word "Attachment 4"

Moved by Commissioner Sonego

That with respect to Report CPC2021-0321, the following be approved:

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 4); 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.

MOTION CARRIED

5.4 Road Closure and Land Use Amendment in Crescent Heights (Ward 7) adjacent to 1608 - 2 Street NW, 236 and 238 - 15 Avenue NW, LOC2020-0128, CPC2021-0328

A clerical correction was noted in the title and body of the Cover Report as well as Attachment 1, by deleting all instances of "1602 - 2 Street" and replacing with "1608 - 2 Street".

The following documents were distributed with respect to Report CPC2021-0328:

- A corrected Cover Report
- A corrected Attachment 1

Moved by Commissioner Landry

That with respect to Report CPC2021-0328, the following be approved:

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 **1608** - 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 **1608** - 2 Street NW, 236 and 238 - 15 Avenue NW from Undesignated Road Right-of-Way to Multi-Residential – Contextual Medium Profile (M-C2) District.

MOTION CARRIED

6. POSTPONED 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

The following documents were distributed with respect to Report CPC2021-0389:

- A corrected Cover Report
- A new Attachment 6
- A presentation entitled "DP2020-4338/CPC2021-0389 Development Proposal March 18, 2021"

Moved by Councillor Woolley

That with respect to Report CPC2021-0389, the following be approved:

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).

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

MOTION CARRIED

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

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0316.

Commissioner Palmiere left the Council Chamber at 1:35 p.m. and returned at 1:58 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0316:

- A Letter from the Springbank Hill Community Association; and
- A presentation entitled "LOC2019-0162 Land Use Amendment March 18, 2021"

Moved by Commissioner Sonogo

That with respect to Report CPC2021--0316, the following be approved:

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 ± (13.31 acres ±) 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).

MOTION CARRIED

Moved by Commissioner Mortezaee

That Commission receive the letter from the Springback Hill Community Association for the Corporate Record and include with Attachment 6.

Against: Councillor Woolley

MOTION CARRIED

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

Commissioner Sonego declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0191.

Commissioner Sonego left the Council Chamber at 1:59 p.m. and returned at 3:24 p.m. after the vote was declared.

A presentation entitled "LOC2020-0106 Policy Amendment, Land Use Amendment, and Outline Plan" was distributed with respect to Report CPC2021-0191.

The following speakers addressed Commission with respect to Report CPC2021-0191:

1. Mark Roen, Brookfield Residential
2. Jonathan Sagi, ground cubed

Moved by Councillor Woolley

That with respect to Report CPC2021-0191, the following be approved:

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:

1. Give three readings to the proposed bylaw for the amendments to the Shaganappi Point Area Redevelopment Plan (Attachment 10);
2. 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);
3. 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

4. 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).

For: (6): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaei, and Commissioner Scott

Against: (2): Commissioner Palmiere, and Commissioner Pollen

MOTION CARRIED

Commission recessed at 3:25 and resumed at 3:35 with Director Tita in the Chair.

ROLL CALL

Director Vanderputten, Commissioner Landry, Mortazaei, Palmiere, Pollen, Scott, Sonogo, Gondek, Woolley, Matthias

7.2.3

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

A presentation entitled "LOC2020-0189 Land Use Amendment" was distributed with respect to Report CPC2021-0345.

Moved by Commissioner Landry

That with respect to Report CPC2021-0345, the following be approved:

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.

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

MOTION CARRIED

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

A presentation entitled "LOC2020-0152" was distributed with respect to Report CPC2020-1404.

Moved by Commissioner Mortezaee

That with respect to Report CPC2020-1404, the following be approved:

That Calgary Planning Commission recommend that Council:

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).

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

MOTION CARRIED

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

A presentation entitled "LOC2020-0136 Land Use Amendment and Outline Plan" was distributed with respect to Report CPC2021-0350.

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-0350, the following be approved:

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:

1. 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.

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

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Director Vanderputten

That this meeting adjourn at 4:13 p.m.

MOTION CARRIED

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

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

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

The following items have been forwarded on to the 2021 May 10 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Road Closure and Land Use Amendment in Glendale (Ward 6) between 2620 Granville Street SW and 2624 Granville Street SW, LOC2020-0170, CPC2021--0321
- Road Closure and Land Use Amendment in Crescent Heights (Ward 7) adjacent to 1608 -- 2 Street NW, 236 and 238 15 Avenue NW, LOC2020-0128, CPC2021--0328
- Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 7440 - 26 Avenue SW, LOC2019-0162, CPC2021-0316

- Land Use Amendment in Highland Park (Ward 4) at 352 - 34 Avenue NE, LOC2020-0189, CPC2021-0345
- Land Use Amendment in Stonegate Landing (Ward 5) at 11576 Stonehill Drive NE, LOC2020-0152, CPC2020-1404
- Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 6221 Country Hills Boulevard NE, LOC2020-0136, CPC2021-0350

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 April 8 at 1 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

UNCONFIRMED

**Land Use Amendment in Springbank Hill (Ward 6) at 7217 - 26 Avenue SW,
LOC2020-0109**

RECOMMENDATION(S):

The Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.24 hectares \pm (0.59 acres \pm) located at 7217 – 26 Avenue SW (Plan 9710377, Block A, Lot 18) from Direct Control District to Residential – One Dwelling (R-1) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a subdivision of this site to accommodate three residential lots.
- The proposed R-1 District allows for a moderate increase in residential density, while still respecting the existing context immediately adjacent to the parcel. The proposal is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP).
- What does this mean to Calgarians? This is an opportunity to modestly increase the density, and encourage both the efficient use of land and existing city infrastructure.
- Why does this matter? This contributes towards a greater diversity of housing options, and achieving sustainable development and growth in Calgary.
- A subdivision application has been submitted and is under review. No development permit application has been submitted at this time.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The subject parcel is located in the community of Springbank Hill. It has an approximate area of 0.24 hectares (0.59 acres) and is currently developed with a single detached dwelling. The applicant, Horizon Land Surveys, submitted this application on behalf of the landowners, Taolin Chen and Rong Fan, on 2020 July 28. The Applicant Submission (Attachment 2) reflects the intent of this application.

The current DC District ([Bylaw 12Z96](#)) is based on the Special Districts in Land Use Bylaw 2P80. The intent of this DC District is to reflect the earlier rural development character in this part of the city prior to the adoption of both the MDP and the ASP.

The application proposes to redesignate the site from DC District to R-1 District for the flexibility of its land use regulations that support the subdivision of three smaller lots. Two of the intended lots would be developed to accommodate one new single detached dwelling on each lot. The existing single detached dwelling would remain on the third lot.

The subdivision application (SB2020-0168) has been submitted for the creation of three new lots and is under review. A summary of the subdivision application is provided in Attachment 5. No development permit application has been submitted at this time.

**Land Use Amendment in Springbank Hill (Ward 6) at 7217 - 26 Avenue SW,
LOC2020-0109**

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 conducted door-to-door community outreach to residents within a 90-metre radius of the subject parcel on 2020 July 17 to inform the surrounding community of the proposed land use amendment. The applicant also discussed the proposal with the president of the Springbank Hill Community Association (SBHCA) on 2020 July 26. All community members and/or residents in adjacency to the subject parcel, who had been engaged (in the applicant's outreach), were not concerned with the proposal as it is intended to allow three single detached dwellings on a considerably large lot. The SBHCA had no objection to the proposal as long as the proposed development aligns well with the ASP. From 2021 January 20 to 25, the applicant held further discussions with the SBHCA on changes made to the application. The SBHCA gave their support to the application on the condition that only one driveway access be developed off 26 Avenue SW so as to minimize disruption to the pedestrian movement along 26 Avenue SW. This is to ensure greater pedestrian safety for the community here.

The Applicant Outreach Summary can be found in Attachment 4 with further details of the community outreach exercise 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 letter of support from the public for the land use application and its future subdivision.

The Springbank Hill Community Association provided a letter on 2021 March 29, stating they do not object to this application (Attachment 3).

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

Planning & Development Report to
Calgary Planning Commission
2021 April 8

ISC: UNRESTRICTED
CPC2020-1095
Page 3 of 3

**Land Use Amendment in Springbank Hill (Ward 6) at 7217 - 26 Avenue SW,
LOC2020-0109**

IMPLICATIONS

Social

This proposal offers a positive social gain of greater housing choices to meet the needs of Calgarians interested in living and aging at this 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 proposed land use amendment will allow for additional residential density that facilitates a more compact urban form, and thus encourages the efficient use of both existing land and existing infrastructure.

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. Community Association Response
4. Applicant Outreach Summary
5. Subdivision Application (SB2020-0168) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject parcel, in the community of Springbank Hill, is located on 26 Avenue SW which is both a collector street and a transit route. The subject parcel is approximately 0.24 hectares (0.59 acres) in size and is approximately 35 metres wide by 68 metres long. There is an existing single detached dwelling situated on the southern portion of the parcel.

The subject parcel is surrounded by low density suburban residential development. North of the parcel, there are two-storey single detached homes with front attached garages. To the immediate east of the parcel is a large lot with a single detached dwelling. To the west, across Elysian Crescent SW, and south of the parcel, there are single-storey semi-detached dwellings located in a bareland condominium development.

Community Peak Population Table

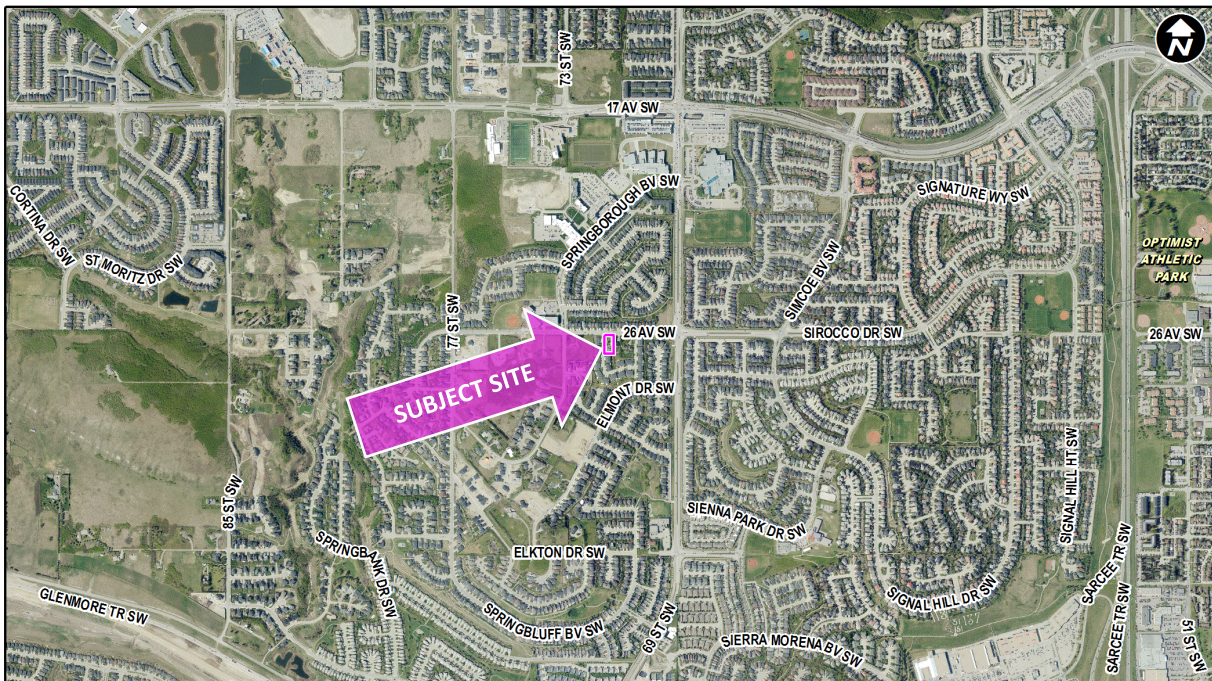
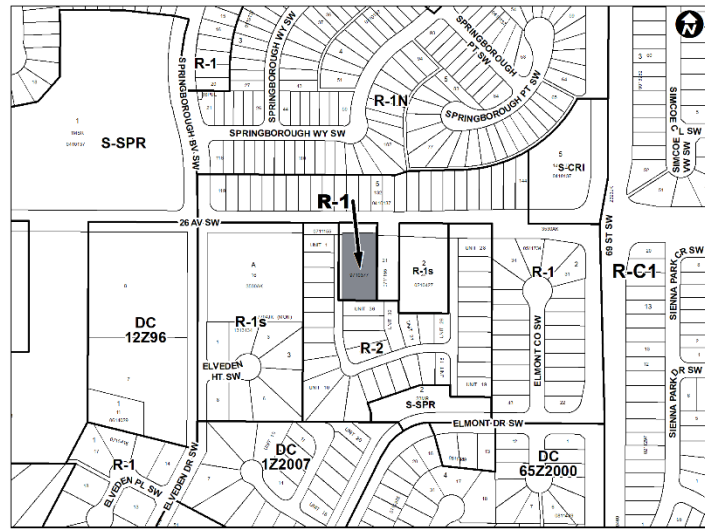
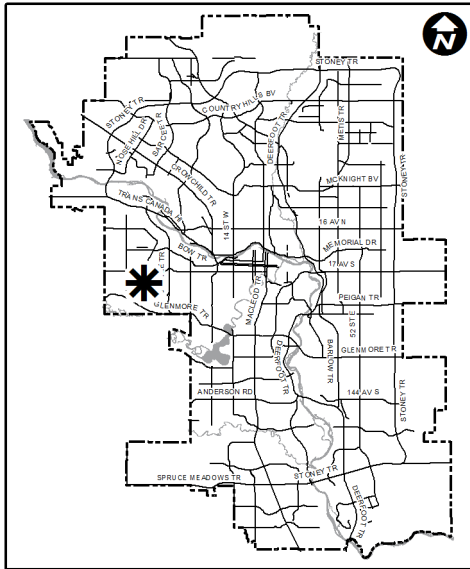
As identified below, the community of Springbank Hill reached its peak population in 2018.

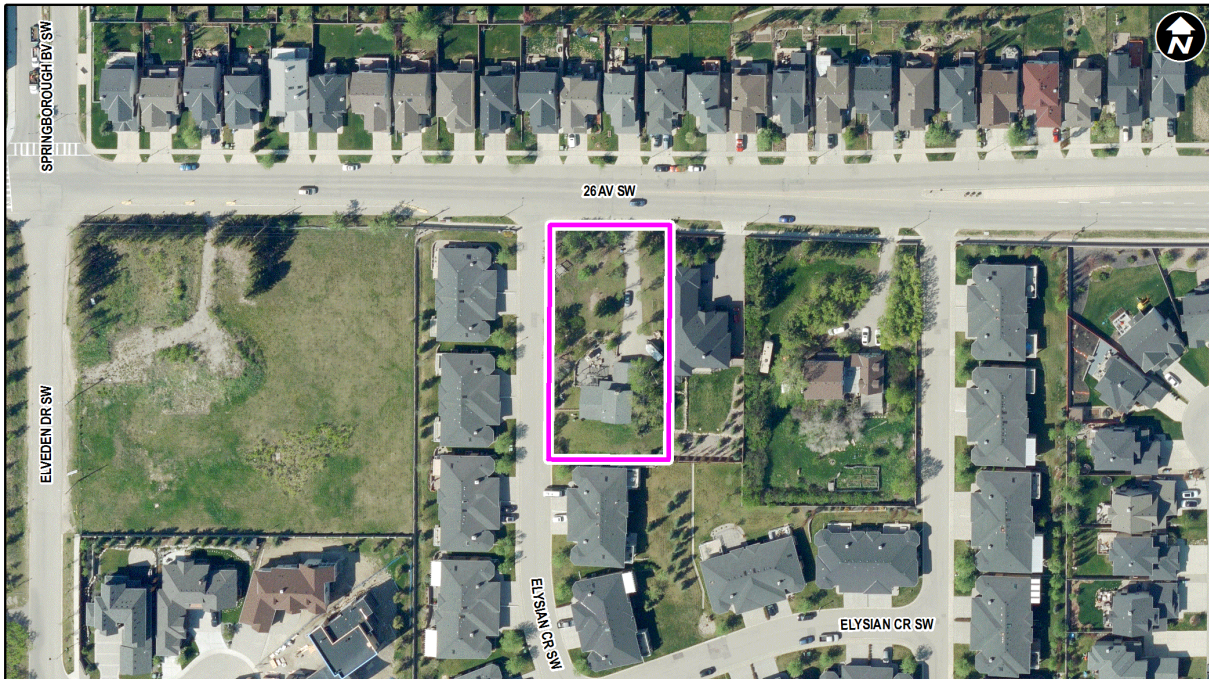
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,938
Difference in Population (Number)	-114
Difference in Population (Percent)	-1.1%

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 12Z96](#)), based on the Special Districts in Bylaw 2P80, allows for rural residential development on subdivided lots of no less than 0.2 hectare (or 0.5 acre). This does not align with the *Springbank Hill Area Structure Plan's* (ASP) Standard Suburban Neighbourhood policy area planned for this part of Springbank Hill. The policy area intends for the development of single detached and semi-detached dwellings.

The purpose of the proposed R-1 District is to accommodate single detached dwellings, that may include secondary suites, in the developing area. This district would allow the subject parcel to be subdivided into three smaller lots, each one less than 0.2 hectare (or 0.5 acre) in area. Two of these smaller lots will be subsequently developed to accommodate a new single detached dwelling on each lot. The existing single detached dwelling will be retained on the remaining area (that is, the third lot) of the subdivided subject parcel.

In view of this, the proposed R-1 District is in keeping with the policy direction of the ASP.

Development and Site Design

There is no development permit application submitted at this time. If this application is approved by Council, the rules of the proposed R-1 District will provide guidance for future development of single detached dwellings on the subdivided lots.

Transportation

The subject parcel is within walking distance (approximately 1 kilometre) of the Primary Transit Network on 69 Street SW that connects to the 69 Street LRT Station. The subject parcel is also well-serviced with a transit stop for Bus Route 454 (approximately 180 metres away), and a transit stop for Bus Route 439 (approximately 260 metres away). Both of these bus routes offer connections directly to the 69 Street LRT Station.

The existing mono sidewalk, at the street frontage of the subject parcel, will be upgraded to tie in with the separated sidewalk for the rest of 26 Avenue SW. This will be addressed at the development permit stage. Likewise, parking restrictions along 26 Avenue SW and parking provisions will be addressed at the development permit stage.

There is an existing single vehicular access point to the subject parcel from 26 Avenue SW, which is designated as a collector road. This single access will be adjusted to a central position to provide a mutually shared private driveway for access and movement to the existing dwelling unit and the future dwelling units. This aims to minimize disruption to pedestrian travel and offer greater pedestrian safety along this southern street frontage of the subject parcel.

Environmental Site Considerations

No environmental concerns have been identified at this time.

Municipal Reserve has previously been provided through a deferred reserve caveat on Plan 9710377, and this was subsequently dedicated on Plan 0711155. The subject parcel is also less than 0.8 hectares, with no further reserve contribution required in the subdivision application review process.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at time time.

Development servicing will be determined at the subdivision stage, with separate service connections to a public main to be provided for each proposed subdivided lot.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developing – Planned Greenfield with Area Structure Plan area as identified in the [Municipal Development Plan \(MDP\)](#). This category is typically characterized as fairly low-density residential neighbourhoods with single-family housing, smaller areas of multi-residential housing and local retail, often located at the edges of communities.

Climate Resilience Strategy (2018)

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

Springbank Hill Area Structure Plan (Statutory – 2020)

The adoption of the [Springbank Hill Area Structure Plan \(ASP\)](#) has set policies in place to guide the development of the subject parcel towards complying with the applicable policies of the *MDP*. The ASP shows the subject parcel situated within a standard suburban residential neighbourhood policy area. The area policy states that redevelopment should accommodate single detached and semi-detached dwellings, with densities ranging between 7 and 17 units per gross developable hectare.

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

January 29th, 2021

On behalf of the landowner, please accept this application to redesignate a +/-0.59 acre (+/-0.24 hectare) site from DC Direct Control District (Bylaw 12Z96) to Residential - One Dwelling (R-1) to accommodate future subdivision and construction of two new single detached dwellings with the existing dwelling to stay.

The original proposal filed back on July 2020 seeks to subdivide the lot into two large lots, with each lot to be constructed with single detached dwelling at an estimated cost of 1.5 million each. Upon further evaluation of the economic situation and market, the owner has requested a change to accommodate a more moderate lot similar in scale and size to surrounding houses. This is to minimize market risk while at the same time make sure the new constructed house would be more affordable thus attracting people to move into the area.

The subject site is surrounded by low density residential development on all sides. To the north across 26 Ave SW is a block of R-1 houses with front attached garage. To the west and south is a bareland condominium development composed of semi-detached dwellings. To the east is another R-1 single attached residential dwelling. The site is also bounded by Elysian Crescent SW on the west, which is a private road intended only to access the bareland condominium site. Access to site is limited strictly to 26 Ave SW. The proposal seeks to utilize the existing access for the mutual access of two proposed lot. The existing house is to be serviced by a new approach to the west side of the lot.

The proposal seeks a Residential -One Dwelling (R-1) District designation. Under the current DC designation, only one subdivision of 0.5 acres or less is allowed. The plan is to subdivide the lot into three lots with the existing dwelling to stay and two new single detached dwellings.

The proposed designation of R-1 is in alignment with the Springbank Hill Area Structure Plan. The plan indicates the site as within "Standard Suburban" land use category, which carries a density in the range of 7 to 17 units per hectare. According to this density, the site could accommodate 1-4 dwelling units. The proposed 3 dwelling developments falls well within this range.

As the applicaiton is in complete alignment with local area structure plan and is also consistent with the fabric of the surrounding areas, we thus sincerely ask the city to support our application.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Community Association Response



Springbank Hill Community Association

7541- 26 Ave SW
Calgary, AB, T3H 3X2
Email: info@springbankhill.org

March 29, 2021

TO: City of Calgary, Planning and Development

Attn: Angela Kiu, Planner

RE: **Applications: LOC2020-0109 and SB2020-0168**

Dear Angela,

With respect to the above noted applications pertaining to the property located at 7217 - 26 Ave SW, please accept this written submission.

The SBHCA generally does not object to this application but has the following conditions for approval of the above noted application:

Subdivision and Density: The SBHCA supports a subdivision from one residential lot to no more than 3 lots resulting in a density of 12.5 units per hectare. Each subdivided lot would be R-1 and have a single family home built upon it. Care will be taken to place the newly constructed buildings to facilitate the use of a shared driveway as set out below.

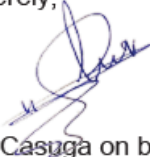
Driveway design: The 2 new subdivided lot shall have a shared driveway with sufficient area to allow vehicles to turn around so as to prevent the need to back out of the driveway onto 26 Ave. Ideally, house design would involve garages that enter from the east or west and not the north. The mutual access to the driveway shall be registered on the titles of all 3 subdivided lots. The driveway shall be centered along the shared property line between the 2 new subdivided lots.

Access: The existing driveway access is to be used to access from the north via 26 Ave. There shall never be more than one access point to 26 Ave SW from these subdivided lots and the driveway shall not exceed 13.5 m at the point at which it accesses 26 Ave. Access shall be "right in right out" meaning vehicles entering the driveway shall come from the west only and exiting vehicles shall only be permitted to turn eastbound. Trees that impede visibility from the driveway should be removed.

Visit our website at www.springbankhill.org

Curbs: Frontage to 26 Avenue shall be completed to the standard of the adjacent lots at the time of the development including a setback for road widening and completion of the sidewalks as required. The developer shall ensure placement of light posts consistent with the ones on the adjacent lots. No vehicle parking shall be allowed on the southside of 26 Ave adjacent to the lot. Fencing on the north side of the lot should be limited to assist visibility for vehicles exiting the driveway.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alex Casuga', with a stylized flourish at the end.

Alex Casuga on behalf of
Springbank Hill Community Association
Planning and Development Committee
Cc:

Visit our website at www.springbankhill.org

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 7217 26 Ave SW

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

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

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

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

On July 17th, our staff did post card deliver to residents within a 90 meters radius.

On July 26th, we spoke with Elio Cozzi, president of Springbank Hill Community Association. His position is that as long as the proposal is in line with new area structure plan, he has no objection.

On Aug. 10th, we also got chance to speak with Mr. Frano Cavar in Councillor Davison's office. Again Mr. Frano is generally supportive with the low density proposal.

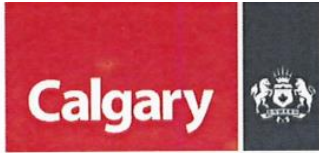
From Jan. 20, 2021 to Jan. 25th, 2021 we had extensive discussion with community association for changes made to the application and received their support.



Stakeholders

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

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



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

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

The change is a mild change for a rather big lot. The access issue has been taken care of. The distance of the proposed house is quite a distance away from neighbours house.

How did you close the loop with stakeholders?

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

Continue enage with Councillor office and community association.



#1, 3175 68th Street NW
Calgary, AB Canada T3B 2J4

Phone 403-542-0679
Fax 403-775-4171

www.horizonsurveys.ca
info@horizonsurveys.ca

Monday, October 19, 2020

**Angela Kiu RPP MCIP
Planner, Centre West Area
Community Planning
Planning & Development | City of Calgary**

Re: Land Use Amendment at 7217 26 Ave SW from current DC (Bylaw 12Z96) to R-1.

Dear Anglea,

Here is the summary of the public outreach we did so far. This is still an ongoing process. We will continue work with CA, local residents and ward councilor to gain understanding.

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we took a direct approach to reach to community association, local residents within a 90 meters radius and initialized the pre-application with city planner.

On July 17th, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with a few residents. The area is very high end with some homes having fenced front yard and security system to gain access. The west and south side are private condo properties. The few people we talked with are not concerned with the proposal as we are only proposing two singles on a rather bigger lot.

On July 26th, we spoke with Elio Cozzi, president of Springbank Hill Community Association. His position is that as long as the proposal is in line with new area structure plan, he has no objection. He went on to asked us to reach out to adjacent neighbors.

On Aug. 10th, we also got chance to speak with Mr. Frano Cavar in Councillor Davison's office. Again Mr. Frano is generally supportive with the low density proposal. He stressed again the importance of working with community association and adjacent neighbors.

Thank You.

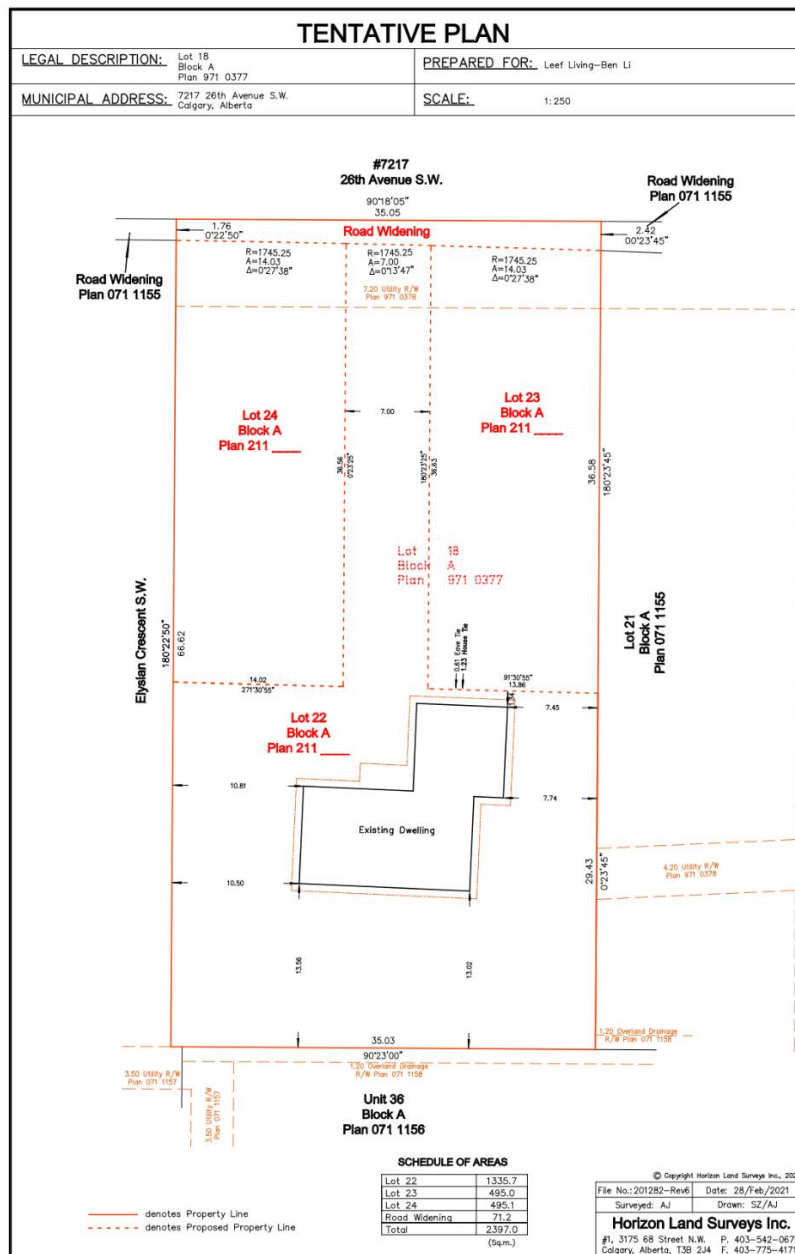
Yours truly,

Horizon Land Surveys Team

Subdivision Application (SB2020-0168) Summary

A subdivision application (SB2020-0168) has been submitted for the subdivision of the subject parcel into three smaller lots. Two of the new subdivided lots will be subsequently developed to accommodate a new single detached dwelling each. The remaining subdivided lot will be intended to accommodate the existing single detached dwelling.

The review of this subdivision by Administration will determine the emergency access, access route for waste and recycling collection vehicles and mutual access for all three proposed parcels to 26 AV SW. No decision will be made on this subdivision application until Council has made a decision on this land use designation.



Land Use Amendment in Bowness (Ward 1) at 4604 – 80 Street NW, LOC2021-0012

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4604 – 80 Street NW (Plan 2660AP, Block 16, Lot 14) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- The application represents an appropriate increase in density, would allow for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* and the *Bowness Area Redevelopment Plan*.
- What does this mean to Calgarians? The R-CG District allows for a greater choice of housing types.
- Why does this matter? Providing a modest increase in density within existing developed areas promotes more efficient use of land and existing infrastructure.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by New Century Design on behalf of the landowner, Sukhdeep S Gill and Veerpal K Gill, on 2021 January 26. As per the Applicant Submission (Attachment 2), the owner plans to develop a four-unit rowhouse, potentially with four basement suites, which would be determined at the development permit stage.

The subject site is located at the northeast corner of 80 Street NW and 44 Avenue NW in the community of Bowness. The site contains a single detached dwelling and a detached garage with access from 44 Avenue NW. No development permit application has been submitted at this time.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Land Use Amendment in Bowness (Ward 1) at 4604 - 80 Street NW, LOC2021-0012

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant contacted the Bowness Community Association and delivered postcards to 45 neighbours. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

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

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

The Bowness Community Association provided a letter on 2021 March 11, indicating that R-CG is an accepted land use designation, but the association does not support the potential addition of basement suites (Attachment 4).

Administration considered the relevant planning issues specific to the proposed designation and has determined the proposal to be appropriate and consistent with the *Municipal Development Plan* policies. The building and site design, number of dwelling units and suites, and on-site parking will be further reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

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

Environmental

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

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0423
Page 3 of 3**

Land Use Amendment in Bowness (Ward 1) at 4604 - 80 Street NW, LOC2021-0012

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

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

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Bowness, at the northeast corner of 80 Street NW and 44 Avenue NW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 37 metres long. The site currently consists of a single detached dwelling fronting onto 80 Street NW and a detached garage with access from 44 Avenue NW. The property is relatively flat with no distinct change in grade.

Surrounding lands are mainly designated as R-C1 and R-C2 District, developed with a mix of single and semi-detached dwellings. The Bowness High School and the Bowness Community Centre are located approximately 100 metres from the subject site.

Community Peak Population Table

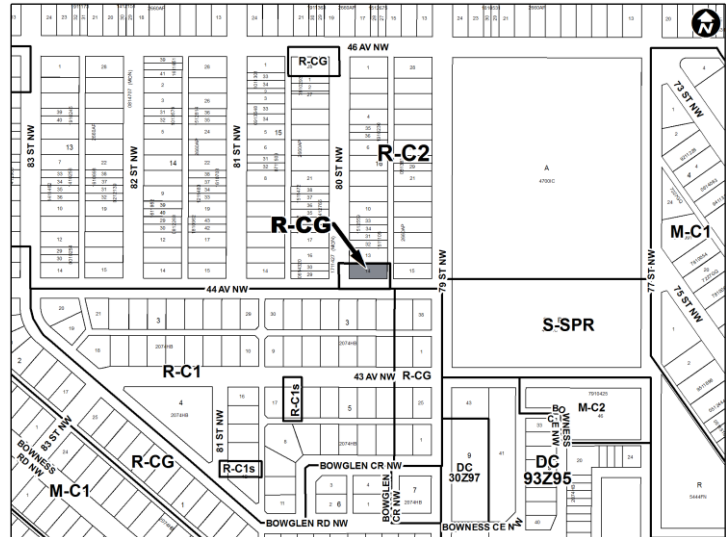
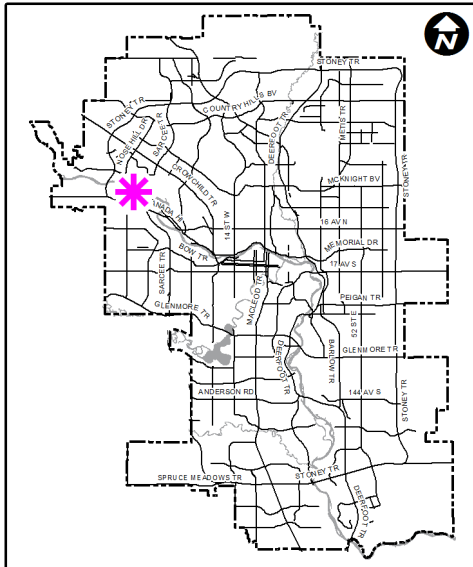
As identified below, the community of Bowness reached its peak population in 1982.

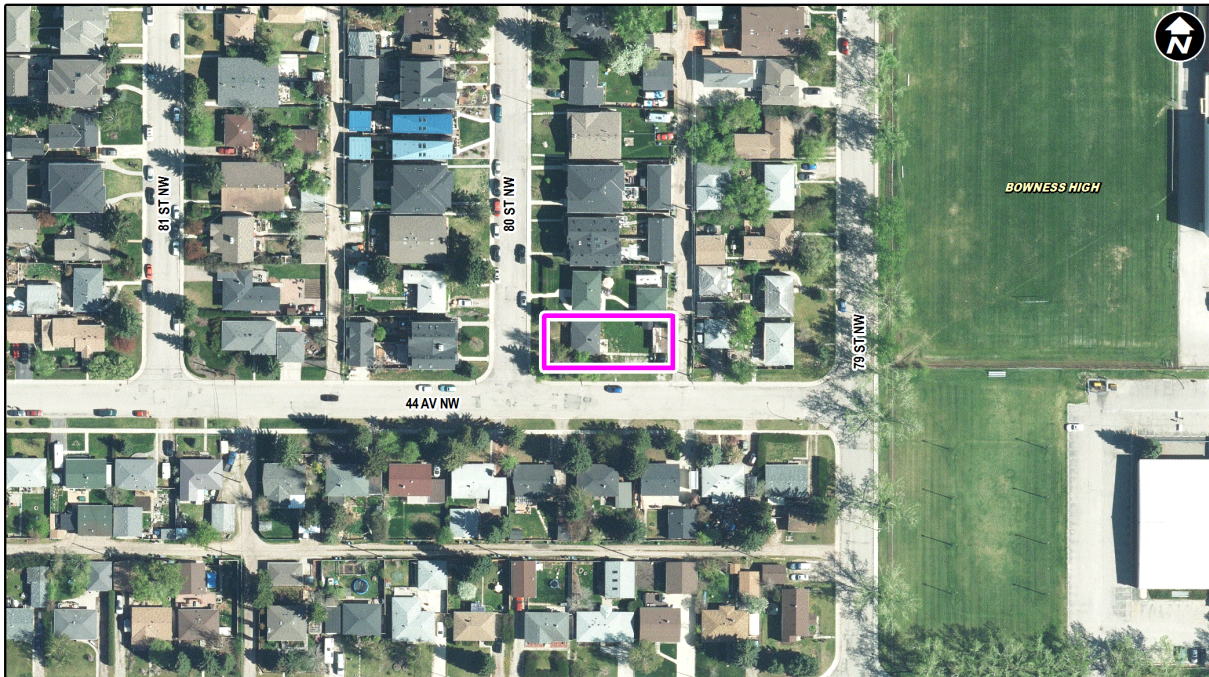
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

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

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

Development and Site Design

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

- ensuring an engaging built interface along both 80 Street NW and 44 Avenue NW;
- improving pedestrian connections along 44 Avenue NW by directing vehicle access to the site from the lane;
- incorporation of secondary suites and on-site parking; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 80 Street NW and 44 Avenue NW. Street parking is also available on both 80 Street NW and 44 Avenue NW.

The site is serviced by Calgary Transit with bus stops located approximately 450 metres from the subject site on Bowness Road NW. The westbound routes provide service to the bus loop near Bowness Park and to Greenwood Village (mobile home park), while the eastbound route provides service through Bowness, Montgomery, Parkdale, Kensington, and into the downtown core and access to LRT Routes.

At the time of development permit application, vehicular access is to be directed to the lane only, and the existing curb cut on 44 Avenue NW is to be closed and rehabilitated at the developer's expense. On-site motor vehicle and bicycle parking will be reviewed at the development permit stage. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

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

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

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

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

Climate Resilience Strategy (2018)

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

Bowness Area Redevelopment Plan (Statutory – 1995)

The subject property is located in the [Bowness Area Redevelopment Plan](#) (ARP) – Residential: Low Density, Conservation & Infill area as identified on Map 2: Land Use Policy Area.

In accordance with ARP (Section 6.2), the primary objective for the residential area is to ensure all existing and new residential development contributes to the enhancement of Bowness as a unique community with its own small town history and spirit. The secondary objectives include, but not limited to:

- ensure that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities; and
- maintain and provide within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.

The ARP also encourages sensitive infill development and renovations that contribute to the continued renewal and vitality of the community (Policy 6.3.3). The proposed land use amendment is in keeping with the objectives of the Bowness ARP.

Applicant Submission

NEW CENTURY DESIGN



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

Jan 26, 2021

Re: 4604 80 St NW

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

New Century Design is making an application for redesignation on this property at 4604 80 St NW in the community of Bowness. We are seeking redesignation from the currently existing R-C2 district to a proposed R-CG district (Residential - Grade-Oriented Infill).

This property is a corner lot at the Northwest of the T-intersection where 80 St NW abuts 44 Av NW. The lot dimensions are approximately 15.24m X 37.64 (50' X 123') and the lot is relatively flat with no distinct change in grade.

Currently existing on the property is a single family home and detached garage facing 44 Av NW with an original build date in the 1950s. There are several private trees and minor landscaping elements.

Immediate surrounding context includes mostly R-C1 and R-C2 zoned lots with some local R-CG already existing nearby. There is currently an R-CG zoned corner parcel with a 4-unit rowhouse under construction on the North end of the block. Within a 1.0km radius, there are M-C1 zoned properties, DC Commercial properties, and the Bowness High School within an R-C2 property.

The intention, should this redesignation be approved, is to redevelop the property into a 4-unit R-CG rowhouse with a 4-car detached garage. An R-CG zoning would allow up to 4 basement suites within the rowhouse units, however this is not yet determined to be our goal for development. The main rowhouse units would likely be approximately 1300 square feet and if the basement suites are included in the development permit, suites at approximately 440 square feet in floor area.

4604 80 St NW is a great candidate for R-CG development for several reasons:

1. Corner parcel: This is a corner parcel located adjacent to two streets. This is one of the primary goals for R-CG development when the district was created by the City of Calgary, as a rowhouse on a corner parcel helps ease slight density increases and provide visual and sound barriers from the busier roads to the mid-block properties.
2. Proximity to public transit: This property has abundant access to public transit including: 220m North to the frequent bus route #40 and infrequent #723/724; 330m South to the frequent bus route #1 and infrequent route #53; 900m Southwest to the infrequent bus routes #305 and #408. Additionally, this property is around 3 to 4km to both Dalhousie and Crowfoot LRT stations, which could be a transit option available via bicycle or bus connection.

3. Proximity to public green spaces: This property has good access to a variety of public green spaces within walking distance. In a 1.0km radius, there are 8 green spaces that could be used for activities such as outdoor sports and children's playgrounds. Notably, Bowness Park is a short walk away which includes several amenities including an off-leash area, skiing trail, playgrounds, the bow river and a boat launch, the bow river pathway, and walking paths.
4. Proximity to schools: The Bowness High School campus is located 70m directly to the East. Additional primary and secondary schools nearby include: Belvedere Parkway School, Bowcroft School, Lady of the Assumption School, Thomas B. Riley School, and the George Wood Learning Centre. Each are within a reasonable walking or bicycling distance.
5. Proximity to employment centres: This property is centrally located to several major and minor employment centres including WinSport, commercial storefronts along Bowness Road NW, commercial storefronts along Bowfort Road NW, and commercial storefronts at Sarcee Trail and 34 Av NW.
6. Proximity to major road networks: If traveling by car, this property has easy access to 16th Av NW via 83 St NW, Stoney Trail via 85 St and Nose Hill Drive NW, Crowchild Trail via 85 St and Nose Hill Drive NW, and Sarcee Trail via 34 Av NW.

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

Applicant Outreach Summary

NEW CENTURY DESIGN



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

Feb 23, 2021

Re: 4604 80 St NW LOC2021-0012
Attn: Johnson Kwan

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

Did you conduct community outreach on your application?

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

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

January 26, 2021 – The application was made by New Century Design for redesignation from R-C2 to R-CG.

February 3, 2021 – An email was sent to the Ward 1 Councillors office (Councillor Sutherland's team) notifying them of our proposed land-use change. Some information was provided about the application and we opened the dialog for requests regarding further community engagement for their constituents. We have yet to hear a response on Feb 23, 2021.

February 3, 2021 – Contact was made with the Bowness Community Association, specifically the Planning and Development Coordinator. We notified them of our proposed land-use change as well as providing additional information about the project. They had responded saying their community members are typically more agreeable to an R-CGex zoning rather than R-CG in order to limit suited density. They recommended waiting a bit longer in time to make a quick presentation about the project at a future committee meeting. We aim to do this after the CPC meeting.

February 17, 2021 – A postcard mailer drop was made to the closest 45 homes in an approx. 1 block radius of the subject property. This mailer included some basic information about the application, a feeder directing traffic to the New Century Design R-CG webpage with additional information about R-CG and the land-use process, as well as direction to submit questions and comments directly to NCD's office (refer to postcard attached below).

February 23, 2021 – To date, we have not received any communications from nearby residents following the postcard drop. To date, the file manager has relayed to NCD that four letters of opposition have been submitted by surrounding residents.

Prior to CPC – NCD anticipates receiving some questions and concerns from residents following our postcard drop. We will be answering each email (should any come) with additional information about the project, reasoning as to why we are developing this property,

and discussion about the raised concerns and how we can address them through the design process.

Following CPC – The plan includes reaching out again to the community association after CPC has rendered a decision in order to look into the option of attending a committee meeting in order to make a quick presentation about the project. We also anticipate further discussions with nearby residents where we can provide context, additional information, clarify some questions about the land-use bylaw and the LOC process, and direct their letters of support or opposition to the file manager should they wish.

Stakeholders

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

So far, we have connected with the file manager at the City of Calgary handling this application, the Bowness Community Association, Councillor Sutherland's office, and several neighbours in close proximity via 45 mailers that were handed out, however we haven't received communications following the mailers yet.

What did you hear?

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

The primary concerns raised so far have been density based. The Community Association has said they are generally unsupportive of R-CG zoning in lower-density locations mixed in with older bungalow style housing. They recommended considering R-CGex in order to gain more approval amount residents by disallowing secondary suites.

We have not yet received direct communication from any residents following our mail drop and as such do not have any specific concerns that were raised.

Through the file manager, four letters of opposition have been received so far. In these, the primary concerns raised by nearby residents include potential overshadowing, parking congestion, and traffic increases.

How did stakeholder input influence decisions?

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

At this point in the application process, prior to CPC, the comments received from the Community Association and in letters of opposition have not changed our goals and objectives for this application. Based on reasoning outlined in the application submission form, our goal for this redesignation maintains an R-CG zoning due to it's location and proximity to an abundance of transit, green spaces, schools, employment centres, and access to road networks.

How did you close the loop with stakeholders?

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

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

At that point we will also make contact again with the community association and look into options around making a presentation at the next committee meeting, which will likely result in further conversations and they may request additional public outreach to open the conversation to more affected residents.

Attached below is a copy of the postcard mailer drop that New Century Design completed to 45 resident's homes on February 17th 2021.

Front

NEW CENTURY DESIGN



We want your feedback!

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

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

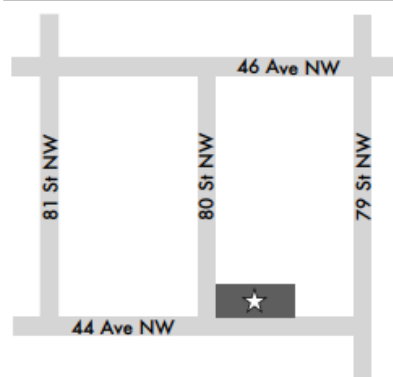
Contact

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

@new.centurydesign
New Century Design Inc.

Back

4604 - 80th St NW



NEW CENTURY DESIGN



About the Project

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

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

For more information about this project, feel free to email us with "4604 80 St NW Input" in the subject line.

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

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

Community Association Response

From: Sydney Empson <planning@mybowness.com>
Sent: March 11, 2021 12:00 PM
To: Kwan, Johnson
Subject: [EXT] RE: LOC2021-0012 - Circulation Package

I am sorry Johnson, I was certain I had responded to this file but we did have a large number of applications in the last month and perhaps I accidentally missed it.

The Planning and Development Committee of the Bowness Community Association met to discuss this application and provides the following comment;

R-CG is an accepted typology but we do not support the addition of basement suites.

Thank you for the opportunity to respond.

Sydney

Sydney Empson

Planning and Development Coordinator

Bowness Community Association

www.mybowness.com

Phone: 403-288-8300 x 134

E-mail: planning@mybowness.com

CONFIDENTIALITY NOTICE: The information transmitted is confidential and may also be privileged. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer. Thank you.

Street Name in Greenwood/Greenbriar and Bowness (Ward 1), SN2020-0007

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2021-0472) to the 2021 May 10 Combined Meeting of Council to the Planning Matters not Requiring Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Adopt, by resolution, the proposed street name: Greenwich.

HIGHLIGHTS

- This application proposes a new street name: Greenwich, for use in the northwest community of Greenwood/Greenbriar and Bowness.
- Administration recommends approval of the proposal as it complies with the *Municipal Naming, Sponsorship and Naming Rights Policy*.
- What does this mean to Calgarians? Municipal naming of streets plays an important role in simple and unambiguous identification for location and navigation within Calgary.
- Why does this matter: The proposal will assist citizens and emergency services operators with navigation to and within the developing community of Greenwood/Greenbriar.
- The application is associated with a land use and outline plan application: LOC2019-0183.
- 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 application, in the northwest community of Greenwood/Greenbriar, was submitted by B&A Planning Group on behalf of the developer, Greenbriar Development Corp, on 2019 November 29. The subject land is located north of the Trans Canada Highway (16 Avenue NW) and east of Stoney Trail. Location maps are provided in Attachment 1.

A concurrent land use amendment and outline plan application (LOC2019-0183, Attachment 2) for the lands has been submitted and is on the 2021 April 08 Calgary Planning Commission (CPC2021-0444) Agenda.

The developer has selected the proposed street name, Greenwich, as it is compatible with the existing street names in the developing community of Greenbriar to the east. Further information can be found in the Applicant Submission in Attachment 3.

Administration has considered the relevant planning issues and stakeholder feedback specific to the application and has determined the proposal street name to be appropriate as it complies with the *Municipal Naming, Sponsorship and Naming Rights Policy*.

Planning & Development Report to
Calgary Planning Commission
2021 April 8

ISC: UNRESTRICTED
CPC2021-0472
Page 2 of 3

Street Name in Greenwood/Greenbriar and Bowness (Ward 1), SN2020-0007

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

Applicant-Led outreach was not required for this application.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders.

One stakeholder comment provided one restriction to the proposed street name, as noted in the Policy Steward's Compliance Report (Attachment 4). The proposed name, Greenwich, is somewhat phonetically similar to Green Ridge Road located in southwest Calgary, it is recommended that the roadway type "Road" shall not be used with the proposed street name.

No public comments were received at the time of writing this report. There is no community association for the subject area.

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

IMPLICATIONS

Social

As per the *Municipal Naming, Sponsorship and Naming Rights Policy*, municipal naming plays an important role in simple and unambiguous navigation within the city of Calgary. The proposed application enables the continuation of development in the community of Greenwood/Greenbriar and navigation through new communities for citizens and emergency services operators.

Environmental

There are no concerns associated with this application.

Economic

There are no concerns associated with this application.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning & Development Report to
Calgary Planning Commission
2021 April 8

ISC: UNRESTRICTED
CPC2021-0472
Page 3 of 3

Street Name in Greenwood/Greenbriar and Bowness (Ward 1), SN2020-0007

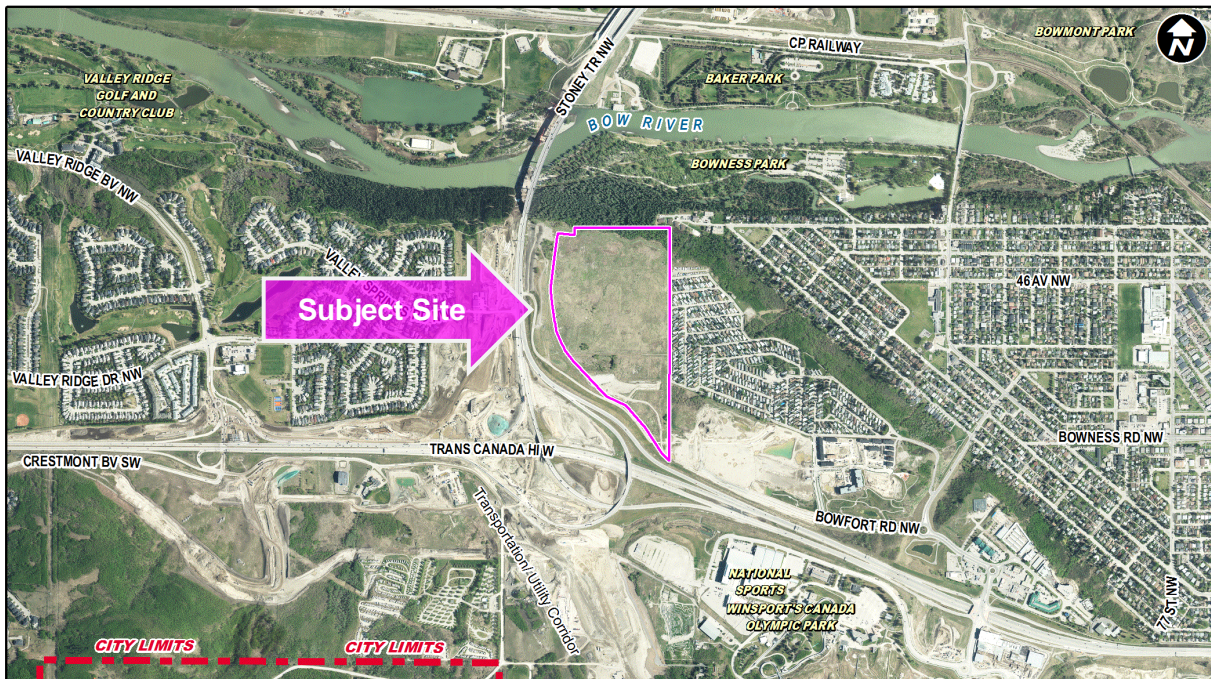
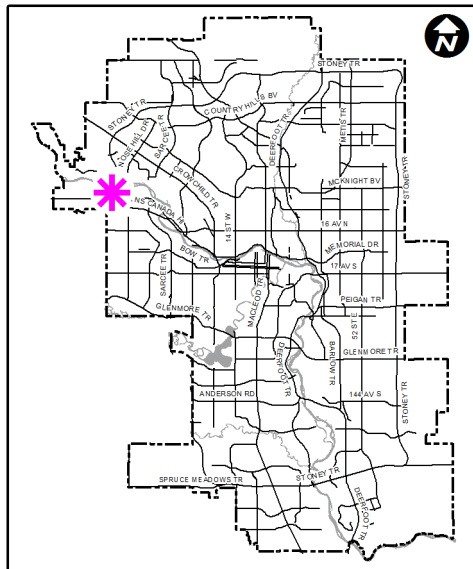
ATTACHMENTS

1. Location Maps
2. Associated Outline Plan (LOC2019-0183)
3. Applicant Submission
4. Policy Steward's Compliance Report

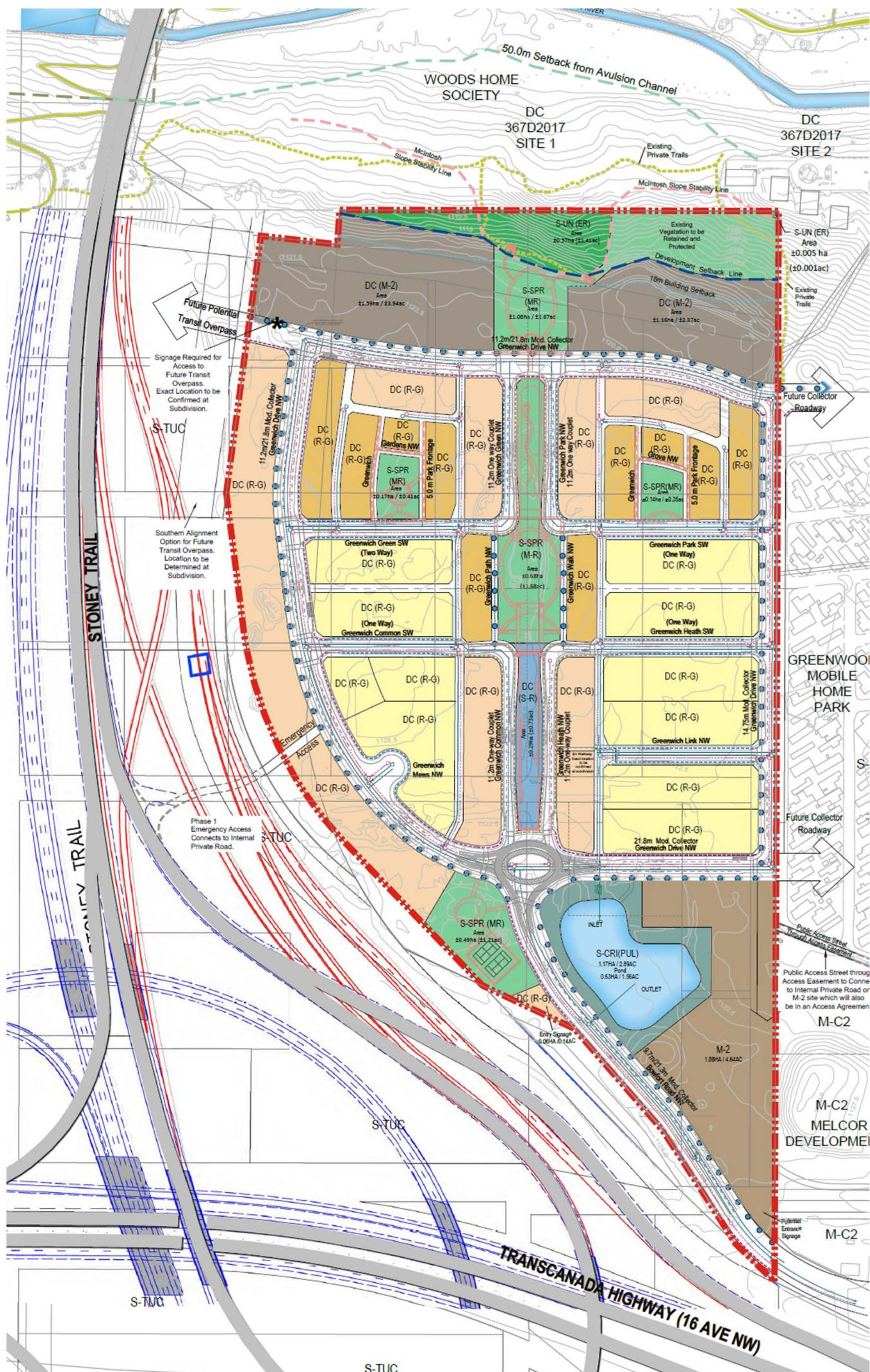
Department Circulation

General Manager	Department	Approve/Consult/Inform

Location Maps



Associated Outline Plan (LOC2019-0183)



Applicant Submission

**Kathy Oberg****Managing Partner**

BEDES, MEDes, RPP, MCIP

d | 403 692 4532

c | 403 616 7024

koberg@bapg.ca

July 28, 2020

Vivian Barr
Senior Planning Technician, Community Planning
The City of Calgary
800 Macleod Trail S.E.
Calgary, AB T2P 2M5
vivian.barr@calgary.ca

Dear Vivian,

LOC2019-0183**RE: ~~LOC 2019-0080~~ - Request for Street Name Approval in the Greenwood-Greenbriar Community**

Please accept this letter as a formal request for the approval of street names for the subject lands submitted on behalf of Greenbriar Development Corp. The subject lands are located within the existing Greenwood-Greenbriar Community, as per the **Attachment A**, and the existing Greenwood-Greenbriar Community is comprised of three (3) major areas; the existing Greenwood Village Mobile Home Park; a subdivision currently under development (Melcor lands); and the subject lands.

The Greenwood Village Mobile Home Park street names are themed around tree and flower species native to North America (e.g. Palm, Cedar & Juniper Way NW). The street names of the subdivision currently under development are themed around the existing community name of Greenbriar (e.g. Greenbriar Place NW). For the subject lands, we are proposing a street naming theme based on the well-known and respected name **Greenwich**.

With the exception of Bowfort Road NW, an extension of the existing access to the area, all roadways in the subject lands contain the word "**Greenwich**" in their names, including: Greenwich Drive, Greenwich Street, Greenwich Gate, Greenwich Way, Greenwich Link, Greenwich Green, Greenwich Park, Greenwich Common, Greenwich Heath, Greenwich Mews, Greenwich Path, Greenwich Walk, Greenwich Gardens, and Greenwich Grove (with the exception of Greenwich Road as per its similarities to Green Ridge Road).

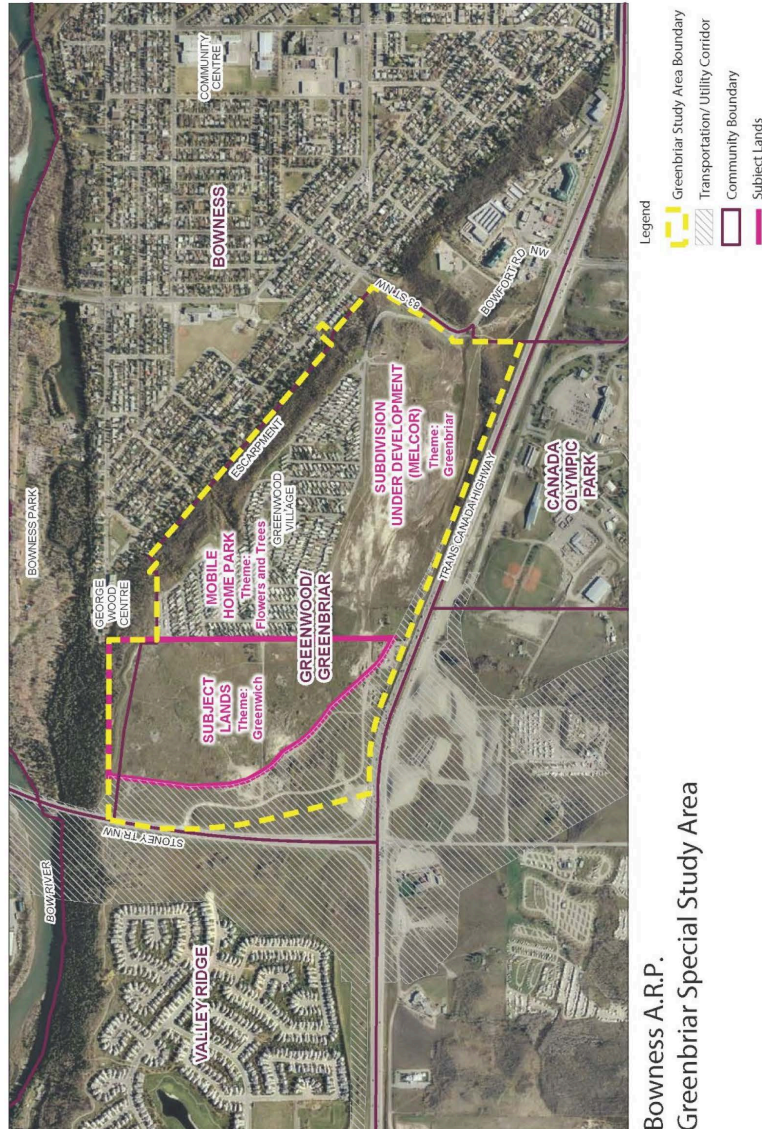
If you require any further information or have questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kathy Oberg', written over a horizontal line.

Kathy Oberg

cc. Derek Pomreinke



Bowness A.R.P.
Greenbriar Special Study Area

Aerial Photo

Policy Steward's Compliance Report



SN2020-0007 Policy Steward's Compliance Report
 Proposed Public Residential Roadway Naming in the Community of
 Greenwood/Greenbriar
 October 2, 2020

Proposed Roadway Name(s): Greenwich

Municipal Naming, Sponsorship and Naming Rights Policy (CP2016-01) Requirements:
Schedule 1 - Requirements for Municipal Naming of Communities and Roadways
Section 2. Municipal Naming of Public Roadways

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



SN2020-0007 Policy Steward's Compliance Report
Proposed Public Residential Roadway Naming in the Community of
Greenwood/Greenbriar
October 2, 2020

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

Prepared by: Svetlana Montuffar Simonova

Business Services, Leader: Robert Lewis

Policy Steward: Steve Wyton

Street Names in Alpine Park (Ward 13), SN2020-0004

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. **Adopt**, by resolution, the proposed street names: Verbena, Versant, Verity, Verdure, Verdant, and Veranda; and
2. **Refuse**, the proposed street name Vermilion Hill.

HIGHLIGHTS

- This application proposes new street names in the southwest community of Alpine Park.
- Administration recommends approval of the proposed street names Verbena, Versant, Verdure and Verdant as they comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*.
- Administration recommends approval of the additional proposed street names of Verity and Veranda even though they do not comply with the *Municipal Naming, Sponsorship and Naming Rights Policy* as explained in the Discussion section.
- Administration recommends refusal of the proposed street name Vermilion Hill as it does not comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*.
- What does this mean for Calgarians? Municipal naming of communities and streets plays an important role in simple and unambiguous identification for location and navigation within Calgary.
- Why does this matter? The proposal will assist citizens and emergency services operators with navigation to and within the developing community of Alpine Park.
- The application is associated with an approved land use and outline plan application, LOC2017-0378, and an approved community and street name application SN2019-0007.
- 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 application for proposed street names, for use in the southwest community of Alpine Park, was submitted by B&A Planning Group on behalf of the landowner, Qualico Communities, on 2020 May 29.

The subject land is located in southwest Calgary, bounded by 53 Street SW to the west, and 146 Avenue SW to the north. North of 146 Avenue SW is the City Limits as well as Tsuut'ina First Nation. The development area is located in Neighbourhood 1 of the *Providence Area Structure Plan*. Location maps are provided in Attachment 1.

An outline plan application (LOC2017-0378) for the subject area was approved by Calgary Planning Commission at the 2020 August 06 meeting. The associated land use amendment was approved at the 2020 September 14 Meeting of Council.

Street Names in Alpine Park (Ward 13), SN2020-0004

The community name Alpine Park and street names Alpine, Bighorn, Bluerock and Treeline were approved at the 2019 July 29 Meeting of Council. The subject development includes extensions of approved streets Bluerock Way SW, Alpine Drive SW and Alpine Avenue SW, which connect to the streets of the same name within the adjacent development located to the east.

The developer intends to market the area as Vermilion Hill within the community of Alpine Park. The City's current policy does not require formal naming approval for neighbourhoods within larger communities. Vermilion is a natural red pigment used by First Nations peoples and is also related to the Vermilion mountain range located in Banff National Park. This supports the Alpine Park community naming theme which is related to mountainous features, parks, and trails from Alberta. The street names all begin with the first few letters of Vermilion in order to provide consistency within the development area.

The proposed street names Verbena, Versant, Verdure, and Verdant are all compliant with the *Municipal Naming, Sponsorship and Naming Rights Policy* as they are all connected to the naming theme of Alpine Park. The proposed street names Verity and Veranda were deemed non-compliant to the policy requirement 2.1.3 which states that residential roadways within a Community should meet at least one of the following naming requirements:

- a. Follow a theme, preferably connected to the Community name;
- b. Reflect local geographic features(s), including flora and fauna;
- c. Reflect Community/ Calgary Heritage; or
- d. Be words using the first several letters of the Community name.

Administration has considered the street names of Verity and Veranda and although they cannot be directly linked to the naming theme of the community, they are consistent with the proposed street naming within the development and there are no duplications or other concerns with these proposed street names.

Administration is recommending a refusal of the proposed street name Vermilion Hill due to concerns identified by Emergency Services in Attachment 4. There is currently an existing street named Vermillion Street, which is located within the northeast community of Vista Heights. There are two parcels addressed to Vermillion Street NE, one contains a low-rise apartment building with 41 units, and the other contains Vista Heights School. Vista Heights School is currently open and provides Kindergarten to Grade 6. Emergency Services does not support the proposed street name Vermilion Hill as this will cause confusion with Vermillion Street NE. The *Municipal Naming, Sponsorship and Naming Rights Policy* requirement 2.2.2 states that: *proposed roadway names shall be distinct from names used for roadways or Communities elsewhere in Calgary. Duplicated or similar sounding roadway names within the boundaries of deployment of regional emergency services shall be avoided.* Although Vermilion Hill and Vermillion Street have a different spelling, they are phonetically identical and therefore duplicate street names.

In addition, the proposed street name Vermilion Hill is non-compliant with the *Municipal Naming, Sponsorship and Naming Rights Policy* requirement 2.2.20. Policy requirement 2.2.20 states that words used as roadway types shall not be permitted for use in the selected roadway

Street Names in Alpine Park (Ward 13), SN2020-0004

names. Hill is a roadway type and shall not be used in a compound roadway name. The full Policy Steward's Compliance Report can be found in Attachment 4.

It is for the above reasons that Administration is recommending refusal of the proposed street name Vermilion Hill.

Despite Administration's recommendation of refusal, the applicant and developer would still like consideration of the street name Vermilion Hill as per their rationale in the Applicant Submission (Attachment 2). As an alternative, the applicant included the additional street names Verdant and Veranda for use as potential alternatives to Vermilion Hill within their development.

Administration has considered the relevant planning issues and stakeholder feedback specific to the application and has determined the above proposal to be appropriate, with the exception of the proposed street name Vermilion Hill.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

Applicant-led outreach was not required for this application.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders.

Comments were received from Emergency Services, Addressing and the Municipal Naming Policy Steward. Emergency Services is in support of all names included within the application with the exception of the street name Vermilion Hill. Emergency Services does not support Vermilion Hill as it will cause confusion with Vermillion Street which exists in the community of Vista Heights. Addressing noted the duplication of the street name Vermilion and provided comments that Hill is a street type and should not be used within a street name. The Policy Steward's Compliance Report can be found in Attachment 4.

There is no community association for the subject area.

Administration is recommending refusal of the proposed street name Vermilion Hill after careful consideration of the comments received from Emergency Services and the Municipal Naming Policy Steward.

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

Street Names in Alpine Park (Ward 13), SN2020-0004

IMPLICATIONS

Social

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

Environmental

There are no concerns associated with this application.

Economic

There are no concerns associated with this application.

Service and Financial Implications

No anticipated financial impact.

RISK

In the event that Council recommends the use of Vermilion Hill, there is a risk of confusion between Vermilion Hill Boulevard SW (proposed) and Vermilion Street NE located within the community of Vista Heights. The confusion could result in future emergency vehicles being deployed to the wrong location within the city when an emergency is present.

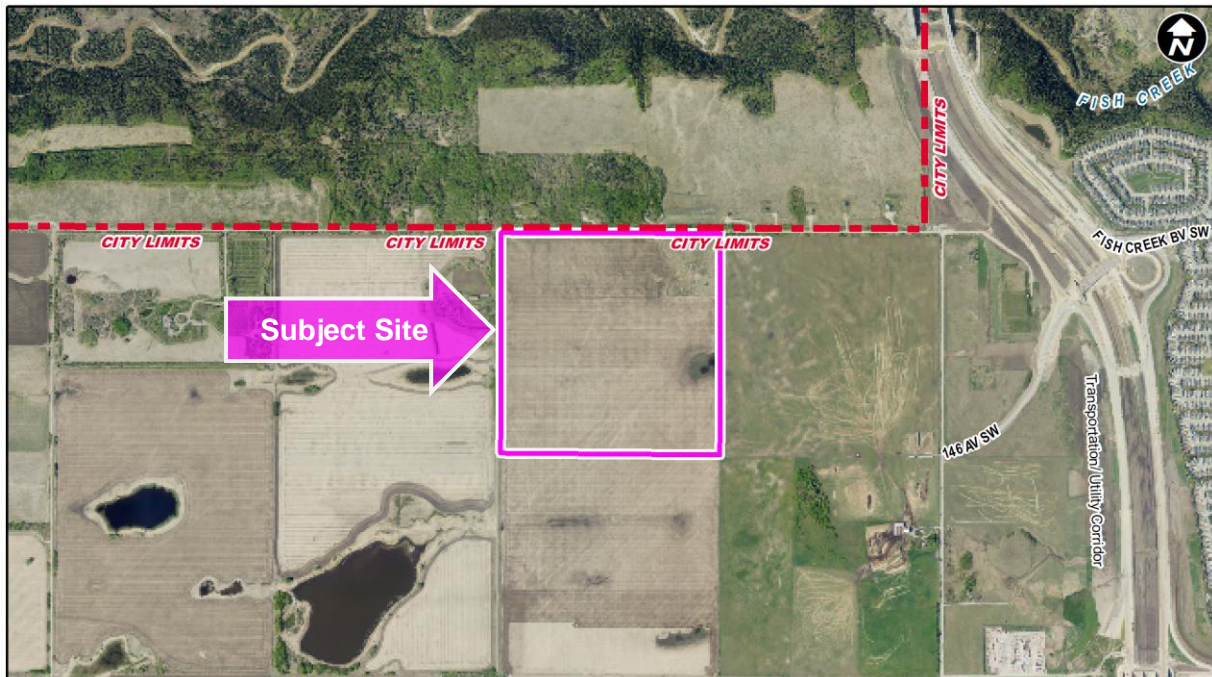
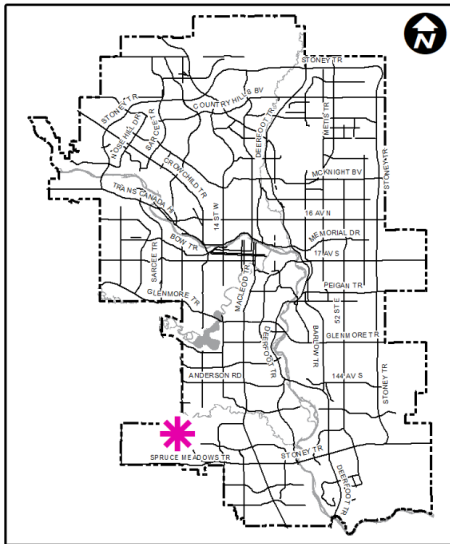
ATTACHMENT(S)

1. Location Maps
2. Applicant Submission
3. Street Name Map
4. Policy Steward's Compliance Report

Department Circulation

General Manager	Department	Approve/Consult/Inform

Location Maps



Applicant Submission



Jack Moddle
Senior Planner
MPlan, RPP, MCIP

403.692.4534
jmoddle@bapg.ca

25 February 2021

Kristine Stephanishin
Community Planning

On behalf of Qualico Communities, B&A Planning Group submits this Roadway Naming application for Neighbourhood 1 of the community of Alpine Park, within the Providence Area Structure Plan, as illustrated in Figure 2. We have chosen the name “Vermilion Hill” to represent the Neighbourhood, as it fits the overall theme associated with the community name. It is necessary to have a distinct identity for this Neighbourhood from a marketing perspective, while respecting the overall vision that has been established for Alpine Park.

The name Vermilion comes from the Vermilion Range in Banff National Park, located next to Banff itself. In fact, there is a second mountain range named Vermilion that is just to the west of Banff, in the Kootenay National Park. It is believed that these mountain ranges were named Vermilion because of the large amounts of ochre found in the valleys, which First Nation peoples used to create a red pigment.

The following proposed roadway names have been chosen to represent the natural colours, vegetation and features associated with mountain ranges while maintaining consistency of naming and helping to associate road names with the identity for the neighbourhood. Other roadway names to be used in this neighbourhood are extensions of the previously approved roadways in Neighbourhood 2 (see Figure 3). The street names proposed are shown in the table below, with newly added names indicated in red.

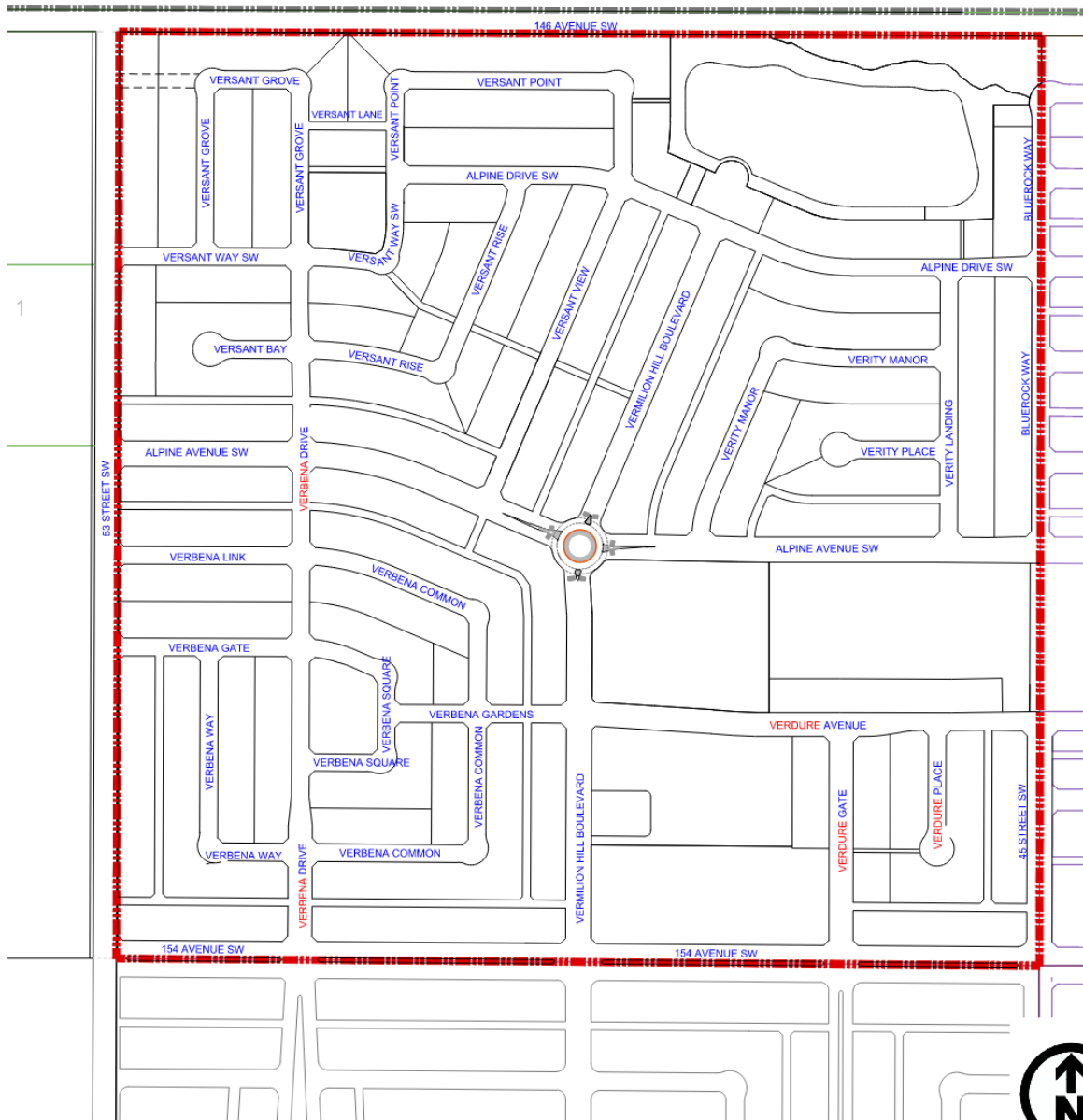
Name	Meaning or Significance	Use
Vermilion Hill	Vermilion is a natural red pigment used by First Nations peoples. Also related to the Vermilion mountain range in Banff National Park	Primary gateway to the neighbourhood
Verbena	A genus of purple ornamental wildflower native to North America	Streets within the southwest quadrant of the plan area
Versant	Meaning, "the slope of a mountain or mountain chain"	Streets within the northwest quadrant of the plan area
Verity	Meaning, "the quality of being true"	Streets within the northeast quadrant of the plan area
Verdure	Meaning "fresh, flourishing, green"	Streets within the southeast quadrant of the plan area
Verdant	Meaning (of countryside) "green with grass or other rich vegetation"	For use in future development or as a replacement for 'Vermilion Hill' if required
Veranda	Related to outdoor, open porches and architectural elements present in some of the community's housing product.	For use in future development or as a replacement for 'Vermilion Hill' if required

Should you have any further questions or require additional information, please do not hesitate to contact me at 403-692-4534 or jmoodle@bapg.ca

Regards,



Tsuut'ina Nation



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NTS

Legend

- Subject Site
- City Limits

VERMILION HILL

Street Naming Figure

April 2020

RATIONALE FOR "VERMILION HILL BOULEVARD"

VERMILION
STREET NE

THE ONLY OTHER INSTANCE OF
"VERMILION" IN CALGARY IS A
SHORT STREET IN VISTA HEIGHTS NE.
VERMILION STREET IS ONE BLOCK LONG.

THE TWO LOCATIONS ARE IN DIFFERENT
QUADRANTS OF THE CITY, OVER 19 KM
APART.

DUE TO GEOLOCATION OF EMERGENCY
CALLS IT IS UNLIKELY THAT THE TWO
COULD BE CONFUSED.

VERMILION HILL
BLVD SW



b&a

RATIONALE FOR “VERMILION HILL BOULEVARD”

VERMILION STREET NE IS THE ONLY OTHER ROAD IN CALGARY USING THE PREFIX “VERMILION”.

ONLY TWO BUILDINGS ARE ADDRESSED FROM VERMILION STREET NE:

- THE VISTA HEIGHTS ELEMENTARY SCHOOL
- THE VISTA GRANDE APARTMENT BUILDING

BOTH OF WHICH HAVE RECOGNIZABLE ALTERNATIVE NAMES AND DISTINCT 4-DIGIT NUMBERED ADDRESSES.

ALL OTHER HOUSING ON THIS ROAD IS ADDRESSED FROM 19 STREET.



RATIONALE FOR “VERMILION HILL BOULEVARD”

VERMILION HILL BOULEVARD IS THE ONLY STREET IN THE OUTLINE PLAN PROPOSED TO USE THIS PREFIX. NO OTHER STREET IN THE OUTLINE PLAN USES “VERMILION” OR “HILL” IN ANY CONTEXT.

“HILL” IS NOT COMMONLY USED AS A PREFIX FOR STREET NAMES IN CALGARY. HOWEVER, IN THIS CASE IT IS BENEFICIAL TO ADD “HILL” AS A PREFIX TO FURTHER DIFFERENTIATE THIS INSTANCE FROM VERMILION STREET.

MANY OTHER CALGARY COMMUNITIES THAT HAVE “HILL(S)” IN THEIR NAME ALSO USE IT ON MAIN BOULEVARDS (HARVEST HILLS BLVD, PANORAMA HILLS BLVD, PUMP HILL ROAD).



RATIONALE FOR “VERMILION HILL BOULEVARD”

VERMILION HILL IS THE NAME OF THE NEIGHBOURHOOD AS ILLUSTRATED BY QUALICO'S WEBSITE BELOW.

QUALICO HAS REMOVED ALL BUT ONE PROPOSED INSTANCE OF THE VERMILION HILL STREET NAME IN THIS NEIGHBOURHOOD, BUT STRONGLY DESIRES TO RETAIN THIS ONE INSTANCE.

AS AN ENTRY ROAD, THIS STREET NAME WILL HELP WITH WAYFINDING AND COMMUNITY RECOGNITION.



RATIONALE FOR “VERMILION HILL BOULEVARD”

IT HAS BEEN OUR EXPERIENCE THAT IT IS POSSIBLE TO DUPLICATE A SIMILAR OR EVEN IDENTICAL STREET NAME IN UNIQUE SCENARIOS SUCH AS THIS, ESPECIALLY WHERE ONE OF THE STREETS HAS FEW OR NO UNITS ADDRESSED FROM IT.

AN EXAMPLE IS BELVEDERE - “BELVEDERE” WAS GRANTED AS A STREET NAME FOR THE NE PLAN AREA DESPITE THE EXISTENCE OF “BELVEDERE ROAD” IN THE SW NEIGHBOURHOOD OF BEL AIRE.

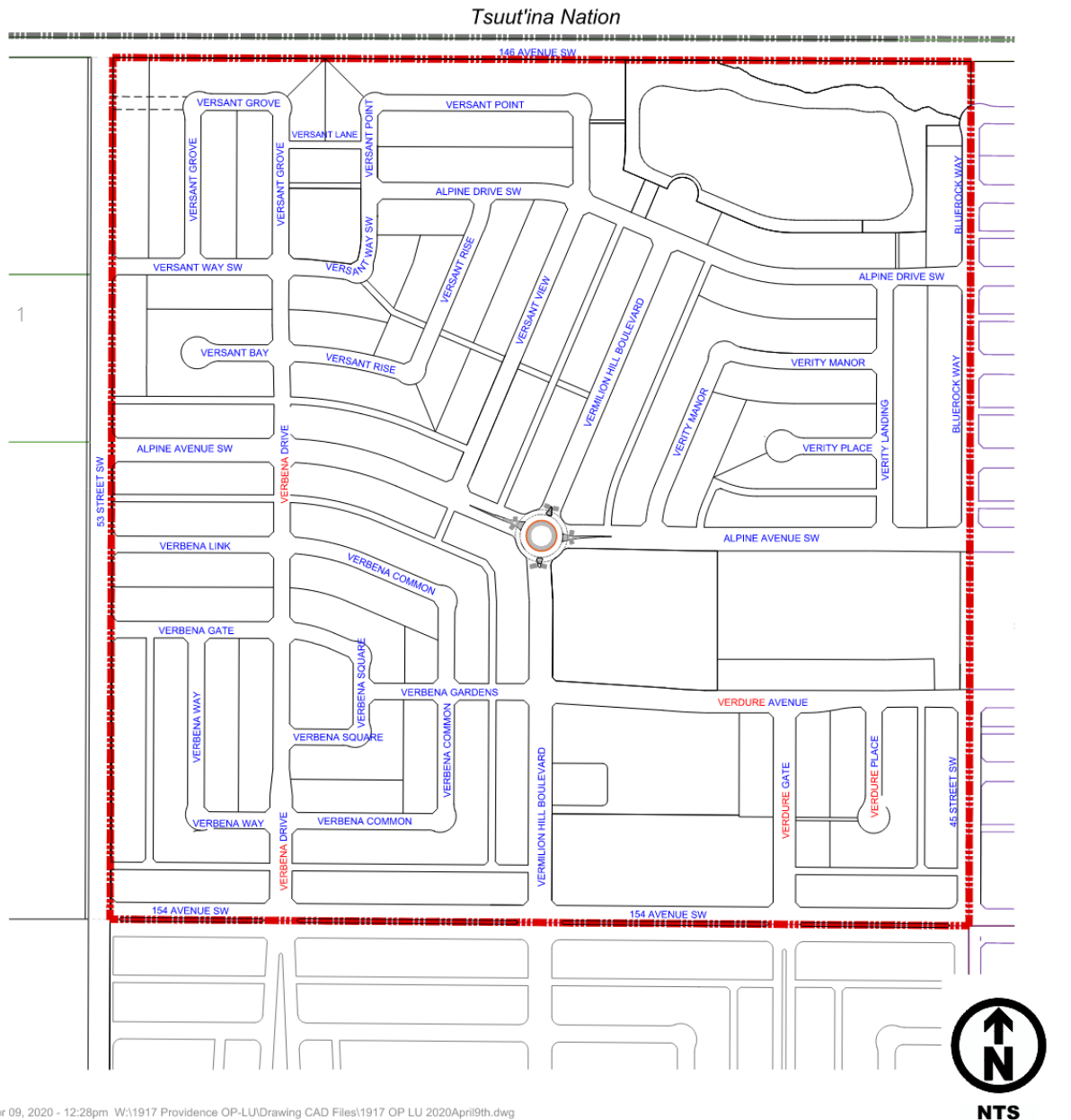
THE RATIONALE PROVIDED IN SUPPORT OF THIS INCLUDED:

- “ROAD” WOULD NOT BE USED TO AVOID A DIRECT DUPLICATE
- THE TWO AREAS WERE IN DIFFERENT QUADRANTS OF THE CITY
- THE NUMBER OF BUILDINGS ADDRESSED FROM EACH WOULD BE LIMITED.

WE BELIEVE THIS RATIONALE ALSO APPLIES TO VERMILION HILL AND REQUEST YOUR SUPPORT WITH THIS NAMING APPLICATION.



Street Name Map



Legend

- - - - - Subject Site
- City Limits

VERMILION HILL

Street Naming Figure

April 2020

Policy Steward's Compliance Report



SN2020-0004 Policy Steward's Compliance Report
Proposed Public Residential Roadway Naming in the Community of Alpine Park
March 22, 2021

Proposed Roadway Name(s): Vermilion Hill, Verbena, Versant, Verity, Verdure, Verdant, Veranda

Municipal Naming, Sponsorship and Naming Rights Policy (CP2016-01) Requirements:
Schedule 1 - Requirements for Municipal Naming of Communities and Roadways
Section 2. Municipal Naming of Public Roadways

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



SN2020-0004 Policy Steward's Compliance Report
Proposed Public Residential Roadway Naming in the Community of Alpine Park
March 22, 2021

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

Prepared by: Svetlana Montuffar Simonova
Business Services, Leader: Robert Lewis
Policy Steward: Steve Wyton

Policy Amendment and Land Use Amendment in Mission (Ward 11) at 306, 308, 310, and 312 - 25 Avenue SW, LOC2020-0048

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.30 acres \pm) located at 306, 308, 310, and 312 – 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11) from Direct Control District to Multi-Residential – High Density Medium Rise (M-H2h28) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for an intended 44-unit multi-residential development with a maximum height of 28 metres (7 to 8 storeys).
- The proposal allows for an increase in density and height to inner-city parcels, allows for infill redevelopment compatible with the existing neighbourhood character, and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? More choices in the types of housing available in the inner-city area with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of land and existing infrastructure.
- An amendment to the *Mission ARP* is required to accommodate the proposed land use.
- A development permit for a 44-unit multi-residential development has been submitted and is currently under review.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This policy and land use amendment application was submitted by O2 Planning and Design on behalf of the landowners, Radoslav Prodanovic and William A Macdonald, on 2020 April 15 (Attachment 3).

The 0.12 hectare (0.3 acre) mid-block site in Mission is located on the north side of 25 Avenue SW between 2 Street SW and 4 Street SW. The site is approximately 200 metres (three-minute walk) east of the 4 Street SW Main Street. The site is currently developed with four single detached dwellings and has rear lane access. The M-H2 District allows for a range of multi-residential forms up to 50 metres in height; however, the subject proposal includes a maximum height modifier of 28 metres. An amendment to the *Mission Area Redevelopment Plan* (ARP) is also required (Attachment 2).

Policy Amendment and Land Use Amendment in Mission (Ward 11) at 306, 308, 310, and 312 - 25 Avenue SW, LOC2020-0048

A development permit (DP2020-3757) for a seven-storey, 44-unit multi-residential development was submitted by the applicant, DeJong Design Associates, on 2020 June 23, and is currently under review. A summary of the proposed development can be found in Attachment 4.

More details about this application and surrounding site context is provided 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 attended virtual meetings with the Cliff Bungalow-Mission Community Association in March 2021 and launched a project website where comments could be submitted to the applicant team in April 2020. The website has been maintained until present. See Attachment 5 for the Applicant Outreach Summary.

City-Led Outreach

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

Approximately 50 residents submitted letters of objection indicating the following concerns:

- The proposed land use would allow increased intensity that will result in increased traffic, parking, and safety issues on 25 Avenue SW and in the rear lane.
- The proposed height could block views of downtown and cast shadows upon adjacent residential units.
- The proposed intensity is not seen as pleasant or consistent with the agreed upon maximum allowable height.
- Residents don't want to see existing homes removed due to their unique character, and ability to provide different housing options to the community.
- The proposed intensity will be a significant deterioration to the streetscape reducing the quality of life for residents.
- The character of the neighbourhood will change with approval of a land use redesignation.

As well, a number of residents expressed concern that the application does not meet the policies and vision of the *Mission ARP*.

The Cliff Bungalow-Mission Community Association provided a letter of non-support (Attachment 6) on 2020 May 21 for the proposed land use. The community association's opposition focuses on existing policies within the *Mission ARP*, the increase in height relative to the existing land use, and lack of a community benefit package for the community taking the

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0468
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Policy Amendment and Land Use Amendment in Mission (Ward 11) at 306, 308, 310, and 312 - 25 Avenue SW, LOC2020-0048

increased density. The community association has not changed their position since they submitted their initial letter.

The applicant submitted a response to the community association's letter of non-support as part of their Detailed Team Response dated 2020 July 08 (Attachment 7).

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Building design, parking, and compatibility of discretionary uses, and the community input is being reviewed with the submitted development permit.

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

IMPLICATIONS

Social

The proposed application enables the continuation of redevelopment within the Mission area while also providing for greater housing choice. The development of these lands will enable a more efficient use of land and infrastructure while also supporting surrounding commercial uses and amenities.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). The applicant has not explored further environmental strategies in the Development Permit submission.

Economic

The ability to develop a mid-rise multi-residential development will enhance the viability of the 4 Street SW Main Street commercial area. It will allow for a more efficient use of land and existing services, and leveraging of existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Amendment to the Mission Area Redevelopment Plan Amendment
3. Applicant Submission
4. Development Permit (DP2020-3757) Summary
5. Applicant Outreach Summary
6. Community Association Response

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0468
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**Policy Amendment and Land Use Amendment in Mission (Ward 11) at 306, 308,
310, and 312 - 25 Avenue SW, LOC2020-0048**

7. Applicant Response to Community Association

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject area consists of four contiguous parcels located on the north side of 25 Avenue SW between 4 Street SW and 2 Street SW in the community of Mission. Identified in the *Municipal Development Plan* as an Inner City Area, the community is distinguished by its grid road network, older housing stock, and range of newer residential development projects from single detached dwellings to multi-residential buildings.

Each of the four subject parcels contain a single detached dwelling and are all designated DC District ([Bylaw 63Z2006](#)).

The surrounding lands are also designated DC District (Bylaw 63Z2006) based on the RM-6 District of land Use Bylaw 2P80. Surrounding development is characterized by a mix of medium density apartment residential developments and a number of older character homes. To the north is a multi-residential building that is designated Multi-Residential – High Density Low Rise (M-H1) District with a height of 16 metres. To the south are two multi-residential buildings designated as Multi-Residential – High Density Medium Rise (M-H2) District.

Community Peak Population Table

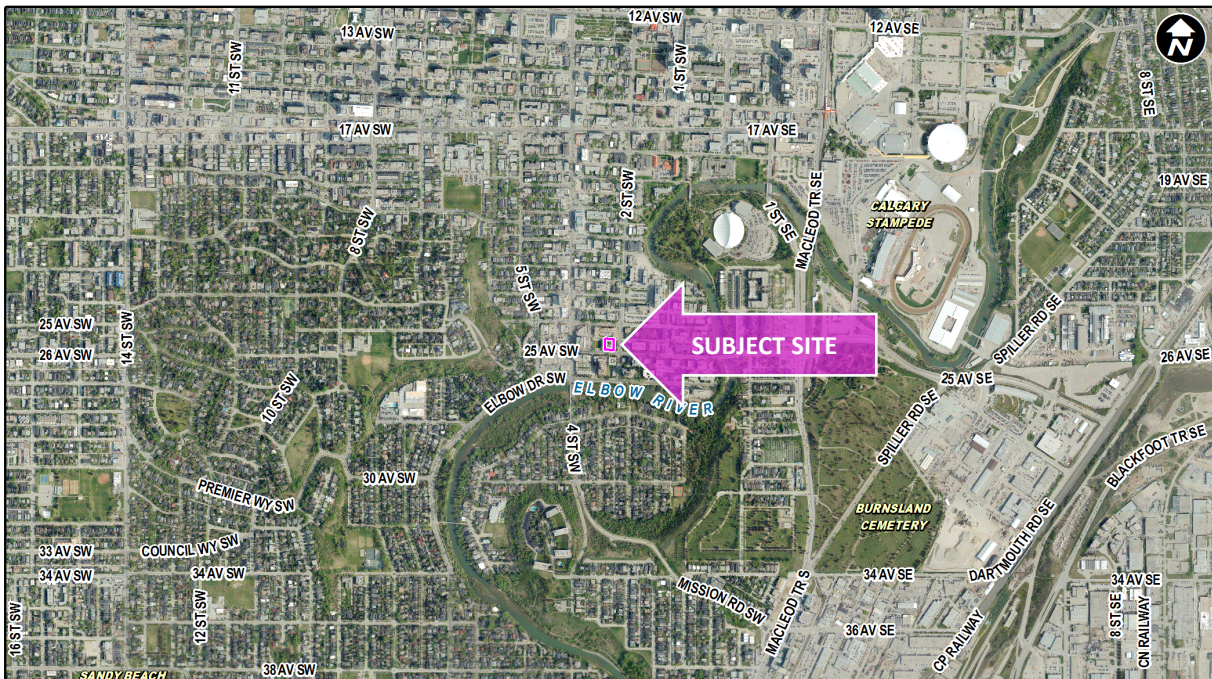
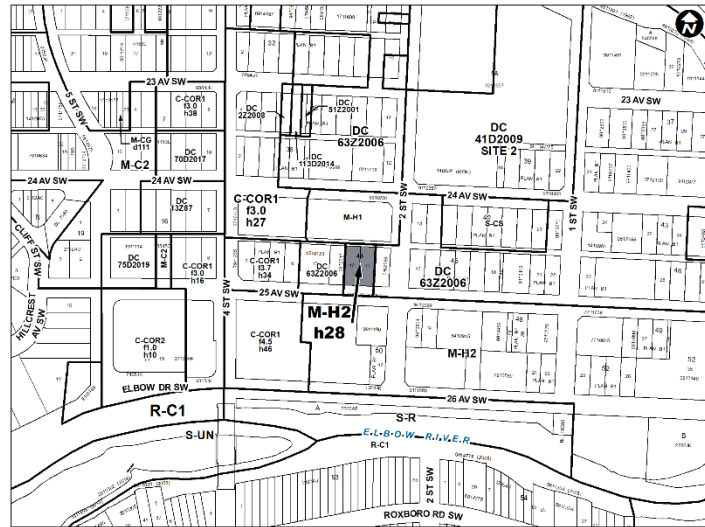
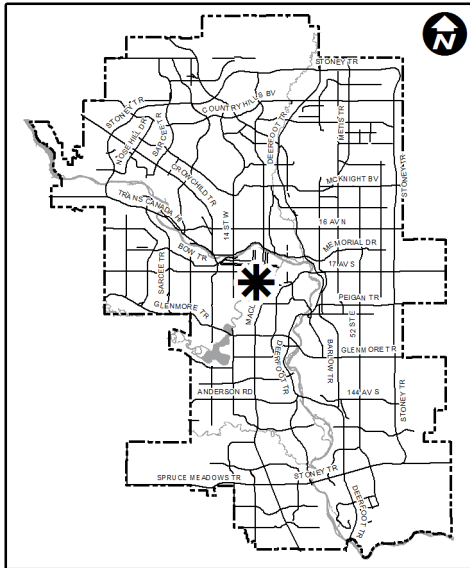
As identified below, the community of Mission reached its peak population in 2018.

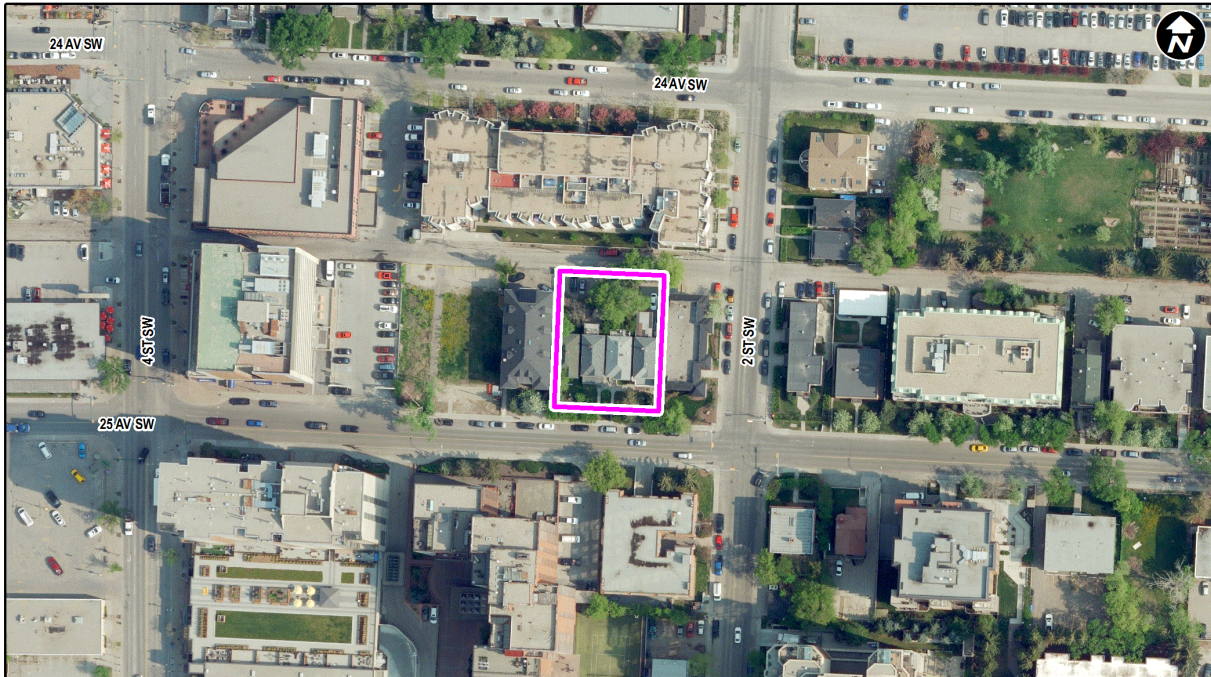
Mission	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	-75
Difference in Population (Percent)	-1.6%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw 63Z2006) is based on the RM-6 District of Land Use Bylaw 2P80, and provides for high density, medium profile apartment development. The existing DC District accommodates multi-residential development with a maximum floor area ratio (FAR) of 3.5 and a maximum height of 15 metres.

The proposed DC District, based on the M-H2 District, is intended to accommodate multi-residential buildings with a maximum height of 28 metres. The purpose of the M-H2h28 District is to provide for flexibility in building design, and in dwelling unit size and number. The M-H2 District also allows for a limited range of support commercial uses, restricted in size and location within the building. However, the proposed *Mission Area Redevelopment Plan* (ARP) amendment would prohibit such uses in order to maintain the intent of residential policies of the *Mission ARP*. Through the engagement process it was established that additional commercial uses were not supported at this location.

Development and Site Design

If this application is approved by Council, the rules of the proposed M-H2 District and policies of the *Mission ARP*, would provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. The design focusses on creating a vibrant public realm on 25 Avenue SW.

Transportation

A Traffic Impact Assessment and parking study were not required as part of this land use amendment. Vehicular access is available from the rear lane along the north side of the site. These parcels are located on 25 Avenue SW which serves as an important connection between Macleod Trail (including the Erlton/Stampede LRT Station) and 4 Street SW. Bus Route 17 stops across the street, connecting the site to downtown (15 minutes) and the LRT (10 minutes).

Environmental Site Considerations

There are no known environmental concerns. An Environmental Site Assessment was not required.

Utilities and Servicing

Public water, sanitary and storm deep utilities are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Development site servicing requirements are being reviewed with the submitted Development Permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject property is located within the Residential – Developed – Inner City area of the [Municipal Development Plan](#) (MDP). Sites within the Inner City may intensify particularly in transition zones adjacent to areas intended for higher densities (i.e. Main Streets). The Inner City Areas are expected to intensify in a sensitive manner compatible with the existing character of the neighbourhoods.

The MDP also identifies City-wide policies to reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas (Part 2, Section 2.2.5). The City promotes redevelopment that is sensitive, compatible, and complementary to the existing physical patterns and character of neighbourhoods.

Climate Resilience Strategy (2018)

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

Mission Area Redevelopment Plan (Statutory – 2006)

The subject parcels fall within the [Mission Area Redevelopment Plan](#) (ARP). The plan identifies two residential land use areas within Mission: (1) a high density residential sector, and (2) a medium density residential sector identified through the Land Use Policy Plan, Map 4. The intent of this map is to direct where and what type of future development will occur in Mission.

The area south of 25 Avenue SW, bounded by 4 Street SW to the west and Elbow River to the south and east, is designated high density residential. The former ARP (1982) had identified development south of 25 Avenue SW as high density and consequently this designation continued through to the new ARP, respecting the established high density character.

The subject parcels are located within medium density residential sector which is bounded by 18 Avenue SW, 25 Avenue SW, 2 Street SW and 4 Street SW. The intent of the *Mission ARP* policies is to support apartment redevelopment that is sensitive to the existing community character and compatible with the existing residential streetscape. The subject parcels are located within the medium density land use area and are subject to a maximum density of 3.5 FAR with a maximum height of five storeys.

The proposed land use is not in keeping with the existing policies of the *Mission ARP*. As such, an amendment is necessary to accommodate the land use redesignation (Attachment 2).

Proposed Amendment to the Mission Area Redevelopment Plan

1. The Mission Area Redevelopment Plan attached to and forming part of Bylaw 12P2004, as amended, is hereby further amended as follows:
 - (a) In Section 6.0 Residential Land Use Policies, subsection 6.1.3, Policy, delete policy 2 and replace with the following:
 - “2. A medium high density residential policy allowing a maximum density of 3.5 FAR with a maximum height of five storeys is recommended for the area bounded by 18 Avenue SW in the north, the Elbow River in the east, 25 Avenue SW in the south and 4 Street SW in the west, excluding:
 - the parcels located at 306, 308, 310 and 312 – 25 Avenue SW where a maximum density of 5.0 FAR and a maximum height of 28 metres is allowed.
 - the Holy Cross site which is addressed in Section 7.0; and
 - the Cathedral District which is addressed in Section 8.0.”

Applicant Submission

April 15, 2020

O2 Planning + Design proposes to redesignate the parcels located at 306 - 312 25th Avenue SW to Multi-Residential - High Density Medium Rise District (M-H2h28). The proposed land use will enable a multi-residential development of up to seven-storeys that optimizes the site's location in the heart of the inner-city community of Cliff Bungalow-Mission. To ensure the land use change is informed by a specific built form outcome, this application includes a concurrent Development Permit application DP2020-3757.

The site is located less than 200 metres from 4th Street SW, an MDP-identified Neighbourhood Main Street. Main Streets are envisioned as active corridors that are well-suited for long-term growth and intensification. The proposed land use will enable a development that will increase residential density near a Main Street while remaining contextually appropriate in scale. The proposed development will help support local businesses and further solidify the 4th Street SW Main Street as one of the most active urban corridors in the city where Calgarians come to socialize, work, live, and shop.

25th Avenue SW serves as an important connection between Mcleod Trail (and the Erilton/Stampede LRT Station) and 4th Street SW. Bus route #17 stops across the street, connecting the site to downtown (15 minutes) and the LRT (10 minutes). Located on the north side of 25th Avenue, the site (~1,200m²) is currently occupied by four 2-storey detached dwellings. Directly opposite the site, on the south side of 25th Avenue, is a multi-residential development with building heights of 14-storeys and 17-storeys. Redesignating the site to M-H2h28 enables a development that will transition between the taller buildings to the south and the lower-density residential apartments to the north.

The Mission ARP, approved by Council in 2006, situates the site within the Medium Density Residential designation. This designation establishes a maximum density of 3.5 FAR and a maximum building height of 5-storeys for this site. This application requests an amendment to the Mission ARP to enable an increase in height and density in support of the development vision. The increased height and density allows the development to make a more significant contribution to Cliff Bungalow-Mission's housing supply and effectively places future residents in a vibrant and walkable environment near transit, Main Streets, community amenities, and the downtown core.

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

- Increases **housing diversity and supply** in Cliff Bungalow-Mission.
- Supports the **Primary Transit Network** by placing density close to transit.
- Places residents in close proximity to **Main Streets**, community amenities, and the downtown core.
- Supports **active modes** and best practice in **sustainable development**.

Throughout the application process, O2 Planning + Design will work collaboratively with officials at the City of Calgary, representatives from Councillor Farkas' office, and residents of Cliff Bungalow-Mission. Anticipated engagement events include focused meetings with the Cliff Bungalow-Mission Community Association and an online public engagement campaign. Stakeholders will have multiple opportunities to be informed about the project and provide feedback throughout the process. Feedback gathered will be summarized in a What We Heard Report and incorporated into the application whenever possible.

Development Permit (DP2020-3757) Summary

DP2020-3757 proposes a 28 metre new build located at 306,308, 310, and 312 - 25 Avenue SW. The structure is a seven-storey building 44 unit structure. The site layout, including parking, is under review. The development permit contains ground floor units with direct access to the street.

Renderings

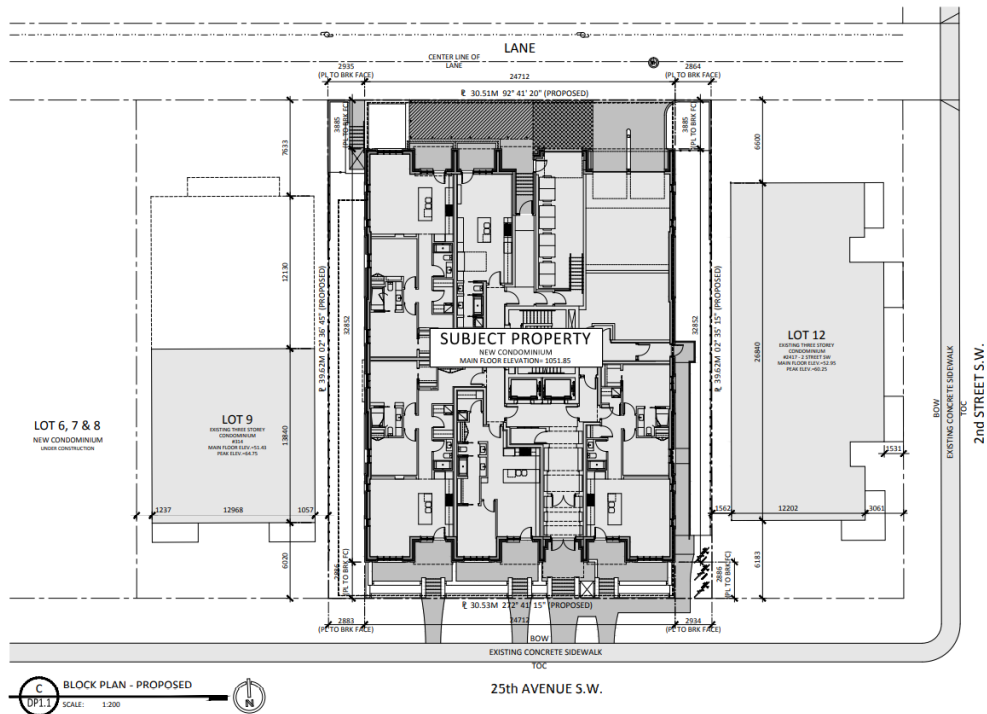


Front elevation.



Rear elevation.

Site Plan



Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2020-0048 - 25 Avenue

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

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

Yes

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

A project website was created to provide the community with opportunities to learn about the proposal and provide feedback. The website has remained active during the duration of the application.

An initial virtual meeting in May 2020 was held with the Cliff Bungalow - Mission Community Association, the website link was distributed by the CA through their channels. A second discussion was also held with the CA.

A concurrent Development Permit was submitted to provide the community with detail about the proposed development.

Stakeholders

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

Cliff Bungalow - Mission Community Association

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

-Spot zoning is not good planning, and the Mission ARP accommodates considerable growth and densification while retaining the essential character and liveability of the community through medium density and a 5 storey limit in this area.

-The proposed development will create additional congestion in the community with additional parking and traffic safety issues.

How did stakeholder input influence decisions?

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

The product type (high quality condo with larger units) requires an increase in height and density to be economically viable. The proposal requests a modest increase in height and density beyond the provisions of the ARP. As the ARP is 14 years old and the context in inner-city Calgary has changed significantly since then, this proposal is in line with all of the higher order policies developed more recently than the ARP, including the MDP, CTP, and Land Use Bylaw. The requested increase in building height and density is to enable larger units, not more units. The traffic impact associated with the proposed development will be no greater than what is possible under the existing land use.

How did you close the loop with stakeholders?

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

The website was updated with current information and timelines.
The Cliff Bungalow - Mission Community Association was provided with an update of the final proposed ARP Amendment and proposed DC Bylaw.

calgary.ca/planningoutreach

Community Association Response

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

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



May 21, 2020

The City of Calgary

Re: LOC2020-0048

Address: 306 25 Avenue SW

Decision: Opposed¹

INTRODUCTION

The Cliff Bungalow-Mission Community Association (CBMCA) has reviewed the LOC2020-0048 application and is opposed to its approval for the reasons detailed below.

¹ The CBMCA issues four types of decision: 1 Opposed, 2 Concerned, 3 No Objection/Comment & 4 Support.

1. **Letters of Opposition** indicate that the Application has serious discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of opposition is issued we will consider filing an appeal with SDAB if remedial actions are not forthcoming in an amended Application.
2. **Letters of Concern** indicate that either we have insufficient information on which to base a decision or that the Application has some discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of concern is issued we may consider filing an appeal with SDAB if further clarifications and/or amended plans are not provided.
3. **Letters of No Objection/Comment** are provided for reference. They do not indicate approval or opposition. We would not normally consider filing an appeal with SDAB after providing a letter of No Objection/Comment, unless affected residents requested our support or the DP is issued with relaxations to the relevant bylaws.
4. **Letters of Support** indicate that we consider the Application to be in general accordance with our ARP's. To obtain a letter of support the applicant is strongly encouraged to work the CBMCA and affected residents through a charrette or similar community engagement design-based workshop. We would not consider filing an appeal with SDAB after providing a letter of support.

COMMENTS ON THE APPLICATION

It is in direct conflict with the objectives, intent and policy of the Mission Area Redevelopment Plan (ARP)

This application for spot upzoning under the guise of 'transitioning' does not constitute good planning practices. It is an arbitrary and damaging application to change land use for a relatively small parcel at variance with a comprehensive community-wide plan.

A seven-year process involving the community association, area residents and City of Calgary employees, with the assistance of an external consultant and the University of Calgary Faculty of Environmental Design, resulted in a land use policy that would ensure the continued vitality of the community through inevitable growth and change and still retain a 'sense of place' and cultural context. One of its major platforms was a medium high density residential policy allowing a maximum density of 3.5 FAR with a maximum height of five storeys. The Mission ARP accommodates considerable growth and densification while retaining the essential character and liveability of the community.

The DC zoning that was established in 2006 for the majority of Mission was designed to protect, encourage and perpetuate the unique history and character of the neighbourhood. City Council, in setting a maximum height of five floors in that DC zone, acknowledged that considerable density could be achieved in Mission while respecting and conforming to the existing scale and traditions in the community.

Mission Area Redevelopment Plan relevant sections:

3.2 Goals of the ARP

The goals of the Mission Area Redevelopment Plan are:

2. To establish a policy framework for sensitively managing growth and change within the context provided by the Municipal Development Plan (The Calgary Plan) while maintaining and protecting the special historical character of the community;
5. To encourage new residential and commercial development to be compatible with the special character of Mission.

3.3 Guiding Principles of Smart Growth

- Encourage growth in existing communities by finding ways for new development to fit in with the older neighbourhood.

6.1.1 Context

- The medium high density residential sector between 2 and 4 Streets SW and 18 and 25 Avenues SW contains a substantial number of older, distinctive homes and apartments. This sector is subject to a number of policy changes addressing the *special character of the community, affordability, mobility and quality of life*.

6.1.2 Objectives

- Encourage the preservation of the special character homes, apartments and streetscapes of Mission;
- Support apartment redevelopment that is sensitive to the existing community character and the older architecture;
- Facilitate the provision of affordable housing;
- Provide the opportunity for a broad mix of dwelling types.

9.2 Implementation

- The design of new buildings should complement adjacent development in terms of massing, scale, proportion and façade articulation.

It does not support the goals of City of Calgary policy documents

We consider our neighbourhood to be the one of the best models in the city of a rich, vibrant, inner city mixed-use culture. The community association has contributed to, and participated in, a number of progressive planning policies, including densification in an established community through our designated areas of mid- and high-density zoning, application of mixed residential/commercial use on our High Streets, and the initiation of a concept plan for high density development on the 20-hectare Holy Cross sight.

We have contributed to the development of many of the City's policy documents and we believe in adhering to their rules and guidelines.

The Municipal Development Plan

The MDP states in section 2.3.2 *Respecting and Enhancing Neighbourhood Character*:

Objective: Respect and enhance neighbourhood character and vitality. The "sense of place" inherent in Calgary's neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood.

The MDP also states the objective to "ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern."

The Guidebook for Great Communities

The Guidebook features the following policy for Scale Transitions:

When adjacent parcels have different scale modifiers, special transition considerations should apply to support and foster the creation of well-designed buildings that respect their neighbourhood context. There are many architectural tools that can be used to support a sensitive transition between different building scales. Transition should consider the vision for the community, interface, scale, intensity, heritage and sense of place.

- a. New development should transition building height, scale and mass between higher and lower scale development in accordance with the identified scales in the local area plan.
- b. To transition building height, scale and mass, combinations of the following strategies may be used:
 - i. building step-backs and stepping down heights within individual buildings;
 - ii. angular planes to step building height between higher and lower building scales;
 - iii. reducing the street wall height to transition the visible mass of a taller building to match the cornice line for a shorter building;
 - iv. decrease scales incrementally through a block;
 - v. setbacks and landscaping to buffer higher intensity development from lower-intensity development.

It is not sensitive to its context and will not complement adjacent properties

The context of the application site on the north side of 25th Avenue consists of two- to five-storey buildings – including Edwardian era houses – for almost the entire length of 25th Avenue in Mission. This avenue, initiated at its eastern end by the historic Scollen Bridge, is considered a character streetscape and gateway into the community.

The XOLO building, across the alley to the north of the application site, perfectly conforms in spirit and built form to the present DC and would be very negatively affected, thrown into shadow and overlooked by an oversized and incompatible new development.

Land use zoning by definition means there are boundaries where the City and stakeholders have defined the uses, forms and allowables that protect and enhance neighbourhood character. One of those boundaries is 25th Avenue.

It will destroy heritage homes and further diminish the community's stock of affordable housing

This project would result in the loss of four of the few remaining Edwardian-era heritage houses in Mission. It would also cause the loss of affordable multi-family dwellings and the diminishing of housing diversity – and the diversity of people – in the community.

These houses are identified as “heritage assets” in the ‘windshield survey’ of the City of Calgary’s *Heritage Conservation: Policy Tools & Financial Incentives Report* (April 2020). They constitute “a concentrated group of historic buildings... (that) possess architectural significance and integrity” and “reflect a pattern of historic development in the area.” As such, these four heritage houses should warrant special consideration.

Heritage is considered one of Mission's most important community amenities. We question why Density Bonus compensation is not being considered for the destruction of these heritage assets, the loss of an important amenity, and the upzoning of the parcel.

It does not represent a sound approach to community building

Spot upzoning of this sort is a highly counterproductive practice that unnecessarily creates adversarial situations and winner/loser outcomes. It shatters a citizen's faith that rules apply to all and infers that a developer has greater influence with the City than the very residents whose lives and community will be most impacted.

With this sort of ad hoc height relaxation the City – rather than providing a stable planning framework – introduces a level of unpredictability which is confusing to community residents, contradictory to good city planning, and could set a damaging precedent, moving us even further away from a planned approach to sensible densification.

In summary, the CBMCA believes that this proposal for piecemeal zoning is antithetical to sound planning practices, detrimental to neighbouring properties and the community as a whole, and contrary to the objectives and intent of various City of Calgary planning policy documents. A great many developers have built successful projects under Mission's existing DC land use – soon to be joined by the developers of a 5-storey rental project to the west of this site – and we see no reason that this applicant cannot develop a successful project within that same framework.

Robert Jobst

Planning & Development Director | Cliff Bungalow-Mission Community Association

cbmca.development@gmail.com

Applicant Response to Community Association

CBMA Comment #1	It is in direct conflict with the objectives, intent and policy of the Mission Area Redevelopment Plan (ARP).	
Response	<p>The Mission ARP was adopted in 2006 whereas all of the higher order policy documents governing the area were developed more recently. These include the Municipal Development Plan (2009) the Calgary Transportation Plan (2009), the Land Use Bylaw (2008), and the Guidebook for Great Communities (proposed – 2020). The proposed development is well aligned with each of these newer documents. Importantly, the proposed MU-1 land use, designed to enable modest increases in density in lower density areas, did not exist when the Mission ARP was prepared.</p>	
	<p>ARP S.3.2 Goals of the ARP - The CMBCA letter references the goals of the ARP, specifically goal #2 and goal #5. Below is a description of how the application responds to these goals.</p>	
	<p>Goal #2: To establish a policy framework for sensitively managing growth and change within the context provided by the Municipal Development Plan (The Calgary Plan) while maintaining and protecting the special character of the community.</p>	<p>Applicant Response: The Mission ARP is 14 years old, originally adopted by Council in July 2006. As a result it is guided by the old Municipal Development Plan (The Calgary Plan), which was replaced by Calgary's current MDP in September 2009. As outlined in comment #2 below, this application is well aligned with the goals of Calgary's current MDP.</p>
	<p>Goal #5: To encourage new residential and commercial development to be compatible with the special character of Mission.</p>	<p>Applicant Response: It is our opinion that the proposed development will make a great contribution to Mission's character. A concurrent development permit has been submitted to ensure that the land use amendment is grounded in a development vision that fits the surrounding context and makes a positive contribution to the area. The architectural design supports an improved streetscape along 25 Avenue SW with active ground-floor units and an articulated brick façade that balances Mission's historical character with a contemporary development.</p>

	ARP S.3.3 Guiding Principles for Smart Growth – The CMBCA letter references subsection 3.3 of the ARP, which states that growth in existing communities should prioritize development that fits in with the older neighbourhood. The proposed development achieves this by applying the MU-1 land district and enabling a sensible transition in building height, mass, and scale.	
	ARP S.6.1.2 Objectives – The CBMCA letter references the following Objectives:	
	<i>Encourage the preservation of the special character homes, apartments and streetscapes of Mission.</i>	The landowner is looking to redevelop this site. While this will result in the loss of some character homes, the existing land use could do the same. Additionally, the proposed development will enhance the streetscape of 25 Avenue SW, adding vibrancy to one of Mission's most important corridors.
	<i>Support apartment redevelopment that is sensitive to the existing community character and the older architecture.</i>	The proposed development achieves this by enabling an appropriate transition in scale and utilizing materials, particularly brick, that reflect the community character.
	<i>Facilitate the provision of affordable housing.</i>	While not contributing official affordable housing, the proposed development does include larger family friendly units for people who want to live in the inner-city but may not be able to afford a larger house.
	<i>Provide the opportunity for a broad mix of dwelling types.</i>	The proposed development achieves this by building larger, family-friendly condo units, a product type that is sorely missing in Calgary's inner-city.
CBMA Comment #2	It does not support the goals of City of Calgary policy documents	
Response	The CMBCA letter refers to the MDP (Section 2.3.2) and the Guidebook for Great Communities (Section 3.3.a and b)	
	MDP Section 2.3.2 establishes the objective to respect and enhance neighbourhood character and vitality and states that the "sense of place" inherent in Calgary's neighbourhoods is a function of their history, built form, landscape,	Applicant Response: The proposed development strives to integrate into the existing character of the community. To this end, a concurrent development permit has been submitted to provide the community, administration, and

	visual qualities and people. Together the interaction of these factors defines the distinctive identity and local character of a neighbourhood.	<p>Council with a clear sense of the design intent for the site.</p> <p>Section 2.3.2 of the MDP also states that new development should ensure an appropriate transition of development intensity. The proposed building height creates an appropriate transition in scale between the large residential towers to the south and lower multi-residential buildings to the north. It also allows the site to increase housing options in the inner-city, providing the opportunity for more residents to live in a vibrant, walkable part of the City with great access to transit, services, and amenities.</p>
	Guidebook Section 3.3 suggests that new development should transition building height, scale and mass by employing a range of architectural techniques including setbacks, stepping down heights, reducing street wall height.	Applicant Response: In addition to the scale transition policies referenced in the CBMCA letter, the Guidebook also suggests that designing buildings to have complementary massing on both sides of the street may be used as an effective tool for transitioning in scale (3.3.b.vi). In this case, there is a 17-storey tower directly across the street from the subject site. Using the Guidebook's building scale modifiers, the building across the street would be classified as <i>High</i> . The proposed development, at 7-storeys, falls at the low end of the <i>Mid</i> -scale modifier. Existing development to the north falls within the Guidebook's <i>Low</i> -scale classification. A 7-storey development on the north side of 25 Avenue SW will function as an appropriate transition in scale between the <i>High</i> development to the south and the <i>Low</i> development to the north.
CBMA Comment #3	It is not sensitive to its context and will not complement adjacent properties	
Response	When establishing a development vision for this site, the applicant team analyzed the surrounding context extensively. Existing buildings on 25 Avenue SW range from 17 storeys (directly across the street) to 2 storeys. The proposed 7-storey building	

	<p>height lies right in the middle, creating an appropriate transition in line with the regulations of the MDP and GGC.</p> <p>The CBMCA letter references the XOLO building to the north and potential shadow impacts to this site. As illustrated in the shadow analysis, the shadows cast from the proposed development lie largely within the shadow extents of the 17-storey building to the south and the 10-storey building at the NE corner of 25 Ave and 4 St SW.</p> <p>Finally, the MU-1 District being sought with this application is intended to be applied adjacent to lower density residential uses and applies setback, step-back, and building height rules designed to respond to adjacent buildings.</p>
CBMA Comment #4	It will destroy heritage homes and further diminish the community's stock of affordable housing
Response	<p>The existing buildings are not designated heritage resources. They are privately owned, and the owner is seeking redevelopment. The proposed development will be a very high-quality building and will not include affordable units in the traditional sense. It will however feature larger 2- and potentially 3-bedroom units that will provide an alternative for families seeking to live in the inner-city but not being able to afford a house. Additionally, it will allow existing residents of Cliff Bungalow – Mission with an opportunity to downsize into a high-quality condo, while remaining in the neighbourhood.</p> <p>Also of note, the existing DC does not protect the existing homes, nor does it require an affordable housing component. This development could proceed without rezoning if it were not for the required increase in building height and density. The proposed land use amendment simply allows the development to make a more substantial contribution to Cliff Bungalow – Mission's housing stock than would otherwise be possible.</p>
CBMA Comment #5	It does not represent a sound approach to community building
Response	<p>The Mission ARP was prepared in 2006, more than 14 years ago. Sound community building practices suggest that planning documents and policies should be revisited and/or updated every 5- to 10-years. This is because context changes, both within specific areas and at the City-wide scale. Planning policies therefore need to remain nimble to respond to changing circumstances. The proposed development is very much in line with modern policy documents, including the MDP, GGC, Calgary Transportation Plan, and Land Use Bylaw 1P2007, all of which were prepared after the Mission ARP.</p>

**Policy Amendment, Road Closure, Land Use Amendment and Outline Plan in
Greenwood/Greenbriar and Bowness (Ward 1) at multiple addresses, LOC2019-
0183**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 9620, 9720, 9723, 9771, 9830, 9845, 9860 and 9930 – 44 Avenue NW, 9723, 9819, 9861, 9980, 10034 and 10037 – 46 Avenue NW, 9620, 9623, 9723, 9730, 9875 and 10025 – 47 Avenue NW and the closed road (Plan 8167GK, Lots 3, 4, 7 to 11, 14 to 18 and 21 to 27; Plan 5565AH, Lot 57; Plan 8310052, Lot 1; Plan 8310053, Block RW, Lot 24; Plan 2110547, Area 'A') to subdivide 26.15 hectares \pm (64.62 acres \pm), with conditions (Attachment 13); and
2. Forward this report (CPC2021-0444) to the 2021 May 10 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 amendment to the Bowness Area Redevelopment Plan (Attachment 6);
4. Give three readings to the proposed closure of 4.46 hectares \pm (11.02 acres \pm) of roads and lanes (Plan 8167GK, Plan 2110547, Area 'A') adjacent to Bowfort Road NW, 44 Avenue NW, 46 Avenue NW, 47 Avenue NW and Stoney Trail NW, with conditions (Attachment 11);
5. Give three readings to the proposed bylaw for the redesignation of 17.64 hectares \pm (43.58 acres \pm) located at 9620, 9720, 9723, 9771, 9830, 9845, 9860, 9930 and 10035 – 44 Avenue NW, 9723, 9819, 9980, 10034 and 10037 – 46 Avenue NW, and 9620, 9623, 9723, 9730, 9875 and 10025 – 47 Avenue NW and the closed road (Portion of Plan 5565AH, Block 57; Portion of Plan 8167GK, Lots 3, 4, 7 to 11, 14 to 18 and 21 to 27; Plan 8310052, Lot 1; Plan 8310053, Block RW, Lot 24; Portion of Plan 2110547, Area 'A') from Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Direct Control District and Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Direct Control District to accommodate low-density residential development, open space and utilities, with guidelines (Attachment 7);
6. Give three readings to the proposed bylaw for the redesignation of 2.86 hectares \pm (7.06 acres \pm) located at 9723, 9819, 9861, 9980 and 10034 – 46 Avenue NW (Portion of Plan 8167GK, Lots 9, 15, 16, 17 and 24; Portion of Plan 8310053, Block RW, Lot 24; Portion

Policy Amendment, Road Closure, Land Use Amendment and Outline Plan in Greenwood/Greenbriar and Bowness (Ward 1) at multiple addresses, LOC2019-0183

of Plan 2110547, Area 'A') from Residential – Contextual One Dwelling (R-C1) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Undesignated Road Right-of-Way to Direct Control District to accommodate rowhouses facing park space, with guidelines (Attachment 8); and

7. Give three readings to the proposed bylaw for the redesignation of 5.65 hectares \pm (13.97 acres \pm) located at 9723 and 9771 – 44 Avenue NW, 9980 and 10034 – 46 Avenue NW, and 9620, 9623, 9723, 9730 and 10025 – 47 Avenue NW and the closed road (Portion of Plan 5565AH, Block 57; Portion of Plan 8167GK, Lots 3, 4, 7, 8, 9, 10, 11, 14, 18, 26 and 27; Portion of Plan 8310053, Block RW, Lot 24; Portion of Plan 2110547, Area 'A') from Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2) District, Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District, Special Purpose – Future Urban Development (S-FUD), Special Purpose – School, Park and Community Reserve (S-SPR) District and Undesignated Road Right-of-Way to Multi-Residential – Medium Profile (M-2) District and Direct Control District to accommodate multi-residential development with increased height and density, with guidelines (Attachment 9).

HIGHLIGHTS

- This application seeks to close approximately 4.5 hectares of an existing road right-of-way, establish a new parcel and road layout, and redesignate the subject site to allow for development of a new residential community.
- The proposed community design offers a mix of residential building types and densities oriented around a central open space in alignment with the *Municipal Development Plan* (MDP) and the objectives of the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposal will further complete the community of Greenwood/Greenbriar, increasing the number of residents who live within a relatively short distance of Downtown and of new nearby commercial development.
- Why does this matter? More residents living closer to existing employment and infrastructure helps meet Calgary's MDP goals and allows for more efficient delivery of municipal services.
- An amendment to the *Bowness ARP* is required to accommodate the proposed land use.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by B&A Planning Group on behalf of the landowner, Greenbriar Development Corporation, on 2019 November 29. The 26.15 hectare (64.62 acre) site is located

Policy Amendment, Road Closure, Land Use Amendment and Outline Plan in Greenwood/Greenbriar and Bowness (Ward 1) at multiple addresses, LOC2019-0183

in the northwest communities of Greenwood/Greenbriar and Bowness, and is immediately northeast of the interchange between 16 Avenue NW and Stoney Trail NW.

The site is currently vacant. This site has proven challenging to develop in the past due to the large amount of City-owned road right-of-way that has prohibited a comprehensive design for the area.

As per the Applicant Submission (Attachment 3), this application proposes to close the existing road rights-of-way to allow for a residential community consisting of 480 low-density units and up to 920 multi-residential units. This application features an innovative design by organizing a range of densities in close proximity to a central open space and surrounding natural features, all supported by narrow one-way streets. The density of the site and its interface with its surroundings, including the Bowness Escarpment, align with the objectives of the *Bowness ARP*. See Attachment 12 for the proposed outline plan.

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 Bowness Community Association (BCA) was appropriate. In response, the applicant met with the BCA twice, delivered an information flyer to residents within 600 metres of the site, placed outdoor signs, and created a website and public survey to solicit feedback. More details can be found in the Applicant Outreach Summary (Attachment 4).

City-Led Outreach

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

On 2020 September 29, the Bowness Community Association provided a letter of support (Attachment 5). No public comments were received at the time of writing this report.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the 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.

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IMPLICATIONS

Social

The proposal enables the continuation of development of the community of Greenwood/Greenbriar and provides a future framework for residential development in close proximity to open space amenities. Close proximity to open space has proven beneficial for mental well-being.

Environmental

While this application allows for infill development of a site already served by major infrastructure, it does not include any specific actions that 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

This application will allow residential development to occur on the subject parcels which was previously not possible due to gravel extraction and construction material dumping on the site. The proposed land uses enable the construction of at least 925 dwelling units, providing housing opportunity and supporting local commercial development.

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. Proposed Land Use District Map
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Proposed Amendment to the Bowness Area Redevelopment Plan
7. Proposed Direct Control District (DC/R-G, S-R)
8. Proposed Direct Control District (DC/R-G)
9. Proposed Direct Control District (DC/M-2)
10. Registered Road Closure Plan
11. Road Closure Conditions
12. Proposed Outline Plan
13. Proposed Outline Plan Conditions of Approval
14. Proposed Outline Plan Data Sheet

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

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0183**

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located primarily within the northwest community of Greenwood/Greenbriar with a small portion located within the official boundary of Bowness. As the westernmost undeveloped site in the area, the approximately 26.15 hectare (64.62 acre) site provides an opportunity for a comprehensively planned neighbourhood, with a variety of residential densities that is closely integrated with its natural surroundings.

Surrounding development consists of the Greenwood Village mobile home park immediately to the east, and vacant land to the southeast intended to be developed as a mixed-use urban village. The site is bounded by Stoney Trail to the west, Trans-Canada Highway (16 Avenue NW) to the south, and the Bow River escarpment defines the site's northern edge. Other than the escarpment, the site is relatively flat.

The site is not located close to any major transit routes and vehicular access is limited to one major point of access in the short-to-medium term. Retail is available within a short drive to the Medicine Hill community, as are recreational facilities at Canada Olympic Park. Pedestrians and cyclists will be able to connect via the Wood's Douglas Fir Tree Sanctuary to the Bow River valley and Bowness Park.

Community Peak Population Table

As identified below, the community of Greenwood/Greenbriar reached its peak population in 1980 after initial construction of the mobile home park. Since then the population has decreased but is expected to rebound as the community develops west of from 85 Street NW.

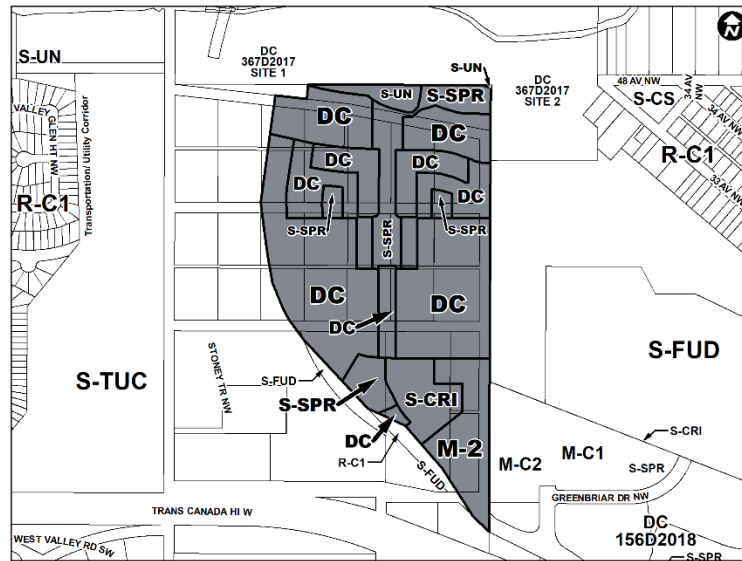
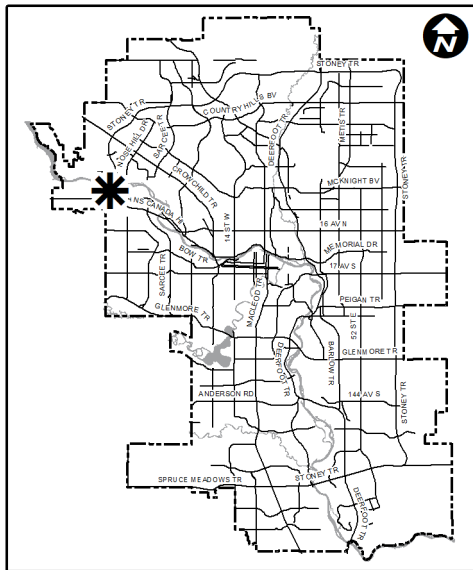
Greenwood/Greenbriar	
Peak Population Year	1980
Peak Population	1,308
2019 Current Population	896
Difference in Population (Number)	-412
Difference in Population (Percent)	-31%

Source: *The City of Calgary 2019 Civic Census*

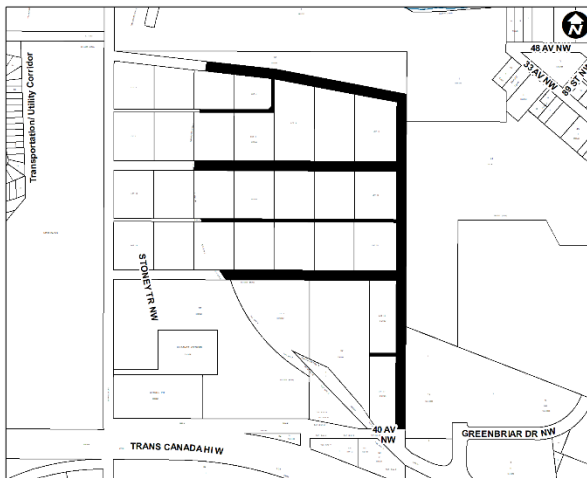
Additional demographic and socio-economic information may be obtained online through the [Greenwood/Greenbriar](#) Community Profile.

Location Maps

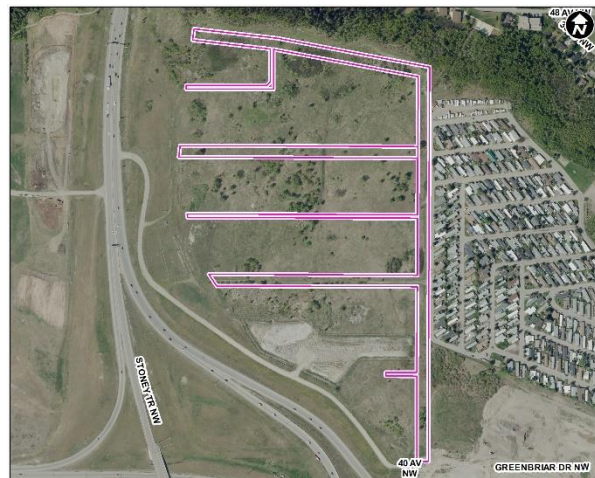
Proposed Land Use

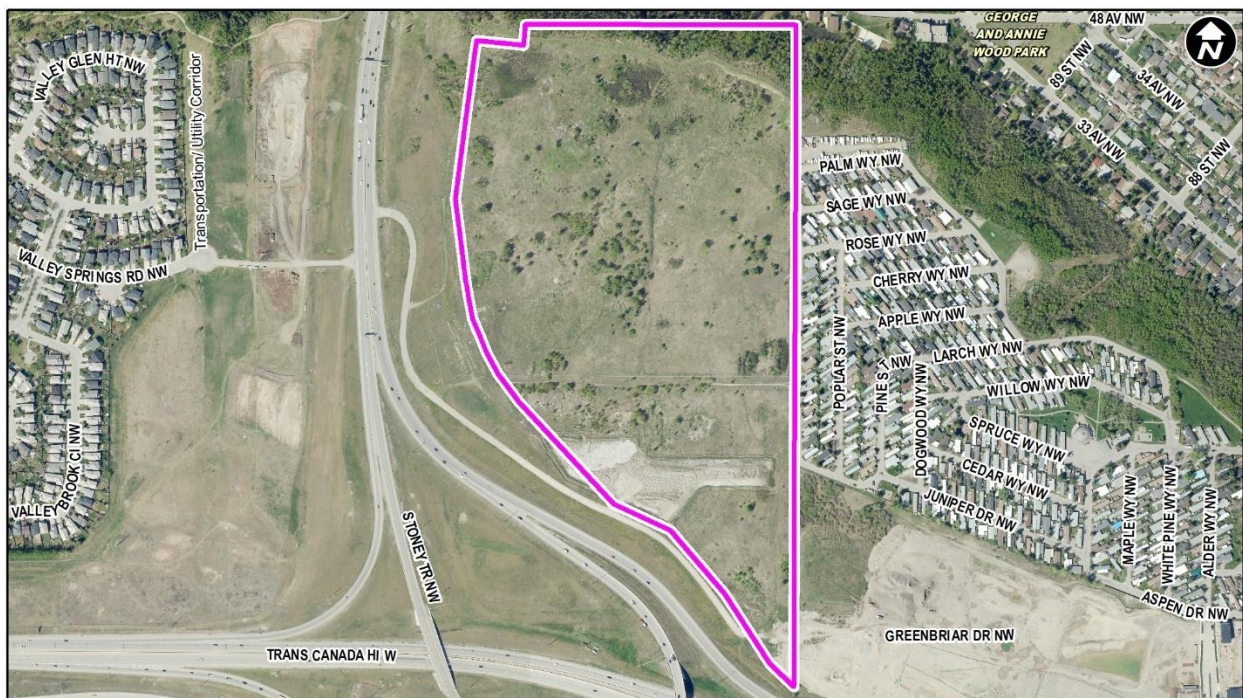


Road Closure Map



Proposed Road Closure Locations





Previous Council Direction

None.

Planning Evaluation

Road Closure

The proposed road closure includes approximately 4.46 hectares (11.02 acres) of the existing road right-of-way located throughout the site. The purpose of the road closure is to utilize the right-of-way land as part of the overall development site and allow for a new road network to be created. Currently, the configuration of the roadways is in a grid pattern that enforces a strict block pattern; the modified grid pattern proposed by the applicant allows for more creative community design around a central amenity axis. This road closure will help complete the open space (Municipal Reserve) area being dedicated through the tentative and outline plan applications.

The registered road closure plan can be found in Attachment 10 and the proposed road closure conditions of approval can be found in Attachment 11.

Land Use

The western half of the site is currently designated as S-FUD District. The eastern portion of the site is currently designated as a mix of R-C1, R-C2, and S-SPR Districts. These districts work together in concert to support a traditional low-density suburban community. However, the boundaries of these land use districts support a community design that is different from what is now proposed.

This application proposes the following land uses, including three Direct Control Districts and three special purpose districts:

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

This application proposes a more urban community with higher density, using DC Districts to support a comprehensive design. Because the site and its surroundings are at the edge of the Developed Areas and are largely undeveloped, it is reasonable to utilize suburban land use districts more suited to suburban development rather than the contextual districts meant to guide infill projects. Administration supports the use of non-contextual Developing Area land use districts as a base for the DCs.

As proposed, the new land use concept for the site uses these districts to create a residential community featuring low-density housing, mid-rise apartment buildings, rowhouses fronting park spaces, and a community water feature. The proposed rules for these districts can be viewed in Attachments 7, 8 and 9 while their locations are depicted in Attachment 2.

The first proposed DC (Attachment 7) covers the majority of the low-density development, expected to be primarily developed with single detached dwellings but with some rowhouses fronting the community water feature. A DC is needed to ensure that the proposed structures

are approved by Administration through a development permit, as this is the only means of recovering off-site levies in this location as per the [Off-site Levy Bylaw](#).

Site 2 of this DC will apply the base district of S-R to the community water feature to allow for commercial use of the plaza space and a total reduction in soft landscaping to reflect the amenity's urban character. The S-R District was deemed appropriate as a base because of the site's non-essential purpose and intended private ownership, meaning neither S-CRI nor S-SPR would be an appropriate designation.

The second proposed DC (Attachment 8) is intended to support rowhouses on shallow parcels directly fronting municipal park space. This DC defines the new use of Rowhouse Building – Open Space specifically to be used here and enables secondary suites in the basement to further develop the site's urban village feel.

The third proposed DC (Attachment 9) includes the northern multi-residential sites based on the M-2 District. This bylaw also includes the stock M-2 District proposed to the southeast that is intended to be a multi-residential area with mid-rise buildings up to 16 metres tall, or approximately five storeys. The DC(M-2) area however will push the maximum height of the M-2 District up to 36 metres to allow for ten-storey buildings along the north edge of the site. This is intended to allow for tall buildings with large units. The M-H1 District was considered but ultimately rejected as it requires a minimum unit density of 300 units per hectare; however, the development vision for this site is substantially lower in density. In addition, the M-H1 District allows for commercial uses which are not desired in this location.

All three proposed DC Districts include a rule that allows the Development Authority to relax 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.

The proposed S-CRI District is intended to provide for city and regional infrastructure, such as LRT stations, maintenance depots, or land used by other levels of government. In this case, the stormwater pond is needed to control runoff and shall be taken as a Public Utility Lot (PUL) as per the *Municipal Government Act* (MGA).

The proposed S-SPR District is intended to provide for schools, parks, open space, and recreational facilities, and may have parcels of various sizes and use intensities. This District should only be applied to land dedicated as reserve pursuant to the MGA. Municipal Reserve (MR) dedication is proposed for all S-SPR land within the plan area.

The proposed S-UN District is intended to provide for natural landforms, vegetation and wetlands. This District should only be applied to land dedicated as environmental reserve pursuant to the MGA. Environmental Reserve (ER) dedication is proposed for all S-UN land within the plan area. The proposed redesignations to S-CRI, S-SPR and S-UN are included in the first DC encompassing the majority of the plan area (Attachment 7).

Development and Site Design

If this application is approved by City Council, the rules of the proposed land use designations along with the policies of the *Bowness ARP* will provide guidance for future site development including building massing, height, landscaping and parking. Given the specific context of this

site, additional items that will be considered through the development permit and subdivision processes include, but are not limited to:

- overall site configuration including building form and placement;
- street character and relationship to adjacent land uses;
- details regarding phasing of emergency access routes; and
- post-development slope stability reports.

Subdivision Design

After removing undevelopable Environmental Reserve (ER), the proposed outline plan (Attachment 12) comprises approximately 25.58 gross developable hectares (63.21 acres). The site is a relatively flat plateau, sloping down from the Stoney Trail SW property line down toward the steep slope of the river valley in the northeast.

The design of the community is oriented around a central amenity space with a water feature and community park. The central open space, along with two smaller parks, are to be fronted by rowhouse units with narrow road rights-of-way used for sidewalks rather than vehicles. Streets and lanes arranged in a modified-grid road network will provide vehicular access throughout the community. Several couplets of one-way streets are included to create a more urban feel throughout and will be used along either side of the water feature. A perimeter collector road will allow traffic to use the single access point in the short term, but will also offer opportunities in the future for additional connection points to other communities to the east. Over the long term, a transit bridge to the west across Stoney Trail NW is planned to connect this community to Valley Ridge.

Pedestrian and cyclist connections through the site will follow similar patterns to the road network by following a modified grid with a perimeter collector, but will also offer additional opportunities to connect through the central open space and down into the river valley. A 3.0-metre multi-use pathway is proposed along the perimeter collector road. On-street bike lanes are proposed along the one-way couplets.

As proposed, the plan would provide approximately 8.11 hectares (20.04 acres) of land for low-density development in the form of single detached housing. Laned lots would be larger at approximately 8.0 metres by 35 metres; whereas laneless lots are intended to be smaller at approximately 5.5 metres by 30 metres. A further 1.78 hectares (4.40 acres) is intended for street-oriented rowhouses on lots approximately 5.5 metres by 24 metres. These units are to be closely integrated with adjacent public open spaces to create an impression of an urban village and communal gathering space. Multi-residential development is planned for 4.63 hectares (11.44 acres) of land split between the southeast of the site and its northern boundary.

The plan provides approximately 2.56 hectares (6.32 acres) of Municipal Reserve (MR) land, equating 10.0 per cent of the outline plan area. The MR will have an S-SPR land use designation and is intended to connect the central public open space to the top of the river valley. Smaller MR areas will be integrated with rowhouses in the northeast and northwest of the plan area, with a much larger component in the far northeast of the plan area along the slope.

The north-central MR area is also to be used as a gateway to trails through the Wood's Douglas Fir Tree Sanctuary below the site down the slope into the river valley. Portions of the plan area with greater potential for slope instability are to be dedicated as ER. The MGA states "a subdivision authority may require the owner of a parcel of land that is the subject of a proposed

subdivision to provide part of that parcel of land as environmental reserve if it consists of a gully, ravine, coulee or is in the opinion of the subdivision authority the land is unstable.” The proposed ER land fits the criteria of being potentially unstable. As such, it is intended to be designated S-UN district to restrict development to only those improvements which facilitate passive recreational use.

The proposed road closure areas will be included in the subdivision design as portions of internal roadways, development sites and open space.
A breakdown of the statistics for the outline plan can be found in the Outline Plan Data Sheet (Attachment 14).

Density and Intensity

The proposed land uses provide for development designed to achieve the MDP minimum density and intensity targets for population and jobs. The MDP requires that new communities achieve minimums of both 20 units and 60 persons and/or jobs per gross developable hectare.

At a minimum, this plan supports a total of 925 units for an overall density of 36.2 units per hectare (14.6 units per acre). At maximum build-out of 1396 dwelling units, the density would increase to 54.6 units per hectare (22.1 units per acre). This range is expected to produce a population intensity of between 80 to 120 persons per gross developable hectare, well in excess of MDP minimums.

Transportation

Site Access

Because of the site’s location, access to the community is severely constrained. One main access into the community will be provided through the south, connecting through Greenwich to Bowfort Road SW. Emergency access for the first phase of development will be provided out to the Stoney Trail NW on-ramp, with another emergency access to be created by development of the adjacent Melcor land designated M-C2.

The first phase emergency access will be sufficient for up to 600 units in the plan area; afterwards the second access will be required. Administration has reviewed the proposed access points from a safety perspective and supports the proposed phasing.

Transit

The site is located within approximately 800 metres (a ten-minute walk) of Calgary Transit bus service via Routes 1 and 53. The design of the community’s perimeter collector road makes it well-suited to a community transit loop in the future as Greenwich develops.

Environmental Site Considerations

Geotechnical and slope stability studies were submitted with the application. Based on these reports, the proposed development is feasible from a slope stability standpoint. Land directly adjacent to the top of the escarpment slope are subject to development setbacks in order to maintain an acceptable factor of safety and to align with applicable setback policies. An additional post-development slope stability study for the multi-residential sites will be required at the development permit stage.

Utilities and Servicing

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

Stormwater Servicing

A storm pond is proposed within the outline plan area to detain runoff. The potential need for additional measures may be reviewed through a development site servicing plan at a later approval stage.

Sanitary Servicing

A sanitary servicing study was submitted with the application that examined the existing and anticipated sanitary flow rates of the outline plan area. This area will be required to connect to a 250 mm sanitary stub located in Greenbriar phase 1. Sanitary flows from the entirety of Greenwood/Greenbriar will be accommodated by the 450 mm sewer located at Bowfort Road NW and 83 Street NW.

Water Services

The plan area is located within the Spyhill West pressure zone and will be serviced from the existing water mains running along the southwestern boundary of the site. A local water network design may be required with the future tentative plan.

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 outline plan 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 Developing – Residential – Planned Greenfield with ASP area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Communities within this area are guided by their existing local area plan as they develop, however any major changes to the local area plan must align with the MDP.

The proposal is in keeping with relevant MDP policies as the outline plan and land use allows for development that is relatively dense with opportunities for diverse housing options.

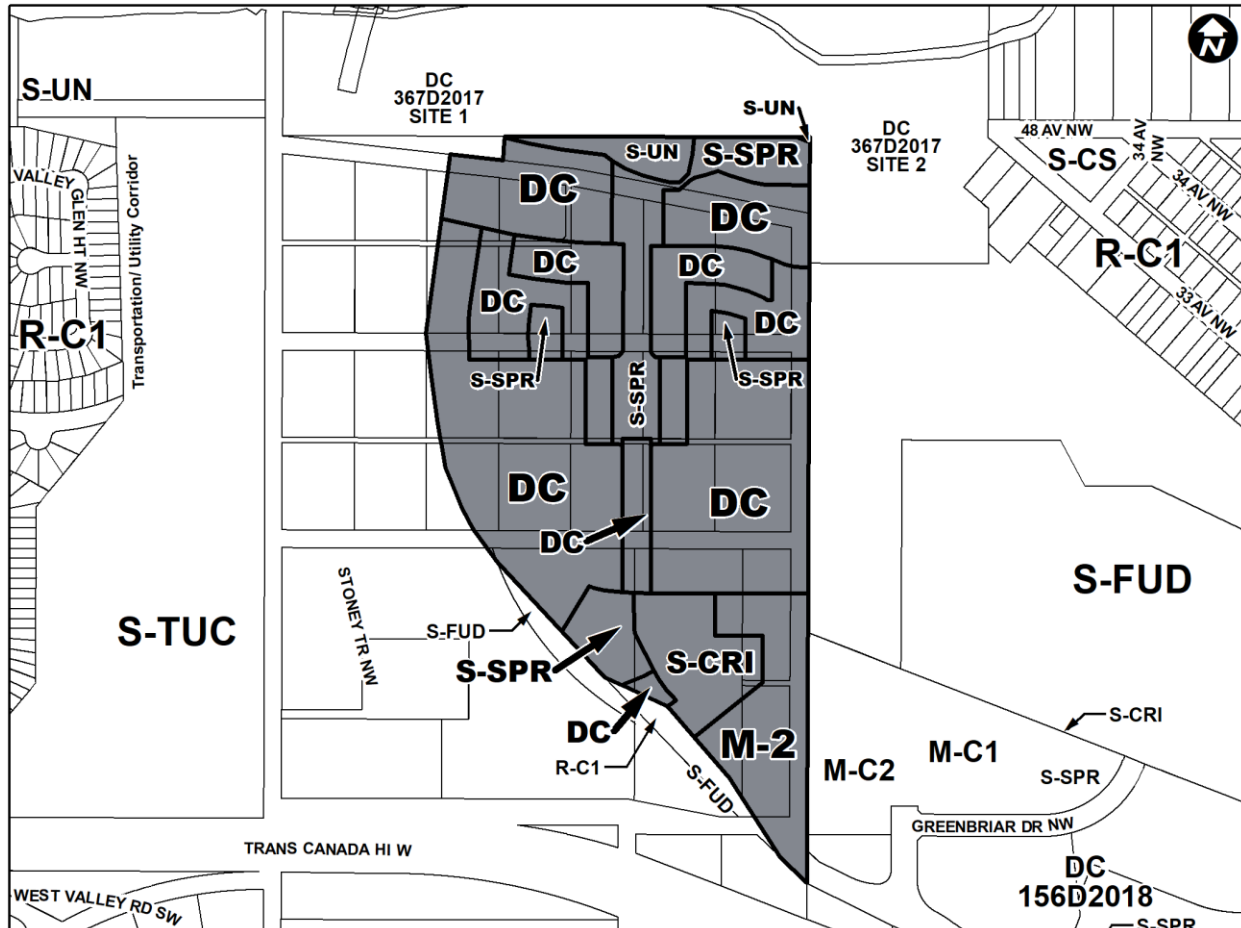
Climate Resilience Strategy (2018)

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

Bowness Area Redevelopment Plan (Statutory – 1995)

The subject site is within the Greenbriar Special Study Area as identified on Map 4 in the [Bowness Area Redevelopment Plan](#) (ARP). Policies for this area support a primarily residential community with a mix of housing types and densities, well-integrated with surrounding open spaces. The ARP also supports preservation of the Bowness Escarpment by requiring development be set back 18.0 metres from either the slope stability line or top of slope whichever is greater. Policy for this area limits the overall density for Greenbriar to a maximum of 32 units per hectare across the balance of the plan area. Because density in this location is a function of the transportation capacity of the roadways, this maximum is proposed to be removed.

Proposed Land Use District Map





Applicant's Submission: Upper Greenwich Outline Plan and Land Use Redesignation

On behalf of Greenbriar Development Corporation, B&A submitted an Outline Plan and Land Use Redesignation, along with a comprehensive vision and conceptual master plan for Upper Greenwich. Upper Greenwich is a plan area of approximately 26.15 hectares (64.62 acres) located within the northwest community of Greenwood / Greenbriar. Upper Greenwich lands are generally bounded by the Trans Canada Highway to the north, Stoney Trail to the west, the Bow River escarpment to the north, and a Mobile Home Park and Melcor's Greenwich development (under construction) to the east.

Our comprehensive vision and conceptual master plan for Upper Greenwich delivers on the City's approved policy documents including the Municipal Development Plan and the Bowness Area Redevelopment Plan. The Municipal Development Plan (MDP) identifies the majority of the subject lands as a developed, established residential area. The proposed Outline Plan and Land Use Redesignation have carefully incorporated the policies of the MDP for developed, established residential areas, including intensification that respects the scale and character of existing neighbourhoods, the revitalization of local communities with the addition of population and amenities, and the development of high-quality pedestrian and cyclist connections and facilities.

The Bowness Area Redevelopment Plan (BARP) further guides Upper Greenwich's development. The subject site is identified within the BARP as a part of the Greenbriar Special Study Area. The proposed Outline Plan and Land Use Redesignation have carefully considered the objectives for the Greenbriar Special Study Area by proposing the development of a walkable community with a distinct sense of place, housing choice, and mix of uses to meet the basic day-to-day needs of the community.

The Outline Plan and Land Use application propose the redesignation of the Upper Greenwich lands from S-FUD, S-SPR, R-C1, R-C2 and M-C2 to land uses that better align with the City's statutory policy vision and goals for the site. Land use redesignation to DC (R-G), (R-G)M-2, DC (M-2), DC (S-R), S-SPR (MR), S-CRI (PUL), and S-UN (ER) will enable a contextual residential development with a diversity of building forms, multi-modal connectivity and a high-quality public realm.

Upper Greenwich's public realm incorporates several innovative and distinctive amenities. These high-quality amenities include a central linear reflecting pool and pedestrian promenade, a large central park, a formalized and naturalized park transition to the Bow River escarpment and the Douglas Fir natural areas, and several other parks and open spaces that encourage active and passive recreation, informal gathering and formal opportunities. The design of Upper Greenwich's streetscapes provides unique, safe, convenient multi-modal connections throughout the plan area that tie into surrounding local and regional connections and amenities.

B&A Planning Group, Greenbriar Development Corporation request the support of Administration, CPC and Council for the proposed Outline Plan and Land Use Redesignation for this exciting new Calgary neighbourhood.

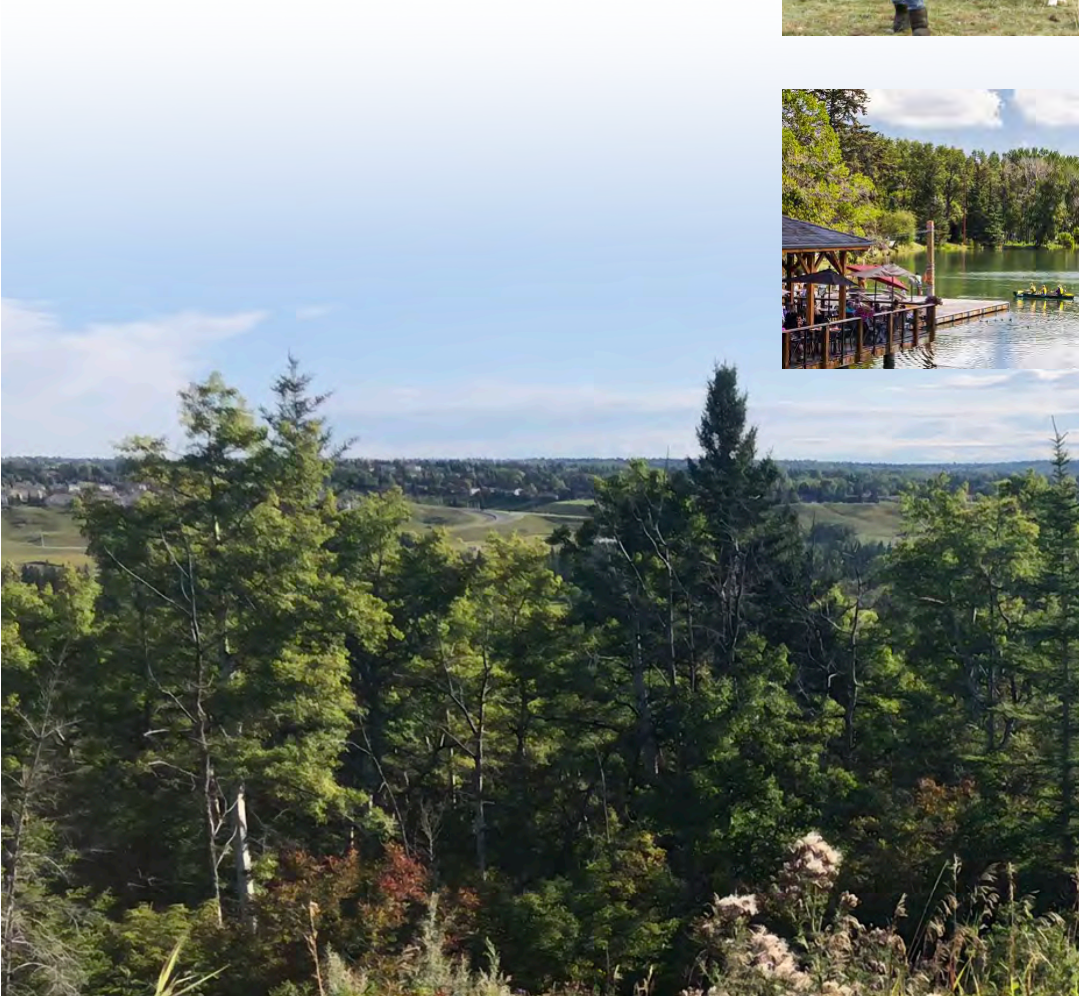
Applicant Outreach Summary



WHAT WE HEARD REPORT

MARCH 2021

The logo for b&a, featuring the lowercase letters "b&a" in white on a red square background.





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1	Project Overview	1
2	Engagement Approach	3
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PROJECT OVERVIEW

THIS REPORT SUMMARIZES THE MARCH – JUNE 2020 COMMUNITY ENGAGEMENT PROGRAM FOR THE UPPER GREENWICH PROJECT.

BACKGROUND

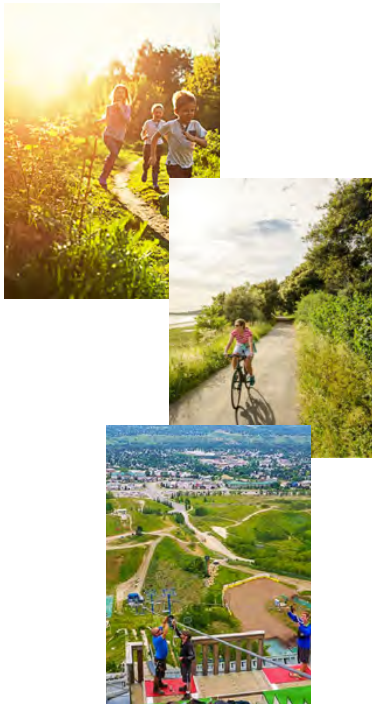
The Greenbriar Development Corporation submitted an Outline Plan and Land Use Amendment Application to the City of Calgary for a new Residential Neighbourhood in southwest Calgary called 'Upper Greenwich.'

The project design is inspired by its proximity to the Bow River and the Bow River Valley. It is centered on bringing people together in outdoor spaces and incorporating natural elements like water and vegetation throughout the plan area.

OUTLINE PLAN: provides a detailed description of what a subject site will look like once it is developed.

LAND USE AMENDMENT: this planning application changes the land use district of a property to allow for a different, particular form of development.





THE PROPOSED PROJECT INCLUDES:



A diversity of open spaces with a variety of amenities for active and passive recreation



A range of housing options from single-family homes to condominiums



Higher density development that capitalizes on the distinct viewshed along the north escarpment



A network of on-street pathways that connect pedestrians and cyclists to adjacent trails and recreational amenities



A multi-modal transportation system that is designed for safe and efficient transit, vehicular, cyclist and pedestrian circulation



A series of publicly accessible green courts and private amenity spaces within comprehensive development sites to create green connections and unique terminating vistas



A linear reflecting pool is featured as a prominent element in our neighbourhood centre that is encircled by pedestrian-oriented streets and three storey urban townhomes



A central park space that is situated at the heart of the neighbourhood and offers direct views and physical connections to the Bow River Valley





ENGAGEMENT APPROACH

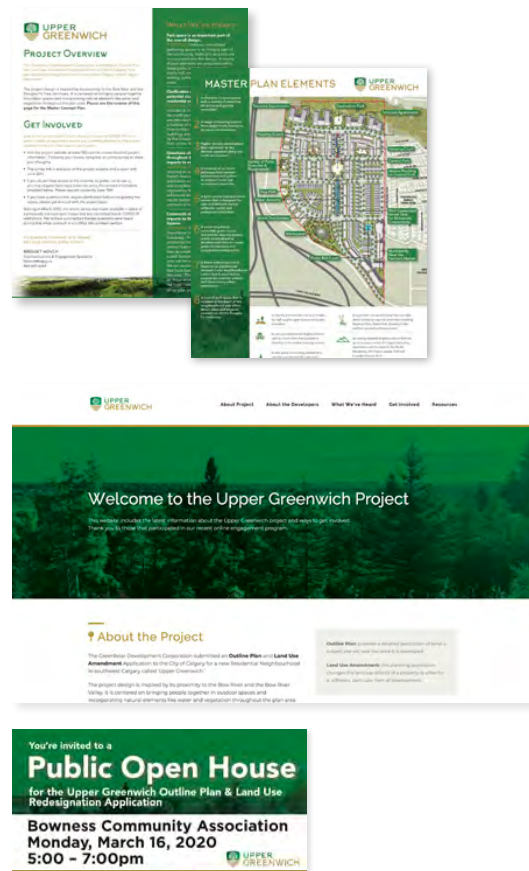
In winter 2020, the project team met with the Bowness Community Association (BCA) Planning and Development Committee to introduce the project and respond to questions and comments. The BCA recommended that the project team host a public event to share project information with the broader community, to which the team agreed.

The project team originally planned to host an in-person, public open house at the Bowness Community Association on March 16, 2020, however due to unanticipated restrictions caused by COVID-19, the event was cancelled. A website was promptly developed and launched the week of March 16, 2020, which included detailed information about the project, the anticipated timeline, contact information and an online survey. The survey was open to the public from March 19 to June 26, 2020, and 83 responses were submitted.

The project team met with the BCA again in September 2020 to provide another project update, including a revised concept based on community input. Most recently, an update was provided to the BCA in March 2021 to advise the committee of the latest plan which included a defined Development Setback and 18m Building setback in the northern portion of the site, and provided an update on application timing.

THE WEBSITE AND ONLINE SURVEY WERE PROMOTED IN THE FOLLOWING WAYS:

- » An information flyer was delivered to residents within a 600m radius of the subject site.
- » Two temporary outdoor signs were placed strategically in the community of Bowness and nearby Greenwood Village for three weeks in June 2020.
- » An email blast to the Bowness Community Association which included a request to share the website URL on their social media channels and among the Planning and Development Committee.





SURVEY RESULTS

The online survey included one open comment question, which was:

Following your review of the display boards, do you have any questions or comments about the Upper Greenwich project?

83 responses were received and are summarized into key themes below:



UNIQUE RESPONSES (ONLY MENTIONED ONCE) INCLUDE:
dog park, want pedestrian connections to the river, school capacity concerns, ground disturbance concerns, promotional signage was hard to read, rent or own multi-residential units, affordable housing is important, want community centre, is the plan final, project should consider those with mobility constraints, fire safety concerns, transparency is important, unsatisfied with engagement, and concerned about property values.



FREQUENTLY ASKED QUESTIONS

Responses to the most common questions and comments are outlined below:

- a. **Many asked for more information about the Transportation Impact Assessment or commented on the potential volume and management of traffic generated by the project.**
 - **Response:** The City of Calgary required an updated Transportation Impact Assessment as part of the application submission. All analysis was completed as per the scope required by the City of Calgary. They will ensure they are satisfied with its results before moving forward with approval of the application.
Update: the City has confirmed they are satisfied with the revised TIA.
- b. **The height of the proposed multi-residential building was mentioned by some as a concern and that fewer storeys are preferred.**
 - **Response:** The application has included 8-10 storey apartments within the north portion of the plan. These are intended to offer views for residents into the Bow River Valley corridor and are not anticipated to cause shadowing impacts as the Woods Homes Site is directly north. These will be signature buildings and will be partially covered by existing vegetation if viewed from across the river. We acknowledge that some are concerned about the height of the building but we feel that nestled within the trees mitigates their volume. The proposed buildings will not be adjacent to any existing residential structures. The closest residential structure is over 80 meters away with an RV storage lot in between. *Update: the option still remains for buildings between 4-10 storeys along the northern edge. An additional 18m building setback has been added to the Outline Plan to provide a greater setback to the escarpment.*
- c. **Some stated that they would like more information about access into and out of the proposed site, particularly access to Stoney Trail, 16th Avenue and proposed transit options.**
 - **Response:** Access into the community will primarily occur via Bowfort Road. There is no direct access from Stoney Trail. The community will have a number of emergency access roads to ensure the community has more than one option for ingress/egress during an emergency situation. It is likely that the existing transit route would be extended to include these lands and the Melcor Towne Centre Site. Accommodations have been made within the plan for roads that could support transit and bus stops.
- d. **Density was mentioned by some to be a concern due to potential impacts to nearby communities and infrastructure.**
 - **Response:** Upper Greenwich is an ideally situated residential neighbourhood that is planned to include safe multi-modal connections to adjacent pathways, parks and amenities. The Calgary Municipal Development Plan sets the framework for intensification, infrastructure (roads and utilities). The infrastructure has been designed to accommodate the proposed density. The City of Calgary has not identified a concern with the proposed network and density.



- e. **Given the projects proximity to existing natural areas, many had questions or comments related to preservation and protection of local ecosystems.**
- **Response:** We understand the importance of the local trail systems and green spaces to the local community. This application is not proposing formal pathways into the privately owned trail system (Upper Woods' Homes Trail System) and will limit access as best as possible to ensure preservation. It is desired to have a park feature directly adjacent to this trail system so this area can be viewed and celebrated. We are unable to control informal trails that have been created into this area, however we are protecting the trees located in the north portion of our plan area. It is also an important part of the project to include native vegetation and green spaces throughout the site plan.

NEXT STEPS

The Outline Plan and Land Use Amendment applications have finished their City review and the plan has been revised accordingly to respond to changes requested by City Administration. The application is anticipating to be heard by Calgary Planning Commission in April and Public Hearing of Council in late May 2021.

If approved, construction is expected to begin in Fall 2021/Spring 2022.





WHAT WE HEARD REPORT



Received 2020 Sep 29

Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201

Attention: Derek Pomreinke

The Bowness Community Association Planning and Development Committee met on Sept 14 to discuss this application **LOC2019-0183**. The application in question is for a new Outline Plan, Land Use Amendment and Road Closure. As there have been recent amendments we met with the project team via Zoom on September 14, 2020 to discuss these amendments.

This is a very well thought out plan with a good mix of housing options and recreational amenities. We understand that the lack of commercial space opportunities is due to the close proximity of the Town Centre development located immediately to the East. There are concerns with the location of the higher density uses proposed along the escarpment and we will look forward to ongoing discussions about this at the DP stage.

The engagement has been challenged by COVID as the Open House scheduled for March of this year was cancelled. In response to this a project website was launched and a survey was made available in which 83 responses were submitted. The "What We Heard" report was presented to the committee and the applicants responses were attached as well.

The one area of concern remains the protection of the Woods Homes Douglas Fir Tree Sanctuary listed on the Canada's Historic Places website as one of high heritage value. We do acknowledge that it is completely outside of the Greenwich property but would encourage thoughtful design around any development influences that may impact this site.

We look forward to working with the applicant's team at the DP stage and thank you for the opportunity to respond.

Sydney Empson
Planning and Development Coordinator
Bowness Community Association
www.mybowness.com
Phone: 403-288-8300
E-mail: planning@mybowness.com

Proposed Amendment to the Bowness Area Redevelopment Plan

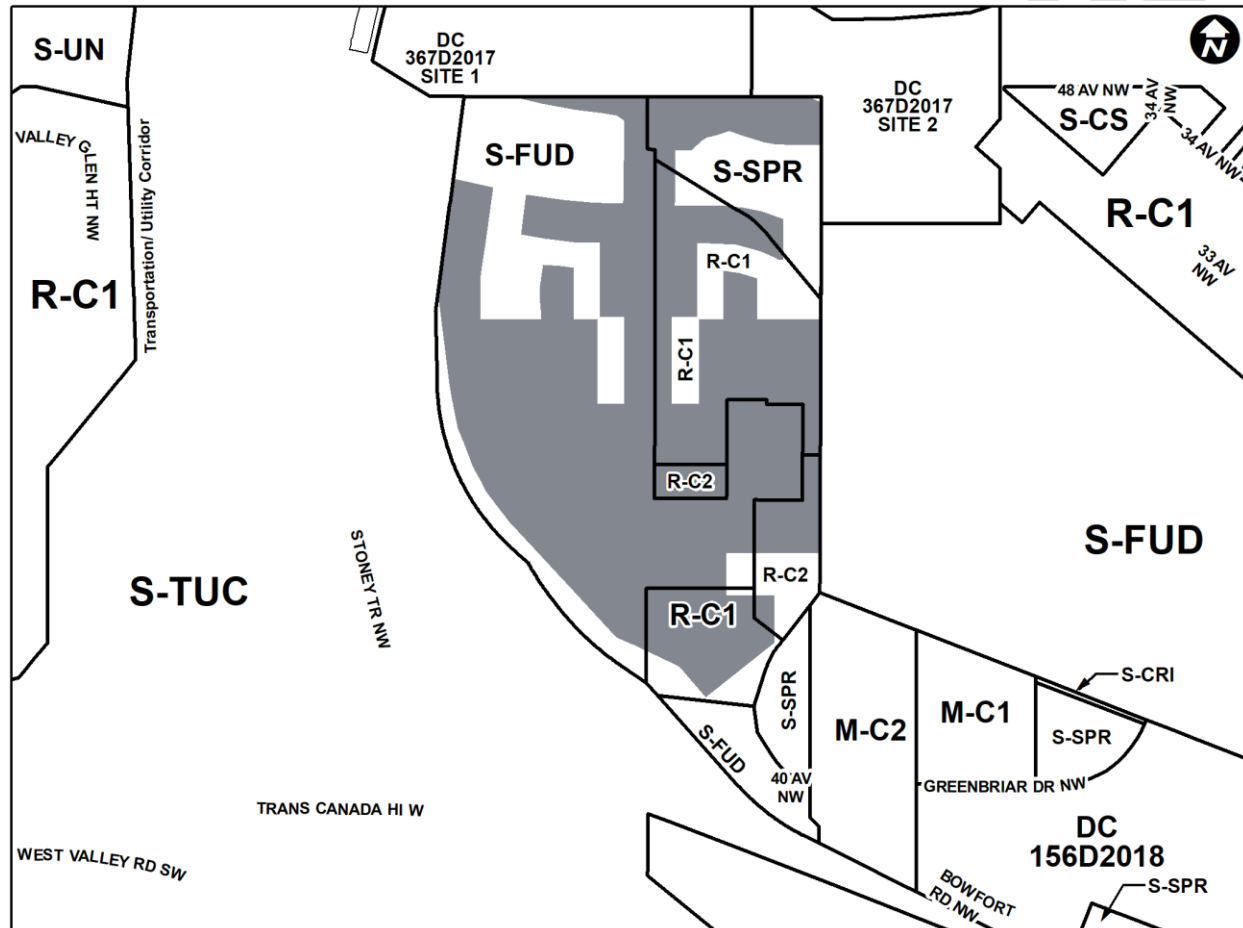
1. The Bowness Area Redevelopment Plan attached to and forming part of Bylaw 7P95, as amended, is hereby further amended as follows:
 - (a) Under Part 6A Greenbriar Area Land Use, Section 6A3 Policies, General, policy 3, delete “32 uph (13 upa)” and replace with “38 uph (15.4 upa)”.

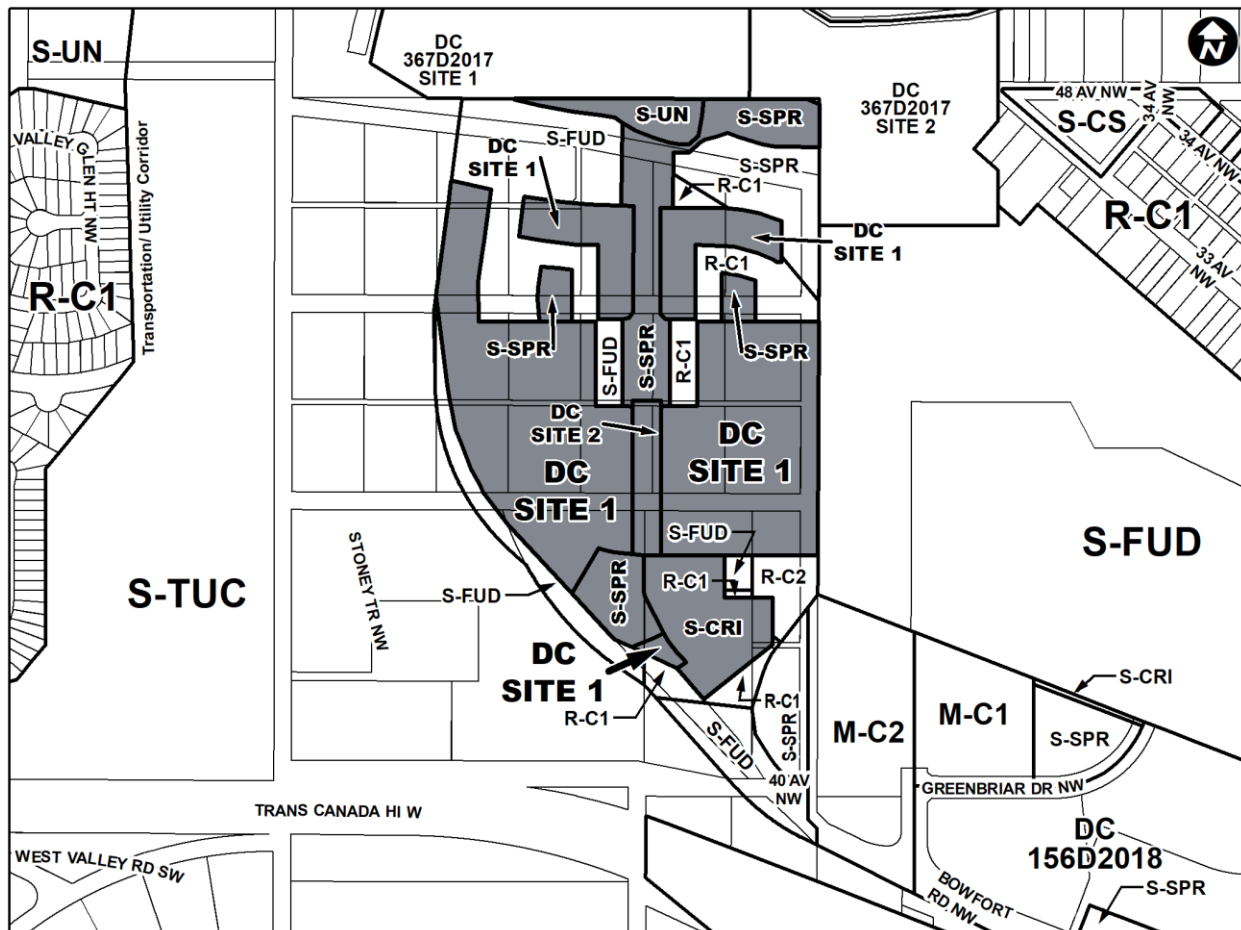
TEXT FOR DISCUSSION

Proposed Direct Control District (DC/R-G, S-R)

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) require a development permit for low-density residential building forms; and
- (b) provide for a privately owned, publicly accessible park.

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 (8.11 ha ±)**Application**

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

Permitted Uses

- 5 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

- 6 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

- 7 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 apply in this Direct Control District.

No Development Permit Exemption

- 8 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 2 (0.29 ha ±)**Application**

- 9 The provisions in sections 10 through 13 apply only to Site 2.

Permitted Uses

- 10 The **permitted uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 11 The **discretionary uses** of the Special Purpose – Recreation (S-R) 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 Special Purpose – Recreation (S-R) District of Bylaw 1P2007 apply in this Direct Control District.

Landscaping

- 13 Landscaping is to be provided to the satisfaction of the **Development Authority**.

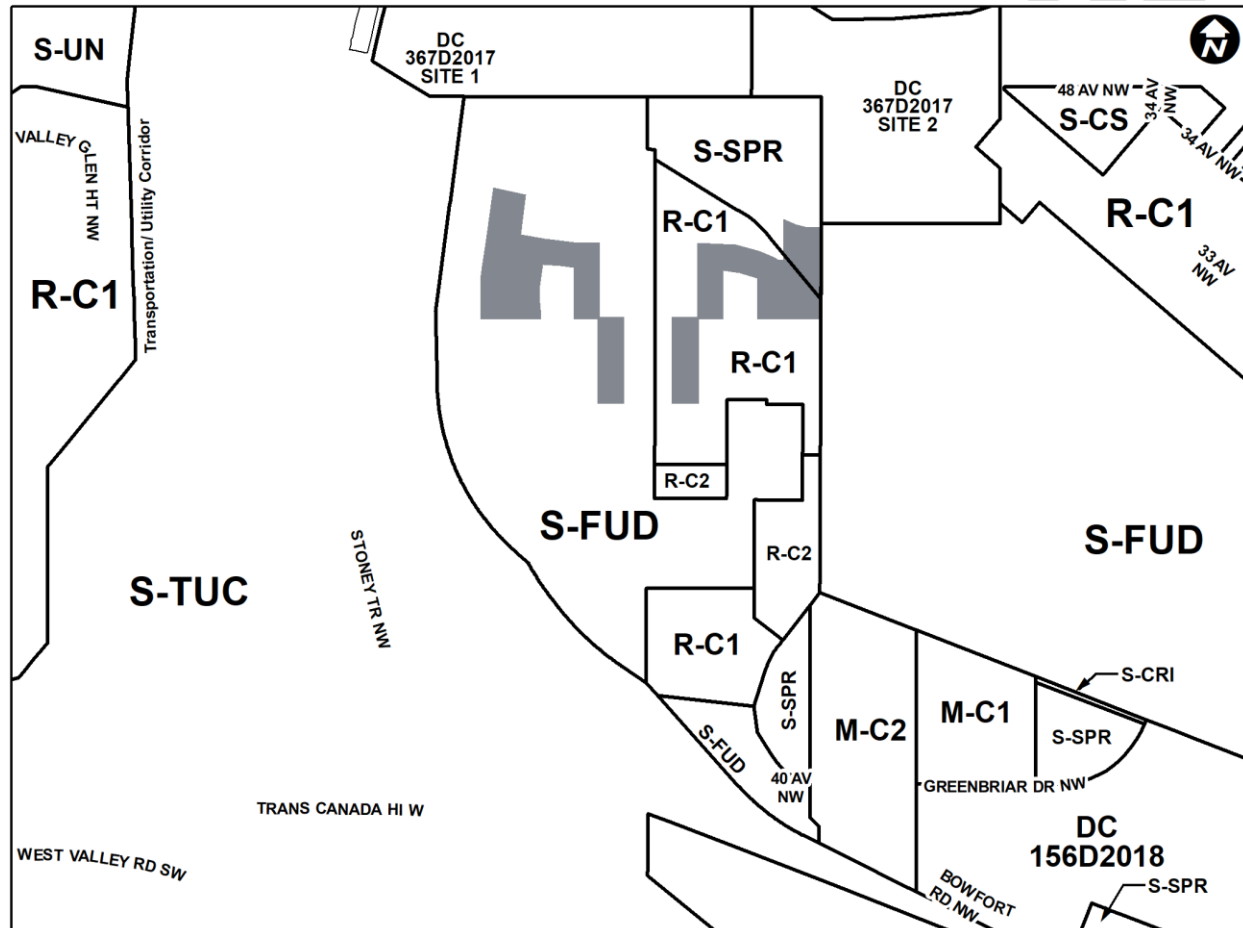
Relaxations

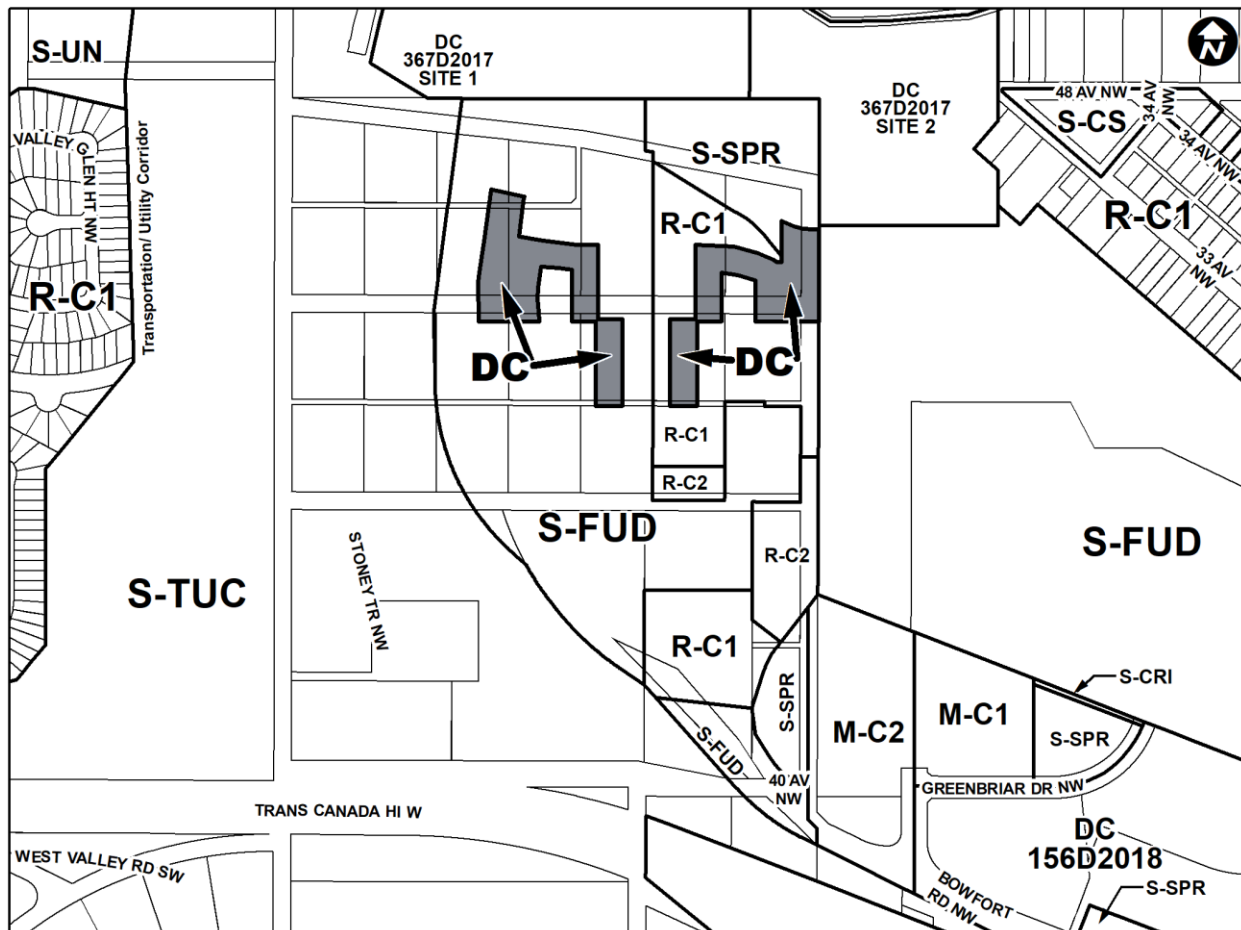
- 14 The **Development Authority** may relax the rules contained in Sections 7 and 12 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Proposed Direct Control District (DC/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 allow for rowhouse development on smaller parcels that may interface directly with adjacent park spaces.

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.

Defined Uses

- 4 In this Direct Control District Bylaw:

(a) **“Rowhouse Building – Open Space”** means a *use*:

- (i) where a **building** contains three or more **Dwelling Units**, located side by side and separated by common party walls extending from foundation to roof;
 - (ii) where one façade of each **Dwelling Unit** directly faces a **parcel** designated as Special Purpose - School, Park and Community Reserve (S-SPR) District;
 - (iii) where no intervening **building** is located between a **Dwelling Unit** and an **adjacent parcel** designated as Special Purpose - School, Park and Community Reserve (S-SPR) District;
 - (iv) where each **Dwelling Unit** has a separate direct entry from **grade** to an **adjacent** public walkway;
 - (v) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
 - (vi) that may contain a **Basement Suite** within a **Dwelling Unit** where a **Basement Suite** conforms with the rules of this Direct Control District.
- (b) “**Basement Suite**” means a **use** that:
- (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
 - (ii) contains a **kitchen**, living, sleeping and sanitary facilities;
 - (iii) is self-contained and located within a **Dwelling Unit**;
 - (iv) is considered part of and secondary to a **Dwelling Unit**; and
 - (v) may be contained in a **Rowhouse Building** or a **Rowhouse Building – Open Space**.

Permitted Uses

5 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 with the addition of:

- (a) **Basement Suite**; and
- (b) **Rowhouse Building – Open Space**.

Discretionary Uses

6 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

7 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 Area

8 The minimum area of a *parcel* is 100.0 square metres per **Dwelling Unit**.

Parcel Coverage

9 The maximum *parcel coverage* is 90.0 per cent of the area of the *parcel*.

Building Setback Areas

10 (1) Unless otherwise provided in subsection (2), the minimum depth of all *setback areas* must be equal to the minimum *building setbacks* required in the Residential – Low Density Mixed Housing (R-G) District.

(2) The minimum depth of all *setback areas* for **Rowhouse Buildings** and **Rowhouse Buildings – Open Space** must be equal to the minimum *building setbacks* required in Section 11 of this Direct Control District Bylaw.

Building Setbacks for Rowhouse Buildings and Rowhouse Buildings – Open Space

11 The following maximum *building setbacks* apply to all **Rowhouse Buildings** and **Rowhouse Buildings – Open Space**:

- (a) 3.0 metres from a *front property line*; and
- (b) 8.0 metres from a *rear property line*.

Building Height for Rowhouse Buildings and Rowhouse Buildings – Open Space

12 The maximum *building height* for **Rowhouse Buildings** and **Rowhouse Buildings – Open Space** is 14.0 metres.

Outdoor Private Amenity Space

13 For a **Duplex Dwelling**, **Rowhouse Building**, **Rowhouse Building – Open Space**, **Semi-detached Dwelling** or **Single Detached Dwelling**, each *unit* must have direct access to a *private amenity space* that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a *motor vehicle parking stall*;
- (c) is not located in the *building setback* area between the *front property line* and a line parallel to the *front property line* measured at the closest *building setback* from the *front property line*;
- (d) has a minimum total area of 22.0 square metres; and
- (e) has no dimension of less than 2.0 metres.

Parking Requirements for Rowhouse Building – Open Space and Basement Suite

14 (1) A **Rowhouse Building – Open Space** requires:

- (a) 1.0 *motor vehicle parking stall* per **Dwelling Unit**; and

- (b) zero ***bicycle parking stalls – class 1 or class 2*** per **Dwelling Unit**.
- (2) Each **Basement Suite** requires:
- (a) 1.0 ***motor vehicle parking stall***; and
 - (b) zero ***bicycle parking stalls – class 1 or class 2***.

No Development Permit Exemption

- 15 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***.

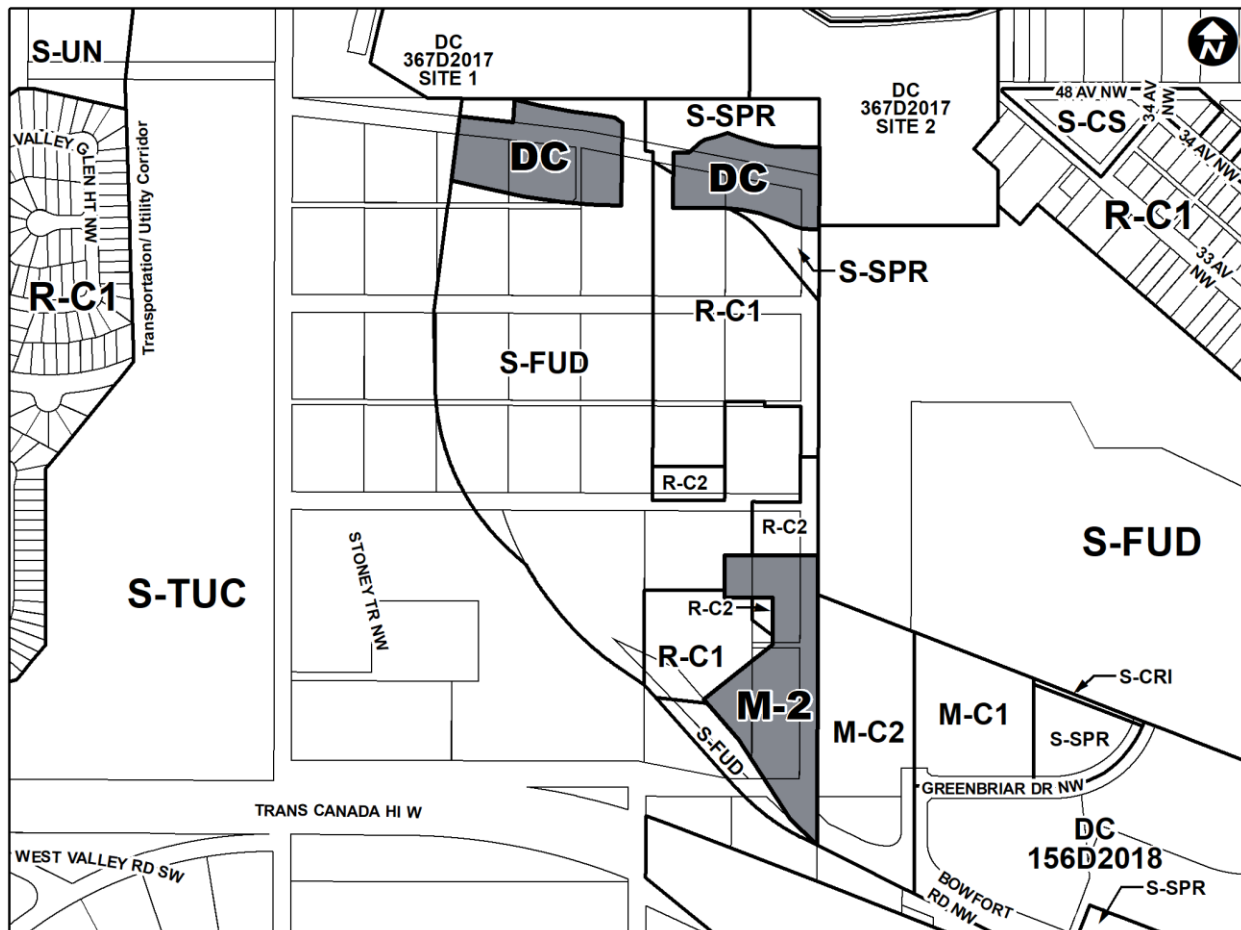
Relaxations

- 16 The ***Development Authority*** may relax the rules contained in Section 7 through 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION

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”.

[illegible]

SCHEDULE B**DIRECT CONTROL DISTRICT****Purpose**

- 1 This Direct Control District Bylaw is intended to allow for multi-residential development with increased height and density.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

Discretionary Uses

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

Bylaw 1P2007 District Rules

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

Floor Area Ratio

- 7 The maximum **floor area ratio** is 4.0.

Building Height

- 8 The maximum **building height** is 36.0 metres.

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.

TEXT FOR DISCUSSION

Registered Road Closure Plan

CPC2021-0444
ATTACHMENT 10

CITY OF CALGARY

FILED PLAN SHOWING AREA REQUIRED FOR
ROAD CLOSURE PURPOSES

AFFECTING

ROADS AND LANES ON PLAN 8167GK,
ROAD PLAN 1507BM

AND

ROAD PLAN 101 5013

ALL WITHIN THE

W.1/2 SEC.33, TWP.24, RGE.2, W.5M.

SCALE: 1:1500

B.M. WILSON, ALS 2021

LEGEND

1. AREA AFFECTED BY THIS PLAN OUTLINED THUS AND CONTAINS 4.458 ha.
2. STATUTORY IRON POSTS SHOWN THUS: FOUND
3. TEMPORARY POINT ESTABLISHED, LEFT NO MARK, SHOWN THUS: X
4. ALBERTA SURVEY CONTROL MARKER SHOWN THUS: A
5. ALBERTA SURVEY CONTROL MARKER USED AS REFERENCE POINT SHOWN THUS: A RP
6. DISTANCES ARE IN METRES.
7. DISTANCES ALONG CURVED BOUNDARIES ARE ARC DISTANCES.
8. THE DESIGNATION 'R' AFTER A BEARING INDICATES THAT THE LINE IS RADIAL TO THE ADJACENT CURVE.
9. BEARINGS ARE GRID AND DERIVED FROM THE LINE BETWEEN ASGM 75960 AND 173666.
10. THE PROJECTION IS 3° TRANSVERSE MERCATOR, THE DATUM IS NAD83 (ORIGINAL), THE REFERENCE MERIDIAN IS 114° WEST LONGITUDE, AND THE COMBINED SCALE FACTOR IS 0.999730.
11. GRID COORDINATES ARE DERIVED USING THE PUBLISHED VALUES FOR ASGM 75960:
NORTHING = 5662217.711, EASTING = -16410.849.
12. STATUTORY IRON POSTS FOUND OR PLACED ARE NUMBERED THUS: 123
13. THE POSITIONS WHERE IRON POSTS ARE TO BE PLACED PURSUANT TO SECTION 47 OF THE SURVEYS ACT ARE NUMBERED THUS: 123
14. CURVE CENTRE CO-ORDINATES ARE NUMBERED THUS: 123cc
15. CO-ORDINATE VALUES FOR POSITIONS OCCUPIED BY MONUMENTS FOUND OR PLACED BY THIS SURVEY, SURVEY CONTROL MARKERS USED, REFERENCE MONUMENTS INSTALLED AND THE LOCATION OF ALL MONUMENTS TO BE PLACED IN ACCORDANCE WITH SECTION 47 OF THE SURVEYS ACT, ARE SHOWN IN A TABLE OF COORDINATES ATTACHED TO THE PLAN INSTRUMENT.

ALS	ALBERTA LAND SURVEYOR
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
M.	MERIDIAN
ha	HECTARE
ac	ACRE
N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
Est.	ESTABLISHED
Re-est.	RE-ESTABLISHED
T.U.C.	TRANSPORTATION/UTILITY CORRIDOR
Mk.	MARK
Mp.	MARKER POST
ASCM	ALBERTA SURVEY CONTROL MARKER
NAD83	NORTH AMERICAN DATUM OF 1983
R	RADIUS/RADIAL
A	CENTRAL ANGLE OF CURVE
R/W	RIGHT OF WAY
AR/W	ACCESS RIGHT OF WAY
UR/W	UTILITY RIGHT OF WAY
AGL	ABOVE GROUND LEVEL
BGL	BELOW GROUND LEVEL
FOP	FENCE CORNER POST
FL	FENCE LINE

SURVEYOR

BRENT M. WILSON, ALS 2021
SURVEYED BETWEEN THE DATES OF FEBRUARY 13, 2019 AND JULY 29, 2020
IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

REQUESTED BY

THE CITY OF CALGARY



REGISTRAR

ALBERTA LAND TITLES OFFICE

PLAN NO. 211 0547

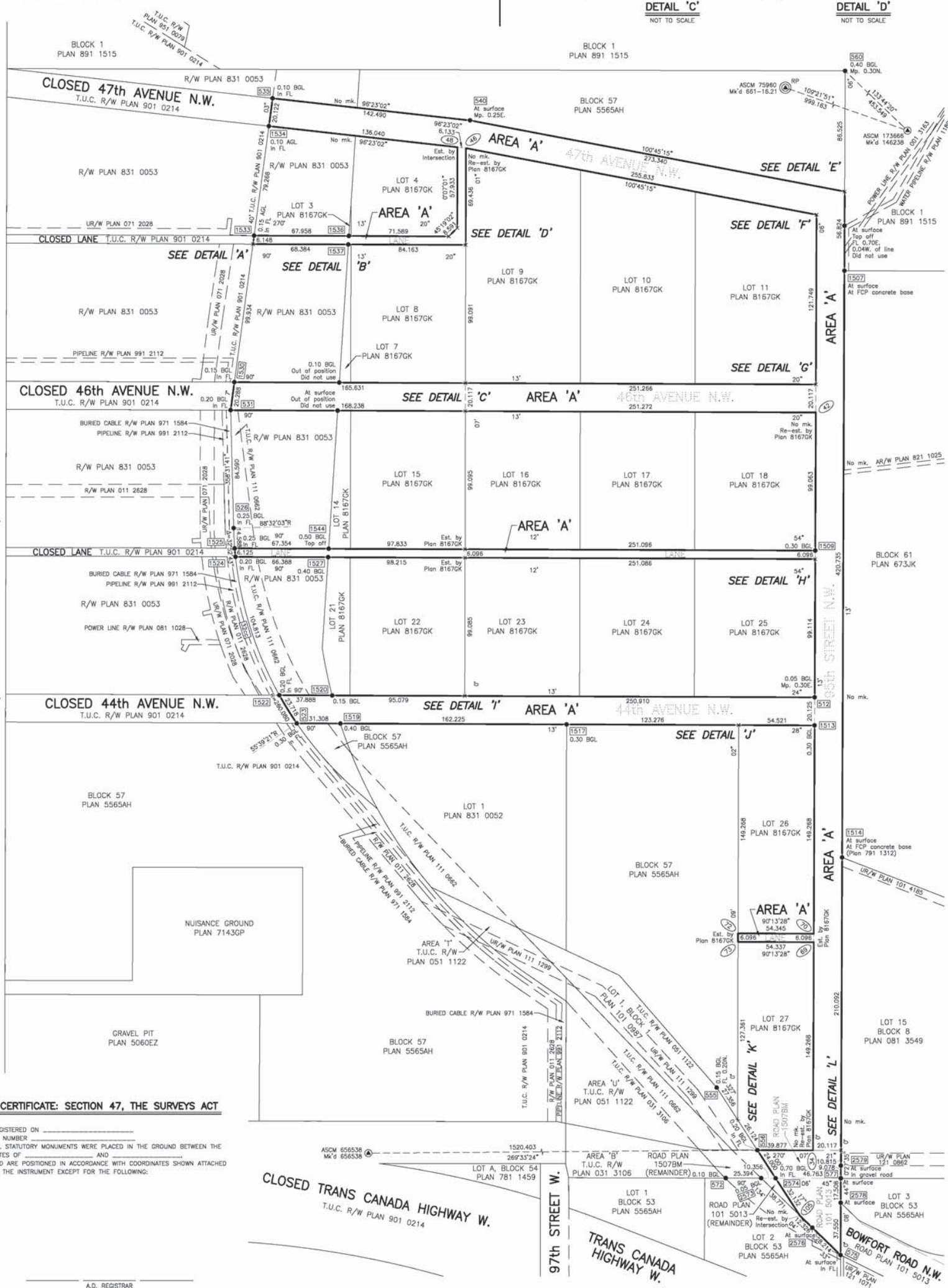
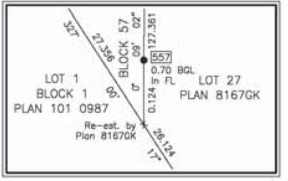
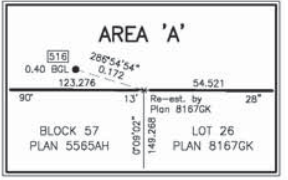
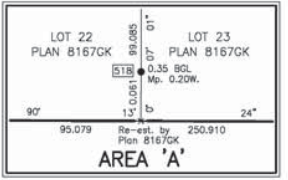
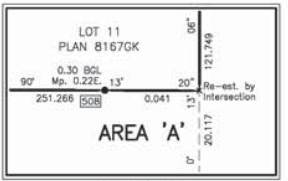
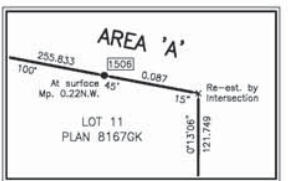
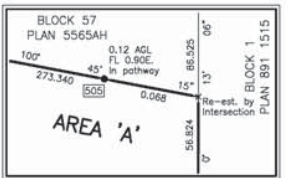
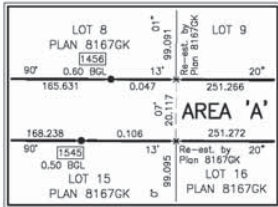
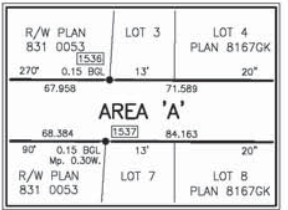
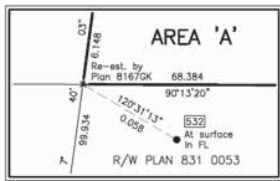
ENTERED AND REGISTERED

ON March 25, 2021

INSTRUMENT NO. 211 063 661

D. Slomski
A.D. REGISTRAR

SCHEDULE OF AREAS	
ROADS AND LANES ON PLAN 8167GK	4.207 ha (10.40 ac)
ROAD PLAN 1507BM	0.107 ha (0.26 ac)
ROAD PLAN 101 5013	0.144 ha (0.36 ac)
TOTAL	4.458 ha (11.02 ac)



CERTIFICATE: SECTION 47, THE SURVEYS ACT

REGISTERED ON _____
AS NUMBER _____
ALL STATUTORY MONUMENTS WERE PLACED IN THE GROUND BETWEEN THE
DATES OF _____ AND _____
AND ARE POSITIONED IN ACCORDANCE WITH COORDINATES SHOWN ATTACHED
TO THE INSTRUMENT EXCEPT FOR THE FOLLOWING:

MAIDMENT
LAND SURVEYS LTD.
10, 141 Commercial Drive 403.286.0501
Calgary, AB T3Z 2A7 www.maidment.ca
FILE NUMBER: 119044fp

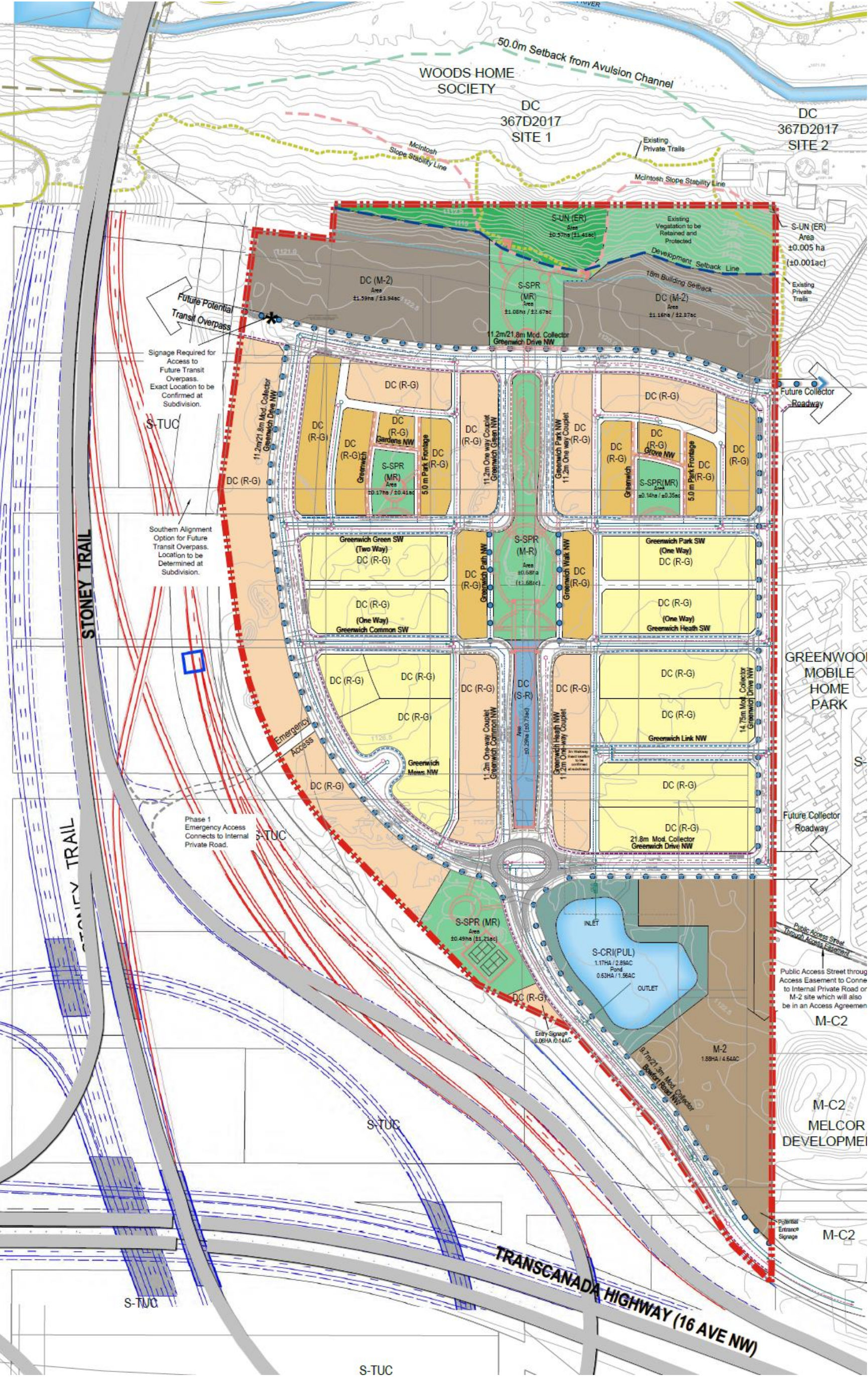
Road Closure Conditions

The following Conditions of Approval shall apply:

1. The closed right-of-way may be removed from The City's ownership and sold to the adjacent properties.
2. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
3. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
4. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.

Proposed Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



9620, 9720, 9723, 9771, 9830, 9845,
9860, 9930 & 10035
44 Avenue NW,
9723, 9819, 9861, 9980, 10034 & 10037
46 Avenue NW,
9620, 9623, 9730, 9723, 9875 & 10025
47 Avenue NW

**Plan 8310052 Lot 1, Plan 83110053 RW24,
Plan 5565AH Block 57,
Plan 8167GK Lots: 3, 4, 7-11,
14-18 & 21-27 (all inclusive)**

pre-app:	--
LOC:	LOC 2010-0080
bylaw no.:	--

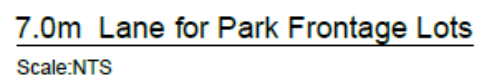
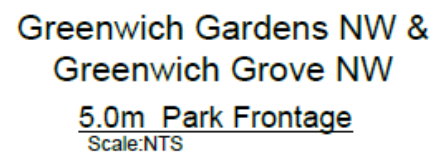
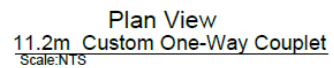
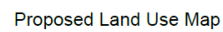
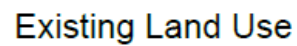
project no.: C2204

start date:	Sept, 2018
current date:	Mar 29, 2021

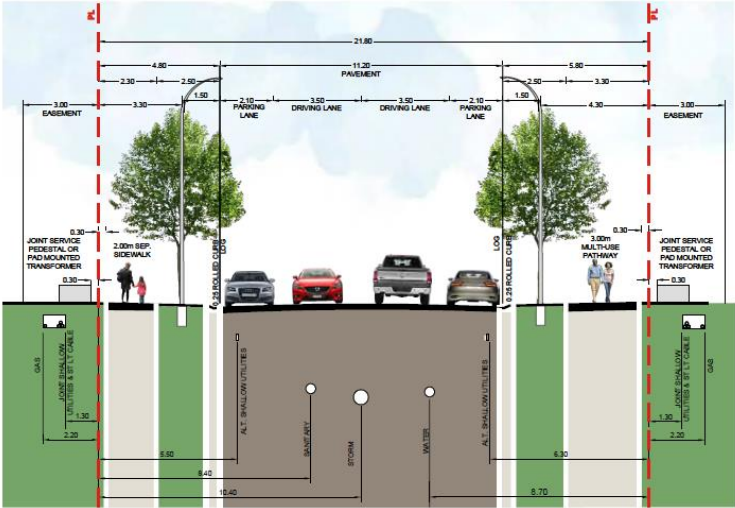
Upper Greenwich

Outline Plan & Land Use

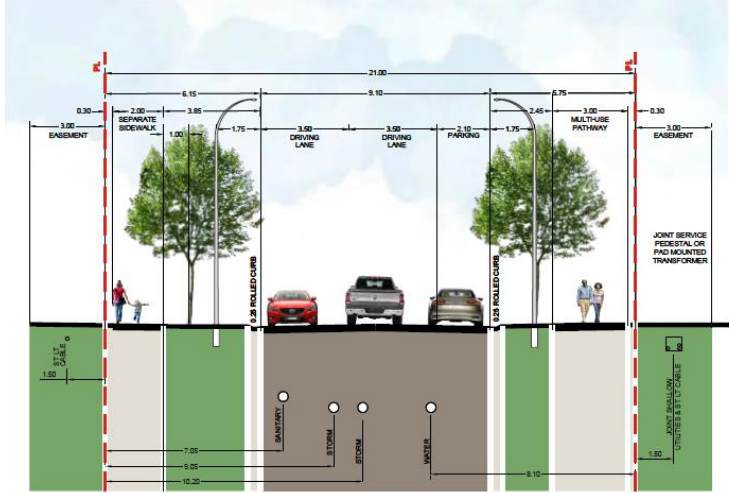
1.0



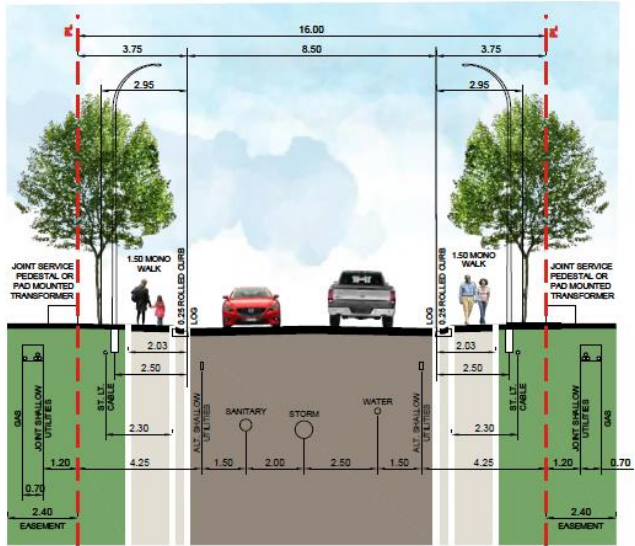
Residential roads are:
laneless (8.5m/16.0m), laned (9.0m/16.0m)
unless otherwise noted.
All lanes are 7.0m wide.



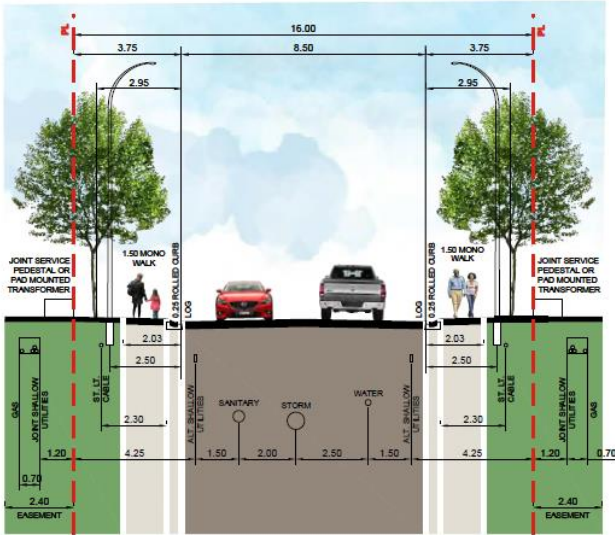
Greenwich Drive NW
11.2m/21.8m Modified Collector Street
Scale:NTS
• No Bike Lanes
• Parking Both Sides
• Addition of Multi-Use Pathway
• One-way Transit Route (3.5m Travel Lane)



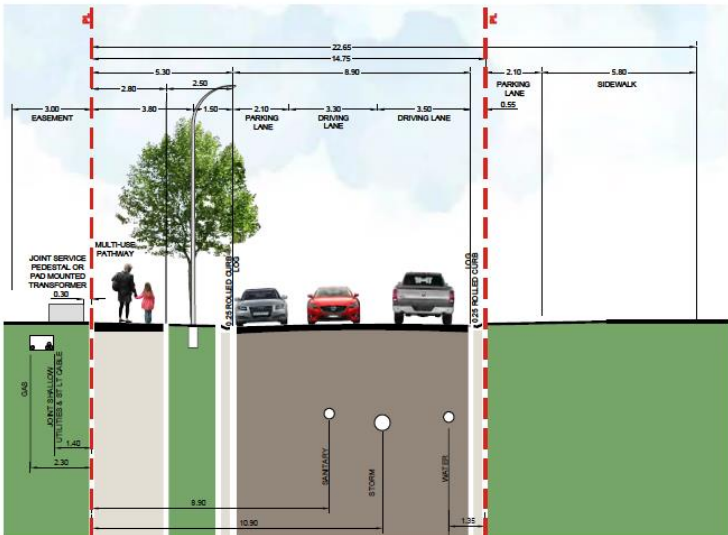
Bowfort Road NW
9.1m/21.0m Modified Primary Collector
Scale:NTS
• Neighbourhood Entrance Way Street
• Multi-Use Pathway on East Side
• Widened Drive Aisles (3.5m) and Parking (2.1m)



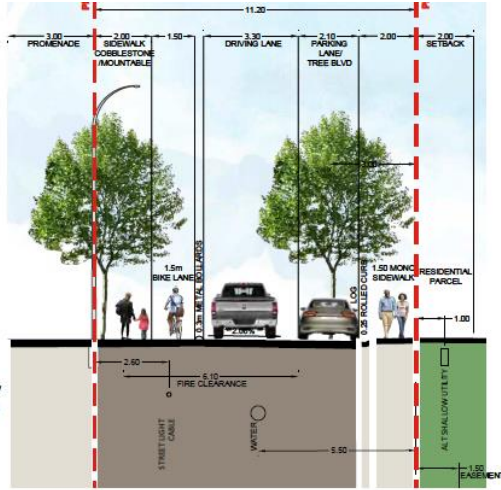
Greenwich Link NW,
8.5m/16.0m Residential Street
Scale:NTS



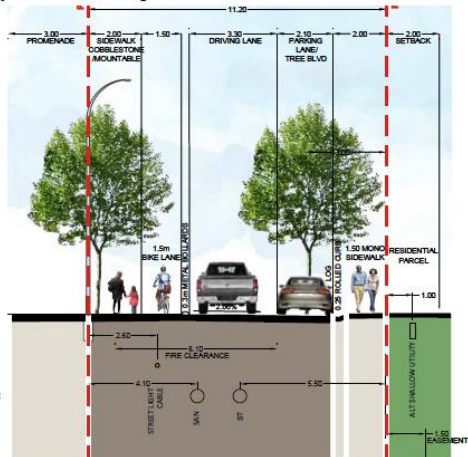
Greenwich Green NW, Greenwich Park NW,
Greenwich Common NW & Greenwich Heath NW
9.0m/16.0m Residential Street
Scale:NTS



Greenwich Drive NW (East Side Adjacent to Greenwood)
8.9m/14.75m Modified Collector Street
Scale:NTS
• Eastern widening to be determined with Greenwood Home Park
• Parking on West side



Greenwich Green NW & Greenwich Park NW
11.2m Custom One-Way Couplet
Scale:NTS
• 1.5m Bike Lane • One-Way Drive Aisle (3.3m)
• Alternating Parking/ Boulevard Space
• 2.0m Cobblestone Sidewalk/ Pedestrian Promenade
• Sanitary & Storm Servicing is Provided in the Lane



Greenwich Heath NW & Greenwich Common NW,
11.2m Custom One-Way Couplet
Scale:NTS
• 1.5m Bike Lane • One-Way Drive Aisle (3.3m) • Alternating Parking/ Boulevard Space
• 2.0m Cobblestone Sidewalk/ Pedestrian Promenade
• Water Servicing is Provided in the Lane

Outline Plan Statistics										
		Lot width/ units per acre		Frontage		Areas		Anticipated Lots/Units	Maximum Lots/Units	% of GDA
OWNERSHIP		(m)/uph	(ft)/upa	(m)	(ft)	ha(+/-)	ac(+/-)			
Greenbriar Developments						20.06	49.57			
City of Calgary (Parks)						1.63	4.03			
City of Calgary (Road Closure)						4.46	11.02			
TOTAL PLAN AREA						26.15	64.62			
LESS S-UN (ER)						0.57	1.41			
GROSS DEVELOPABLE AREA (GDA)						25.58	63.21			100.0%
TOTAL RESIDENTIAL						14.52	35.88	925	1396	56.8%
LOW-MEDIUM DENSITY RESIDENTIAL						9.89	24.44	478	478	38.7%
DC (R-G) Low Density Mixed Housing - Single Family (35m depth/laned)										
Anticipated / Maximum number of lots based on 7.92m lot width		7.92	25.98	1133	3717	4.26	10.53	143	143	
DC (R-G) Low Density Mixed Housing - Single Family (30m depth/laneless)										
Anticipated / Maximum number of lots based on 5.49m lot width		5.49	18.01	1132	3714	3.85	9.51	206	206	
DC (R-G) Low Density Mixed Housing - Urban Street Towns (24m depth/laned)										
Anticipated / Maximum number of lots based on 5.49m lot width		5.49	18.01	710	2329	1.78	4.40	129	129	
Total		18.90		2975	9760					
MULTI-RESIDENTIAL						4.63	11.44	447	918	18.1%
M-2 Multi-Residential - Medium Profile										
Maximum number of units based on 44 upa		44 upa				1.88	4.65		205	
Minimum units based on 38 upa		38 upa						176		
DC (M-2) Multi-Residential - Medium Profile										
Maximum number of units based on 105 upa		105 upa				2.75	6.80		713	
Minimum units based on 40 upa		40 upa						271		
TOTAL UNITS										
Anticipated / Maximum									1396 units	
Minimum								925 units		
DENSITY										
Anticipated / Maximum								54.6 uph	22.1 upa	
Minimum								36.2 uph	14.6 upa	
SPECIAL PURPOSE - SCHOOL, PARK and COMMUNITY RESERVE DISTRICT (S-SPR)						2.56	6.32			10.00%
Neighbourhood Parks (MR)						2.56	6.32			
SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT (S-CRI)						1.17	2.89			4.6%
Stormwater Pond (PUL)						1.17	2.89			
SPECIAL PURPOSE - RECREATION DISTRICT DC (S-R)						0.29	0.72			1.1%
Reflecting Pool						0.29	0.72			
ROADWAYS AND LANES						7.04	17.40			27.5%
Mod. Collector Street (11.60m/21.80m)						2.72	6.73			
Mod. Collector Street (9.70m/21.30m)						0.74	1.83			
Mod. Collector Street (8.90m/14.75m)						0.50	1.24			
Residential Street (8.50m/16.00m & 9.0m/16.00m)						1.08	2.67			
One-way Couplet Street (11.2m)						0.80	1.98			
Lanes (7.0m)						0.93	2.30			
Park Frontage (5.0m)						0.27	0.67			

Land Use Statistics			
FROM	TO	HA	ACRES
367D2017 SITE 1	DC (M-2)	0.06	0.15
367D2017 SITE 1	S-SUN	0.06	0.15
367D2017 SITE 1	S-SPR	0.03	0.07
367D2017 SITE 2	S-SPR	0.10	0.25
367D2017 SITE 2	S-SUN	0.01	0.02
S-FUD	DC (R-G)	7.94	19.62
	DC (R-G)	1.51	3.73
	DC (M-2)	1.81	4.47
	M-2	0.14	0.35
	S-SPR	1.78	4.40
	S-CRI	0.47	1.16
	DC (S-R)	0.41	1.01
	S-UN	0.10	0.25
R-C1	DC (R-G)	2.95	7.29
	DC (R-G)	1.07	2.64
	DC (M-2)	0.08	0.20
	M-2	0.28	0.69
	S-SPR	0.65	1.61
	S-CRI	1.02	2.52
R-C2	DC (S-R)	0.07	0.17
	DC (R-G)	0.81	2.00
	M-2	0.53	1.31
	S-CRI	0.09	0.22
	DC (S-R)	0.03	0.07
S-SPR	DC (R-G)	0.15	0.37
	DC (R-G)	0.28	0.69
	DC (M-2)	1.27	3.14
	M-2	1.21	2.99
	S-SPR	0.7	1.73
	S-SUN	0.27	0.67
M-C2	M-2	0.27	0.67
TOTAL		26.15	64.62
Land Use Statisitcs - SUMMARY			
TO		HA	ACRES
DC (R-G)		14.71	36.35
DC(M-2)		3.22	7.96
M-2		2.43	6.00
S-SPR		3.26	8.06
S-SUN		0.44	1.09
S-CRI		1.58	3.90
DC (S-R)		0.51	1.26
TOTAL		26.15	64.62

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. Street naming application SN2020-0007 will need to go to the same CPC & Council meeting as the land use/outline plan and will need to be approved prior to approval of a subdivision application.
2. The proposal as submitted has an over-dedication of roadways/public utilities. The developer has the option to either re-design the subdivision to eliminate the over-dedication of public roadways/public utilities, or proceed with the processing of this plan on the understanding that compensation for said over-dedication be deemed to be \$1.00.
3. A Homeowner's or Resident's Association shall be formed and the Developer shall be required to enter into a separate agreement with this Association for the development, financial and maintenance responsibility for the reflecting pond elements such as (but not limited to): cantilevered grades seating platform, cantilevered walkway bridge and waterfall, shelter/shade pavilion/bandshell, stage, non-standard surface treatments etc. with said agreement to be registered **concurrent with the registration of the final instrument**. The Developer shall submit said agreement for review to the satisfaction of Community Planning and the City Solicitor.

Development Engineering:

4. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Pre-Grading Slope Stability Report, Upper Greenwich Calgary Alberta, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 9194), dated July 29, 2020.
 - Preliminary Geotechnical Evaluation, Proposed Residential Subdivision Portion of NW1/4 33-024-02-01 W5M, 16 Avenue and Stoney Trail NW, Calgary, Alberta, prepared by EBB, A Tetra Tech Company, dated July 2011 (EBA File: C12101358)

Note: Through a 3rd Party Slope Stability Review and following discussions, the parcels are not permitted to develop any structures north of the Development Setback Line on the Outline Plan – in addition to restrictions recommended in the above reports.

5. **Prior to approval of the affected tentative plan(s) and/or development permit(s)**, execute and register on all affected titles a Geotechnical Covenant by way of Caveat prohibiting the development of the lands, except in strict accordance with the accepted Pre- Grading Slope Stability Report.

Provide the following documentation to the Development Engineering Generalist to initiate work on the agreement:

- a. One (1) copy of the current Certificate of Title, and
- b. One (1) copy of a Corporate Search
- c. One (1) copy of a legal survey plan indicating the geotechnical stability setback line if required.

NOTE: Development setbacks are applicable. A restrictive covenant for all lots on back of setback line shall be implemented.

6. The developer must develop and use this site in accordance with the Development and Geotechnical Covenant that is registered on title by way of caveat.
7. **Prior to approval of the first tentative plan and/or development permit**, a Deep Fills Report is required by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads. The report is to identify lots to be developed on fills in excess of 2.0m above original elevations within the Plan area. The report must also state whether the lots to be developed on these fills will require any specific development restrictions.

OR

If the proposed development will not have any fills in excess of 2.0m, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

8. **Prior to approval of the affected tentative plan(s) and/or development permit(s)**, a slope stability report is required for post development condition.
9. **Prior to approval of the affected tentative plan(s) and/or development permit(s)**, a slope stability assessment report is required for each lot along the north property line adjacent to the site slope.
NOTE: Once the building location has been set, the geotechnical consultant is to confirm the slope stability analysis and setback limits are still valid and the stability analysis and results still comply with all the requirements of the City of Calgary guidelines for slope stability.
110. **Prior to approval of all tentative plans and all development permits**, the overall unit count will be reviewed to ensure Fire access is satisfied. Access to the site is sufficient for up to 100 units with the extension of Bowfort Rd NW and up to 600 units with the extension of Bowfort Rd NW and the emergency access from Stoney Trail. At the point in the development when the number of residential units proposed reaches 601 or more, a second public access street will need to be constructed to the satisfaction of Development Engineering.
NOTE: Consultation with neighbouring landowners may be required to ensure the second public access connects to an operational city road.
11. **Concurrent with the registration of the final instrument**, execute and register, on the M-2 parcel directly east of the storm pond, a blanket easement. The blanket easement will ensure connection from Greenwich Drive NW to the Public Access Street on the parcel to the east (SB2018-0335). This connection is required to meet Fire access standards, and will require to be within an access easement. The blanket easement can be discharged when a Development

Permit is approved on this M-2 site and satisfies the above requirements to the satisfaction of Development Engineering.

12. **Prior to approval of the affected tentative plan(s) and/or development permit(s)**, the applicant shall provide confirmation that the remedial work and recommendations outlined in the report titled: *"Addendum to 2006 Remedial Action Plan and Data Gap Analysis, Portion of NW1/4 33-024-02 W5M Calgary, Alberta"*. (Wood, 2019), have been undertaken.

All information submitted will be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).

13. **Prior to approval of the affected tentative plan**, provide confirmation from Water Resources on the approved operations of the reflecting pool. A maintenance agreement shall be determined and appropriate signage demonstrated on the subdivision construction drawings in regards to seasonal access for the skating pond. The maintenance agreement with the City will need to include the portions of the community-maintained stormwater recirculation system located on public land. Stormwater quality is variable and uncontrolled, therefore its use is entirely at the risk of the facility owner.
14. **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.
15. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
16. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
17. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
18. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Crestmont Development Inc. for full cost of the existing water main installed by Crestmont in the TUC, as part of their Crestmont, Phase 1, 1999-047 Development Agreement, along the west boundary of the plan area.
19. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:

- a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
- b) Construct the underground utilities and surface improvements within and along the boundary of the plan area.
- c) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required along the boundaries of the plan area.
- e) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc.) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
- f) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Transportation:

20. **In conjunction with each Tentative Plan or Development Permit**, a technical memorandum will be required to the satisfaction of Director, Transportation Planning. The memorandum will outline the proposed phases' unit / square footage numbers, trip generation, and required regional and local roadway network to demonstrate and confirm the capacity that is available on the regional and local road network and recommend infrastructure improvements where required. It is also, to ensure all travel modes are accommodated in a contiguous and consistent manner.

The regional transportation infrastructure necessary to service this development may include:

- Interchange improvements at Trans-Canada Highway / Stoney Trail.

21. **In conjunction with each Tentative Plan**, functional-level plans shall be submitted as a component of the Tentative Plan submission package to the satisfaction of the Director of Transportation Planning. The package shall include staged development of local arterial, neighbourhood boulevard and collector standard roadways, inclusive of the staged development of at-grade intersections, where applicable. Additional road Right-of-way may be required to accommodate transitions and local widenings at intersections.

The above improvements and ancillary works to support the roadway shall be designed and constructed at the Developer's expense, subject to normal oversize, endeavours to assist and boundary cost recoveries.

22. **In conjunction with the Initial Tentative Plan**, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning along the entire north boundary of the Outline Plan to facilitate the ultimate Right-of-Way requirement of Greenwich Drive NW as per the Outline Plan cross section.

23. **In conjunction with the applicable Tentative Plan or Development Permit** for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning. All bus zones shall be located:
- Where the grades and site lines are compatible to install bus zones; and
 - Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
24. **In conjunction with the applicable Tentative Plan**, a restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
25. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to Bowfort Road NW and Greenwich Drive NW containing a multi-use pathway within the boulevard. 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.
26. No direct vehicular access shall be permitted to crosswalk/wheelchair ramp locations for any proposed T intersections. 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.
27. **In conjunction with the applicable tentative plans** and prior to construction permission, the Developer shall provide signage within the road right-of-way or on city public land at the terminus of roads that are intended to continue with future planning. Signage shall be designed and located to the satisfaction of the Director of Transportation Planning. All work associated with the supply and installation of the signage will be at the Developer's expense.
28. **In conjunction with the applicable Tentative Plan**, collector standard roads (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.
29. **In conjunction with each Tentative Plan**, the Developer shall register road plans for Collector standard roadways within the subject lands to the satisfaction of the Director, Transportation Planning that provides continuous active modes and vehicle routing through the community with at least two points of public access around the Tentative Plan boundary to the arterial road network.
- The continuous collector road network is required to ensure that efficient Transit routing through the plan area can be accommodated, while the tow points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.
30. **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.

31. **In conjunction with the applicable Tentative Plan**, all roads and intersections within the plan area shall be located, designed, and constructed at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
32. **In conjunction with the applicable Tentative Plan or Development Permit**, access to multi-family and commercial sites shall be located and designed to the satisfaction of the Director, Transportation Planning.
33. **In conjunction with the applicable Tentative Plan or Development Permit**, temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.
34. **In conjunction with the applicable Tentative Plan or Development Permit**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance
35. **In conjunction with the applicable Tentative Plan or Development Permit**, all community entrance features must be located outside the public right-of-way.
36. **In conjunction with the applicable Tentative Plan**, prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.
37. **In conjunction with the applicable Tentative Plan**, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are agreed upon by the developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:

- at mid-block crossings on Collector roads at the regional pathway;

The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative Plan applications.

38. **In conjunction with the applicable Tentative Plan or Development Permit**, a noise attenuation study is required for residential development adjacent to all Arterial standard and higher streets, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Development Services for approval. Note that where sound attenuation is not required adjacent to an Arterial or higher standard streets, a uniform screening fence shall be provided to the satisfaction of the Director, Transportation Planning.

39. **In conjunction with the applicable Tentative Plan or Development Permit**, all noise attenuation features (noise walls, berms, etc.) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc. and associated ancillary works shall not infringe into the road right-of-way).
40. **In conjunction with the applicable Tentative Plan**, the Developer shall amend the plans to remove the non-standard surface elements along One-way Couplet roads from within the City right-of-way, and use approved elements- Broom finished, stamped or lightly sandblasted concrete (colored concrete is accepted), with tooled or saw cut joints.

OR

Submit product sample(s), manufacturer's information and detailed drawings (stamped and signed by a qualified structural engineer) for the applicant requested non-standard surface element(s) located in the road right-of-way to the Materials and Research Engineer, Roads at (403) 268-4935, for review and acceptance. Roads department will determine if the element(s) are suitable and safe for the intended usage. **If accepted**, the applicant will be required to execute and register a Perpetual Maintenance Agreement on the development site's land title(s) and agree to maintain the non-standard surface element(s) in perpetuity.

41. Provide an Engineering stamped and authenticated plan for the intersections (with proposed road marking and signage) where the cycle paths meet/are accessed listed below:
1. Greenwich Park and Greenwich Drive
 2. Greenwich Park and lane connection
 3. Greenwich Green and Greenwich Drive
 4. Greenwich Green and lane connection
 5. Greenwich Common and Greenwich Drive (roundabout)
 6. Greenwich Common and lane connection
 7. Greenwich Heath and Greenwich Drive (roundabout)
 8. Greenwich Heath and lane connection

42. Emergency Access from Stoney Trail:

This access will be required to be constructed and operational when either the unit count requires it or when the adjoining portion of Greenwich Drive NW is being subdivided and constructed.

In conjunction with the applicable tentative plan, the Developer is to:

- provide formal confirmation of the location and design of the proposed emergency access from Alberta Transportation if it has not yet been built
- design and construct remaining portions of the proposed emergency access to connect from Stoney Trail to Greenwich Drive NW to the satisfaction of the Director, Transportation Planning.

43. No front driveways will be permitted for lots along Greenwich Green and Greenwich Park NW that have lane access. Restrictive covenants shall be registered against the subject lots **concurrent with registration** of the affected Tentative Plan.
44. **In conjunction with the applicable Tentative Plan or Development Permit**, the developer is to provide directional curb extensions with wheelchair ramps wherever parking is present to delineate parking area and ensure pedestrian safety.
45. **In conjunction with the applicable Tentative Plan**, applicant to provide turning templates indicating that the intersection of Greenwich Green and Greenwich Park on Greenwich DR will operate safely. Signage and parking restrictions to be further evaluated to minimize potential conflicts.
46. **In conjunction with the applicable Tentative Plan**, the Developer shall, in coordination with the City of Calgary, connect the development to the Stoney Trail overpass. Design and Construction of the Stoney Trail overpass will be completed by the City of Calgary. Through the Design and Construction process, The City of Calgary will coordinate with the Developer to finalize interface with the development.
47. The Transportation and Utility Corridor (TUC) must be permanently and prominently signed in accordance with Council's policy and must be indicated on the land use sign for the area.
48. The Transportation and Utility Corridor (TUC) must be screened from a 4.0 metre height above the road, using a line of sight drawn 1.5 metres above the main floor balcony of the adjacent residential lands. The developer is responsible to provide visual screening using berms, fencing, etc. during the construction of the subdivision. Any screening that is required in the future must be accommodated by the current design. Any proposed back-sloping or surface disturbance of TUC lands requires Ministerial Consent from the Province of Alberta. Ministerial consent must be acquired prior to approval of Tentative Plans.

Parks:

49. A Restrictive Covenant shall be registered against the lands prohibiting the construction, erection or placement of any building or structure within 18 meters of the top of the escarpment (Setback Area) as determined by the Calgary Planning Commission or the Subdivision Authority of the City of Calgary and providing that the owner of the Servient Tenement shall not permit, construct, erect, place or allow to remain within the Setback Area any building or structure except decks, patios, balconies and bay windows which shall not extend more than 1.5 meters in the Setback Area if construction at any level other than at grade level of the Setback Area.
50. The following Bowness ARP policies apply to the development:
 - a. Major natural areas, including the banks of the Bow River and adjacent escarpments within the community should be protected, rehabilitated or re-established to support the natural landscape and ecosystem. (Section 3.3 - 1 – Page 11)

- b. The owners of privately held land (Map 3) that has been identified as natural habitats in the Calgary Parks & Recreation Natural Areas Management Plan, the Calgary River Valleys Plan or the Urban Parks Master Plan should be encouraged to preserve and protect those lands. Publicly owned lands that are disturbed should be rehabilitated. Management of the City owned land should follow the guidelines of the Natural Areas Management Plan. (Section 3.3 - 3 – Page 12).
 - c. Any new development or redevelopment adjacent to an existing escarpment (for example, development above the 33 Avenue escarpment) should provide the 60 foot (18 metre) development setback from the top of the escarpment, or a slope stability setback line as determined by a qualified engineering consultant and approved by the City, whichever setback is greater. The setback area should apply to parking areas as well as buildings. Appropriate measures should be employed by the applicant to prevent erosion or seepage impacts on slope stability, to the satisfaction of the Approving Authority. (Section 3.3 4 – Page 12).
51. All proposed Parks (MR/ER), Regional and Local Pathways and Trails are to comply with the Calgary Parks *Development Guidelines and Standard Specifications: Landscape Construction* (current edition).
52. All proposed Multi-Use Pathways are to comply with City of Calgary specifications in terms of width and material.
53. **Prior to endorsement of the Tentative Plan**, Landscape Maintenance Agreements or Optional Amenity Agreements and endowment funds will be required for all non-standard Park items such as (but not limited to): stepped access, outdoor fitness stations, splash pad/civic fountain, picnic pavilion and pickleball court, etc. Contact Calgary Park's Contract Coordinator Shirley Bibb at (403) 200-6779 or Shirley.Bibb@calgary.ca
54. During Engineering Construction Design for the proposed Road Cross-sections:
- All shallow utilities alignments, including the street light cable, shall be setback a minimum of 1.5m from the street tree alignment in accordance with Section 4.1.3 of Parks Development Guidelines and Standard Specifications (DGSS).
 - All public trees require a minimum of 1.0m setback from hard surfaces on all sides.
 - Label MR on the appropriate Cross-sections and remove above ground pedestals.
 - Provide road tree planting details for 11.2 metre custom one-way couplet to ensure viability of proposed trees. If these are not viable, they are to be removed from the design.

No below ground utilities or above ground utility pedestals are permitted within MR or ER extents. This applies to all road cross sections that are adjacent to MR.

55. MR – Municipal Reserve is to be dedicated dedication in the amount of 10% of the developable land as per Section 666 of the Municipal Government Act (MGA). ER is to be provided as per Section 664 of the MGA.

56. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
57. The developer shall minimize stripping and grading within the Environmental Reserve. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks **prior to stripping and grading**.
58. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands **prior to the commencement of any stripping and grading related to the site** and during all phases of construction. Contact the Parks Development Inspector Jacqueline Swartz - Jacqueline.Swartz@calgary.ca (403) 620-3216 for an inspection to approve the location of the fencing prior to its installation.
59. Rehabilitate all portions of the ER lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks.
60. No disturbance of ER lands is permitted without written permission from the CPAG Parks Generalist for this area.
61. The developer shall restore, to a natural state, any portions of the ER lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.
62. **Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan**, Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.
63. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as environmental reserve, requires approval from the Director of Parks.
64. **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.
65. **Prior to endorsement of the tentative plan**, Landscape Construction Drawings that are reflective of the subject Tentative Plan for the proposed Municipal Reserve lands are to be submitted to the Calgary Parks Coordinator - Development, please contact Nathan Grimson 403.681.2718 or nathan.grimson@calgary.ca for review and approval prior to construction.
66. **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.

67. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks' approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
68. The developer shall submit a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be impacted by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks.
69. The developer shall ensure the boundaries of the Environmental Reserve are surveyed. An onsite meeting shall be arranged to ensure the boundaries are approved by Parks. This meeting should be coordinated through the Parks CPAG Generalist.

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	26.15	64.62
LESS: ENVIRONMENTAL RESERVE	0.57	1.41
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	25.58	63.21

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
DC(R-G)	9.89	24.44	478	
DC(M-2)	2.75	6.80		271
M-2	1.88	4.65		176
Total Residential	14.52	35.89	478	447

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	7.04	17.40	27.5%
PUBLIC UTILITY LOT (S-CRI)	1.17	2.89	4.6%
DC(S-R)	0.29	0.72	1.1%

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	2.56	6.32	10.0%

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	925		
ANTICIPATED DENSITY		36.2	14.6
ANTICIPATED INTENSITY		81	33

Land Use Amendment in Highland Park (Ward 4) at 103 – 43 Avenue NE and 4316 Centre Street NE, LOC2020-0196

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.31 acres \pm) located at 103 – 43 Avenue NE and 4316 Centre Street NE (Plan 5422GK, Block 11, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h21) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for a street-oriented multi-residential, commercial or mixed-use development, up to 21 metres (6 storeys) in height.
- The proposal allows for an appropriate increase in height and development intensity near the future 40 Avenue N Green Line LRT Station and is in keeping with the applicable policies of the *Municipal Development Plan*. The community of Highland Park does not currently have a local plan but are included in the future *North Hill Communities Local Area Plan*.
- What does this mean to Calgarians? More residential and/or commercial uses in a walkable and mixed-use area near a future Green Line LRT Station maximizes the future Green Line investment and provides diversity of housing choice.
- Why does this matter? Allowing for more density and intensity near future Green Line LRT stations represents more efficient use of existing and proposed transit infrastructure and offers more mobility choices to residents.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment was submitted on 2020 December 09 by K5 Designs on behalf of the landowners, Nam Kiong Pui, Liang Ing Pui and Mina Hanna. The Applicant Submission can be found in Attachment 2.

The site consists of two contiguous parcels located at the southeast corner of Centre Street N and 43 Avenue NE in the community of Highland Park. These parcels have a cumulative area of approximately 0.13 hectares (0.31 acres) and are located approximately 250 metres (a three-minute walk) from the future 40 Avenue N Green Line LRT Station. The parcels are currently developed with single detached dwellings and have rear lane access.

The proposed MU-1f4.0h21 District represents an increase in building height and floor area, while offering the flexibility of constructing multi-residential, commercial or mixed-use buildings. The current R-C2 District is primarily for single detached and semi-detached dwellings. No development permit application has been submitted at this time.

Land Use Amendment in Highland Park (Ward 4) at 103 - 43 Avenue NE and 4316 Centre Street NE, LOC2020-0196

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 respective community association was appropriate. In response, the applicant went door-to-door in the nearby area. The applicant collected three letters of support and received one comment in opposition. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

No public comments were received at the time of writing this report. The Highland Park Community Association provided a letter of support on 2021 January 26 (Attachment 3).

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

IMPLICATIONS

Social

The proposed land use district allows for growth and redevelopment near a future Green Line LRT station promoting a walkable, mixed-use area. It may better accommodate the needs of people looking for easy access to jobs, shopping, and services with good transit service and diversity of housing and mobility options.

Environmental

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

Economic

The ability to develop a six-storey multi-residential, commercial or mixed-use development is expected to bring additional people in closer proximity to the future Green Line LRT station and help create a viable transit-oriented node. The proposal will also make more efficient use of existing infrastructure while maximizing the future Green Line investment.

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0456
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**Land Use Amendment in Highland Park (Ward 4) at 103 - 43 Avenue NE and 4316
Centre Street NE, LOC2020-0196**

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. Community Association Response
4. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The site consists of two contiguous parcels located at the southeast corner of Centre Street N and 43 Avenue NE in the community of Highland Park. These parcels have a cumulative area of approximately 0.13 hectares (0.31 acres), have a total frontage of approximately 32 metres along Centre Street N, and are approximately 40 metres deep. The parcels are currently developed with single detached dwellings and have rear lane access.

Surrounding development is characterized by low-density residential developments in the form of single detached dwellings. However, the surrounding area has recently seen land use redesignations aiming for higher intensity multi-residential and/or mixed-use development in the future. The MU-1f4.0h21 District proposed with this application already exists on the block located west of Centre Street N between 43 Avenue NW and 42 Avenue NW. Other high-intensity land use districts such as Mixed Use - Active Frontage (MU-2f5.0h40) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, and Direct Control ([Bylaw 5D2008](#)) District are located within close proximity to the subject parcels.

A high frequency bus rapid transit service (BRT) is currently operating along Centre Street N among other local bus routes. A BRT bus stop is currently located approximately 250 metres (a three-minute walk) south of the site along Centre Street N at 40 Avenue N.

Community Peak Population Table

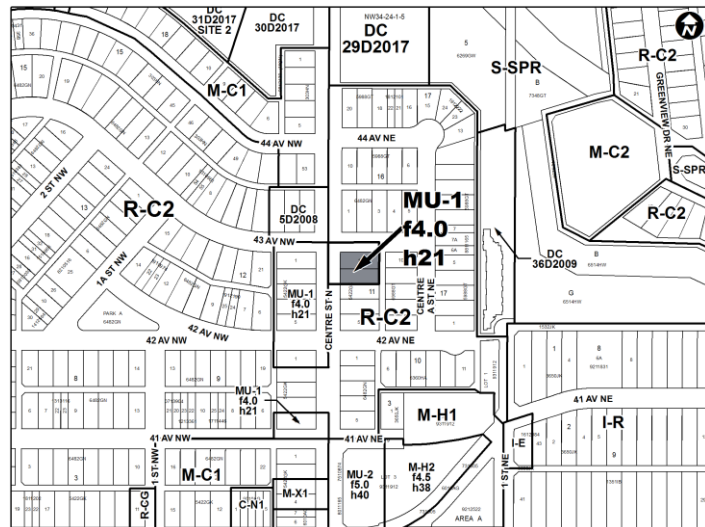
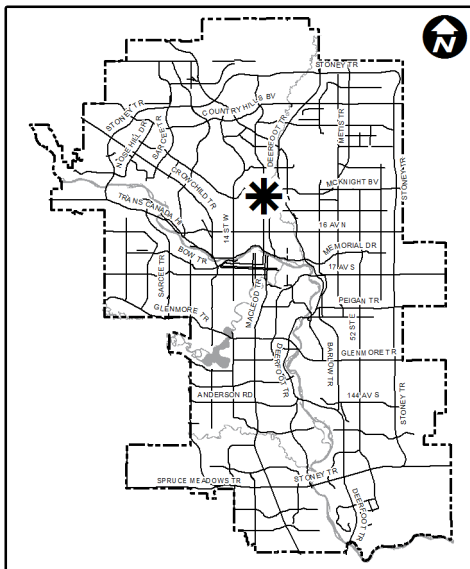
As identified below, the community of Highland Park reached its peak population in 1969.

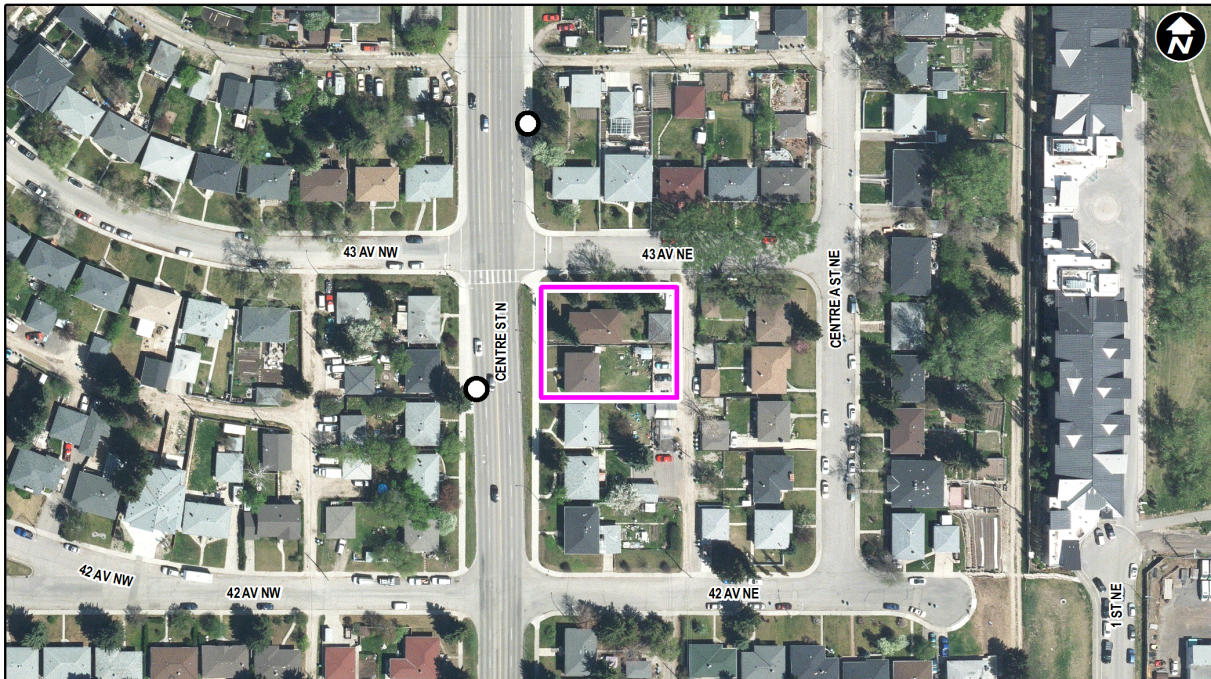
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

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

None.

Planning Evaluation

Land Use

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

The proposed MU-1f4.0h21 District is intended to accommodate commercial and residential uses in street-oriented buildings. It is intended to be located along commercial streets with either commercial or residential uses at street level. It allows for a maximum floor area ratio (FAR) of 4.0 and a maximum building height of 21 metres (approximately six storeys).

The MU-1f4.0h21 District has rules related to building setback requirements, building stepbacks from property lines, and façade widths which respond to immediate urban context. The proposed building height increase is mitigated by the required stepbacks from low-density residential lands located adjacent to subject sites, allowing for a transitional building height. The proposed land use district, including the FAR and building height modifiers, is appropriate for these sites as it recognizes the transit-oriented development site context. It also intensifies land uses along the Centre Street corridor and near the future Green Line LRT station at 40 Avenue N.

The block located to the west across Centre Street N has already been redesignated to the same MU-1f4.0h21 District. It is anticipated that the whole block-face will intensify due to its proximity to the future Green Line LRT station at 40 Avenue N.

Development and Site Design

The applicable land use policies and the rules of the proposed MU-1f4.0h21 District will provide guidance for the future redevelopment of these sites including appropriate uses, height and building massing, landscaping and parking. Given the specific context of these sites with frontage on Centre Street N and proximity to the future Green Line LRT station, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring engaging front facade along Centre Street N;
- ensuring building and site design addresses aesthetical concerns associated with this highly visible location;
- improving pedestrian connections by ensuring vehicle access to the sites is from the rear lane; and
- mitigating shadowing, overlooking, and privacy concerns.

It may be challenging to redevelop the subject parcels individually with the proposed 21 metre maximum building height because of the step back requirement from adjacent low-density residential lands. In addition to the standard MU-1 land use district setback, there is an additional Bylawed right-of-way setback of 3.048 metres along the frontage of the properties adjacent to Centre Street, and the future construction of the Green Line LRT may have further impacts on the subject parcels. The applicant has provided written acknowledgment of the above-mentioned constraints, which will be evaluated during a future development permit application. It is anticipated that further parcel consolidations along this block may occur in the future.

Transportation

The site is located on the Primary Transit Network along Centre Street N and are about 250 metres (a three-minute walk) to the future Green Line LRT station planned at 40 Avenue N and Centre Street N. A bus rapid transit service (BRT) is currently operating along Centre Street N among other local bus routes.

A bus stop is currently located west of the site across Centre Street N and serves Route 3 (Sandstone / Elbow Drive). A BRT bus stop is currently located approximately 250 metres south of the site along Centre Street N and serves Route 300 (BRT Airport / City Centre), Route 301 (BRT North) and Route 3 (Sandstone / Elbow Drive).

A 3.048 metre Bylawed right-of-way setback applies to the subject site (Section 53, Land Use Bylaw 1P2007) in addition to the front setback area required in the land use district. As there is no front setback area in the proposed MU-1f4.0h21 District, future buildings will require a total setback of 3.048 metres. Future development will be subject to review by Green Line Transportation in order to confirm right-of-way requirements.

As part of Administration's Main Streets / Green Line work, a Streetscape Master Plan will be created providing a streetscape design for this area. Depending upon the timing of Administration's Streetscape Master Plan and development of the subject sites, the owners may be responsible for the public realm enhancements adjacent to these sites. Vehicular access to the subject sites will be provided from the existing rear lane.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Storm sewer is not immediately available for connection. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage. A Sanitary Servicing Study may be required 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 parcels are located within the Urban Main Street typology as identified on [Map 1](#) of the [Municipal Development Plan](#) (MDP). Urban Main Streets should contain a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of population.

The MDP aims to shape a more compact urban form and directs a greater share of new growth to be focused along Main Streets, in established areas of the city. Urban Main Streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. Highland Park community does not currently have an approved statutory local area plan and consideration on the planning guidance is provided from the MDP. The application supports the overarching objectives of the MDP and is in keeping with applicable MDP policies.

Transit Oriented Development Policy Guidelines (Non Statutory – 2004)

The [Transit Oriented Development \(TOD\) Policy Guidelines](#) provide direction for the development of areas typically within a radius of 600 metres (ten-minute walking distance) of a transit 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.

The intersection of 40 Avenue N and Centre Street N is earmarked as the location for a future Green Line LRT station and the subject sites are located approximately 250 metres (a three-minute walk) from the proposed station.

The subject sites are also situated on the Primary Transit Network along Centre Street N which is well served with numerous bus routes including the Bus Rapid Transit lines. The sites are therefore well situated for increased development intensity with great access to public transit.

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.

North Hill Communities Local Area Plan (Draft)

The subject sites are located in Highland Park community which does not currently have an approved statutory local area plan. 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 *North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP*.

Applicant Submission

2021 March 18

This application proposes to re-designate the parcels 4316 Centre Street NE and 103 43 Avenue NE from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (M-U1f4.0h21) District.

The land owners intend to keep open for possible future residential, commercial or mixed-use development along Centre Street N. Once the re-designation has been approved, the landowner will explore their options, but would like the flexibility that M-U1 provides.

4316 Centre Street NE is a rectangle lot, and 103 - 43 Avenue NE is the corner lot adjacent to it- with existing bungalows built on them, centrally located on the busy artery of Centre Street (Main Corridor). Parking will be provided at the rear property lines. In the neighbourhood is a healthy mix of bungalows, infills, and commercial developments along Centre Street and McKnight Boulevard. The following factors can be taken into consideration in the rezoning of this property to an M-U1 designation:

- Centre Street N (Main Street Corridor) is within walking distance;
- This facilitates transportation and interconnectedness with various other areas of the city and allows for easier access.
- Located along Centre Street and Edmonton trail are a mix of Multi-Residential and Commercial developments to serve the community
- Multiple Buses serve the area along Centre Street, including 300 and 301 North/South BRT lines, as well as the 3 line;
- Making efficient use of the available block of lots near major a transportation corridor to enhance the pedestrian realm.
- Provides housing for people who want to live near down town (inner city) but not directly downtown.

Fundamentally, this is about the future development for the North Hill communities. Current designations within the community are mixtures of R-C1, R-C2, R-CG, C-N1, M-CG, M-U1, S-CS, S-CI, DC and more. The subject parcels are well situated along 43rd Avenue and Centre Street N. M-U1 as a designation would be a perfect fit for the community and city as it falls in line with the City's Municipal Development Plan of densifying the inner city communities and increasing the variance in demographic, as well as increasing the goods and services available to the community.

The proposed re-designation also meet the goals of the North Hill Local Area Plan. This city policy encourages more housing options in established and central Calgary communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services, while maintaining the sense of interconnectedness and community.

Land Use Bylaw for the M-U1 district are as follows:

- be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street;
- accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout the area; and

- respond to local area context by establishing maximum building height for individual parcels
- The Mixed Use- General District should only be located where a local area plan, or other policy, supports land use and development aligned with the purpose statements in subsection (1).

Community Association Response



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4
Tel: (403)276-6969

January 26, 2021

Manish Singh
Planning and Development
City of Calgary
By email to: Manish.Singh@calgary.ca, cpag.circ@calgary.ca

RE: LOC2020-0196 103 43 Ave NE and 4316 Centre St NE

Please accept our apologies for not submitting our response by the requested due date.

We find a land use change to MU-1 to be acceptable for these two adjacent parcels. Both are located along a portion of Centre Street North that is within the Transit Station Area transition zone as shown on the draft North Hill Communities Local Area Plan (NHC LAP). In addition, Map 3 of the NHC LAP shows this section of Centre Street to be categorized according to Urban Form Category (UFC) "Neighbourhood Flex". This UFC is described in the proposed *Guidebook for Great Communities* as being "...characterized by a range of commercial and residential uses. Buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities and light industrial uses on the ground floor." MU-1 is also the approved land use designation for the west side of Centre Street immediately opposite these two parcels.

We have some concerns about what is actually being envisioned for this site, particularly because that vision has not been shared with the community yet. The second paragraph of the Applicant's Submission letter states "...they plan to build a commercial space for future commercial development along Centre Street N." It is only farther down in the letter that the applicant refers to residential uses. Because there is no Development Permit application, we are unable to judge the suitability of what they hope to construct on the site. We would be concerned if the building(s) they have in mind contain many residential and commercial units, with parking off the back alley. This could negatively impact neighbours living directly to the east on the other side of the back alley due to traffic and noise. Neighbours living on the north side of 43 Avenue NE facing the avenue would be looking at a side wall of any new building constructed on the site, since those buildings would necessarily face Centre St.

We hope that the applicant will contact the Highland Park Community Association as soon as

possible, to share their vision for the site and receive whatever constructive feedback we can offer.

If you have any questions, please do not hesitate to contact me at president@highlandparkcommunity.ca or on my cell at 403-390-7705.

Thank you.

Yours truly,



D. Jeanne Kimber
President, Highland Park Community Association

Cc: Development Director, Highland Park Community Association

Applicant Outreach Summary

March 18, 2021

LOC2020-0196 Community Engagement Letter

Project Location: 4316 Centre Street NE / 103 43 Avenue NE

Land Designation: R-C2 (Residential – Contextual One/Two Dwelling)

Design Proposal: M-U1 (Mixed Use – General) Re-Designation

To whom it may concern,

The following letter is intended to outline and summarize the community outreach and engagement with the proposed land use re-designation at the parcel(s) known as 4316 Centre Street NE and 103 43 Avenue NE. The parcel(s) are currently designated as R-C2 (Residential – Contextual One/Two Dwelling District); the landowner is hoping to change the designation to M-U1 (Mixed Use- General District). Below you will find a detailed summary of our strategies, as well as the outcomes, in our community engagement conducted on behalf of the landowner via k5 Designs.

The primary stakeholders are the nearby residents, specifically the other landowners in close proximity of the subject parcel(s). k5 Designs has been only going door-to-door in the event that there is no interest generated by the city sign posting.

On December 28 2020, k5 Designs posted the city sign on the subject properties of 4316 Centre Street NE and 103 43 Avenue NE. After not having received any calls or emails, the landowner also attempted to go door-to-door in hopes of establishing a connection and gain interest from the stakeholders (the other three landowners on the block), but with little success. There was a single comment from one of the stakeholders who stated that they would show interest provided the other two primary stakeholders also showed interest- however, k5 Designs has not been able to establish contact with the other two primary stakeholders at this time. k5 also attempted to go door-to-door with members of the community, with one nearby landowner in opposition of the change, but other landowners stating interest in their respective properties receiving a land use re-designation. After k5 had gone door-to-door, it was discovered that the majority of the residents in the area were renting and were not the respective land owners, however- we received three support letters from various members of the community. Due to a lack of input from the primary stakeholders, there was little to no influence in decisions made for the proposal, and ergo k5 Designs was unable to successfully close the loop with them.

If you require any additional information regarding the community engagement outreach performed by k5 Designs for LOC2020-0196, please do not hesitate to contact us via telephone at (587) 353-9797 or by email at info@k5designs.ca.

Thanks,

Matthew Magbanua



Design Studio

+

Interior Designs

**+110 - 201, 38 Ave NE
Calgary AB
Canada T2E 2M3**

**Surrey BC
Canada**

**Scarborough ONT
Canada**

**www.k5design.ca
t 587.353.9797**

Land Use Amendment in Haysboro (Ward 11) at 8943 Elbow Drive SW, LOC2020-0129

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 8943 Elbow Drive SW (Plan 311HN, Block 12, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Direct Control District to allow for the additional use of Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the subject site to allow Child Care Service as a discretionary use.
- The proposal aligns with the *Municipal Development Plan*.
- What does this mean for Calgarians? This would allow for an additional essential service and community amenity, which is an integral part of complete communities and making day-to-day life of residents more convenient.
- Why does this matter? More convenient options for day-to-day services such as child care services leads to more fulfilling and enjoyable lives for residents.
- There is no previous Council direction on this site.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by AAA Design on behalf of the landowners, Satvinder Kaur and Amrinder Singh, on 2020 August 25. The approximately 0.070 hectare site is situated at the northwest corner of Elbow Drive SW and 89 Avenue SW.

The initial application was submitted as a Commercial – Neighbourhood 1 (C-N1) District, but based on community feedback to the application, including the Haysboro Community Association, Administration advised the applicant that a DC District with an additional discretionary use of Child Care Service may be more appropriate. The applicant revised the application as such.

The existing single detached dwelling currently operates as a Home Based Child Care – Class 2 and are looking to expand. No development permit has been submitted at this time, although the applicant has indicated their intent to pursue a development permit for a child care service within the existing single detached dwelling (Attachment 3). The operator intends to convert the entire existing dwelling into Child Care Service, and will no longer reside in the dwelling should the land use redesignation be approved.

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

Land Use Amendment in Haysboro (Ward 11) at 8943 Elbow Drive SW, LOC2020-0129

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 a virtual meeting on 2021 January 13. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

Administration received a total of 34 letters from the public regarding this application. Twenty-five letters are in opposition to this application, stating concerns related to traffic and parking. Nine letters are in support of this application, stating that there is a need for childcare within the community, and that the development would be a great addition to the community. As part of the circulation process, Administration spoke to a number of community members over the telephone and email. Many community members who opposed the initially proposed C-N1 District agreed that a DC District limiting the additional use to Child Care Service only, was a more appropriate path forward with this application.

The Haysboro Community Association provided a letter on 2020 September 23 (Attachment 4) stating concerns with the initially proposed C-N1 District and that a DC District may be a more appropriate district for the site since childcare is a service that is currently lacking in the community and desired by some community members.

Administration considered the relevant planning issues specific to the application and has determined that a DC District would be more appropriate than the original application of C-N1 and as such requested that the applicant amend the application to a DC District.

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 Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables integral community services such as child care to be located within the community at a scale that fits with the neighbourhood. The development of this site will enable parents and care givers to acquire essential services closer to home and thereby decrease time and effort spent on day-to-day needs.

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0479
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Land Use Amendment in Haysboro (Ward 11) at 8943 Elbow Drive SW, LOC2020-0129

Environmental

This application does not include specific actions that address objectives of the *Climate Mitigation Action Plan* although integrating essential needs within a community is known to encourage alternative modes of transportation such as active low carbon modes.

Economic

The proposed land use amendment enables the development of Child Care Service. The Government of Alberta identifies in their [Action Plan for 2021 – 2022](#) that affordable quality child care is essential to positive early childhood development, labour force participation of parents, women's equality, social integration and inclusion of newcomers, and poverty reduction - all aspects of social and economic growth.

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. Proposed Direct Control District
3. Applicant Submission
4. Community Association Response
5. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Haysboro at the northwest corner of Elbow Drive SW and 89 Avenue SW. The site is approximately 0.07 hectares in size and is currently developed with a single detached dwelling. The parcel is approximately 19.5 metres wide and 36 metres deep with rear lane access.

Surrounding development predominantly consists of single detached dwellings. A place of worship is located directly to the east across Elbow Drive SW, and three schools are within close proximity – elementary, middle and high schools. The Haysboro Community Association and Haysboro Community Park are also located approximately 120 metres to the west.

Community Peak Population Table

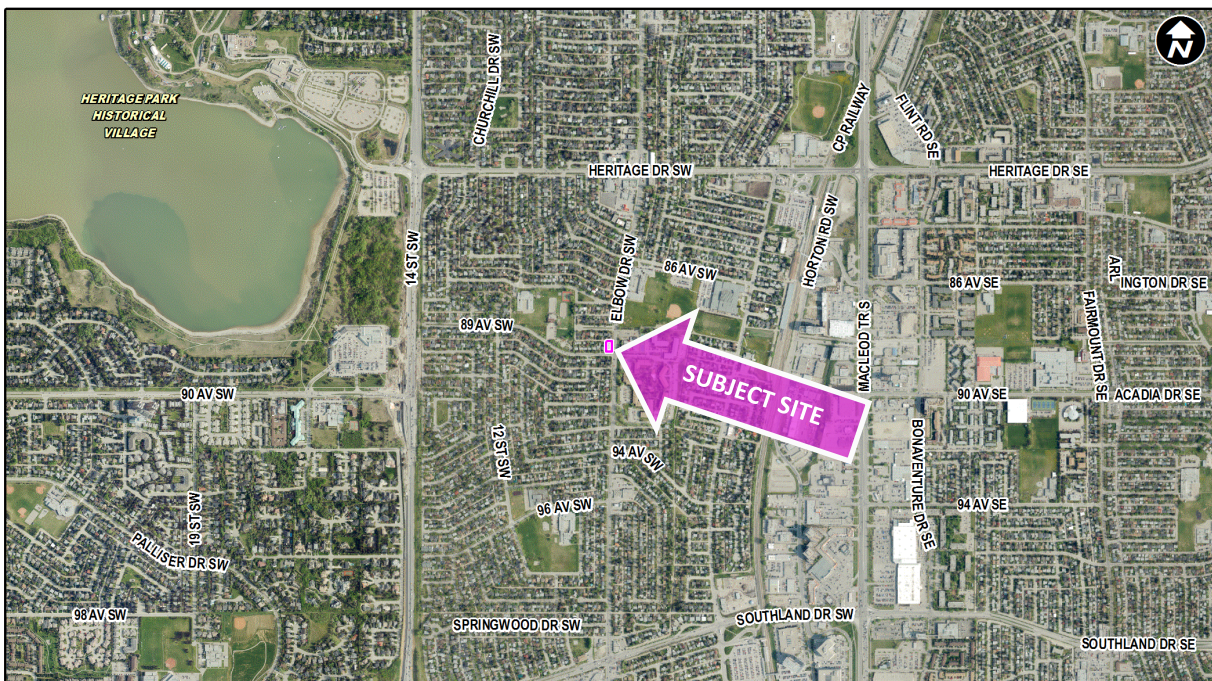
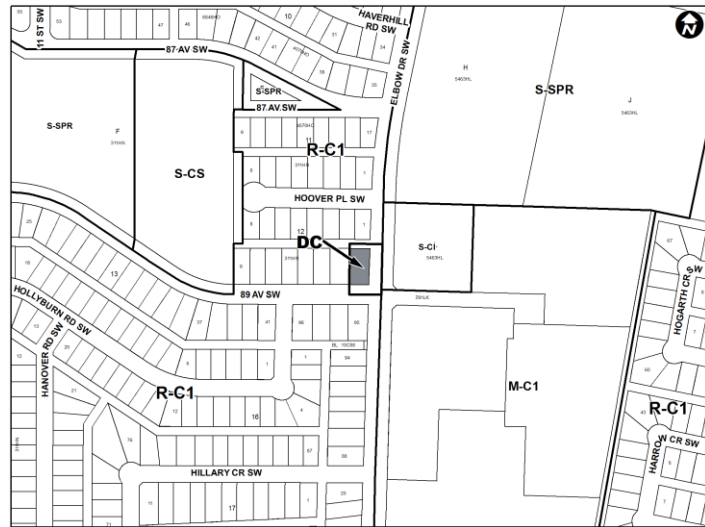
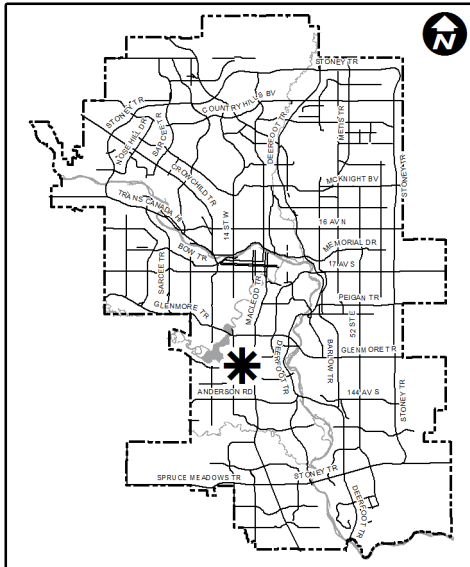
As identified below, the community of Haysboro reached its peak population in 1968.

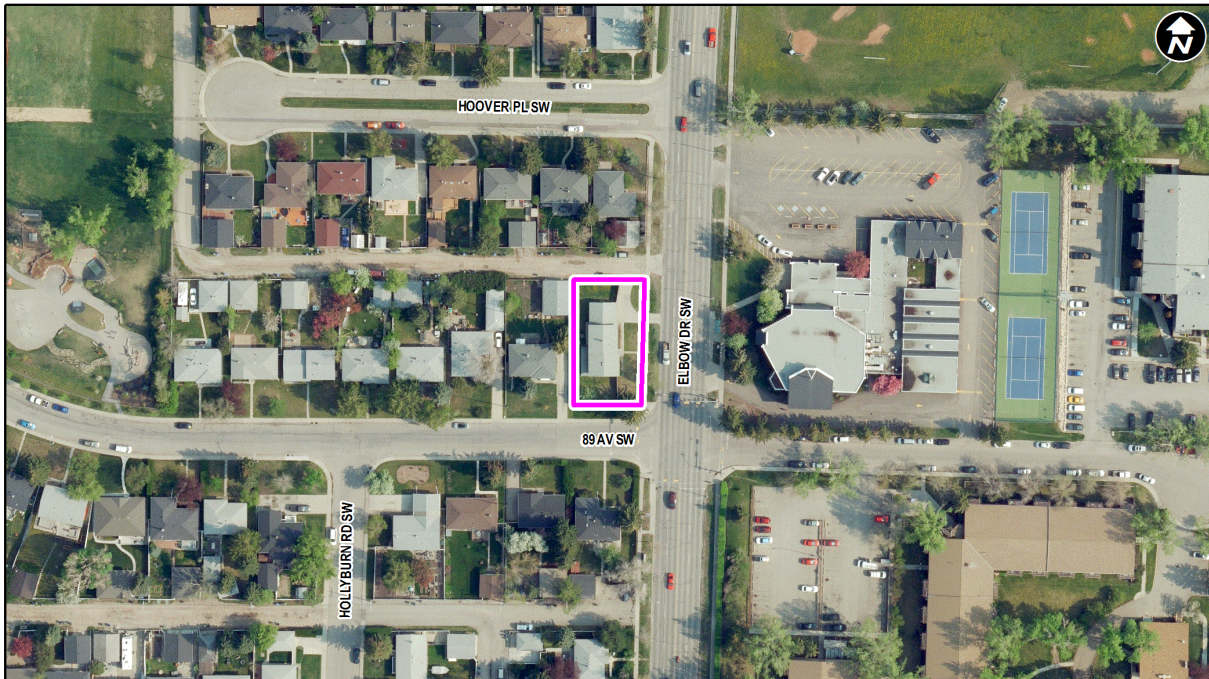
Haysboro	
Peak Population Year	1968
Peak Population	8,044
2019 Current Population	7,080
Difference in Population (Number)	-964
Difference in Population (Percent)	-11.98%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District allows for low density residential development in the form of single detached dwellings. The District allows for one Single Detached Dwelling up to 10 metres in height as well as Secondary Suites. The R-C1 District also allows for two forms of Home Based Child Care for up to ten children (Home Based Child Care – Class 1 and 2).

The proposed DC District is based on the R-C1 District will maintain all existing uses, rules, and regulations in the district, and with the addition of Child Care Service as a discretionary use. The DC District is intended to:

- allow for an increase the number of children to approximately 25 children;
- allow for residential uses consistent with the surrounding development if a Child Care Service is discontinued; and
- no changes are proposed to the maximum building height in the district.

The application review considered two other alternative stock land use districts. These included Commercial – Neighbourhood 1 (C-N1) District as well as Special Purpose – Community Institution (S-CI) District. The C-N1 District provides for a number of uses that would not be considered appropriate for the site such as Liquor Store, Cannabis Store, and other commercial uses.

Similarly, the S-CI District also allows for uses that would not be considered appropriate such as columbarium, conference and event facility, and post secondary learning institution. As such, a DC District based on the R-C1 District with the additional discretionary use of child care service was deemed the most appropriate and is being proposed.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. 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

A discretionary use development permit application would be required to enable the expansion of the child care service. The ultimate number of children, on-site parking stalls, location of pick-up and drop-off stalls, and outdoor play areas will be determined through that process. The child care service operators will also require provincial licensing and thus be further evaluated by the Calgary Region Child and Family Services Authority.

The rules of the proposed DC District and the *Child Care Service Policy and Development Guidelines* will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parking, and outdoor play space. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- improving pedestrian connections by ensuring vehicle access to the site is limited to the lane;
- mitigation of overlooking and privacy concerns;
- strategic location and design of outdoor play spaces to minimize impacts on adjacent residential developments – including restricting the placement of any play structures in a side setback area and incorporation of maximum structure heights if placed in a front yard setback to ensure the aesthetic of the streetscape is not negatively impacted;
- retention of the existing mature vegetation, where possible; and
- upholding restrictions on the number and size of any identification signage to ensure the residential aesthetic of the development is maintained.

Transportation

Pedestrian and vehicular access to the site is available from Elbow Drive SW, 89 Avenue SW, and the rear lane. The area is served by the Heritage / Canyon Meadows Calgary Transit Route 37 with a bus stop approximately 50 metres from the site on Elbow Drive SW. Service is available every 18 minutes during peak hours. On-street unregulated parking is available adjacent to the site on 89 Avenue SW; however, parking is prohibited adjacent to the site on Elbow Drive SW. A parking study was not required as part of this application; however, a parking study may be required at the development permit stage.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Legislation and Policies

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)

This parcel is located in the Established Area of the Developed Communities as identified on Map 1: Urban Structures in the [Municipal Development Plan](#) (MDP). Modest redevelopment in these areas is encouraged in a form of development that respects the scale and character of the neighbourhood.

The MDP recognizes that child care services are an integral part of 'complete communities' and should be accommodated within neighbourhoods as appropriate. This application proposes to incorporate a child care service into the social fabric of the community while still maintaining the existing single detached building form and thus fitting within the established context of the surrounding community. Additionally, the location within close proximity of schools, parks and recreation adds to the convenience this service provides for parents in the area.

Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)

In addition to the above supporting statutory policies, The City has also adopted [Child Care Service Policy and Development Guidelines](#) which are intended to provide land use and development guidance for the development child care service facilities throughout the city.

These guidelines are in place to ensure that there are opportunities to develop accessible child care services of different sizes in a variety of land use districts, to provide development guidelines to manage the impact of these services in residential areas and to aid in the use of discretion for child care services in other contexts. The application conforms to all of the site selection criteria listed in the Child Care Service Policy and Development Guidelines. The application aligns with these site selection criteria as per the following:

- the site is located on a corner site;
- the site is located on a collector street;
- the site is located near an activity area with schools, places of worship, parks and community association building nearby;
- the site is large enough to accommodate outdoor play areas; and
- the site can accommodate parking on-site and has two street frontages to accommodate pick up drop off.

This land use proposal is supported by the overall policy guidelines which recognize that child care services are an integral part of complete communities and that they may be included as a discretionary use residential and commercial areas and workplace contexts. Additionally, these guidelines are intended to inform more detailed site and building design at the development planning stage. Administration believes that the site's characteristics will allow for these specific development guidelines to be realized.

Climate Resilience Strategy (2018)

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

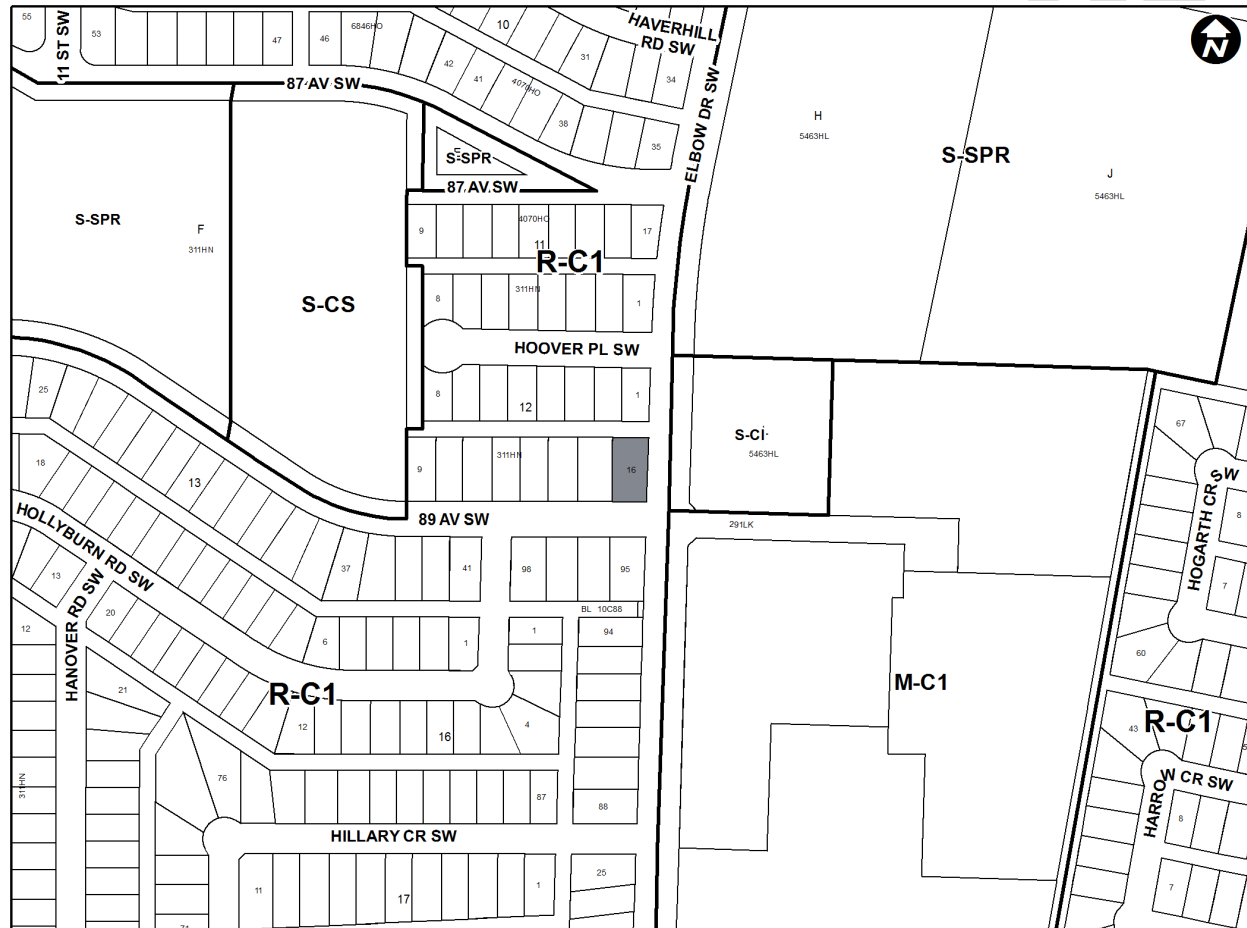
Heritage Communities Local Area Plan Project

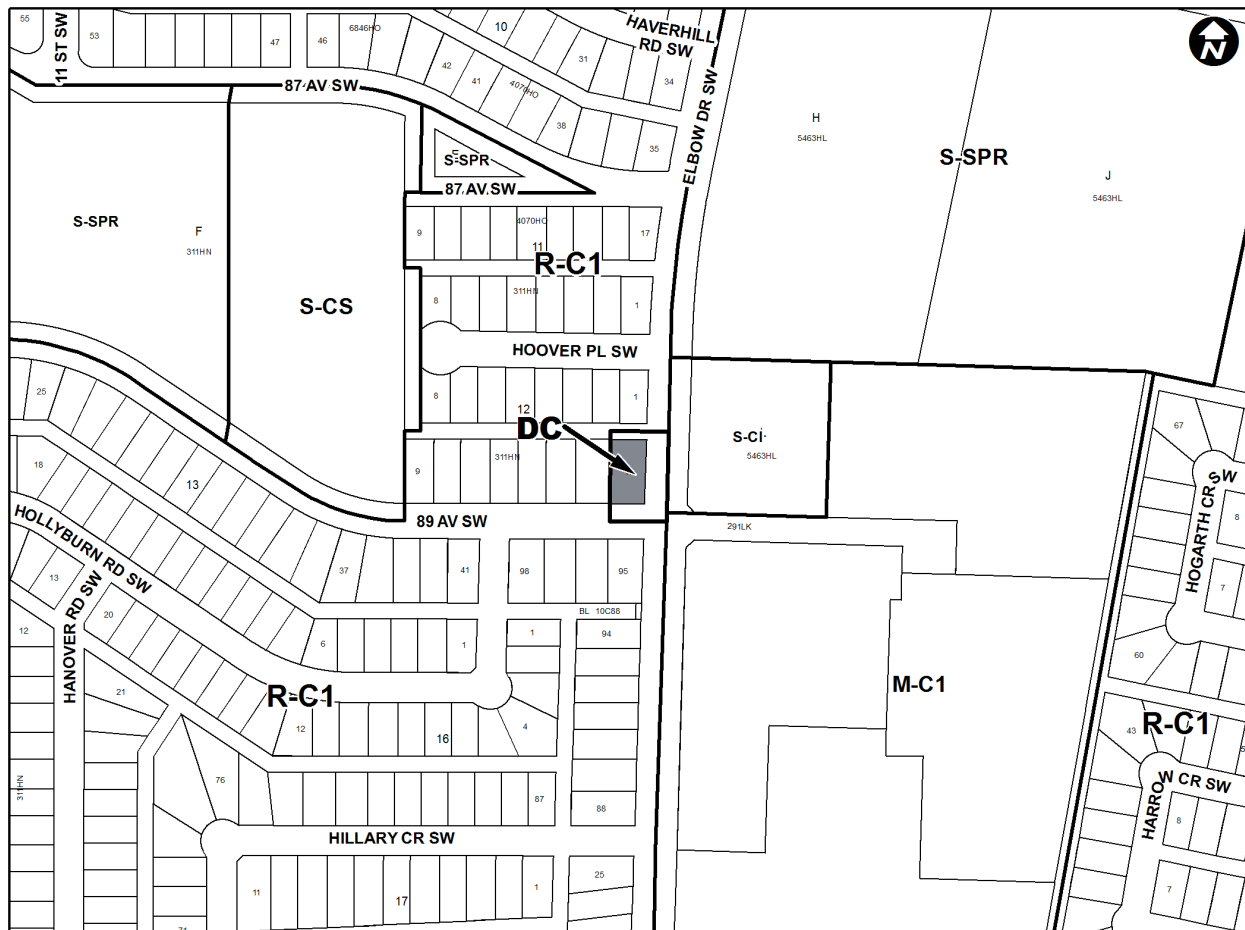
There is no existing local area policy affecting this site. Administration is currently working on the *Heritage Communities Local Area Plan* (LAP) project which includes the Haysboro community and surrounding communities (<https://engage.calgary.ca/heritage>). Planning applications are being accepted for processing during the local area plan process.

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 child care service.

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 Residential – Contextual One Dwelling (R-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5** The ***discretionary uses*** of the Residential – Contextual One Dwelling (R-C1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Child Care Service.**

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the Residential – Contextual One Dwelling (R-C1) 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

Applicant Submission

Company Name (if applicable):

AAA Design Ltd

LOC Number (office use only):

Applicant's Name:

Mohammad Lethy

Date:

Aug, 24 2020

Letter for a Land use Rezoning Application of 8943 Elbow Dr S.W. Calgary

The proposed use of the existing dwelling is a Child Care Service which will be operated by a licensed staff. The capacity of the daycare is 23-25 children. All required facilities will be provided on site such as the kitchen, playground, etc. Hours of operation are between 7:00 am to 6:00 pm.

Staff parking will be the same as landlord's parking stalls. Parents will be restricted to dropping and picking up their children instantly and parking won't be an issue.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Community Association Response

[EXT] LOC2020-0129



William Baker [REDACTED]
To ○ CPAG Circ

Reply	Reply All	Forward	
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Wed 9/23/2020 2:23 PM

Hello, we have had numerous comments from the community about this land use amendment. Most are regarding parking for drop off and pick up as Elbow Drive is a busy street and the property is located at 89th Avenue which is a busy, somewhat narrow intersection. Instant pick up and drop off doesn't seem realistic. Without any plan from the applicant, we can not support this proposal.

We also have an issue with the C-N1 zoning and possibilities moving forward. We were wondering if it might be better zoned as direct control district.

There are people in the community looking for daycare options and would support this idea under the right circumstances.

Thank you.

William Baker
Haysboro Community Association
Planning Committee

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Child Care Service in the Community of HAYSBORO

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)

Our Outreach Strategy for Stakeholder consultation and engagement followed a three-step process: notification, consultation, and participation. All information regarding the project was presented in a transparent way. The most suitable communication channels were selected; invitation emails, mail letters and a public invitation letter was posted in the community center to invite stakeholders for a virtual meeting on January 13.

Stakeholders

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

We connected with the stakeholders through invitation emails, mail letters, phone calls and a public invitation letter poster in the community center.

Our outreach focused on direct neighbors, community participants and parents.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

Parking: some concerns were raised regarding any additional street parking.

Noise: one neighbor was concerned about potential noise occurrence.

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.

Parking: the main entrance is located at the back ally; where parking stalls for employs is provided, in addition to pick-up and drop-off stalls for the parents. Parking stalls at the front to be used by owner only.

Noise: all pick-up and drop-off is restricted to the back ally. Kids out door time will be supervised in a fenced play ground zone that is adjacent to a vacant commercial lot.

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)

Google maps and site plan were used to demonstrate how the proposal is meant to function with minimum impact on the stakeholders. A clear image in details was described to explain the circulation and transportation generated by the Child Care Service. We are confident that all of the stakeholders concerns and questions were answered promptly and in a clear matter. Please find attached recommendation letters from participating stakeholders.

calgary.ca/planningoutreach

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0393
Page 1 of 3**

**Land Use Amendment in Burns Industrial (Ward 9) at 1035 – 64 Avenue SE,
LOC2020-0175**

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.07 hectares \pm (2.64 acres \pm) located at 1035 – 64 Avenue SE (Plan 9812079, Lot 2) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This application proposes redesignation of the subject site to accommodate for a broader range commercial uses, while retaining the industrial land use base, with the intent to allow for the use of Medical Clinic.
- The proposal aligns with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? This would allow for Calgarians to seek a broader range of uses within an industrial area that has been transitioning to more commercial uses over the past number of years.
- Why does this matter? More options for landowners to seek a tenant ensures buildings in our industrial transition areas remain viable, especially given current economic pressures on landowners seeking tenants.
- There is no previous Council direction for this site.
- Strategic Alignment with Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use amendment application was submitted by Systemic Architecture, on behalf of the landowner, 708214 Alberta Ltd (Ronmor Holdings Inc), on 2020 November 12. The approximately 1.07 hectare site is developed with a two storey office building, that is currently vacant. The building formerly housed the office of Mark's Work Warehouse which has since moved locations as noted in the Applicant Submission (Attachment 2). The site is situated at the southeast intersection of 64 Avenue SE and 10 Street SE.

The proposed I-C District allows for more uses that caters to the commercial-industrial tenant and patron.

No development permit has been submitted for the site at this time, although the applicant has indicated in their submission (Attachment 2) that future applications will most likely occupy the existing building with change of use development applications.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

**Land Use Amendment in Burns Industrial (Ward 9) at 1035 - 64 Avenue SE,
LOC2020-0175**

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 would be appropriate. Given the industrial nature of the area, no engagement was conducted.

City-Led Outreach

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

Administration did not receive any letters from members of the public with regard to this application. There is no community association for the Burns Industrial area.

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

IMPLICATIONS

Social

The proposed land use district will allow for a greater range of uses that can utilize the existing structure and offer a more vibrant business area within the city for both landowners and residents.

Environmental

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Encouraging the reuse of an existing structure will conserve the energy and materials required to rebuild an under-utilized structure in the future. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the subsequent development approval stages.

Economic

This application would facilitate the reuse of a vacant structure and would utilize existing infrastructure and services more efficiently within one of Calgary's already built up industrial areas.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0393
Page 3 of 3**

**Land Use Amendment in Burns Industrial (Ward 9) at 1035 - 64 Avenue SE,
LOC2020-0175**

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

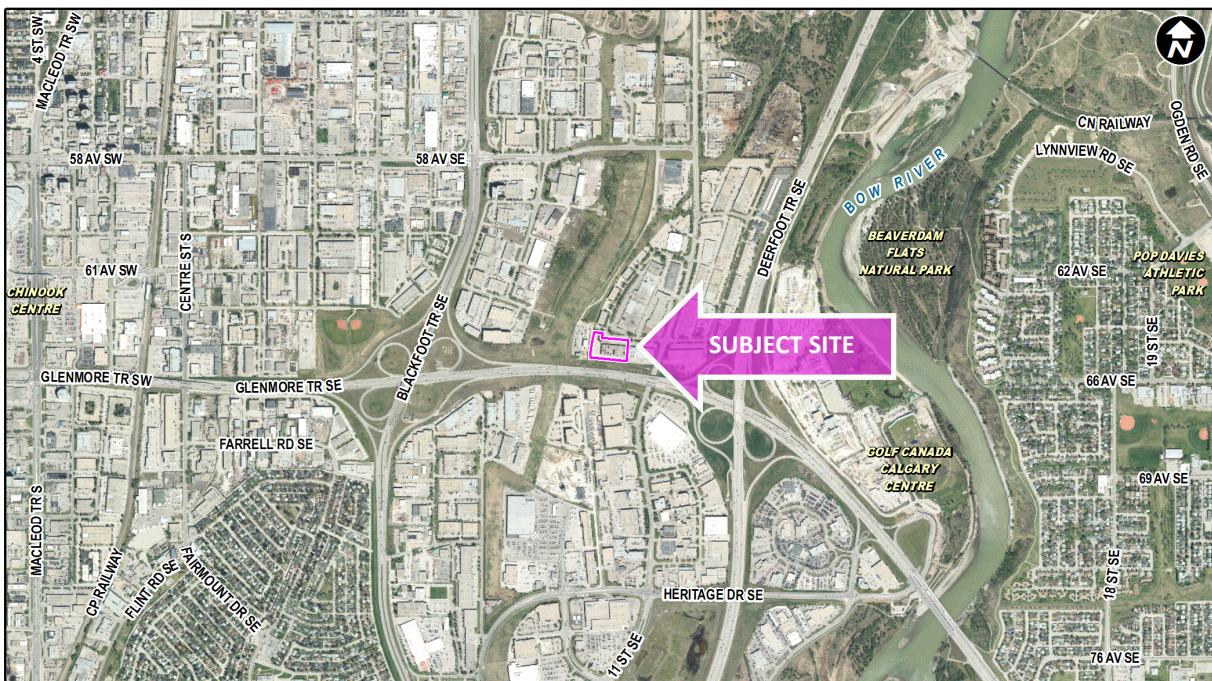
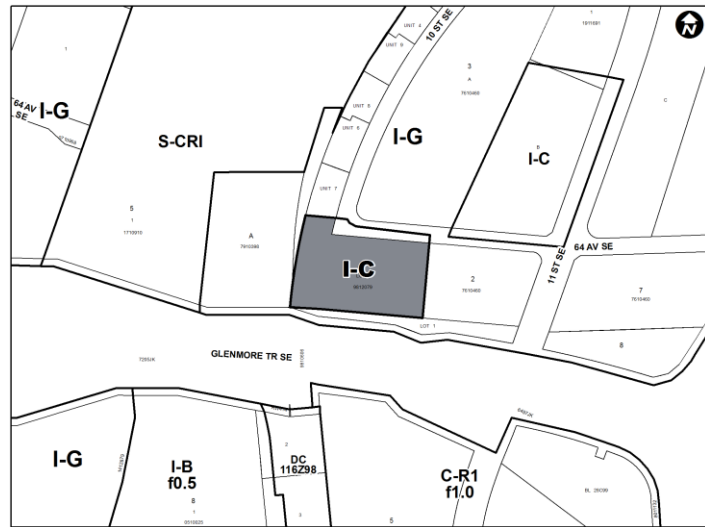
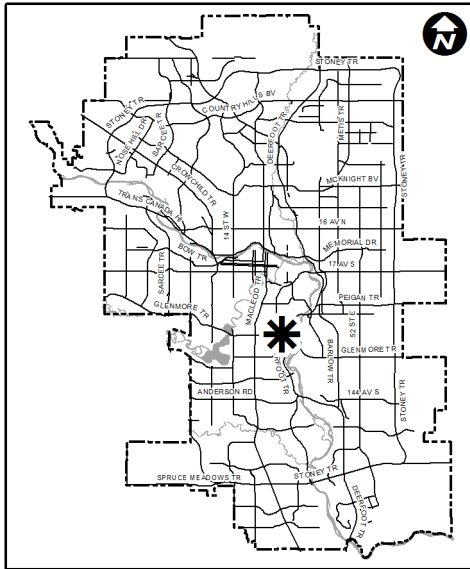
The subject site is located directly to the north of Glenmore Trail SE and approximately 300 metres west of Deerfoot Trail SE in the Burns Industrial area. The site is located in an area of I-G, I-C, and I-B land uses with surrounding development being predominantly general industrial and commercial industrial buildings, with a node of large format furniture, appliance and lighting stores located to the south along 11 Street SE.

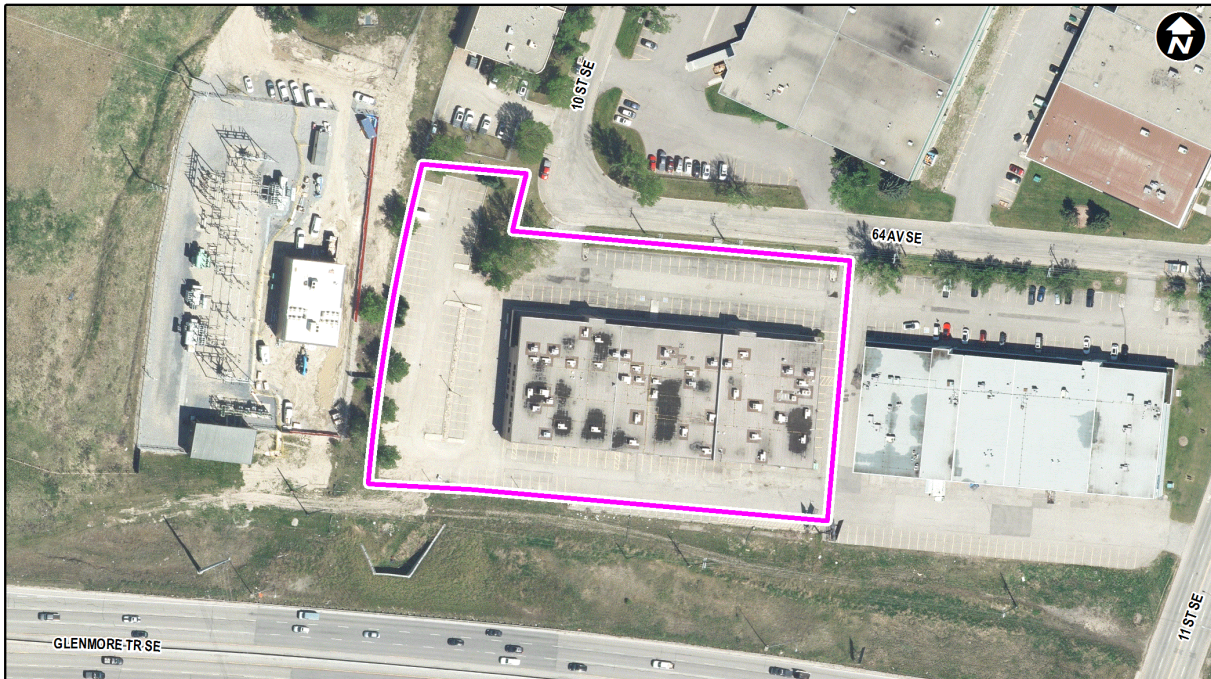
The site is approximately 1.07 hectares and is currently developed with a commercial industrial office building. The site formerly housed the Mark's Work Warehouse head office.

Community Peak Population

Not available because the subject area is an industrial area with no residents.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

This application is to redesignate the site from the I-G District to the I-C District to broaden the range of commercial industrial uses on the site. The I-G District is intended to accommodate light industrial uses with a limited range of support commercial uses. The I-G District has a maximum height of 16 metres with a maximum floor area ratio (FAR) of 1.0.

The purpose of the proposed I-C District is to encourage light industrial uses that are unlimited in size, small scale commercial uses that are compatible with and complement light industrial uses and should be located in highly visible areas along major streets or expressways. The I-C District has a maximum height of 12 metres with a maximum FAR of 1.0.

Development and Site Design

The current built form of the development consists of a two-storey building. This building is currently constructed as an office building with limited ability to service large semi-trucks; thereby restricting the ability to retain industrial general uses on the site. No significant redevelopment of the site is anticipated through or as a result of this application.

Transportation

A Transportation Impact Assessment or parking study were not required as part of this land use amendment application. At the time of a development permit application, access and mobility requirements will be required to be to the satisfaction of Transportation Planning and suitable to serve the redevelopment of the parcel.

The area is served by Calgary Transit, with the subject site located within 250 metres to the west of the Route 43 transit stops on 11 Street SE, which provides north and southbound service.

Environmental Site Considerations

The site is located within the landfill setback of the Blackfoot waste management facility. At the time of subdivision and/or development permit application, the applicant will be required to provide supporting information for uses that require an application by The City of Calgary for a waiver for consent to vary the *Subdivision and Development Regulation* from Alberta Environment and Parks. Some of these new uses include Specialty Food Store and Drinking Establishment – Small.

An Environmental Site Assessment was not required.

Utilities and Servicing

Water, sanitary and storm mains are available to this site. Further details for servicing and waste collection facilities 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.

Subdivision and Development Regulations (Alberta Regulation – 2002)

The entire site is within a legislated setback from the landfill and is governed by Section 13 of the Province of Alberta [Subdivision and Development Regulation \(AR 43/2002\)](#). These regulations prohibit subdivision and development permit approvals for school, hospital, food establishment, and residential uses within the 300 metre setback from the disposal area

Section 13 of the *Subdivision and Development Regulations* (SDR) limits approval of a school, hospital, food establishment or residential use on this parcel given its proximity to the Blackfoot Landfill site. This restriction would limit a number of uses that may be developed on the site under the I-C land use district. However, technological advancements may change how the uses are managed in the future, and therefore the proposed expansion of available uses on the site is considered appropriate.

Municipal Development Plan (Statutory – 2009)

This parcel is located in the Standard Industrial – Industrial Area as identified on Map 1: Urban Structures in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a broad variety of industrial uses and intensities that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees.

The proposal is in keeping with the relevant MDP policies as the purpose of the I-C District is to allow for small scale commercial uses that are compatible with and complement light industrial uses.

There is no local area plan for the subject area.

Climate Resilience Strategy (2018)

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

Applicant Submission

City of Calgary
Development & Building Approvals
PO Box 2100, Station M
Calgary, Alberta, Canada T2P 2M5

November 11, 2020

Re: **Mark's Land Use**
Land Use Redesignation submission
1035 – 64 Avenue S.E. Calgary, AB.
Systemic Architecture Inc. File Number: 2019-001/1.2B



Dear City of Calgary CPAG Representative,

Please find the enclosed **Land Use Redesignation** application for a potential new tenants occupancy on an existing office/industrial building facing 64 Avenue located in Burns Industrial. The land is currently zoned **I-G Industrial – General District**. Previously, this building housed the main office building for the Mark's Warehouse franchise. Mark's has since ended their lease and moved locations, leaving the building empty, a condition that has existed since their departure over a year ago (approaching two full calendar years). The current proposed application is intended to redesignate the existing land use to align with the interested potential tenants, such as medical clinics, as well as other office uses that could currently be accommodated. While a specific tenant is not yet under a signed lease agreement, there are active contract negotiations on-going with a potential medical group. Application briefly summarized as follows:

The existing Land Use is:
'I-G Industrial – General District'

The proposed Land Use is:
'I-C Industrial - Commercial District'

These are truly challenging times, both from a global situation as well as greatly economic impact within Alberta and our City. Despite best efforts to fill the building, additional opportunities that align with adjacent land zoning exist in the market. This land owner is looking for increased opportunities to meet these market demands accordingly. In review of the context and purpose designed for this land use district, such as immediately across the street, we believe there is strong planning rationale to support this redesignation as proposed.

No site, layout plans, or exterior elevation changes are shown as part of this application. DP, BP & Signage will be submitted under a separate submission by the future new tenants. Please call me with any questions or concerns. As soon as the Planner is assigned to this file, I would greatly appreciate it if you would contact me to assist in expediting the application.

Best Regards,

A handwritten signature in black ink, appearing to read "Chad R. Russill", is written over a horizontal line.

Chad R. Russill - Architect, AAA, AIBC, MRAIC
Principal
B.A. (EVDS), M.Arch.
Systemic Architecture Inc.
203-2120 Kensington Road N.W.

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 6123 - 84 Street SE,
LOC2020-0200**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 4.02 hectares \pm (9.93 acres) located at 6123 - 84 Street SE (Plan 7436AF, portion of Block X) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for a range of additional industrial uses, including Large Vehicle Service and Vehicle Storage – Large, which are not allowed in the current district.
- The proposal would allow for a set of uses that are complementary to the character of the surrounding area, and that conform to relevant policies of the *Municipal Development Plan* and *Shepard Industrial Area Structure Plan*.
- What does this mean to Calgarians? Increased light industrial opportunities to promote an efficient use of existing infrastructure.
- Why does this matter? The proposal will enable additional employment opportunities on an unserved future urban industrial site.
- 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 B&A Planning Group on behalf of the landowner, JSG59 Alberta Ltd (Jang Gill), on 2020 December 15. The subject site is located in Residual Sub-Area 9K.

The 4.02 hectare parcel is situated north of 61 Avenue SE, between Stoney Trail SE and 84 Street SE, along the border with Rocky View County. The site is located in an area with a mix of industrial land use districts, and the S-FUD District allotted for future urban development. The site is undeveloped.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district accommodates additional uses in support of the envisioned Large Vehicle Service and Vehicle Storage – Large uses. No development permit application has been submitted at this time.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 6123 - 84 Street SE,
LOC2020-0200**

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. No outreach was conducted because the proposal is for industrial uses in a future urban industrial area.

City-Led Outreach

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

There is no community association for the subject area. No public comments were received at the time of writing this report. Rocky View County identified that they had no concerns on 2021 January 21.

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 an expansion of unserviced future urban industrial uses while maintaining the unserviced industrial character and function of the area. This allows access to a diversity of uses and support services for the local and greater area.

Environmental

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

Economic

The proposed land use amendment enables opportunities to increase the diversity of uses on the subject site. It will also make more efficient use of existing infrastructure.

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

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0391
Page 3 of 3**

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 6123 - 84 Street SE,
LOC2020-0200**

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

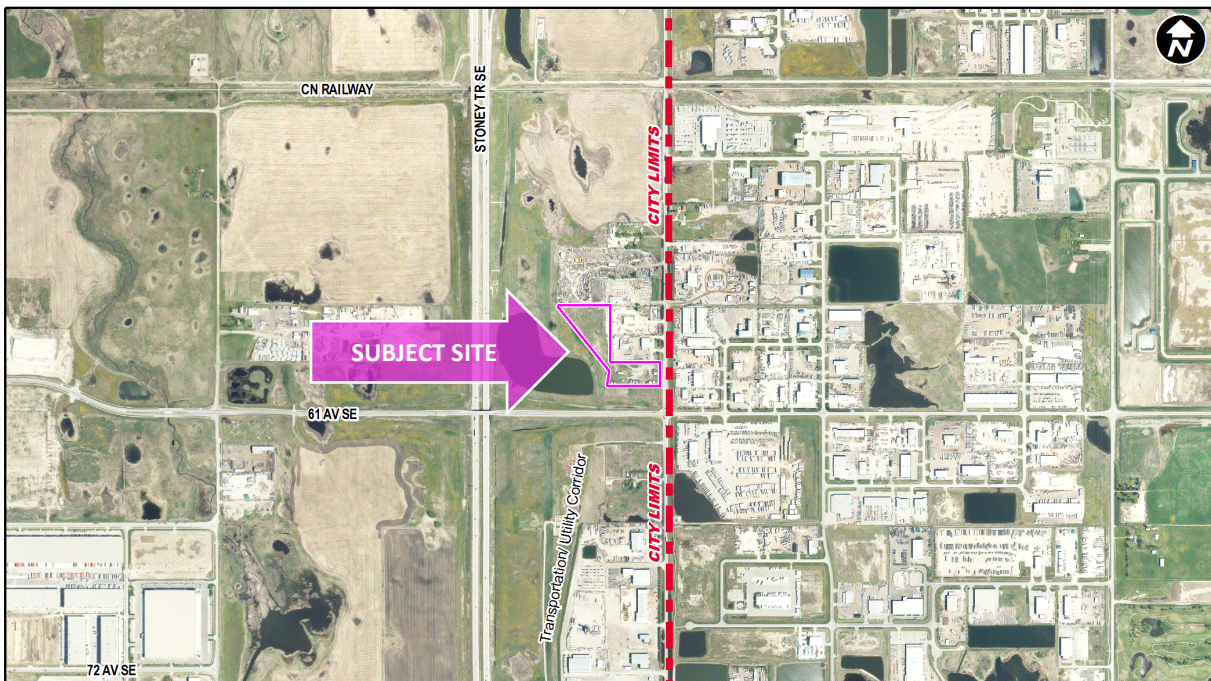
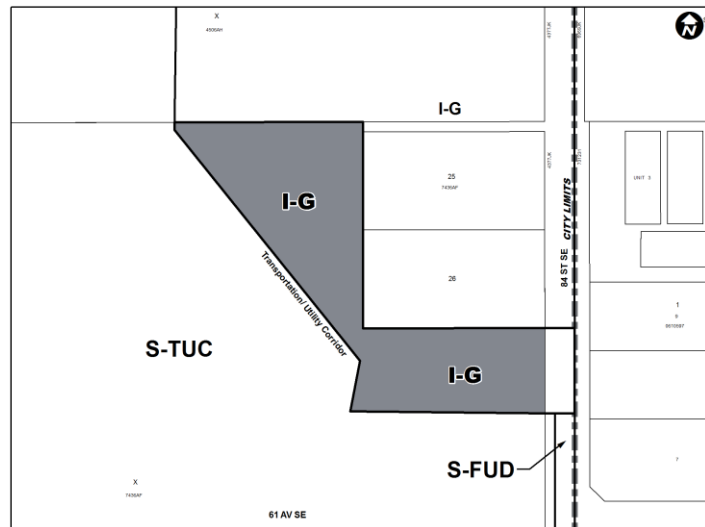
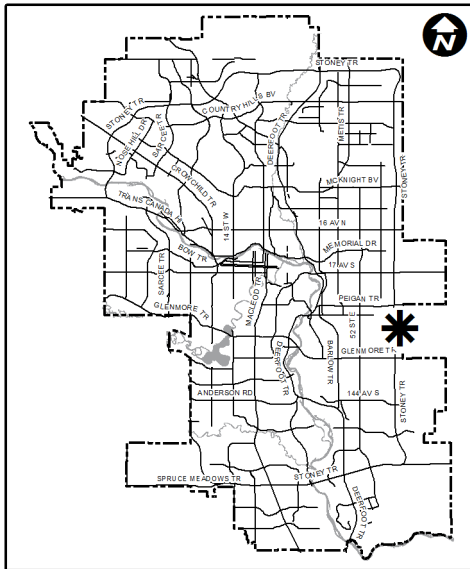
Background and Site Context

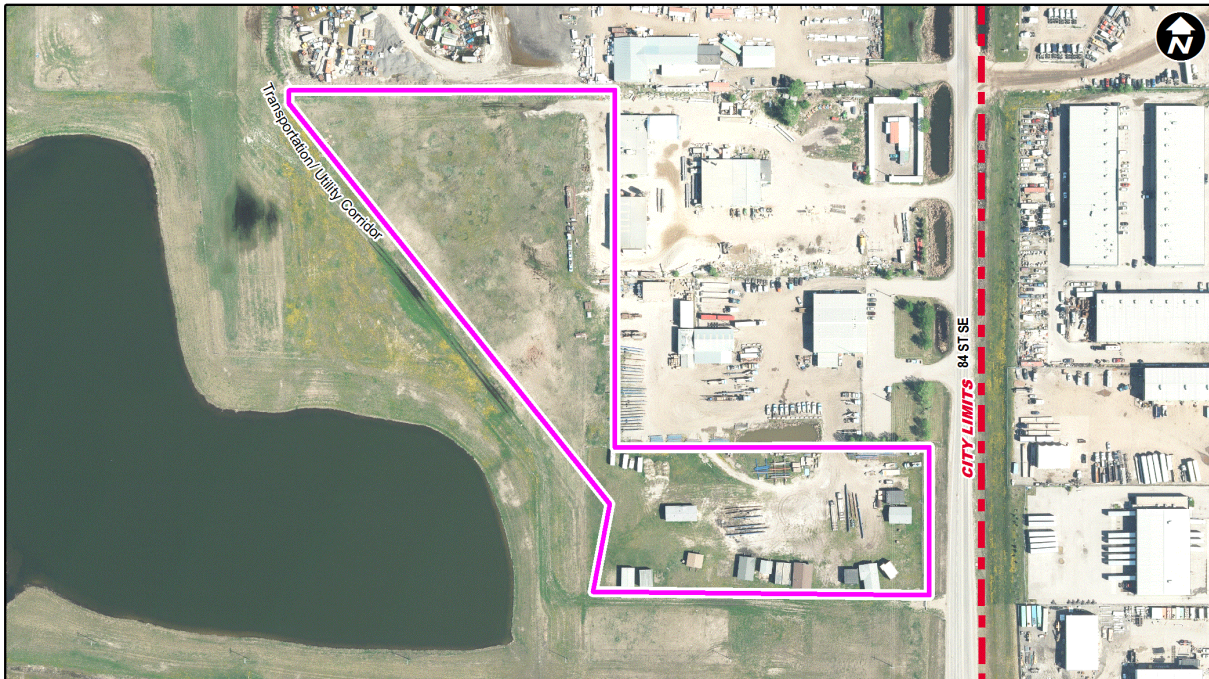
The subject site is located in Residual Sub-Area 9K, north of 61 Avenue SE, between Stoney Trail SE and 84 Street SE, along the border with Rocky View County. The site is part of lands annexed by The City from Rocky View County in 1989. The site is approximately 4.02 hectares in size and is L-shaped. The site is located in an area with a mix of industrial land use districts, and the S-FUD District allotted for future urban development. The site is undeveloped. The site is generally flat. The parcel is currently undeveloped.

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 S-FUD District is a land use designation applied to unplanned and unserved lands and is intended to restrict premature subdivision and development. The S-FUD District allows for agricultural uses and a limited range of temporary uses that can easily be removed when land is redesignated to allow for urban forms of development.

The proposed I-G District allows for a wide variety of light and medium general industrial uses, and a limited number of support commercial uses. Different rules regarding extent of development apply to serviced and unserved I-G parcels. For unserved I-G parcels, the maximum building size is 1,600 square metres, whereas serviced I-G parcels may have a floor area ratio of up to 1.0. For both serviced and unserved I-G parcels, the maximum building height is 16.0 metres. The setbacks from all major streets is 6.0 metres.

Development and Site Design

If this application is approved, the rules of the proposed I-G District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Transportation

Vehicular access to the site is available via 84 Street SE. Currently, there is no transit service to this area. On-street parking adjacent to the site on 84 Street SE is prohibited. A Transportation

Impact Assessment was not required in support of the land use re-designation application; however, traffic analysis may be required at the development permit stage.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water and sanitary deep utilities do not exist immediately adjacent to the site. Stormwater drainage ditches are available along 84 Street SE. Development servicing requirements will be determined at the time of development permit application review.

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.

Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is located in the Plan Area on Map 1: Plan Area of the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP). The circulation protocols of the IDP were followed and Rocky View County identified no objections to the proposal on 2021 January 21.

Municipal Development Plan (Statutory – 2009)

The site is located in the Industrial – Industrial Greenfield as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage development of a broad range of industrial activities. The proposal is consistent with relevant MDP policies as the I-G District allows for a broad range of industrial uses.

Climate Resilience Strategy (2018)

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

Shepard Industrial Area Structure Plan (Statutory – 2009)

The site is located in the Industrial/Business area on Map 3: Land Use Concept in the [Shepard Industrial Area Structure Plan](#) (ASP). The purpose of this area is to provide a wide variety of general industrial and business uses within the context of a fully serviced industrial/business park. A range of industrial, service commercial, local commercial, office, institutional, recreational, public and other compatible land uses may be considered appropriate. Until servicing, a limited range of temporary uses that do not compromise the future redevelopment vision of the ASP are of the area are allowed. The proposal is consistent with relevant ASP policies as the I-G allows for a range of industrial uses.

Applicant Submission

Company Name (if applicable):

B&A Planning Group

LOC Number (office use only):

LOC2020-0200

Applicant's Name:

Daniel MacGregor

Date:

December 23, 2020

B&A Planning Group has been retained by JSG Alberta Ltd to manage this Land Use Redesignation application from S-FUD to I-G for the front portion and I-O for the rear portion of 6123 - 84 Street SE in the Shepard Industrial area of Southeast Calgary. The purpose of this application is to allow for the development of a Large Vehicle (semi transport truck) Service, maintenance, repair, and storage business to operate on this site (to be detailed through a subsequent DP), though only storage for the rear portion. JSG currently operates a similar business nearby in Rocky View County (RVC), but due to increased demand they are looking to move, expand, and improve their operations onto this site in Calgary.

The flat, irregular shaped site is currently designated a Special Purpose - Future Urban Development (S-FUD) District and used to store several portable houses but is otherwise undeveloped. The site is bounded by Stoney Trail / the Transportation Utility Corridor to the west, 61 Avenue SE to the south, 84 Street / RVC to the east, and I-G parcels to the north. An ATCO pipeline Utility Right-of-Way and an Enmax power line run along the front of the property. The surrounding area in both the City and RVC is heavily industrial.

Calgary's Municipal Development Plan (MDP) designates this site as "Industrial Greenfield," which are future industrial areas located at the edge of the city providing land for future industrial growth. The City's Shepard Industrial Area Structure Plan (ASP) designates this parcel as an "Industrial / Business Area," which is intended to provide a wide variety of general industrial and business uses. A CPAG pre-application meeting was held in late September and no concerns were expressed.

We believe that an I-G / I-O designation is most appropriate for this site as the entire surrounding area is industrial and intended for industrial purposes and it will accommodate new operations moving into Calgary that helps to provide vital goods transportation for Calgarians and throughout the region. There are excellent transportation links from the site to Stoney Trail and other major roadways from 84 Street. Development on the site, including the new building, storage, parking, landscaping, and engineering requirements, will be detailed through a subsequent DP. We look forward to Administration's, CPC's, and Council's support of this Land Use Redesignation.

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Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1536 and 1540 – 36 Street SE, LOC2020-0204

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 1536 and 1540 – 36 Street SE (Plan 2700AH, Block 9, Lots 1 to 4) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

HIGHLIGHTS

- The proposed land use amendment seeks to redesignate the subject site to allow for a range of housing options (e.g. apartment buildings) up to a maximum of five storeys (an increase from the existing maximum of three storeys).
- The application represents an increase in density in an established neighbourhood, is compatible with surrounding developments, and aligns with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The M-C2 District allows for a greater diversity of housing options in an established community than the current R-CG District allows.
- Why does this matter? Providing a modest increase in density in an existing developed community promotes more efficient use of existing services and infrastructure.
- An amendments to the *Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use change.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use redesignation in the southeast community of Forest Lawn was submitted on 2020 December 16 by The City of Calgary's Real Estate & Development Services (RE&DS) group. The intent of the application is to provide future development opportunities that include new, diverse and more affordable housing options in the established area. A detailed description of the application can be viewed in their Applicant Submission (Attachment 2).

The subject site is located at the corner of 36 Street SE and 16 Avenue SE. The southern parcel (1540 – 36 Street SE) is currently developed with a single detached dwelling, and the northern parcel (1536 – 36 Street SE) is currently vacant. Both parcels have rear-lane access. The proposed M-C2 District allows for four to five storey apartment buildings with a maximum Floor Area Ratio (FAR) of 2.5 which allows for 2,983 square metres (approximately 32,000 square feet) of development floor area.

Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1536 and 1540 - 36 Street SE, LOC2020-0204

An amendment to Map 2 of the *Forest Lawn – Forest Heights / Hubalta ARP* is required to change the future land use policy for the subject site from Neighbourhood – Low Rise to Neighbourhood – Mid Rise. A supporting textual policy amendment is also proposed to Section 4.3 – Transportation Policies of the ARP to enable development within the bylawed rights-of-way setback along 36 Street SE above and below grade, subject to Development Authority approval of technical feasibility.

No development permit application has been submitted at this time.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Public Engagement was undertaken.
- ☒ Public/Stakeholders were informed by Administration.

Applicant-Led Outreach

As part of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. Due to COVID-19, no in-person meetings were held. The applicant notice posted the site on 2021 January 09, sent mail to residents within 100 metres of the subject parcels (approximately 150 residents), and contacted the Forest Lawn Community Association, the Albert Park/Radisson Heights Community Association, and the International Avenue BRZ about the application. The detailed Applicant Outreach Summary can be viewed in Attachment 4.

The applicant received copies of a petition letter from three adjacent residents on 2021 January 14 and 2021 January 15. The applicant forwarded a copy of the petition to Administration for review as part of the Applicant Outreach Summary. The petition expressed concerns about the increase in height from three storeys to five storeys, the potential increase in foot traffic in back alleys, concerns about how the site will accommodate on-site parking, and the potential increase in criminal activity that could result from the introduction of an apartment building in the area.

City-Led Outreach

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

No letters from adjacent residents or businesses were received at the time of writing this report.

The Forest Lawn Community Association provided comments to Administration on 2021 January 16 (Attachment 5) stating the increased height and density may cause unwelcomed shadows on the neighbouring property to the north. A shadow study was not performed on the proposed development, as the adjacent property to the north of the subject site is currently a City of Calgary owned parcel.

Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1536 and 1540 - 36 Street SE, LOC2020-0204

Administration has reviewed the relevant policies and planning issues, and supports this application as it represents an increase in density close to public transit and amenities, while respecting the low-midrise residential context of the neighbourhood. The building height, site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

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

Environmental

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

Economic

The ability to develop additional dwelling units on the subject site allows for a more efficient use of land, existing infrastructure and services within the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no anticipated risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Amendments to the Forest Lawn – Forest Heights/Hubalta ARP
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Forest Lawn at the corner of 36 Street SE and 16 Avenue SE. The parcels have a combined total area of approximately 0.12 hectares (0.29 acres), have a combined frontage along 36 Street SE of approximately 30 metres, and a parcel depth of approximately 39 metres. The southern parcel (1540 - 36 Street SE) is currently developed with a single detached dwelling, and the northern parcel (1536 - 36 Street SE) is currently vacant. Both parcels have rear lane access.

Surrounding development is characterized primarily by single detached dwellings to the north, east, and west of the subject site. Higher density residential and commercial development is located south of the subject site along 36 Street SE, consisting of a three storey walk up apartment building and the Vietnamese Buddhist Cultural Centre of Calgary. The 17 Avenue SE Main Street is located approximately 175 metres to the south of the subject site. Directly south and west of the subject site is a mixture of multi-residential and mixed-use land use designations. Directly north of the subject sites are a range of low density residential designations, with smaller clusters of Multi-Residential – Contextual Grande-Oriented (M-CG) Districts scattered throughout.

Community Peak Population Table

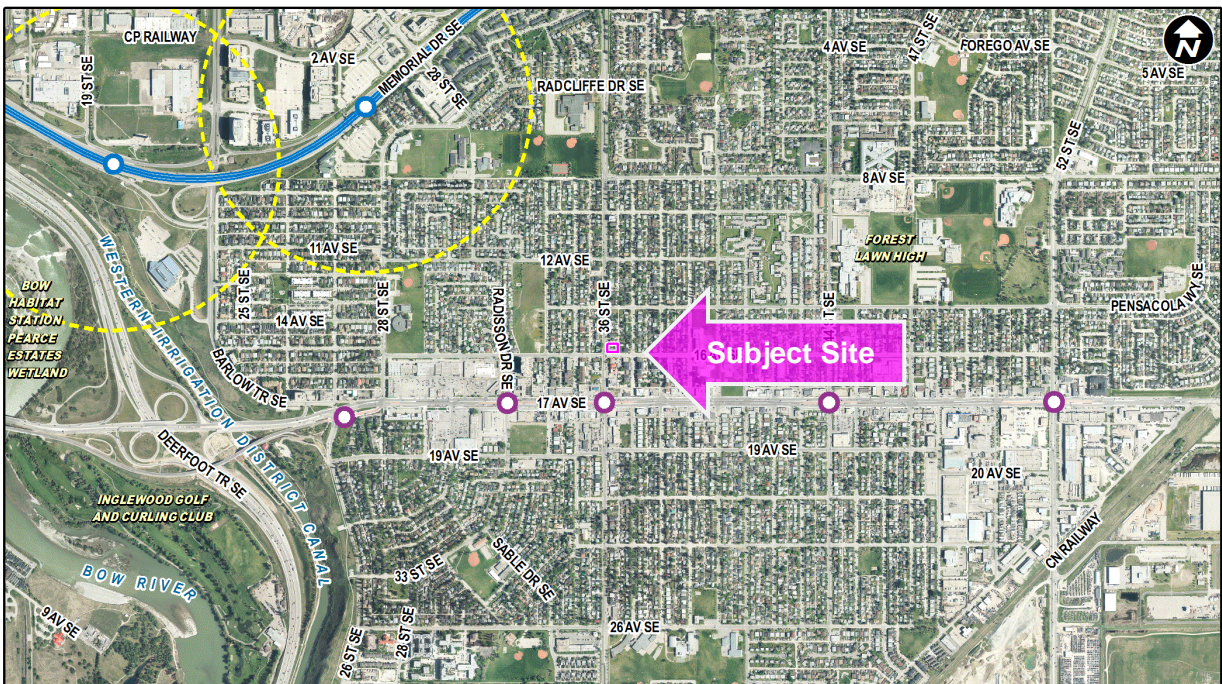
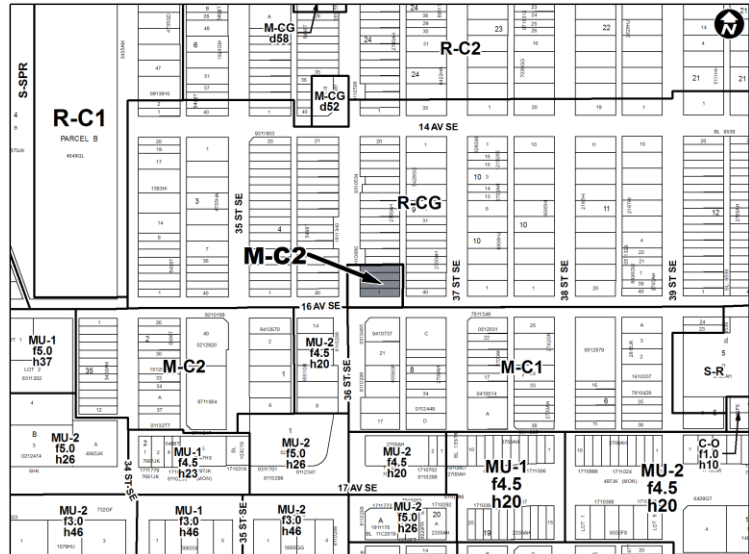
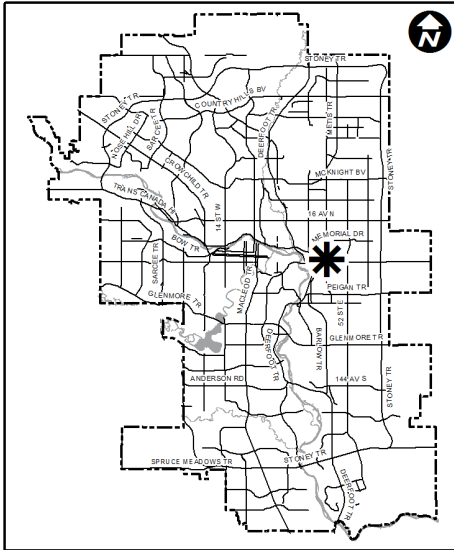
As identified below, the community of Forest Lawn - Forest Heights reached its peak population in 1982.

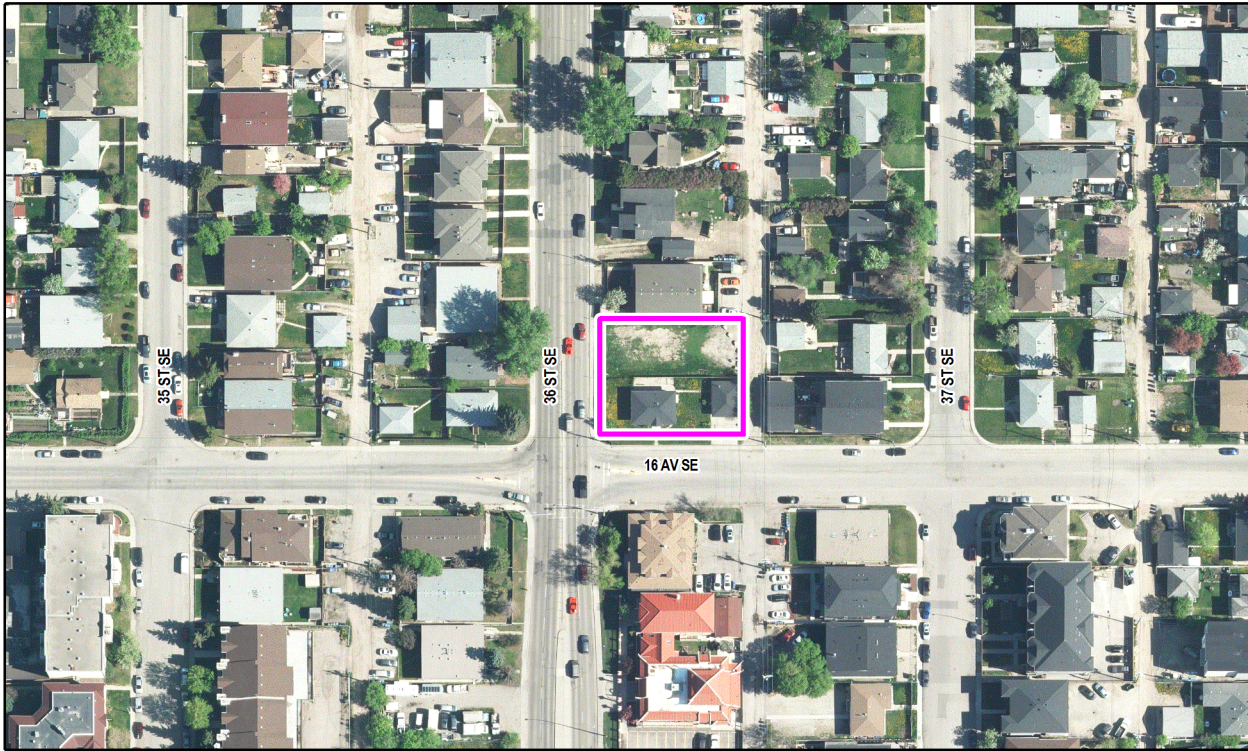
Forest Lawn - Forest Heights	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14.0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare which could accommodate a maximum of eight dwelling units on this combined site. This district is intended to accommodate single detached dwellings, semi-detached dwellings, and row house style developments.

The proposed M-C2 District is intended to apply to the developed areas of the city, and to provide for multi-residential housing in a variety of forms. This district allows for a maximum building height of 16 metres (four to five storeys) and is intended to be located in close proximity to, or adjacent to, low density residential developments such as R-CG and R-C1 Districts. The M-C2 District does not regulate density through a density modifier, but rather through the use of a maximum floor area ratio (FAR) of 2.5, which would allow for 2,983 square metres of development on the site (approximately 32,000 square feet).

Development and Site Design

If this application is approved by Council, the rules of the proposed M-C2 District and policies of the ARP will provide guidance for future site development including appropriate uses, building massing, building height, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along the 36 Street SE frontage and ensuring access to the site utilizes the existing rear lane; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

Transportation

A Transportation Impact Assessment or parking study was not required as part of the land use amendment application. At the time of a development permit application, access and mobility requirements will be to the satisfaction of Transportation Planning, and primary vehicle access is anticipated to be from the lane. The area is well served by Calgary Transit, with the subject site within approximately 100 metres of the bus stop for Routes 43, 87, and 135 on 36 Street SE.

Environmental Site Considerations

There are no known environmental issues. An Environmental Site Assessment was not required.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established area 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. This proposal is in keeping with relevant MDP policies as the proposed M-C2 District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

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

Forest Lawn-Forest Heights / Hubalta Area Redevelopment Plan (Statutory - 1995)

The subject site is located in the Neighbourhood – Limited area, as identified on Map 2: Land Use Policy Areas, of the [Forest Lawn-Forest Heights / Hubalta Area Redevelopment Plan](#). Neighbourhood – Limited area is intended to accommodate lower density land use districts such as the R-CG District.

The proposal to redesignate the subject properties from R-CG to M-C2 requires a amendment to Map 2 to reclassify the subject parcels from Neighbourhood – Limited to Neighbourhood – Mid-Rise in accordance with the Developed Areas Guidebook building typology. Furthermore, a supporting policy amendment to Section 4.3 - Transportation Policies is being proposed to allow development to occur within the road right-of-way setback, as required under section 53 (1) of [Land Use Bylaw 1P2007](#), subject to confirmation of technical feasibility by the Development Authority. The proposed mapping amendment and policy amendment can be viewed in Attachment 3.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

The location criteria help to identify the preferred conditions to support land use amendments for multi-residential developments in low density residential areas. While these criteria are not to be used as a checklist, they do provide for a framework to evaluate a parcel's appropriateness for intensification. The proposed land use amendment meets the [Location Criteria for Multi-Residential Infill](#), as follows:

- **Corner Lot:** The subject site is located on a corner, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 36 Street SE and 16 Avenue SE.
- **Proximity to transit:** The subject site is located within 100 metres of frequent transit stops on 36 Street SE (Routes 43, 87, 135), 600 metres of primary transit service on 17 Avenue SE (Route 1, MAX Purple BRT), and within 1.2 kilometres of Franklin LRT Station (Blue Line).
- **On a collector or higher standard roadway:** The subject site is located along 36 Street SE, identified as an arterial road by the Calgary Transportation Plan, ensuring both ease of access and traffic capacity for future residents.
- **Adjacent to existing or planned non-residential development or multi-unit development:** The subject site is located across 16 Avenue SE from a three storey walk up apartment building designated M-C1 land use district.
- **Proximity to an existing open space, park, or community amenity:** Although the subject site is not located adjacent to an existing or planned park or community amenity, the site is located within 350 metres of Patrick Airlie School Municipal Reserve (MSR).
- **In close proximity to an existing or planned corridor:** The subject site is located along 36 Street SE, an arterial road as identified in the Calgary Transportation Plan, and within 175 metres of 17 Avenue SE (International Avenue).
- **Direct lane access:** The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane.

Applicant Submission

2021 March 03

RE: Land Use Redesignation - 1536 & 1540 36 STREET SE (2700AH; 9; 1-4)

On behalf of the City of Calgary, Real Estate and Development Services (RE&DS) proposes to redesignate two adjacent City owned parcels located in the community of Forest Lawn at 1536 & 1540 36 Street SE from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

The site's current R-CG district is intended to accommodate grade-oriented development in the form of rowhouses, single detached, semi-detached, duplex homes and secondary suites. The proposed M-C2 district will allow for a variety of multi-residential built form outcomes up to five storeys, two storeys taller than the current maximum of 3 storeys. It will also regulate density by FAR - a form-based approach that prioritizes high-quality building design and allows for viable project densities that create affordable and diverse housing opportunities in Calgary's inner city. The proposed district is well-suited to the site given its characteristics, the surrounding context, and location. A supporting amendment to the Forest Lawn-Forest Heights/Hubalta ARP is also required.

PLANNING RATIONALE

The proposed land use district provides future development opportunities that include new, diverse and more affordable housing options to the inner city. The subject site features numerous characteristics that make it especially appropriate for the proposed M-C2 land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

- **Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 36 Street and 16 Avenue SE with grade-oriented unit entrances.
- **Direct Lane Access:** The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating a pedestrian-friendly streetscape interface along 36 Street and 16 Avenue SE.
- **Collector Road:** The subject site is located along 36 Street SE, a collector standard road, ensuring both ease of access and traffic capacity for future residents.
- **Proximity To Transit:** The subject site is within ~100m walking distance to local bus Routes 43, 87 and 135 on 36 Street SE and ~250m to a primary transit Routes 1 and 307 (Max Purple) along 17 Avenue SE.
- **Proximity To A Main Street Corridor:** The subject site is within ~200m walking distance of the 17 Avenue SE Neighbourhood Main Street.
- **Proximity To Existing or Planned Non-Residential Or Multi-Residential Development:** The subject site is located directly north of existing multi-residential development and mixed-used designated sites.

CITY-WIDE POLICY

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

LOCAL AREA POLICY

The Forest Lawn/Forest Heights/Hubalta Area Redevelopment Plan identifies the properties as within the “Neighbourhood - Limited” building block in the Developed Areas Guidebook. The policies allow for existing low-density residential housing to remain, complemented by sensitive redevelopment. The policies encourage moderate intensification in this area that respects the existing character and acknowledges that more intensive redevelopment will occur in strategic locations such as along Main Streets and corridors.

An amendment to the Forest Lawn-Forest Heights/Hubalta ARP is required to identify the site as within the “Neighbourhood - Mid Rise” building block and accommodate the redesignation. The Neighbourhood - Mid Rise typology is used between existing low-rise residential, and more intense residential or mixed-use areas, such as Main Streets, to act as a transition, or are suitable to increase density in an area that can accommodate mid-rise buildings, such as along a corridor. Multi-residential buildings should be four to six storeys in height and provide a sensitive interface between higher intensity and lower intensity areas, which the proposed M-C2 district provides.

A text amendment to Section 4.3 of the ARP to allow for greater flexibility and use of the road widening setback along 36 Street SE is also proposed. The amendment is intended to accommodate an enhanced public realm, improved urban design and efficient parkade layouts necessary to support higher density development. The amendment also supports the alignment with the [Bylaw Setback Reform Notice of Motion](#) adopted by Council. Similar policies are proposed within the [North Hill Community Local Area Plan](#) that was supported by Planning and Urban Development Committee on February 3, 2021 and will be brought forward to Council on March 22, 2021. A similar approach is also currently taken in the Centre City when reviewing Development Permits.

Community Planning is currently undertaking development of the Guidebook for Great Communities and accompanying Multi-Community Local Area Plans for the all communities, including of Forest Lawn area. Exact timing of this project is unknown; however, a target start date of end of 2021 is under consideration and the project is expected to take 12-24 months to complete. Given the evolving context of the area, it is likely that the new Local Area Plan will identify the 36 Street SE corridor as an appropriate location for land uses that accommodate larger scale development opportunities.

STAKEHOLDER OUTREACH

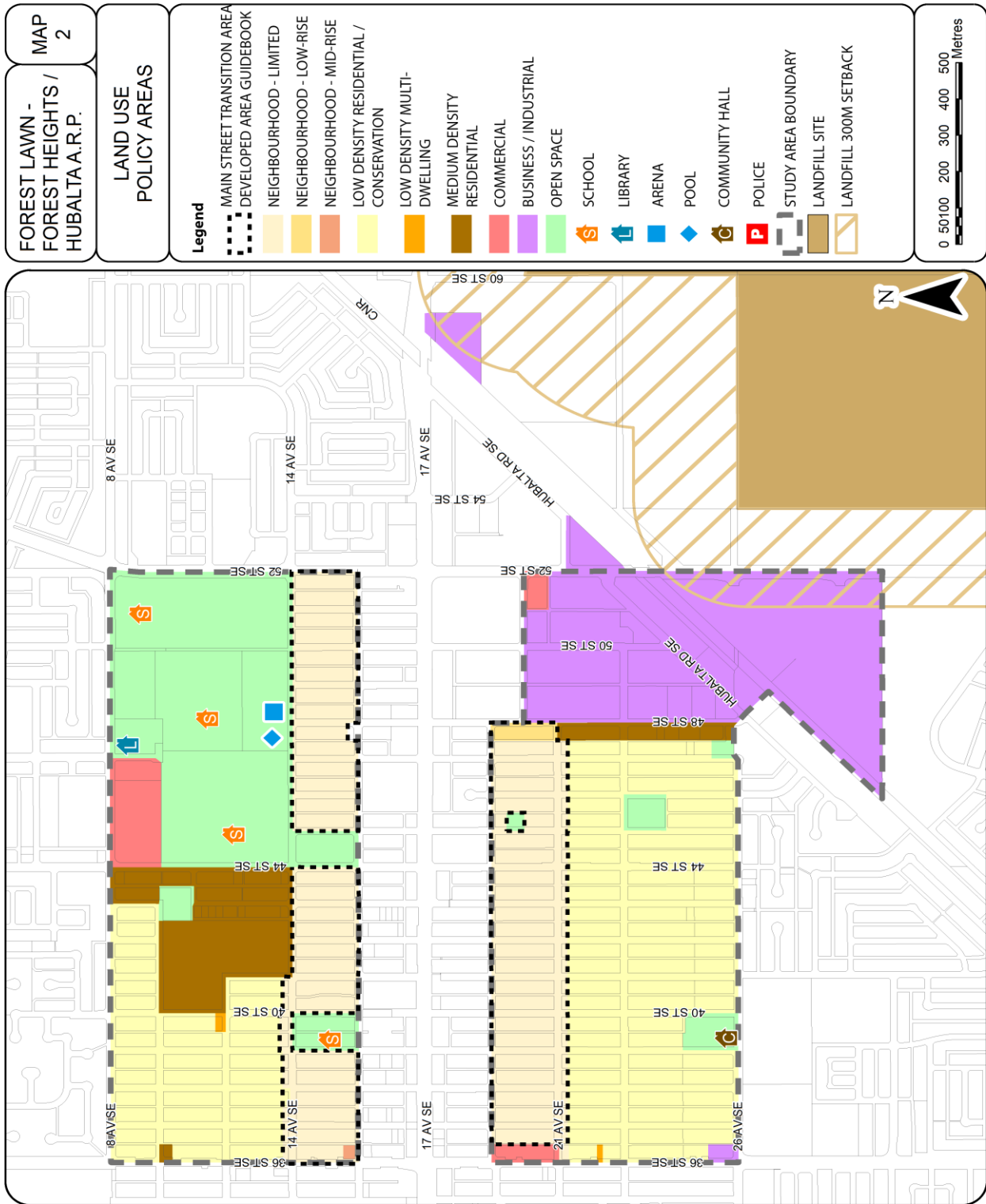
RE&DS commenced a fulsome, best practice stakeholder outreach program upon submission of this application. In alignment with government recommendations regarding COVID-19, RE&DS adopted a variety of digital and distanced outreach strategies for stakeholders to learn about the application and to share their comments and ask questions. An in-person Information Session was not held.

RE&DS contacted approximately 150 nearby residents (~100 m radius) and relevant stakeholder groups to share information and offer online meetings, including: Forest Lawn CA, Albert Park/Radisson Heights CA, International Avenue BRZ, and Ward 9 Office. Stakeholder input was collected and compiled in a What We Heard Summary that is included as an attachment to Administration's report.

Proposed Amendments to the Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan

1. The Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan attached to and forming part of Bylaw 27P94, as amended, is hereby further amended as follows:
 - (a) Delete existing Map 2 entitled 'Land Use Policy Areas' and replace with the revised Map 2 entitled 'Land Use Policy Areas' attached as Schedule A.
 - (b) In section 4.0 Transportation Policies, subsection 4.3 Policies, after policy b, add the following and renumber the subsequent policy accordingly:
 - "c. For sites adjacent to 36 Street SE, between 8 Avenue SE and 26 Avenue SE:
 - i. Development may use the required road rights-of-way setback areas to provide for an improved public realm and create safe, welcoming pedestrian environments. Design considerations are subject to confirmation by the Development Authority of technical feasibility and may include, but are not limited to:
 - Improved sidewalks (width, surface treatment, accessibility);
 - Enhanced landscaping;
 - Street trees, where feasible, utilizing high-quality standards for tree planting including the use of high-quality soil material, sufficient soil volume, and other best practices/techniques to promote long-term sustainability of newly planted trees;
 - Street furniture; and
 - Integration with transit stops.
 - ii. Underground parking and above grade building encroachments (canopies, architectural building projections, signs) within required road rights-of-way setback and/or setback areas may be considered subject to confirmation by the Development Authority of technical feasibility (e.g. location of utilities); and
 - iii. Underground parking that extends underneath a public lane may be considered subject to confirmation it is technically feasible and the successful transfer of ownership for that portion of the lane to the applicant/developer. The City should retain an access easement over the land to keep the lane available for public use, where feasible."

SCHEDULE A



Applicant Outreach Summary

Land Use Redesignation (LOC2020-0204)

1536 & 1540 – 36 Street SE

Applicant Outreach Summary

January 2021



Outreach Strategies

In alignment with government recommendations regarding COVID-19, RE&DS adopted a variety of digital and distanced outreach strategies for community stakeholders to learn about the application, share their feedback and ask questions. The following outreach strategies were adopted as part of this application:

- **On-site Signage**

Large on-site signage was installed (Jan 9, 2021), notifying community members of the application and sharing applicant contact information.

- **Canada Post Mailer**

Mail drop (Dec 18, 2021) reaching ~150 residents within a 100m radius of the site, notifying community members of the application and sharing applicant contact information.

- **Community Association Notification**

Project brief sent to the Forest Lawn Community Association, Albert Park/Radisson Heights Community Association, and International Avenue BRZ (Dec 14, 2021 & Jan 6, 2021), notifying community groups of the application, providing planning rationale for the application, sharing applicant contact information, and offering to meet to discuss the land use application.

- **Community Association Outreach**

The Forest Lawn Community Association provided comments regarding the application through CPAG's stakeholder circulation and response process. A copy of the comments was provided to the Applicant team. A detailed applicant response was sent to the FLCA on Feb 11, 2021. A summary of the key themes and applicant response are included within this summary.

The applicant team also offered to meet with the FLCA to discuss their comments and the response provided. No response was received at the time of writing this summary.

What We Heard & Applicant Responses

RE&DS received the attached petition letter with three signatures from nearby neighbours and the attached comments from the Forest Lawn Community Association (FLCA) through CPAG's circulation and response process. Key themes and applicant responses are included below:

Building Height, Shadow, Privacy and Contextual Fit

- What We Heard:

We heard concerns about the proposed increase in building height and size, and how a larger building could impact neighbouring properties (shadow, privacy) and is incompatible with existing surrounding low-density development.

- Applicant Response:

The site is located at the intersection of an arterial street (36 ST SE) and collector road (16 AVE SE), within one block (~150m) of the 17 AVE SE Main Street and primary transit. The proposed M-C2 land use allows for a variety of multi-residential built form outcomes up to 16m in height (4-5 storeys), up to two storeys taller than the current maximum of 11m (3 storeys). It will also regulate density by FAR - a form-based approach that prioritizes high-quality building design and allows for viable project densities that create affordable and diverse housing opportunities in Calgary's inner city.

It is the applicant's professional opinion that 4-5 storeys is reasonable in this location due to numerous site characteristics and existing amenity and infrastructure provisions that can support additional residents. These include:

- corner site with lane access that facilitates a development that orients vehicle access to the rear lane and creates a pedestrian-friendly streetscape interface along 36 ST SE and 16 AVE SE;
- nearby parks and open spaces;
- along and near higher standard roads capable of accommodating both ease of access and increased traffic volumes;
- existing transit and primary transit that connects to the Centre City, LRT network, Major Activity Centres, and employment centres;
- community amenities (schools, Forest Lawn pool); and
- immediate context of existing and future mixed-use and multi-residential developments to the south.

Future development will also be required to follow the M-C2 land use, which includes requirements to ensure compatibility with nearby and adjacent low-density

development. These include contextual setbacks, building height chamfer that reflects the immediate context, and setbacks and floor plate restrictions on the upper floor to minimize the appearance of height, scale, mass, and potential shadow impacts.

Alignment of the future development with the M-C2 district and impacts on nearby properties will be further investigated and addressed at the Development Permit stage.

Density, Traffic and Parking

- **What We Heard:**

We heard concerns related to the number of potential future residents and increased traffic and competition for on-street parking.

- **Applicant Response:**

The applicant acknowledges that proposed land use has the potential of accommodating additional density and residents. However, the site context and characteristics can support additional residents and help to manage vehicular related impacts as follows:

- corner site with lane access along a higher standard road capable of accommodating both ease of access and increased traffic volumes;
- within one block (~150m) of existing transit and primary transit that provides access to the Centre City, LRT network, Major Activity Centres, and employment centres, which in turn reduces overall auto dependence and vehicular trips; and
- walking distance to 17 AVE SE Main Street amenities and services encourages alternative modes of transportation.

The proposed M-C2 land use outlines minimum parking requirements to ensure an adequate supply of on-site parking for residents and visitors. Development specific parking relaxations will be addressed at the Development Permit stage.

A text amendment to the Forest Lawn ARP is also proposed as part of the application to potentially allow for greater flexibility and use, above and below grade, of the 5.182m road right-of-way/public-realm setback. The amendment is intended to accommodate an enhanced public realm and efficient parkade layouts necessary to achieve bylaw parking requirements and support higher density development. The amendment also aligns with the [Bylaw Setback Reform](#) Notice of Motion adopted by Council in January, 2020, and follows similar wording in the North Hill Communities Local Area Plan that was recommended for approval by Planning and Urban Development Committee on February 3, 2020 ([Item 6.2](#)).

Road Right-of-Way Setback and Public Realm Improvements

- **What We Heard:**

We heard from the FLCA that they see benefit in allowing for underground parkade encroachments into the road right-of-way setback to provide adequate parking for future developments. However, it is equally important to ensure that an adequate setback is maintained at or above grade to ensure the future development is respectful of the public realm and allows for the space and landscaping to accomplish this.

- **Applicant Response:**

The applicant team agrees with the FLCA's comments and believes the amendment will result in a building setback and at grade enhancements that enables the creation of an enhanced public realm that is pedestrian friendly along 36 ST SE. The proposed ARP amendment is intended to allow for greater flexibility and use of the road right-of-way setback that is necessary to deliver public realm enhancements and support higher density development. The proposed amendment includes provisions that allow for the potential of below grade encroachments (parkades) and above grade encroachments (awnings/canopies, balconies, building projections, arcades, etc.), while encouraging developments to use the setback area to provide for an improved public realm that creates a safe, welcoming pedestrian environment.

The amendment also supports the alignment with the [Bylaw Setback Reform Notice of Motion](#) adopted by Council in January, 2020, and follows similar wording in the North Hill Communities Local Area Plan that was recommended for approval by Planning and Urban Development Committee on February 3, 2020 ([Item 6.2](#)).

Petition Letter:

Please be advised that we in the community of Forest Lawn within a few blocks of your proposed land use redesignation are quite concerned about your mention of 4-5 storey buildings.

What you are proposing is far too high, far too large for our neighborhood! Our objections are:

1. 4-5 stories are much, much too high for that block! 2 ½ stories max., please, because with the large roofs that are being built on top of the new-ish existing buildings we already have had to get used to; those buildings have turned into tall monstrosities.
2. The amount of population density we would be experiencing if one large 4-5 storey building were to be built on that site at 16 Ave. S.E. would be detrimental to our neighborhood. If people want to live in such a crowded place they can rent downtown.
3. No one can imagine where those people will park. We already have a parking crunch because the city allowed the Vietnamese Buddhist Temple to build and expand with a ridiculously small amount of parking, and we pay for it every time they worship; there is no parking for residents for blocks, even in the alleys at those times.

If a 4-5 storey building went up on the two lots by 16 Ave., will those residents park up at Marlborough Mall? What happens when those residents have guests? Will we have to call parking bi-law to come tow the vehicles away from our houses and garages and driveways?

4. Those massive buildings create a large amount of shade, more than we want in a residential neighborhood. We have already experienced the enforced shade against our houses from the newer buildings that have gone up along 16 Ave. S.E. In the winter it is even worse, and the snow and ice take much longer to melt in the long shadows those buildings create.
5. Such big buildings will further encroach on our privacy; we would have no privacy in our yards or homes, and again, we did not buy homes in Forest Lawn to be encroached on in this manner.
6. We will have a lot more traffic in our alleys, which are already in atrocious shape. We call the City all the time to ask them to fix the alleys, and when a grader does come through, the alleys get deeper and deeper and the potholes get worse and worse. We do not need more traffic.
7. The amount of foot traffic in our alleys will also increase; this is never a good thing. We have a tremendous amount of foot traffic in our alleys and we are very good about locking up and putting everything away every time we go in the house for a drink, and still things go missing.

More population density will increase this problem and we will be calling the police a lot more. This is not necessary and can be avoided by putting in normal buildings for our residential blocks, even townhouses or fourplex.

8. Your letter is objectionable because you try to mesh "townhouses, fourplexes and low-rise apartment buildings" with a 5 storey buildings". Those two things are very different. The 4-5 storey buildings are 2- 3 storeys too high for our area.

9. We like "residential"; we do not like "multi-residential - contextual Medium profile {M-C2} district ideas. If we wanted this, we would live downtown or in the beltline, or maybe around Chinook Mall.
10. A few townhouses or fourplexes will add 20 to 30 residents, and they would have parking in their yards. A 4-5 storey building can add up to 200 tenants with zero parking available to them, and there would be NO happy neighbors!
11. The four storey monstrosity the City build without consultation on 36 St. and the corner of 11 Ave. S.E. is too high and too large for our neighborhood; that was a low blow. The signage for City intent went up after the deal was done, so we had things to say but it was too late. And, some of the tenants from that building now live under trees in yards in the community- no one wanted that, but we saw it coming.

Home values will drop even more with such big buildings ruining the neighborhood. I would NOT like to try to live in a house adjacent to this building you are proposing.

Forest Lawn is a nice neighborhood with some problem properties, but every neighborhood has problem properties. Changing the zoning to allow a huge building to be built on 16 Ave and 36 St. S.E. is just wrong, not necessary, and certainly NOT wanted by our residents. Please do not rezone this. We have enough crack houses, boarded up properties, and alley walkers who drag garbage in shopping carts all over and park them/ dump them all over. Enough items are stolen from our yards and vehicles.

Adding such high-density properties will add to the terrible alleys, the traffic, the garbage problem, the unsavory alley walkers, etc.

Do we, as residents in the community, have any say, or will this also go thru without consideration from those who live here.

Community Association Response

2021 January 25



January 25, 2021

Attn: Angie Deam
Circulation Control
Planning and Development
The City of Calgary
800 Macleod Trail S.E.
Calgary, AB

Re: LOC2020-0204

The Forest Lawn Community Association (FLCA) is committed to the creation of quality spaces while working in collaboration with other community organizations, businesses, and residents to engage, inspire and empower our Community. Our Planning and Development Committee firmly believes in the impact of development and public space on the wellbeing of our community.

We appreciate you circulating this Land Use Redesignation Application for a prospective development on 36 Street SE. It is our understanding that this change of use aims to allow for the development of a multi-residential building by permitting an increased density of the site, including allowing for developments up to 5 stories and for a maximum floor area of 2,900m².

The FLCA believes that the application has the potential to increase the density of the area in a contextual manner that adequately reflects the future goals of the area. However, we have concerns that components of the application create the potential for a development that may struggle in integrating into our urban fabric. Below are comments by the FLCA that we would wish be considered in the evaluation of this application:

- We have concerns in regards to the level of increased density and its compatibility with adjacent (north) property. A large development up to 5 stories would cast a significant shadow on the property to the north. This, coupled with the set back amendments, would really affect this property's ability to get sun, especially in the winter months.
- We see the benefit of the set back amendment to allow for the design and creation of adequate underground parking, especially considering a development of this size has the potential to negatively affect the parking availability on the surrounding streets. However, we do believe that it is important to ensure the proposed setback (which we could not find indicated in this application) is respectful of the public realm, and allows for the space and landscaping to accomplish this.

Please note that the above comments are related directly to the information in the Land Use Redesignation Application provided, and that we can only infer on the proposed setback change with what information it contains. Until we are provided with further clarification on the proposed setback change, we cannot provide our support for that component of this application.

The City has invested significantly into our community, and we understand that applications such as this are a part of this growth. However, we believe that this change, and the development that follows, must remain contextual and respectful to surrounding properties while that growth happens. If there are any questions regarding the above feedback from either the applicant or The City, we can make ourselves available for further discussion.

Regards,

Elizabeth Daniels, Architect AAA

A handwritten signature in black ink, appearing to read 'Elizabeth Daniels', written in a cursive style.

Director of Planning and Development
Forest Lawn Community Association

**Land Use Amendment in Elboya (Ward 11) at 4724 and 4728 Stanley Road SW,
LOC2020-0207**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 4724 and 4728 Stanley Road SW (Plan 357GU, Block 9, Lots 6 and 7) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District.

HIGHLIGHTS

- The proposed land use amendment would allow for multi-residential development that is two metres higher than what is currently allowed, and of a higher potential density than currently allowed, in addition to some of the lower density residential forms of development that are allowed under either district.
- The application represents an appropriate density increase on the site, would allow for development that would be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an established neighbourhood.
- Why does this matter? The proposed M-C2 land use district allows for a slightly larger multi-residential development form in established areas, close to amenities and services.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by Munish Sharma on behalf of the landowner, Domenico Buonincontri, on 2020 December 18. The Applicant Submission (Attachment 2) indicates that the owner is looking to redevelop this property and increase the allowable density from 20 units to 40 units in a multi-residential building. The two parcels are each currently developed with a four-unit multi-residential building (eight units total on the subject site) with vehicle access to detached garages and parking pads from the rear lane.

A development permit application has not been submitted at this time.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

**Land Use Amendment in Elboya (Ward 11) at 4724 and 4728 Stanley Road SW,
LOC2020-0207**

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant contacted the Elboya Heights - Britannia Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of objection stating concerns related to the number of units proposed.

The Elboya Heights - Britannia Community Association responded with a letter of objection on 2021 February 08 (Attachment 4) citing concerns related to the additional two metres of allowable height, and the number of units proposed for the site relative to what is allowed at present.

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

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

IMPLICATIONS

Social

The proposed M-C2 District allows for a slightly larger multi-residential building than the existing M-C1 District; however, there is no regulation on the density of the building. Under M-C2, the number of units is regulated by building mass, unit size and parking constraints. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

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

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0259
Page 3 of 3**

**Land Use Amendment in Elboya (Ward 11) at 4724 and 4728 Stanley Road SW,
LOC2020-0207**

Economic

The ability to develop a slightly larger multi-residential building would allow for more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Elboya, mid-block on Stanley Road SW between 46 and 49 Avenues SW. The site is approximately 0.14 hectares in size and is approximately 37 metres wide by 38 metres deep. The two parcels are currently each developed with a four-unit multi-residential building (eight units total currently on the subject site) with vehicular access to detached garages and parking pads from the rear lane.

Surrounding development is characterized by a mix of residential and commercial uses. The Macleod Trail Urban Main Street is located a half block to the east with most parcels designated Commercial – Corridor 3 (C-COR3) District. Other parcels to the northeast and southwest of the subject site along Stanley Road SW are designated M-C1 District and are developed with four to six-unit multi-residential buildings. Lands to the west are designated Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District, and are developed with single and semi-detached dwellings.

Community Peak Population Table

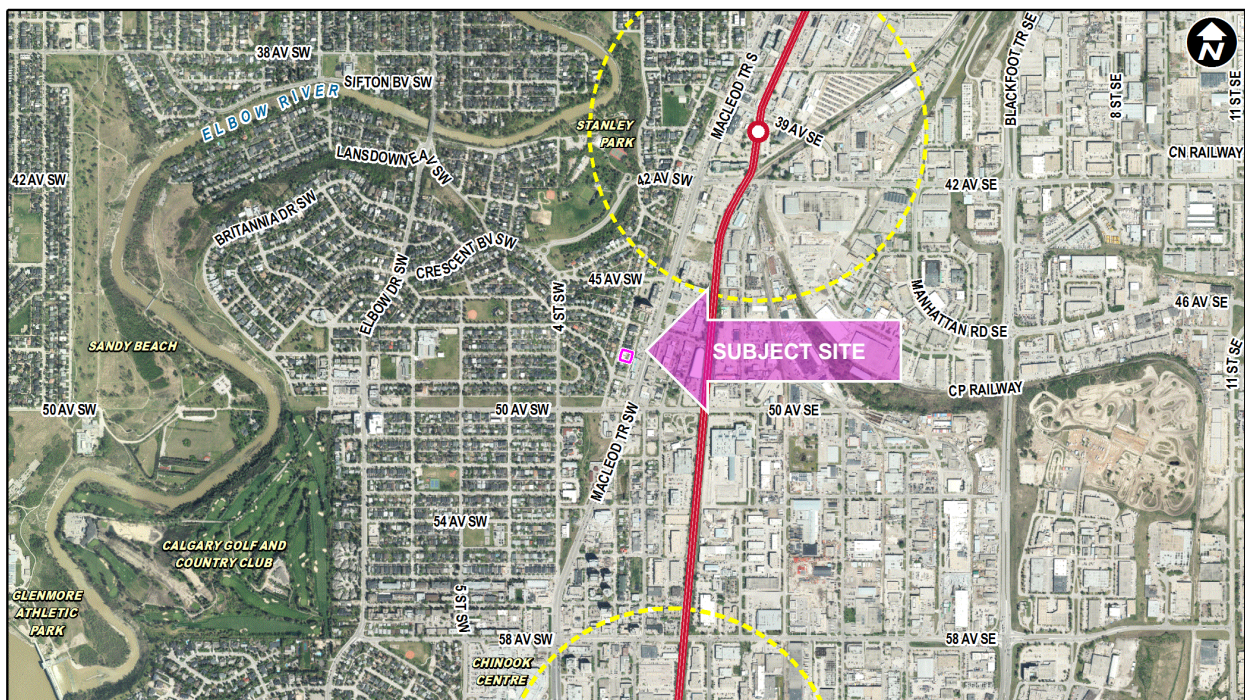
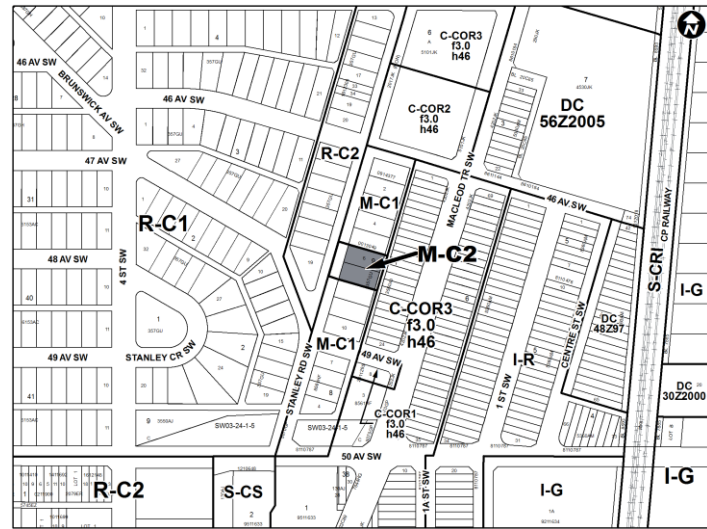
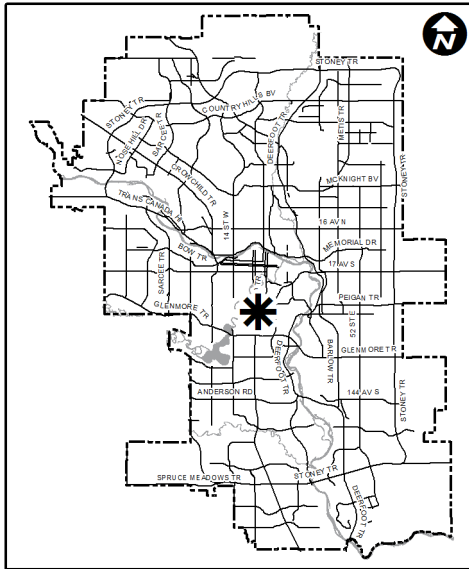
As identified below, the community of Elboya reached its peak population in 1968.

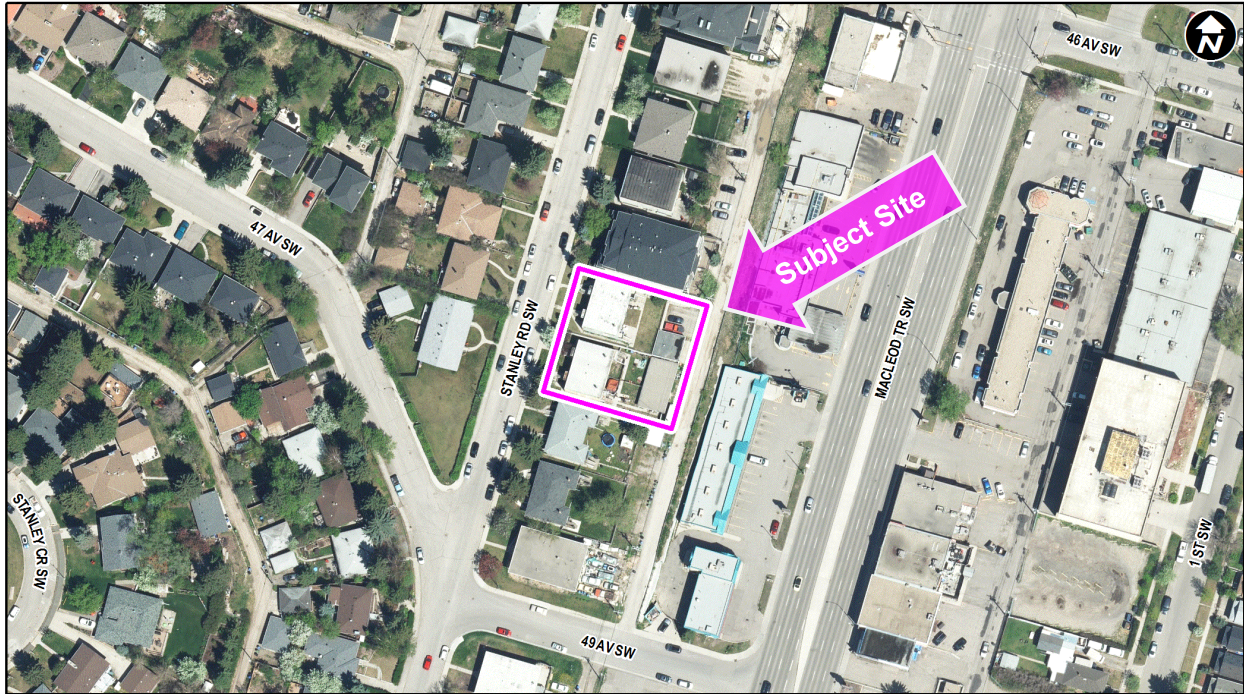
Elboya	
Peak Population Year	1968
Peak Population	1,930
2019 Current Population	1,754
Difference in Population (Number)	-176
Difference in Population (Percent)	-9%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-C1 District allows multi-residential development of low height and medium density, and is intended to be in close proximity to, or adjacent to, low density residential development. The M-C1 District allows for a maximum building height of 14 metres. There is no listed maximum floor area ratio. The M-C1 District does have a density limit of 148 units per hectare (60 units per acre) which allows for a maximum of 20 units on the subject site.

The proposed M-C2 District provides for multi-residential development in a variety of forms at medium height and medium density. It may be applied in close proximity to, or adjacent to, low density residential development, and is intended for locations at transit and transportation corridors and nodes. The M-C2 District does not limit density based on the number of dwelling units, but rather limits density through building form with a maximum floor area ratio of 2.5 and a maximum building height of 16 metres. The proposed district would allow for approximately 3,500 square metres of floor area to be developed on the subject site.

Development and Site Design

The rules of the proposed M-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along the Stanley Road SW frontage including building façade articulation and principal entrance accentuation; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent properties.

Transportation

Pedestrian and vehicular access to the site is available via Stanley Road SW and the rear lane. The area is served by Calgary Transit Route 10, City Hall / Southcentre, and Route 81, Macleod Trail. There is a Route 10 bus stop approximately 250 metres southeast of the site on Macleod Trail. Route 10 provides transit service every 30 minutes during the peak hours. There is a Route 81 bus stop approximately 400 metres southwest of the site on 50 Avenue SW. Route 81 provides transit service every 30 minutes in the peak hours. The site is within 900 metres radius of the 39 Avenue LRT Station. On-street parking adjacent to the site is un-regulated on Stanley Road SW. At the development permit stage, improvements may be required to the rear lane to support the increase in density, such as lane paving.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located along the Macleod Trail Urban Main Street as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Urban Main Streets are intended to have a mix of uses and achieve a minimum density of 200 people and jobs per hectare (overall). This application is supported by MDP policy.

There is no local area plan for the subject site.

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

2020 December 18

Executive Summary

The subject site is a 0.1394 hectare land assembly of two parcels situated midblock at 4724 and 4728 Stanley Road SW in the community of Elboya. The project team is happy to submit a Land Use Redesignation and future Development Permit application to produce a high quality multi-residential development that will integrate well with the surrounding context of the local community.

Development Vision

The proposal is a multi-residential building that will be comprised of approximately 40 dwelling units. The building will be 4 storeys (with a maximum height of 16m) and a FAR that will not exceed 2.5 per M-C2 bylaw regulations.

Site Context

The subject site is in close proximity to the following built form, transit infrastructure and amenities:

- A mixture of both multi and low density residential to the north, west and south of the site. Adjacent to the east, there are numerous commercial developments directly along Macleod Trail SW.
- The development is in walking distance from Elboya elementary and junior high school.
- The proposed development is near the landscape system of the Elboya River Valley. This network of parks and pathways is one of the largest and most unique within the city. Key pillars and drivers of activity within this green area are Britannia Slopes and Stanley Park respectively. Furthermore, community recreation amenities such as Elboya, Windsor Park and the Calgary Golf and Country Club are located within a three kilometre radius of the subject site.
- The site is located within 400 metres of the Primary Transit Network along Macleod Trail SW. Both Bus and LRT service is available and provides connections to adjacent communities and various commercial retail destinations throughout South Calgary. The transit network also provides a direct connection to the Downtown Core.

Planning Policy Review

The Parkhill-Stanley Park Area Redevelopment Plan (1994) is the statutory planning policy that guides development within the community. As identified on Map 3, the Low/Medium Multi-family development has been deemed appropriate for the subject site. As such, the proposed redesignation aligns with the policy objectives the ARP.

Although the proposed project aligns with the existing ARP for the community, due to the age of the policy, the project team will rely on the Municipal Development Plan, 50th Avenue SW Area Redevelopment Plan and Developed Areas Guidebook (DAG) to help guide the vision for this proposed development during the design stages.

All three statutory policies encourage modest redevelopment and intensification within the existing established community of Elboya. The project team will attempt to meet these policy objectives to ensure the development will be a part of making a complete community where future residents can live, work, dine, shop and recreate by their new domains.

Community Outreach

As a part of this land use application, the project team will be undertaking a robust public engagement strategy. This process commences upon submission of the LOC and will provide opportunities across a variety of online platforms for stakeholders to learn about the vision and share their comments and questions. The project team will be submitting a

"what we heard" report at the conclusion of our formal outreach process that will summarize the outreach procedure, feedback and responses to highlighted themes from participating stakeholders. Please refer to our Applicant Outreach Strategy for more details.

Transportation & Environmental Considerations

The development is serviced by public transit bus routes #10 and #81 that provide connections for customers all across the city. The site is located nearby highly connected road networks, 50 Avenue SW which is classified as a Neighbourhood Boulevard and MacLeod Trail SW which is classified as an Urban Boulevard.

According to the 50 Avenue Area Redevelopment Plan, 50 Avenue SW is currently designated as a bicycle connection route. According to the City's Pathways and Bicycle Implementation Plan, there are future plans to implement a dedicated bicycle lane along 50 Avenue SW.

The development will consist of both an underground and surface parking facilities that will comprise a total of 46 parking stalls for all future residents and visitors. Vehicular access to the site will be provided from the adjacent rear laneway.

Water, sanitary and storm water mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail as part of the future development permit application.

Conclusion

The proposed land use will support new local businesses and introduce innovative housing options for Calgarians looking to live, work and play in an established and well connected community in southwest Calgary. For the reasons outlined above, we respectfully request that CPAG, Planning Commission and Council support this land use application. Thank you for your time and consideration.

Applicant Outreach Summary

Community Outreach Strategy **For 4724 and 4728 Stanley Road SW**

Introduction

As a part of this land use application, the project team will be undertaking a robust public engagement strategy. This process commences upon submission of the LOC and will provide opportunities across a variety of online platforms for stakeholders to learn about the vision and share their comments and questions. |

The project team is in the early stages of designing a future development concept and will heavily rely on stakeholder input during the land use application to refine the future design of the development.

Outreach Strategy

The project team has designed an integrated distanced information sharing strategy for consultation to reach nearby property owners, the Britannia Community Association and Ward 11 Councilor office. The following strategies have been implemented:

Project Mailer & Advertorial

A mail advertorial consisting of a design rendering, key messaging and the project team's contact information is designed to be circulated to all nearby property owners to introduce the concept and invite stakeholders to contact the project team online if there are any comments or questions.

Virtual Meetings

The project team is prepared to meet both the Community Association and Ward Office to introduce the design concept and field questions to ensure a future development aligns well with applicable planning policies and existing building form within the community.

Findings

Once the public outreach process is complete, the project team will submit a "what we heard" report that outlines all participating stakeholders and identifies highlighted themes and the project team's responses. The project team will submit this report directly to the City Administration to include in the report to Planning Commission and Council.

Community Association Response

Elboya Heights Britannia Community Association

08 February 2021

Mr. Calvin C. Chan
Circulation Control
Planning and Development
800 Macleod Trail, S.E.
Calgary, Alberta
email: cpag.circ@calgary.ca

email: Calvin.Chan2@calgary.ca

**Re: Land Use Amendment LOC2020-0207; Address: 4724 & 4728 Stanley Rd SW; Existing Use: M-C1, M-C1;
Proposed Use: M-C2, M-C2**

Dear Mr. Chan,

The Elboya Heights Britannia Community Association (EHBCA) understands that the City of Calgary Council and the City of Calgary Planning and Development Department are looking to increase density in inner city and developed communities. The EHBCA is supportive of this policy where it is logical and within reason so that character of community is maintained, and quality of life is enhanced.

The EHBCA has reviewed the Land Use Amendment document in circulation related to 4724 and 4728 Stanley Rd SW in the community of Elboya. The community association does not support the application for the reasons detailed below.

Currently, each lot in question has a side-by-side duplex dwelling. This actual existing density is far lower than the density permitted by the current land use designation of M-C1. The lots' dimensions are each approximately 18.28 metres wide by 38.11 metres deep. The land use designation of M-C1 allows for 148 units per hectare and on a combined property of 0.13933 hectares, 20 units could be constructed observing the maximum building height of 14 metres. The Elboya Heights Britannia Community Association supports this Land Use Designation and density as the community finds such a potential redevelopment to be an appropriate transition from the higher density on the east side of Stanley Rd. to the lower density of R-C2 on the west side of Stanley Rd. where the existing houses are single family dwellings.

The EHBCA does not support the Land Use Amendment application to M-C2 as the permitted 2.5 Floor Area Ratio (FAR) would allow for up to 40 units with a maximum height of 16 metres. This density is a doubling of the current permitted density and 10 times the density of the current R-C2 land use designation across Stanley Rd. to the west. This number of units with its proposed 46 underground parking stalls on such a small parcel of land does not create vitality on the street but rather conflict with respect to parking, noise, and congestion in a very concentrated location. The community association welcomes development of residential units of increased density which provides additional housing opportunities as long as the development enhances the community and quality of life of its residents. The EHBCA is in support of the current Land Use Designation allowing for the development of 20 units but cannot support the current application.

The EHBCA would like to inform the proponent that Elboya Heights only appears in the Parkhill - Stanley Park ARP as a reference community and not as an author and is not subject to any of the recommendations or policies therein.

If you require additional information, please do not hesitate to contact the undersigned. Thank you.

Yours truly,

Michael Sainas



President, EHBCA