



AGENDA

CALGARY PLANNING COMMISSION

May 6, 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 April 22
5. CONSENT AGENDA
 - 5.1. DEFERRALS AND PROCEDURAL REQUESTS
None

5.2. BRIEFINGS
None

5.3. Land Use Amendment in Highland Park (Ward 4) at 240 – 32 Avenue NE, LOC2020-0193, CPC2021-0585

5.4. Land Use Amendment in Springbank Hill (Ward 6) at 55 Elmont Drive SW, LOC2020-0188, CPC2021-0498

6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1. DEVELOPMENT ITEMS
None

7.2. PLANNING ITEMS

7.2.1. Land Use Amendment in Shawnee Slopes (Ward 13) at multiple addresses, LOC2020-0173, CPC2021-0480

7.2.2. Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7007 – 84 Street SE, LOC2021-0044, CPC2021-0613

7.2.3. Land Use Amendment in East Shepard Industrial (Ward 12) at multiple addresses, LOC2021-0015, CPC2021-0501

7.2.4. Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 14119 – 52 Street NE, LOC2018-0030, CPC2021-0510

7.2.5. Land Use Amendment in Residual Sub-Area 03W (Ward 3) at 16795 Centre Street NW, LOC2020-0157, CPC2021-0574

7.3. MISCELLANEOUS ITEMS
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1. Land Use Bylaw Amendments to Support Business and Economic Recovery (Verbal), CPC2021-0620
Held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*

9.2. URGENT BUSINESS

10. ADJOURNMENT



INDEX FOR THE 2021 MAY 06 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



CONSENT AGENDA

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Courtney Stengel

COMMUNITY:

Highland Park (Ward 4)

FILE NUMBER:

LOC2020-0193 (CPC2021-0585)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

240 – 32 Avenue NE

APPLICANT:

K5 Designs

OWNER:

Anita Sovina Am Fox

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Johnson Kwan

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2020-0188 (CPC2021-0498)

PROPOSED REDESIGNATION:

From: Direct Control District

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

MUNICIPAL ADDRESS:

55 Elmont Drive SW

APPLICANT:

Lighthouse Studios

OWNER:

Craig Senyk
Cara Senyk

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1 Wallace Leung

COMMUNITY: Shawnee Slopes (Ward 13)

FILE NUMBER: LOC2020-0173 (CPC2021-0480)

PROPOSED REDESIGNATION: From: Direct Control District
To: Direct Control District to accommodate additional commercial uses

MUNICIPAL ADDRESS: Multiple Addresses

APPLICANT: O2 Planning and Design

OWNER: Shawnee Park Inc

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.2 Wallace Leung

COMMUNITY: Residual Sub-Area 9K (Ward 9)

FILE NUMBER: LOC2021-0044 (CPC2021-0613)

PROPOSED REDESIGNATION: From: Direct Control District
To: Industrial – General (I-G) District

MUNICIPAL ADDRESS: 7007 – 84 Street SE

APPLICANT: B&A Planning Group

OWNER: 590140 Alberta Limited (Marco Simonelli)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.3

Cameron Thompson

COMMUNITY:

East Sheppard Industrial (Ward 12)

FILE NUMBER:

LOC2021-0015 (CPC2021-0501)

PROPOSED REDESIGNATION:

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

To: Direct Control District to accommodate a Power Generation Facility – Large

MUNICIPAL ADDRESS:

12525 and 12655 – 52 Street SE

APPLICANT:

Stantec Consulting

OWNER:

Viterra Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Courtney Stengel

COMMUNITY:

Residual Sub-Area 5D (Ward 5)

FILE NUMBER:

LOC2018-0030 (CPC2021-0510)

PROPOSED REDESIGNATION:

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

To: Industrial – Outdoor (I-O) District and Special Purpose – Urban Nature (S-UN) District

MUNICIPAL ADDRESS:

14119 – 52 Street NE

APPLICANT:

George Fitzner

OWNER:

Amarjit Kaur Dhaliwal
Jagmohan Singh Dhaliwal

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Jennifer Maximattis-White

COMMUNITY:

Residual Sub-Area 03W (Ward 3)

FILE NUMBER:

LOC2020-0157 (CPC2021-0574)

PROPOSED REDESIGNATION:

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

To: Direct Control District additional uses including
Place of Worship and Child Care Service

MUNICIPAL ADDRESS:

16795 Centre Street NW

APPLICANT:

B&A Planning Group

OWNER:

Allan Neil Pole
Brenda Jane Pole

ADMINISTRATION RECOMMENDATION:

REFUSAL

**CONFIDENTIAL ITEMS
(CLOSED MEETING)**

ITEM NO.: 9.1.1

Stephanie Loria/Tammy Henry

FILE NUMBER:

CPC2021-0620

PROPOSED:

Land Use Bylaw Amendments to Support Business and
Economic Recovery

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR THE CORPORATE RECORD



MINUTES

CALGARY PLANNING COMMISSION

**April 22, 2021, 1:00 PM
IN THE COUNCIL CHAMBER**

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

ABSENT: Commissioner A. Palmiere (Personal)

ALSO PRESENT: A/ Principal Planner K. Wishlow (Remote Participation)
A/CPC Secretary L. Gibb
Legislative Advisor J. Palaschuk

1. **CALL TO ORDER**

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

ROLL CALL

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

Absent at Roll Call: Councillor Woolley (joined the remote meeting at 1:14 p.m.) and Commissioner Mortezaee (joined the remote meeting at 1:30 p.m.).

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting.

3. **CONFIRMATION OF AGENDA**

Moved by Director Vanderputten

That the Agenda for the 2021 April 22 Calgary Planning Commission be confirmed.

MOTION CARRIED

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 April 08

Moved by Director Vanderputten

That the Minutes of the 2021 April 08 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Councillor Gondek

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.3 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 231 and 235 - 25 Avenue NE, LOC2020-0213, CPC2021-0281

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in South Calgary (Ward 8) at 1627 – 33 Avenue SW, LOC2021-0026, CPC2021-0481

The following documents were distributed with respect to Report CPC2021-0481:

- A Revised Attachment 2; and
- A presentation entitled "LOC2021-0026 Land Use Amendment."

Moved by Commissioner Landry

That with respect to Report CPC2021-0481, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1627 – 33 Avenue SW (Plan 4479P, Block 65, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control District to accommodate the additional use of Office, with guidelines (**Revised** Attachment 2).

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

MOTION CARRIED

7.2.2 Land Use Amendment in Currie Barracks (Ward 8) at 2566 Flanders Avenue SW, LOC2021-0013, CPC2021-0497

A presentation entitled "LOC2021-0013 Land Use Amendment April 22, 2021" was distributed with respect to Report CPC2021-0497.

Shawn Small, O2 Planning + Design, addressed Commission with respect to Report CPC2021-0497.

Moved by Councillor Woolley

That with respect to Report CPC2021-0497, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.54 hectares \pm (1.32 acres \pm) located at 2566 Flanders Avenue SW (Plan 1612317, Block 14, Lot 1) from Direct Control District to Direct Control District to accommodate the additional use of Brewery, Winery and Distillery, with guidelines (Attachment 2).

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

MOTION CARRIED

7.2.3 Policy Amendment and Land Use Amendment in Beltline (Ward 8) at 1422 – 17 Avenue SW, LOC2019-0100, CPC2021-0421

The following documents were distributed with respect to Report CPC2021-0421:

- Five letters of support from the public; and
- A presentation entitled "LOC2019-0100 Land Use Amendment."

The following speakers addressed Commission with respect to Report CPC2021-0421:

1. Elvin Karpovich, IBI Group
2. Wes Gentle, McDonald's

Moved by Councillor Woolley

That with respect to Report CPC2021-0421, the following be approved:
That Calgary Planning Commission accept the letters of support for the Corporate Record and forward on with the report and attachments to Council

MOTION CARRIED

Moved by Councillor Woolley

That with respect to Report CPC2021-0421, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.55 acres \pm) located at 1422 – 17 Avenue SW (Plan A1, Block 116, Lots 3 to 8) from Centre City Commercial Corridor District (CC-COR) to DC Direct Control District to accommodate the additional use of Drive Through (Attachment 4).

ROLL CALL VOTE:

For: (4): Councillor Gondek, Councillor Woolley, Commissioner Pollen, and Commissioner Scott

Against: (5): Director Vanderputten, Commissioner Landry, Commissioner Mortezaee, Commissioner Sonogo, and Director Tita

MOTION DEFEATED

Pursuant to Section 134(a) of Procedure Bylaw 35M2017 Councillor Woolley requested that the Lost Motion be forwarded to the 2021 May 31 Combined Meeting of Council.

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-0421, the following be approved:

That Calgary Planning Commission recommends that Council:

1. Refuse the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan and abandon the proposed Bylaw (Attachment 3); and
2. Refuse the proposed bylaw for the redesignation of 0.22 hectares \pm (0.55 acres \pm) located at 1422 – 17 Avenue SW (Plan A1, Block 116, Lots 3 to 8) from Centre City Commercial Corridor District (CC-COR) to DC Direct Control District to accommodate the additional use of Drive Through, and abandon the proposed Bylaw (Attachment 4).

ROLL CALL VOTE:

For: (5): Director Vanderputten, Commissioner Landry, Commissioner Mortezaee, Commissioner Sonogo, and Director Tita

Against: (4): Councillor Gondek, Councillor Woolley, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

7.2.4 Land Use Amendment and Outline Plan in Pine Creek (Ward 13) at 22000 Sheriff King Street SW, LOC2017-0068, CPC2021-0509

Councillor Gondek left the remote meeting at 2:41 p.m. and returned at 3:05 p.m.

A presentation entitled "LOC2017-0068 Land Use Amendment & Outline Plan" was distributed with respect to Report CPC2021-0509.

Catherine Agar, Westcreek Developments, addressed Commission with respect to Report CPC2021-0509.

Moved by Commissioner Pollen

That with respect to Report CPC2021-0509, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 22000 Sheriff King Street SW (Portions of S1/2 Section 10-22-1-5) to subdivide 67.85 hectares \pm (167.67 acres \pm) with conditions (Attachment 6); and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 67.85 hectares \pm (167.67 \pm) located at 22000 Sheriff King Street SW (Portions of S1/2 Section 10-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Low Profile Support Commercial (M-X1) 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.

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

MOTION CARRIED

7.2.5 Land Use Amendment in Sage Hill (Ward 2) at 365 Sage Meadows Green NW, LOC2020-0138 - CPC2021-0526

A presentation entitled "LOC2020-0138 Land Use Amendment" was distributed with respect to Report CPC2021-0526.

Moved by Commissioner Scott

That with respect to Report CPC2021-0526, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.72 hectares \pm (4.26 acres \pm) located at 365 Sage Meadows Green NW (Plan 1612450, Lot 8, Block 77) from Multi-Residential – Low Profile (M-1d75) District to Residential – Low Density Mixed Housing (R-G) District.

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

MOTION CARRIED

Commission recessed at 3:12 p.m. and reconvened at 3:26 p.m. with Director Tita in the Chair.

ROLL CALL:

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

7.2.6 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at multiple properties, LOC2020-0015, CPC2021-0372

Commissioner Landry declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0372.

Commissioner Landry left the meeting at 3:28 p.m. and returned at 4:02 p.m. after the vote was declared.

A presentation entitled "LOC2020-0015 Land Use Amendment" was distributed with respect to Report CPC2021-0372.

Brian Horton, O2 Planning and Design addressed Commission with respect to Report CPC2021-0372.

Moved by Commissioner Pollen

That with respect to Report CPC2021-0372, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the 16 Avenue North Urban Corridor Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.37 hectares \pm (0.91 acres \pm) located at 112, 116, 120, 124, 130 and 140 - 16 Avenue NW (Plan 21290, Block 2, Lots 6 to 16; Plan 9512599, Block 2, Lot 41) from Commercial – Corridor 1 (C-

COR1f6.0h28) District, Commercial – Corridor 1 (C-COR1f6.0h38) District and Commercial – Corridor 1 (C-COR1f6.0h46) District to Direct Control District to accommodate a mixed-use development, with guidelines (Attachment 3).

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

MOTION CARRIED

7.2.7 Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at multiple properties, LOC2017-0154, CPC2021-0130

A presentation entitled "LOC2017-0154 \ CPC2021-0130 Policy and Land Use Amendment" was distributed with respect to Report CPC2021-0130.

Moved by Commissioner Sonego

That with respect to Report CPC2021-0130, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 2.95 hectares \pm (7.28 acres \pm) located at 1302, 1340 and 1402 – 8 Avenue NW and 1040 – 14 Street NW (Plan 9911690, Lot 6; Plan 0313641, Block 1, Lot 3; Plan 1112208, Block 1, Lot 4; Plan 7710730, Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, Special Purpose – Community Institution (S-CI) District and Direct Control District to Direct Control District to accommodate a combination of medical, commercial and multi-residential uses in a mixed-use development with mobility improvements, with guidelines (Attachment 4).

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

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 4:43 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2021 May 31 Combined Meeting of Council:

PLANNING MATTERLS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 231 and 235 - 25 Avenue NE, LOC2020-0213, CPC2021-0281
- Land Use Amendment in South Calgary (Ward 8) at 1627 – 33 Avenue SW, LOC2021-0026, CPC2021-0481
- Land Use Amendment in Currie Barracks (Ward 8) at 2566 Flanders Avenue SW, LOC2021-0013, CPC2021-0497
- Policy Amendment and Land Use Amendment in Beltline (Ward 8) at 1422 – 17 Avenue SW, LOC2019-0100, CPC2021-0421
- Land Use Amendment and Outline Plan in Pine Creek (Ward 13) at 22000 Sheriff King Street SW, LOC2017-0068, CPC2021-0509
- Land Use Amendment in Sage Hill (Ward 2), CPC2021-0526
- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at multiple properties, LOC2020-0015, CPC2021-0372
- Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at multiple properties, LOC2017-0154, CPC2021-0130

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 May 06 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CPC SECRETARY

**Planning & Development Report to
Calgary Planning Commission
2021 May 6**

**ISC: UNRESTRICTED
CPC2021-0585
Page 1 of 3**

**Land Use Amendment in Highland Park (Ward 4) at 240 – 32 Avenue NE,
LOC2020-0193**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 240 – 32 Avenue NE (Plan 5942AD, Block 4, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the building types already listed in the R-CG District (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows 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 (MDP)*.
- What does this mean to Calgarians? The proposed R-CG District would allow for greater housing options within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Greater housing options may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit related to the proposed redesignation of this site has not 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 K5 Designs on behalf of the landowner, Anita Sovina Am Fox, on 2020 December 09. The application originally proposed the Multi-Residential – Contextual Grade-Oriented (M-CG) District, but was amended on 2021 February 22 to the R-CG District at the applicant's request.

The subject site is located in the northeast community of Highland Park at the northwest corner of 2 Street NE and 32 Avenue NE. The site contains a single detached dwelling and a detached garage with access from 32 Avenue NE.

While a development permit to bring an existing basement suite into conformance has recently been approved, no permit for further redevelopment of the site has been submitted at this time. As noted in the Applicant Submission (Attachment 2), the applicant identifies the intent to build four units on the parcel in the future.

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

**Land Use Amendment in Highland Park (Ward 4) at 240 - 32 Avenue NE,
LOC2020-0193**

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 respective community association was appropriate. In response, the applicant placed signage on the property encouraging members of the public to reach out with question or for more information. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

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

This application was circulated to the Highland Park Community Association with the originally proposed M-CG District. They provided comments on 2021 January 09 questioning why the M-CG District was being proposed, as they typically see the R-CG District on similar lots. The Highland Park Community Association provided an updated response on 2021 March 15 noting they had no objections to the proposed R-CG District (Attachment 4).

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

IMPLICATIONS

Social

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

Environmental

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

Economic

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

Planning & Development Report to
Calgary Planning Commission
2021 May 6

ISC: UNRESTRICTED
CPC2021-0585
Page 3 of 3

**Land Use Amendment in Highland Park (Ward 4) at 240 - 32 Avenue NE,
LOC2020-0193**

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association 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 northeast community of Highland Park at the northwest corner of 2 Street NE and 32 Avenue NE. The site is approximately 0.05 hectares (0.13 acres) in size and is approximately 15 metres wide by 35 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage that is accessed from a front curb cut on 32 Avenue NE. A driveway runs along the western side of the home. The parcel slopes down to the rear lane, which is lower than the subject parcel.

Surrounding development is characterized primarily by a mix of single and semi-detached dwellings designated as R-C2 District. Directly across 2 Street NE to the east is a parcel designated as R-CG District and is developed with a four-unit rowhouse. The western end of the subject block along 32 Avenue NE at 1 Street NE is similarly designated as the R-CG District.

The subject parcel is approximately 200 metres west of Edmonton Trail NE, which includes a mix of commercial and residential uses, as well as Georges P Vanier Junior High School located at the corner of Edmonton Trail and 32 Avenue NE. Bus stops are located approximately 260 metres east (3-minute walk) on Edmonton Trail NE and 400 metres west (5-minute walk) on Centre Street N.

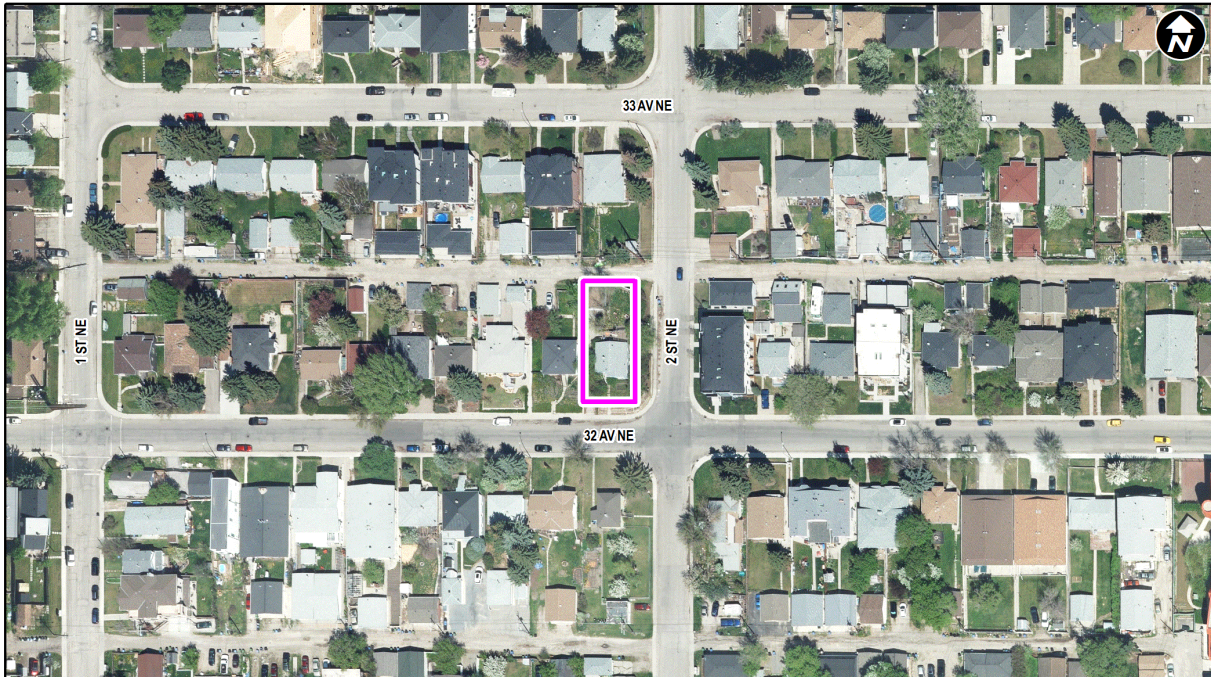
Community Peak Population Table

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)	-21.3%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

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

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

Development and Site Design

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

- ensuring an engaging built interface along both the 2 Street NE and 32 Avenue NE frontages;
- improving pedestrian connections along 32 Avenue NE by ensuring vehicle access to the site is off the lane; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 2 Street NE and 32 Avenue NE. Street parking is available on both 2 Street NE and 32 Avenue NE. Future direct vehicular access to the parcel is to be from the lane with the removal of the existing driveway access off 32 Avenue NE. The grade difference between the parcel and the lane will be addressed through the future development permit.

The site is serviced by Calgary Transit with standard service bus stops located approximately 260 metres east (3-minute walk) on Edmonton Trail NE and 400 metres west on Centre Street N (5-minute walk). A future Green Line LRT Station will be located on Centre Street N, approximately 650 metres southwest (8-minute walk).

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

Environmental Site Considerations

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

Utilities and Servicing

Water, sanitary and storm sewer are available for connection and specific site servicing details and stormwater management will be evaluated with 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 community of Highland Park does not currently have specific local area policy. The policies of the [Municipal Development Plan](#) (MDP) have been used to evaluate the proposed application. The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the MDP. The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit, and to deliver small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

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

Climate Resilience Strategy (2018)

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

North Hill Communities Local Area Plan – Proposed (2021)

On 2021 March 21, Administration presented the proposed [North Hill Communities Local Area Plan](#) (LAP) to Council. The proposed LAP includes Highland Park and surrounding communities. On 2021 April 12 Council referred the LAP back to Administration to incorporate amendments, policies from the *Guidebook for Great Communities*, as required, and return directly to Council on 2021 June 21. Planning applications are being accepted for review during this process. The proposed land use is in alignment with the Urban Form and Building Scale categories of the proposed *North Hill Communities LAP*.

Applicant Submission

2020 March 2

RE: Land Use Re-designation from R-C2 to R-CG for 240 32nd Avenue NE (Legal Address: Lots 1&2, Block 4, Plan 5942 AD)

Dear File Manager and CPAGTeam,

This application proposes to redesignate the parcel 240 32nd Avenue NE from R-C2 (Residential - Contextual One/Two Dwelling District) to R-CG (Division 11: Residential- Grade-Oriented Infill).

The land owner wishes to utilize the lot to build 4 units. Given the location, being in very close proximity to Centre Street N and Edmonton Trail, two main roads, the client is hoping to gain some profit given the current state of the economy.

The subject parcel is a corner lot, located on the 32nd Avenue NE. Surrounded by semi-detached and single low density buildings, the lot consists of 526 square metres in area. We are seeking a development with a 4-unit residential building. One unit will face 32 Avenue, and the other units will face 2nd Street NE, with Parking Garages providing parking for tenants at the rear. The following factors can be taken into consideration for this rezoning being a perfect fit for the community of North Hill (Highland Park):

- 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, S-CS, S-CI, DC and more. The subject parcel is well situated along 32nd Avenue and 2nd Street. While R-CG allows slightly higher density than the current designation, the rules of the district ensure that development is compatible with current and future low-medium density residential developments.

The proposed re-designate meet the goals of the Area Redevelopment Plan (ARP). 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 R-CG district as follows:

- accommodates the existing residential environment;
- accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-Detached Dwellings and Cottage Housing Clusters;
- accommodates Secondary Suites and Backyard Suites with new and existing residential development;

- provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time;
- accommodates site and building design that is adaptable to the functional requirements of evolving household needs.
- The R-CGex district has the same purpose as the R-CG district except that it does not accommodate Secondary or Backyard Suites.

No pre-application meeting was scheduled prior to this re-designation application due to the small increment in density. The North Hill (Highland Park) Community Association will be consulted as this application progresses.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 240 32 Avenue NE (LOC2020-0193)

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

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

N/A

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 primary outreach strategy is to place signs (please see attached PDF for more information) at street level on the property where it is clearly visible; on the sign is a small summary of the proposed re-designation, as well as our company's contact information. This will be done in lieu of community outreach where close contact with other individuals is more likely- this is done as a precaution to COVID-19. Any individuals within the neighbourhood will be able to contact us via phone/e-mail accordingly. In addition, k5 Designs will send a letter outlining the re-designation to the local community association in hope of also establishing a connection with them and gathering further input and feedback.

Stakeholders

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

The primary stakeholders are the nearby residents within close proximity of the subject property.

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.

On March 02 2021, k5 Designs posted the aforementioned sign onto the property at street level. Our intention is to leave the sign on site as long as possible, past the required circulation time, so that the members of the community have access to the information and can establish interaction accordingly. Unfortunately, k5 Designs has not heard any feedback as of March 15. We will continue to keep the sign there in hopes that members of the community or the primary stakeholders will show interest; however, at this time, there has not been any feedback, questions or comments from anyone. k5 has also sent the community association a letter outlining the land-use change and the president of the community association has stated that they have no objection but have yet to receive the circulation package from the city.

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.

Due to a lack of input or interest from the primary stakeholders, there was little to no influence in decisions made by k5 Designs in regards to the land use re-designation for this property.

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)

k5 Designs has not been able to establish contact with the primary stakeholders, nor the members of the community, ergo we have been unable to close a loop with them.

calgary.ca/planningoutreach

Posted Signage



Proposed Land Use Change (Re-designation)

Dear Neighbour!

We are proposing a land-use change at:

[240 32nd Avenue NE \(From Current Zoning R-C2 to R-CG\)](#)

[Project Number: LOC2020-0193](#)

The proposed land-use re-designation would transition the current lot [R-C2](#) to a [Residential- Grade-Oriented Infill \(R-CG\) District](#) to understand the proposed development vision, which will introduce new and modernize housing options for Calgarians looking to live in amenity-rich inner-city communities like Highland Park. The proposed development vision includes four-unit residential building (fourplex), with front doors facing both [2 Street and 32nd Avenue NE](#).

The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. [R-CG](#) is a multi-residential designation in the developed area that is primarily for townhouses and fourplexes.

Please feel free to contact us if you have any questions, comments or concerns.

E: info@k5designs.ca

T: 587.353.9797

Community Association Response

From: Jeanne Kimber <president@highlandparkcommunity.ca>

Sent: Monday, March 15, 2021 1:04 PM

To: Stengel, Courtney G. <Courtney.Stengel@calgary.ca>

Cc: Matthew Magbanua <matthew.m@k5designs.ca>; [REDACTED]; Greg Miller
<development@highlandparkcommunity.ca>

Subject: Re: [EXT] LOC2020-0193 (240 32 Avenue NE Land Use Re-Designation from R-C2 to R-CG)

Courtney:

Thank you for clarifying the status of this land use change application. I see in my original comments that we queried why not R-CG rather than M-CG, so we appreciate that the applicant has made that change to their redesignation request.

We have no objection to this land use change and have no further comments at this time.

Thank you

D. Jeanne Kimber

President, Highland Park Community Association

**Land Use Amendment in Springbank Hill (Ward 6) at 55 Elmont Drive SW,
LOC2020-0188**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.18 hectares \pm (2.92 acres \pm) located at 55 Elmont Drive SW (Plan 2011073, Block 4, Lot 17) from Direct Control District to Residential – One Dwelling (R-1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the subdivision of six lots on the subject site.
- The proposal represents an appropriate density increase of a residential site, allows 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 (MDP)* and the *Springbank Hill Area Structure Plan (ASP)*.
- What does it mean to Calgarians? The proposed R-1 District would allow for a modest increase in density in the area, and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposal would contribute towards a greater diversity of housing options, and achieve sustainable growth in Calgary.
- A subdivision application has been submitted, and is under review. No development permit application(s) have been submitted at this time.
- 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 Lighthouse Studios on behalf of the landowners, Craig Senyk and Cara Senyk, on 2020 November 27. A subdivision application (SB2021-0116) has been submitted and is currently under review by Administration. A summary of the subdivision application is provided in Attachment 5.

The subject site is located in the southwest community of Springbank Hill at the northeast corner of Elmont Drive SW and Elkton Drive SW. The existing Direct Control (DC) District (Bylaw 12Z96) was put in place when the area was annexed into the City, and provides for rural residential development that is consistent with the character of the existing area. The site is approximately 1.18 hectares (2.91 acres) in size with an irregular shape fronting onto Elmont Drive SW and Elkton Drive SW. The site consists of a single detached dwelling fronting onto Elmont Drive SW.

As noted in the Applicant Submission (Attachment 2), the intent is to subdivide five additional lots at the southern portion of the subject site. The northern portion, where the existing dwelling and the associated amenity area are located, is intended to remain as is. The proposed R-1

**Land Use Amendment in Springbank Hill (Ward 6) at 55 Elmont Drive SW,
LOC2020-0188**

District is consistent with the *Springbank Hill ASP* and is compatible with the surrounding context.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant distributed letters to the adjacent neighbours and contacted the Springbank Hill Community Association to discuss the application. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of support from the public.

The Springbank Hill Community Association provided a response on 2020 January 14 (Attachment 4) requesting that the applicant consider reducing the number of proposed lots to be more contextually consistent with the surrounding area, and requested further information about the site grading.

The applicant has since been in correspondence with the Community Association and addressed these comments. Detailed correspondences are included in the Applicant Outreach Summary (Attachment 3).

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

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed 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 May 6

ISC: UNRESTRICTED
CPC2021-0498
Page 3 of 3

**Land Use Amendment in Springbank Hill (Ward 6) at 55 Elmont Drive SW,
LOC2020-0188**

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Springbank Hill. The development of these lands will enable a more efficient use of land and infrastructure, and support surrounding uses and amenities.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the future development permit which will align with the City's [Climate Resilience Strategy](#). Details of these measures can be found in Attachment 1.

Economic

The proposed land use amendment provides housing opportunities, and supports local business and employment opportunities within the Springbank Hill community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Subdivision Application (SB2021-0116) 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 Springbank Hill, at the northeast corner of Elmont Drive SW and Elkton Drive SW. The property is approximately 1.18 hectares (2.92 acres) in size, with frontage onto Elmont Drive SW and Elkton Drive SW.

The northern portion of the subject site, where an existing single detached dwelling and amenity area are located, will remain as is. The southern portion of the site will accommodate three new parcels (ranging from 705.63 to 718.47 square metres in size) fronting onto Elmont Drive SW, and two new parcels (885.64 and 2,658.38 square metres in size) fronting onto Elkton Drive SW.

The applicant indicated that the landowners are planning for additional private amenities in the southeast corner. For this reason, the proposed parcel in the southeast corner is relatively larger in size (approximately 2,658.38 square metres) compared to the other proposed parcels and the surrounding context (approximately 500 to 800 square metres).

The surrounding area mainly consists of low density suburban residential development that is designated as R-1 District. Pockets of DC District ([Bylaw12Z96](#)) are found in the vicinity and accommodate existing rural residential development in the area.

Community Peak Population Table

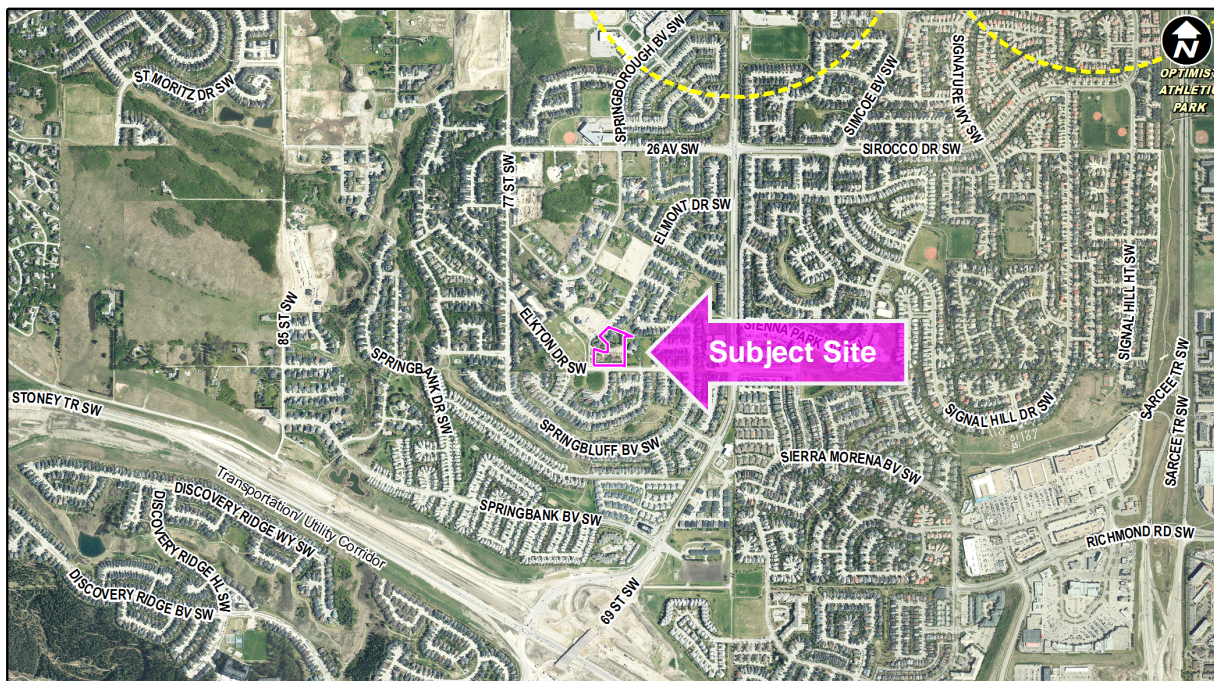
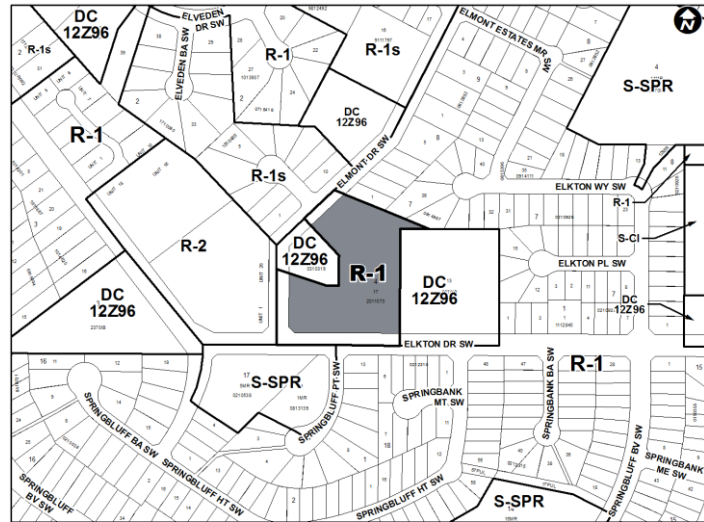
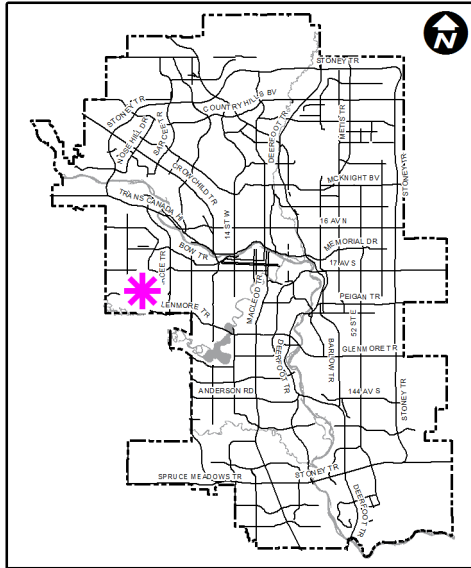
As identified below, the community of Springbank Hill reached its peak population in 2018.

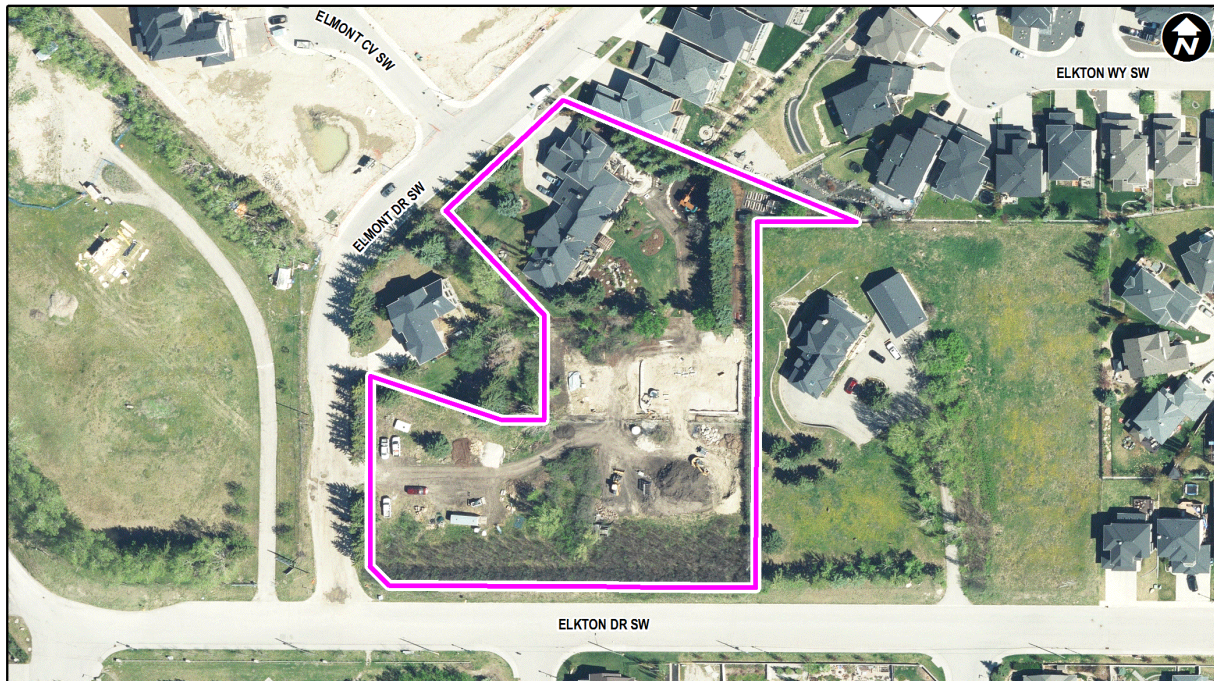
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	-109
Difference in Population (Percent)	-1.1%

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 current DC District ([Bylaw12Z96](#)) provides for rural residential development. It allows subdivision of one additional residential lot of no less than 0.2 hectares (0.5 acres).

The proposed R-1 District is intended to accommodate residential development in the form of single detached dwellings in the developing area. The R-1 District allows a minimum parcel area of 333.0 square metres, and enables subdivision on the subject site that is similar and compatible to the surrounding area. The maximum building height increases from 10 metres in the DC District to 12 metres in the R-1 District.

Transportation

As part of the proposed subdivision application, mono sidewalks will be constructed along Elmont Drive SW and Elkton Drive SW to provide pedestrian connections along the subject site's street frontages. The subject site is within walking distance (approximately 850 metres or a 10-minute walk) of the Primary Transit Network on 69 Street SW that connects to the 69 Street LRT Station.

Elmont Drive SW is a collector road and Elkton Drive SW is a modified collector road. Vehicular accesses along Elmont Drive SW and Elkton Drive SW will be confirmed at the subdivision stage. There are no parking restrictions along Elmont Drive SW and Elkton Drive SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use designation. Development servicing will be determined at the subdivision stage, with separate service connections to a public main to be provided for each proposed parcels.

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 promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject land is located in the Residential - Developing - Planned Greenfield with Area Structure Plan area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP).

In accordance with the MDP (Section 3.6 a), the Area Structure Plans for Planned Greenfield Areas are recognized as appropriate policies to provide specific direction for development of the local community. The subject land is located within the *Springbank Hill ASP* area, and the application has been assessed in accordance with the local plan policies.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies actions and programs that will reduce Calgary's greenhouse gas emissions and manage climate risks.

The applicant identified the following measures that the proposed development intends to implement at the future development permit and/or building permit stages:

- Passive and active solar orientation design;
- Enhanced building envelope performance;
- Water conserving landscape design;
- Individual homes wired for EV charging;
- Solar rough in through attic;
- Complementary solar panel design for each home;
- Large lots provide for vegetable garden within landscape design;
- Home construction will provide high grade durable exterior finishes; and
- Reduce energy use to be provided through home design process.

Springbank Hill Area Structure Plan (Statutory – 2020)

The subject land is identified in the [Springbank Hill ASP](#) Standard Suburban area. According to the ASP, densities in this area shall range between 7 to 17 units per gross developable hectare (Policy 3.1.3.1). Development in this area should include single detached and semi-detached housing (Policy 3.1.3.2).

The ASP calculates gross developable hectare by taking the gross area of land and deducting non-developable lands. The subject property is approximately 1.18 hectares (approximately 2.92 acres) in size. The applicant indicated that the northern 0.61 hectares (approximately 1.51 acres) is intended to remain as is. For this reason, the northern portion is not included as part of the density calculation.

The intended subdivision of the southern 0.57 hectares (approximately 1.4 acres) to accommodate five new lots will result in a density of 8.93 units per hectare. The proposed density falls within the range required in the *Springbank Hill ASP*. The applicant also confirmed the intent to develop single detached housing on the proposed parcels. Therefore, the proposal is consistent with the applicable ASP policies.

Applicant Submission

April 1, 2021

**55 Elmont Drive SW LAND USE REDESIGNATION
LOC2020-0188 DC12Z96 to R-1
APPLICANT'S SUBMISSION**

The proposed Land Use Redesignation from DC12Z96 to R-1 is for 1.18ha (2.9ac) recently consolidated parcel located at the northeast corner of the intersection of Elmont Drive and Elkton Drive SW in the community of Springbank Hill. The parcel is currently in the ownership of the Senyk family.

The redesignation will enable the intended subdivision of the southern 0.57ha (1.4ac) of the parcel to five (5) single detached lots off of Elmont and Elkton Drives to be developed by William Blake Homes Ltd. The northern 0.61ha (1.5ac), which accommodates the Senyk house and associated amenity area, will remain in their ownership. No public roads are required to enable the proposed subdivision as 2 lots will have access off Elkton Drive and 3 lots off Elmont Drive. The municipal reserve on the parcel has been previously dedicated.

The intended subdivision on the southern 0.57 hectares (1.4 acres) to five lots will result in a density of 8.93 units per hectare (3.6 units per acre) which falls within the density policy range of 7-17 units per hectare (2.8-6.8 units per acre) stated in the Springbank Hill Area Structure Plan. The proposed parcel sizes are compatible with the existing redevelopment in the area, which consists of single and semi-detached housing allowed under the ASP policies. One larger lot off Elkton Drive will allow for a custom home with outdoor amenities which is characteristic of the area.

As part of the land use redesignation process, William Blake Homes reached out to the Springbank Hill Community Association and adjacent residents using the Applicant Led Community Outreach toolkit by the City of Calgary. A summary of the outreach is included in the submission. There were no significant concerns expressed by the Community Association and no responses received from the adjacent residents.

The proposed redesignation and subsequent subdivision will facilitate the completion of Elmont and Elkton Drives to urban standards. We respectfully request City Administration, Calgary Planning Commission and City Council's support.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 55 Elmont Drive Land Use Redesignation

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

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

Outreach Strategy

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

The attached Letter was distributed to neighbours, adjacent to the subject parcels. No responses were received.

A digital copy of the package was sent to the Springbank Hill Community Association (SBHCA) representatives.

Dates are listed below.

Stakeholders

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

Letter distribution to adjacent neighbours	January 19, 2021
Information Package and Correspondence with SBHCA	January 19, 2021
SBHCA Comments Received	February 16, 2021
Response to SBHCA comments	March 4, 2021

A pdf copy of the correspondence with SBHCA is attached.

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.

The Springbank Hill Community Association (SBHCA) representatives requested a marginal decrease in density (from 7 lots to 6 lots) and requested information relative to grading on the site to address the existing slopes.

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.

A change in landowner's needs assessment led to a revision to the plan which aligns with SBHCA's request for a marginal decrease in density.

The Applicant provided the requested grading information to SBHCA on March 4, 2021.

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)

Applicant provided a response addressing SBHCA's comments on March 4, 2021.

A copy of the response is attached.

calgary.ca/planningoutreach

Neighbor Address

Date : January 14th , 2021.

Dear Neighbor:

On behalf of the owners of 55 Elmont Drive SW we are reaching out to the immediate neighbours to share the details of a proposed land use change and subsequent seven lot subdivision that is being considered for the subject property.

At this time an application has been submitted to the City of Calgary for a proposed Land Use Redesignation from the current DC 12Z96 to an R-1 designation. If the R-1 designation were to be approved then a follow up application for a further subdivision of the parcel would be submitted in a layout similar to the schematic drawings provided within this package. The resulting density calculation for the 7 new lots would be one unit per .2 acres or 12.28 units / ha. which falls within the targeted densities referenced for this area in the Springbank Hill Area Structure Plan.

The proposal for three new homes facing Elmont Drive SW and four new homes facing Elkton Drive SW would require direct driveway access to the roads for each home. Upgraded utilities would be installed for water, sewer, storm, gas and electrical to service each of the new lots. Road and Sidewalk upgrades would also be provided as part of the overall redevelopment and construction of the new homes. The subdivision process would also include overland drainage details to protect neighbouring properties directing all runoff to adjacent streets and storm connections as available.

The existing home located at 55 Elmont Drive SW would remain as currently developed along with the associated amenity spaces forming a 1.5 acre R-1 parcel.

It is our intent to engage with neighbours, community and the area counsellor to answer any questions associated with the re-development of this land parcel. We encourage you to connect with us with any concerns that you may have.

Any questions regarding this proposal as presented do not hesitate to contact me directly at 403-217-2363.

Sincerely,

Mark Broddle
Principal - Lighthouse Studios Inc.

mark@lighthousestudios.ca

From: Bela Syal <bsyal@planningplus.ca>
Sent: March 4, 2021 8:16 AM
To: Alex Casuga <alexcasuga@shaw.ca>
Cc: dave@williamblakehomes.com; Mark Broddle <mark@lighthousestudios.ca>; Naruzny Marshall <mnaruzny@shaw.ca>; Kwan, Johnson <ManHoJohnson.Kwan@calgary.ca>
Subject: Re: Land Use Redesignation - 55 Elmont Drive SW - LOC2020-0188

Hello Alex, thank you for taking the time to review the proposed land use redesignation for 55 Elmont Drive and for sharing SBHCA's comments. Our team has had a chance to review your comments.

Below are our responses relative to Density and Grading:

Density

- The owners of 55 Elmont Dr, Craig and Cara Senyk and William Blake Homes, have re-assessed the plan to create one larger lot (Lot E) in place of the previously proposed three lots as shown in the revised plan (Attachment 1), for a larger single detached residence. As such the future subdivision will result in only 5 lots as opposed to 7 lots and a density of 3.6 units per acre (8.9 units per hectare). This aligns with SHBCA's request.
- We note that the green space (or municipal Reserve) on this parcel was previously dedicated under Plan 2370 IB to create consolidated park space and school site for the community. The development of the proposed lots will contribute to completion of adjacent Elmont and Elkton Drives.
- Relative to lot sizes, in response to SBHCA's comments, we have prepared attached exhibit (Attachment 2), which shows a comparison of the proposed lots sizes to sizes of the existing adjacent lots. The proposed lots sizes which vary from 702sqm to 2,658sqm are in keeping with the existing lot sizes north of Elkton Drive and larger than the lot sizes south of Elkton Drive.

In light of the above, we would like to assure the SBHCA and the adjacent residents that the high quality of the proposed custom homes by William Blake Homes will add value to the adjacent development as well as the community.

Grading

Our technical consultants have reviewed the grades and provide the following commentary in response to SBHCA's comments:

The existing ground contours are shown on the drawings. We are not proposing to significantly alter the existing grades or slopes. The proposed lots along Elmont Drive have roughly 2.0-2.5m front to back slope which is ideal for walkouts and will not require any retaining walls. A concrete drainage swale running north to south will direct overland flow to the City Storm collection along Elkton Drive SW.

The proposed lots along Elkton Drive slope west to east at a slope of roughly 11%. These two lots are of substantial width therefore the existing slope can be managed by the builder with maximum 0.6 metres high landscape retaining walls. The East boundary of Lot E and 55 Elmont Drive SW will also have a concrete drainage swale installed to direct overland flow out to City Storm Collection along Elkton Drive SW. Also, in addition to the controlled drainage patterns, the proposed residential developments will feature significant surface areas allocated for soft landscaping with the intent of absorbing the majority of precipitation within the property boundaries

Trust the above address SBHCA's comments in a satisfactory manner.

Should you have any questions, please do not hesitate to contact any of our team members. Our team will be happy to set up a (virtual) meeting with SBHCA representatives should you wish to discuss further.

Best regards

Bela Syal, MBA, MEdes, MCIP
P: 403-651-3678
E: bsyal@planningplus.ca
www.situated.co

From: Alex Casuga <alexcasuga@shaw.ca>
Sent: Tuesday, February 16, 2021 9:33 PM
To: Bela Syal <bsyal@planningplus.ca>
Cc: dave@williamblakehomes.com <dave@williamblakehomes.com>; Mark Broddle <mark@lighthousestudios.ca>; Naruzny Marshall <mnaruzny@shaw.ca>
Subject: Re: Land Use Redesignation - 55 Elmont Drive SW - LOC2020-0188

Bela,

Apologies for the delay in providing my feedback. In consultation with the other members of the Planning Committee here are my comments:

This application is for a subdivision of an existing low density country residential lot into several smaller single family lots. While the new proposed density technically meets the requirements of the new ASP, we must consider the context and character of the immediate surrounding area when supporting drastic increases in density in existing developed areas. Specifically these new subdivided lots appear to be smaller than the adjacent lots to the east and north. The targets for higher densities usually consider the amounts provided for roads, greenspace, reserves, pathways and setbacks in larger subdivisions. This application does not require or propose any of these. As such it does not appear to warrant higher density than the immediate surrounding area. This can be remedied by subdividing to 6 rather than 7 lots on the south side. In anticipation of the argument that this application would be consistent with the properties further to the south it is noted that when Springbluff was developed, the developer provided not only additional roads but also adjacent green space. Given that this applicant is not adding additional roads or pathways or access, the CA is inclined to not allow the additional lot as the owner will be reselling all of the usable area of the proposed subdivision.

We also have questions about their plans for grading on this lot. The slope can be quite steep in that area. We suggest that the gradation be shown and, if warranted, setbacks and/or limits on retaining wall heights on the south end of the northerly lots be set and included as part of the subdivision plan.

Regards,

Alex Casuga
alexcasuga@shaw.ca

----- Original Message -----

From: SBHCA President <president@springbankhill.org>
To: Bela Syal <bsyal@planningplus.ca>
Cc: dave@williamblakehomes.com, Mark Broddle <mark@lighthousestudios.ca>, Naruzny Marshall <mnaruzny@shaw.ca>, Casuga Alex <alexcasuga@shaw.ca>
Sent: Mon, 01 Feb 2021 20:34:29 -0700 (MST)
Subject: Re: Land Use Redesignation - 55 Elmont Drive SW - LOC2020-0188

Hi Bela,

Thanks for contacting us for our feedback on your proposed development.

We've forwarded your email to one of our planning committee members, Alex Casuga, who will get back to you shortly with our comments.

Warm Regards,

Elio Cozzi
President, Springbank Hill Community Association
website: springbankhill.org

On Jan 31, 2021, at 2:26 PM, bsyal@planningplus.ca wrote:
Hello Elio and Marshall,

I am following up on my email message below to see if the Community Association has had a chance to review the attached land use redesignation application on 55 Elmont Drive.

Our team is meeting with Cllr Davison and Frano Cavar this coming Wednesday, so please let us know if you have any questions or comments.

Best regards

Bela Syal, MBA, MEdes, MCIP

P: 403-651-3678

E: bsyal@planningplus.ca

www.situated.co

<image003.png>

From: bsyal@planningplus.ca [<mailto:bsyal@planningplus.ca>]

Sent: January 19, 2021 8:18 AM

To: planning@springbankhill.org

Cc: president@springbankhill.org; dave@williamblakehomes.com; Mark Broddle

Subject: Land Use Redesignation - 55 Elmont Drive SW - LOC2020-0188

On behalf of William Blake Homes, our team is reaching out to the representatives of Springbank Hill Community Association to share the attached application package for Land Use Redesignation on 55 Elmont Drive, located at the corner of Elmont and Elkton Drives to R-1 land use district. The Land Use application went into circulation by the City of Calgary on January 12, 2021, so the Community Association will receive a copy of the package from the City as well.

The land use redesignation is intended to allow William Blake Homes to subdivide the southern portion of the parcel to 7 lots to build custom homes as shown in the attached package. The proposed land use and density of 5 units per acre are in compliance with the policies of the Springbank Hill Area Structure Plan. The custom homes will be in keeping and complementary to the adjacent existing development and will facilitate upgrades to the adjacent roads.

Our team will be happy to set up a virtual meeting with the Community Association representatives to present the proposal and answer any questions. Our team is also reaching out to the adjacent residents.

Please let us know if you have any questions or would like to set up a virtual meeting to discuss the proposal.

We look forward to hearing back from you

Best regards

Bela Syal, MBA, MEdes, MCIP

P: 403-651-3678

E: bsyal@planningplus.ca

www.situated.co

Community Association Response

Kwan, Johnson

From: SBHCA President <president@springbankhill.org>
Sent: Thursday, January 14, 2021 9:43 AM
To: Kwan, Johnson; CPAG Circ
Cc: Marshall Naruzny; Casuga Alex; David Jupp
Subject: [EXT] LOC2020-0188 - Comments from Springbank Hill Community Association

Hi Johnson,

The planning committee for the Springbank Hill Community Association reviewed this application and I am presenting our comments below.

While the proposed density for this application technically meets the requirements of the ASP, we ask the City to consider the context and character of the immediate surrounding area. Specifically these new subdivided lots appear to be smaller than the adjacent lots to the east and north. The targets for higher densities also usually consider the amounts provided for roads, green space reserves and setbacks in larger subdivisions. This application does not appear to address any of these.

We are also interested in seeing more details about the applicant's plans for site grading. The slope on this land appears to be quite steep in some areas. We would suggest that the gradation be shown on the application drawings and, if warranted, setbacks and/or limits on retaining wall heights on the North end be established.

With the above noted comments we would also ask the applicant to consider possibly reducing the number of lots from 7 to 6, as this would result in a more contextually consistent design for the area. We look forward to seeing a response to our comments.

Warm Regards,

Elio Cozzi

President, Springbank Hill Community Association

website: springbankhill.org

**Land Use Amendment in Shawnee Slopes (Ward 13) at multiple addresses,
LOC2020-0173**

RECOMMENDATION(S):

That Calgary Planning Commission:

1. Forward this report (CPC2021-0480) to the 2021 May 31 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.52 hectares \pm (3.76 acres \pm) located at multiple address (Attachment 6) from Direct Control District to Direct Control District to accommodate additional commercial uses, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to a Direct Control (DC) District based on the Multi-Residential – Medium Profile Support Commercial (M-X2) District to accommodate additional commercial uses suitable for a Transit Oriented Development (TOD).
- The proposal would allow for additional commercial uses that are generally complementary with the surrounding development, and that are in keeping with the applicable policies of the *Revised Midnapore Phase 2 Area Structure Plan* (ASP) and *Municipal Development Plan* (MDP).
- What does this mean to Calgary? The proposal provides for a wider range of compatible commercial uses to enable new business and employment opportunities that can meet local service needs.
- Why does this matter? The site is within 400 metres (seven-minute walk) of the Fish Creek-Lacombe LRT Station, and the proposal would contribute to the vibrancy and pedestrian activity in this TOD area.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by O2 Planning and Design on behalf of the landowner, Shawnee Park Inc, on 2020 November 11. The subject site is located in the southwest community of Shawnee Slopes, at the northwest corner of Shawnee Boulevard SW and 6 Street SW. The site is situated within 400 metres of the Fish Creek-Lacombe LRT Station.

The existing development on the site was constructed under DP2016-2688, approved on 2016 December 29, and accommodates commercial uses at-grade with active frontages to promote activity at the street level. The existing mixed-use development has been subdivided, and the proposed land use amendment applies to the strata lots with commercial units.

**Land Use Amendment in Shawnee Slopes (Ward 13) at multiple addresses,
LOC2020-0173**

As indicated in the Applicant Submission (Attachment 3), the proposal is intended to provide new opportunities for similar commercial uses that can be compatible within the existing mixed-use development. No development permit has been submitted at this time.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant held three video conference live meetings with community residents to discuss the application. 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.

Administration received a total of 11 objection letters, including letter from the Fish Creek Exchange Condominium Board, from the public, on the following areas:

- objection to new businesses, there are similar commercial uses in the nearby areas;
- the new uses will create incompatible and nuisance issues with the residential use;
- objection to larger commercial uses, these will reduce parking supply, increased traffic and create unsafe traffic situations; and
- small businesses that will enhance the walkability and liveability of the community is supported.

Administration received comments from the Shawnee Slopes Community Association on 2020 December 08, and 2021 March 31 (Attachment 5), regarding the following concerns:

- increased traffic and pedestrian safety;
- reduced availability of on-site and on-street parking;
- increase volume and frequency of loading and waste removal; and
- incompatibility of uses and potential noise, odours, and nuisance created by the new commercial businesses.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The commercial units were designed to accommodate loading, waste services, and designated parking. The existing mixed-use development was designed with commercial uses at-grade to promote activity at the street level. The proposed new commercial uses are intended to be pedestrian-oriented, and no auto-oriented uses have been included.

**Land Use Amendment in Shawnee Slopes (Ward 13) at multiple addresses,
LOC2020-0173**

After further discussion with the applicant and residents of the community, the list of allowable uses was revised in the Direct Control District Bylaw (Attachment 2) to remove some uses which raised community concerns. The proposed new uses are discretionary uses, and any future change of use would require development permit applications.

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

IMPLICATIONS

Social

The proposed land use amendment would enable this site to serve as a key local gateway by accommodating additional compatible commercial uses. The proposed uses would contribute to the vibrancy of the area, and promote the use of nearby public transit, city bike paths and regional pathways, while encourage walking and cycling.

Environmental

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.

Economic

This proposal would allow for a wider range of commercial uses, and provide additional business and employment opportunities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no significant risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Address List

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 Shawnee Slopes, at the northwest corner of Shawnee Boulevard SW and 6 Street SW. The site is situated within 400 metres of the Fish Creek-Lacombe LRT Station, and next to a park. The subject site is known as Fish Creek Exchange, and it serves an important function as a node for community gatherings in the area. Surrounding development consists of primarily residential and commercial developments. A City LRT Park and Ride parking lot is located to the east, and a park with a regional pathway is located to the west. The development has vehicular access from Shawnee Boulevard SW.

This site was part of the larger redevelopment of the former Shawnee Slopes golf course. Shawnee Park Inc is the landowner of the commercial portions within the mixed-use development. Due to market conditions, some of the at-grade commercial spaces have not been occupied on this development.

This land use proposal seeks to redesignate the site to accommodate additional commercial uses suitable for Transit Oriented Development. The development was subdivided by strata subdivision, and the proposed additional uses apply only to the existing commercial units.

Community Peak Population Table

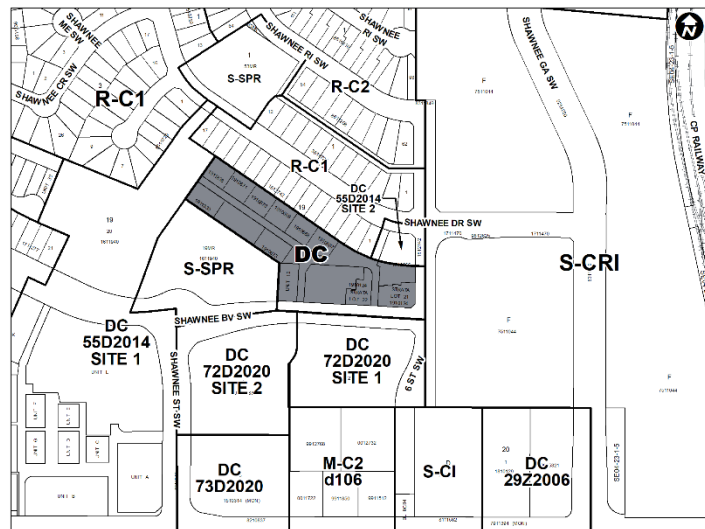
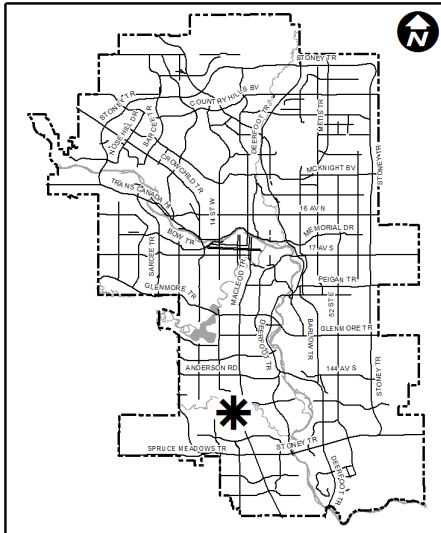
As identified below, the community of Shawnee Slopes reached its peak population in 2019.

Shawnee Slopes	
Peak Population Year	2019
Peak Population	1,911
2019 Current Population	1,911
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The site is currently designated as a DC District (Bylaw [54D2012](#)). The DC District is based on the M-X2 District and is intended to accommodate mixed-use development. The DC District is also intended to provide a strong, pedestrian-oriented environment with development that is compatible with the adjacent residential context. The existing DC District allows a maximum building height of 26.0 metres, a floor area ratio (FAR) of 3.0, and maximum density of 160.0 units per hectare.

The proposed DC District (Attachment 2) is based on the same M-X2 District and would carry over the same rules as the existing DC District. Given the site's situation as a local community node, the proposed additional uses are intended to be pedestrian-oriented and does not include any auto-oriented uses. The proposed DC District allows each commercial use to have a maximum use area of 500 square metres to encourage smaller scale uses. No changes have been made to building height, built form, or density, and the proposed DC District maintains guidelines that are unique to this development site.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 6 through 18 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.

A recent Land Use Bylaw amendment ([Bylaw 48P2020](#)), approved at the Regular Meeting of Council on 2020 November 02, removed the minimum parking requirements for non-residential uses to better align with the actual parking count required by businesses, and to help reduce inefficient land use from an over-supply of parking. The Development Authority may still request parking rationales and parking related information for discretionary uses. The proposed DC District supports a range of discretionary commercial uses, and future uses would be further reviewed at the development permit stage.

Development and Site Design

The existing development (DP2016-2688), approved on 2016 December 29, accommodates commercial uses at-grade with active frontages to promote activity at the street level. There are currently eight commercial units, and each unit is approximately 350 square metres. Loading, waste and recycling services, and visitor and commercial parking are provided for the development.

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

Transportation

Pedestrian and vehicular access to the site is available from Shawnee Boulevard SW. The site is within a 400 metre radius (seven-minute walking distance) of the Fish Creek-Lacombe LRT Station and Park and Ride public parking lot. The development is serviced by Calgary Transit Route 52, which is located within 100 metres (two-minute walking distance) of the site on Shawnee Drive SW. On-street parking adjacent to the site is prohibited on 6 Street SW and around the Fish Creek-Lacombe LRT Station, however parking is unregulated on Shawnee Boulevard SW. The nearby residential dwellings have garages and front driveways. There is a regional pathway adjacent to the site on Shawnee Boulevard SW.

Neither a Transportation Impact Assessment nor a parking study were required as part of this land use application.

Environmental Site Considerations

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

Utilities and Servicing

Public utilities (water, sanitary and storm) exist within the adjacent public right-of-way. Development servicing will be determined at the future development permit and development site servicing plan circulation stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) identifies this area as Residential – Developed area, characterized by predominantly low density residential development, and calls for moderate intensification that respects the scale and character of the neighbourhood.

The proposed land use maintains development densities with additional uses that integrate well with the surrounding communities and is in alignment with the MDP's goals for moderate intensification in Residential Developed areas. The proposed DC District provides additional commercial uses that are compatible within Transit Oriented Development, and these uses provide the local community with additional services to live, play, and work within the community.

Transit Oriented Development Policy Guidelines (Non-Statutory – 2004)

The [Transit Oriented Development Policy Guidelines](#) (TOD) contain policies intended to guide development of areas within 600 metres of an LRT or BRT station with walkable, mixed-use, transit supportive land uses. TOD areas are intended to be characterized by a mix of uses, with medium density residential development as the predominant use. Commercial development in the area is intended to provide local access to retail shopping needs, and contribute to the vibrancy, activity, and pedestrian connections to the surrounding area.

The proposed DC District aligns with the TOD policy guidelines as it accommodates multi-residential development with additional commercial uses. The site is well served by public transit and may encourage a less auto-reliant lifestyle. The additional uses allow a range of commercial uses that can provide daily services for the local residents.

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.

The Revised Midnapore Phase 2 Area Structure Plan (Statutory – 1991)

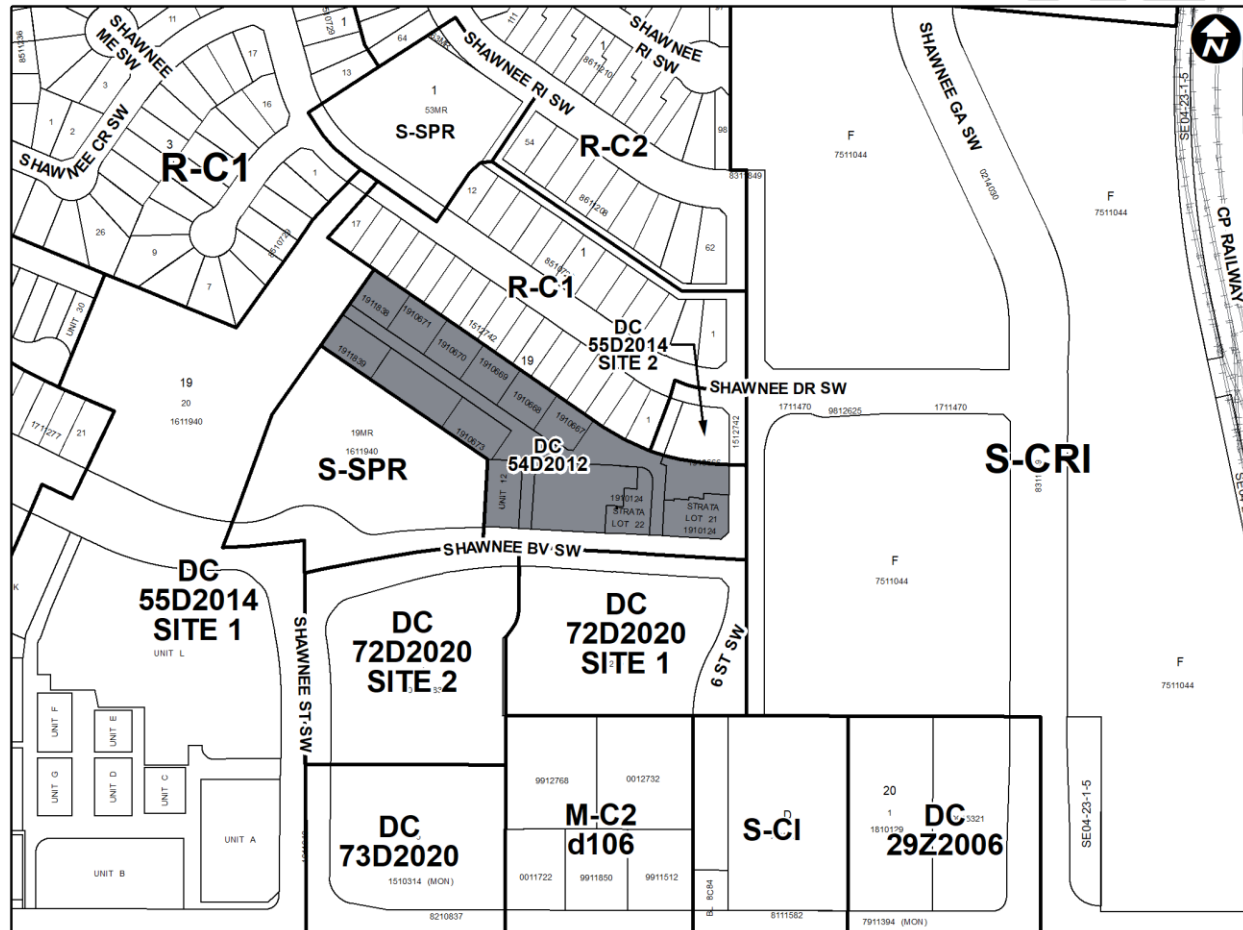
The [Revised Midnapore Phase 2 Area Structure Plan](#) (ASP) identifies the site as a Special Policy Area B, a Transit Oriented Development (TOD) Area with Residential and related uses. Policies for the site support a mix of uses, including residential and commercial, as well as other non-residential uses that are considered appropriate and compatible. The ASP provides policy guidance for sensitive integration of new development into the surrounding area, with a range of housing choices and built forms.

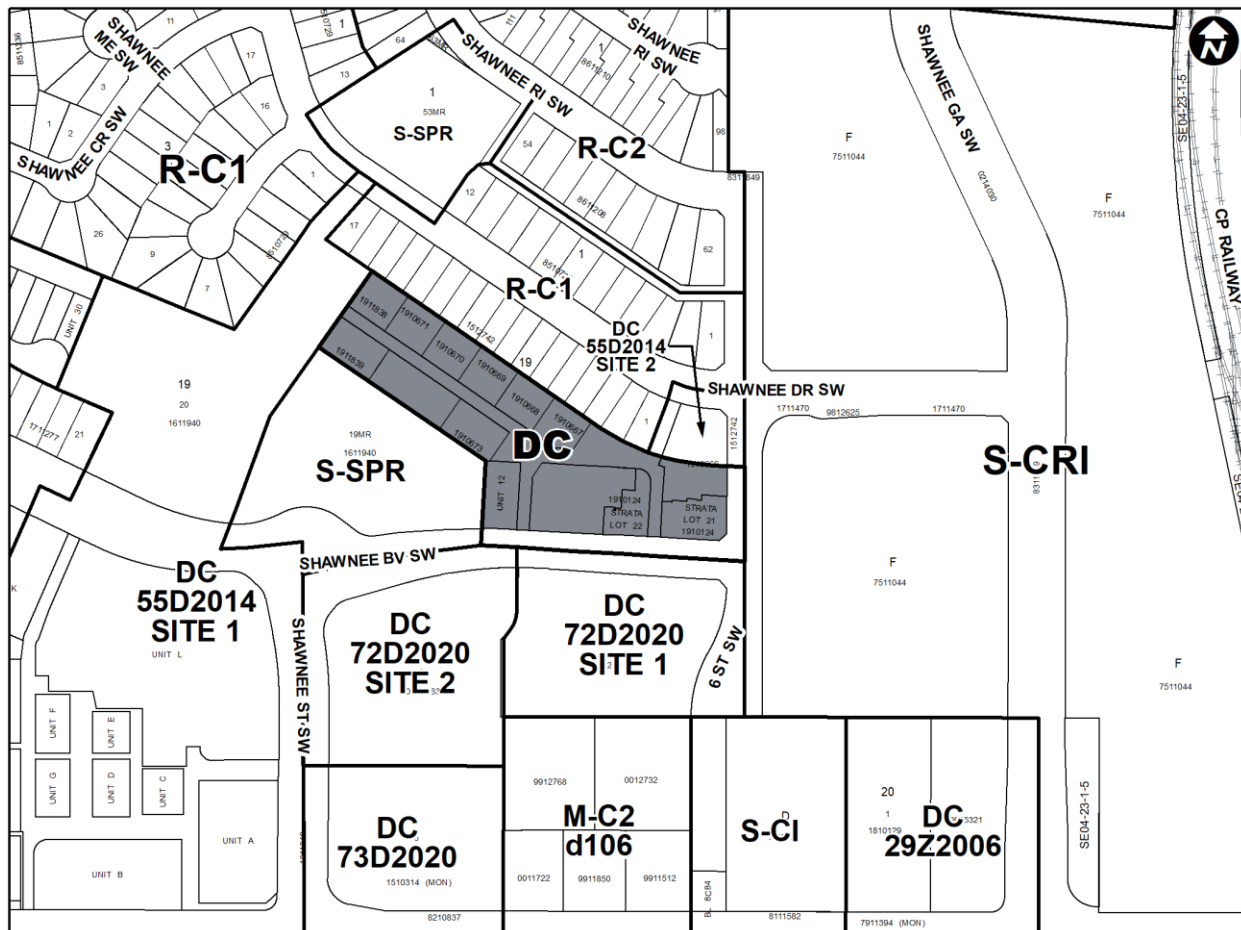
The proposed commercial uses are intended to primarily serve the nearby residential community. The proposed DC District enables additional commercial uses to provide to more choices of services that can be supported by public transportation and transit in this area.

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 substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".

SCHEDULE A



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

1 This Direct Control District Bylaw is intended to:

- (a) provide for multi-residential development with support commercial uses with medium height and medium density;
- (b) accommodate built form sensitive to adjacent residential development;
- (c) provide specific interface conditions with public streets and Park;
- (d) require certain site planning, built form and design measures to ensure a quality public realm; and
- (e) achieve a strong pedestrian oriented environment and walkway linkage leading towards the LRT station east of 6 Street SW.

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 Support Commercial (M-X2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 (1) The **discretionary uses** of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
- (2) The following **uses** are additional **discretionary uses** in this Direct Control District when located in Strata Lots 21 and 22, Plan 1910124, as generally shown as shaded on the map provided in Schedule “C” to this Direct Control District Bylaw:
- (a) **Accessory Food Service;**
 - (b) **Catering Service – Minor;**
 - (c) **Drinking Establishment – Small;**
 - (d) **Financial Institution;**
 - (e) **Fitness Centre;**
 - (f) **Instructional Facility;**
 - (g) **Liquor Store;**
 - (h) **Market;**
 - (i) **Medical Clinic;**
 - (j) **Pet Care Services;**
 - (k) **Restaurant: Food Service Only – Medium;**
 - (l) **Restaurant: Licensed – Medium;**
 - (m) **Restaurant: Licensed – Small; and**
 - (n) **Veterinary Clinic.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified in this Direct Control District Bylaw, the rules of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 The maximum **density** of a **parcel** is 160 **units** per hectare.

Floor Area Ratio

- 8 The maximum **floor area ratio** is 3.0.

Specific Rules for Landscaped Areas

- 9 A minimum of 40.0 per cent of the area of a **parcel** must be a **landscaped area**.

Planting Requirements

- 10 (1) Trees required by this section may be provided through the planting of new trees or the preservation of existing trees.
- (2) A minimum of 1.0 trees and 2.0 shrubs must be provided for every 45.0 square metres of **landscaped area**.
- (3) The requirement for the provision of two trees is met where:
- (a) a deciduous tree has a minimum **caliper** of 225 millimetres; and
 - (b) a coniferous tree has a minimum height of 9.0 metres.

Tree Replacement

- 11 (1) Except as indicated in subsections (2) and (3), when an existing tree is removed, it must be replaced by the general tree type, meaning deciduous or coniferous, of the tree being replaced, according to the minimum size requirements as follows:
- (a) Deciduous trees must have a minimum **caliper** of 75 millimetres at the time of planting; and
 - (b) Coniferous trees must have a minimum height of 3.0 metres at the time of planting.
- (2) Where a deciduous tree has a minimum **caliper** of 225 millimetres, it must be replaced by two deciduous trees with a minimum **caliper** of 75 millimetres each at the time of planting.
- (3) Where a coniferous tree has a minimum height of 9.0 metres, it must be replaced by two coniferous trees with a minimum height of 3.0 metres each at the time of planting.

Building Setbacks

- 12 (1) The minimum **building setback** is 6.0 metres from a **property line** shared with an **adjacent low density residential district**.
- (2) Where **buildings** are **adjacent** to the enhanced walkway required by Section 17 of this Direct Control District Bylaw, the maximum **building setback** from the walkway is 1.0 metres.
- (3) Where **buildings** are **adjacent** to a **parcel** designated S-SPR, the minimum **building setback** is zero metres.
- (4) Where **buildings** are **adjacent** to a public **street**, the minimum **building setback** is zero metres.
- (5) In all other cases, the minimum **building setback** is 1.2 metres.

Building Heights

13 The maximum **building height** is 26.0 metres.

At Grade Orientation of Units

14 A **unit** in a **Multi-Residential Development** that is located on the floor closest to **grade** must have:

- (a) an individual, separate, direct access to **grade**; and
- (b) an entrance that is visible from the **street** or **parcel** designated S-SPR that the **unit** faces.

Building Façade

- 15** (1) The individual or combined length of the **building** that faces the northern **property line** of a **parcel** designated S-SPR must be a minimum of 70.0 per cent of the length of the **property line** it faces.
- (2) The individual or combined length of the **building** that faces the enhance walkway required by Section 17 of this Direct Control District Bylaw must be a minimum of 65.0 per cent of the entire length of the enhanced walkway.
- (3) In calculating the length of the **building**, in subsections (1) and (2), the depth of any required **rear** or **side setback areas** will not be included as part of the length of the **property line**.

Use Area

16 The maximum **use area** for each **commercial multi-residential use** and each **discretionary use** listed in Section 5(2) of this Direct Control District Bylaw is 500.0 square metres.

Enhanced Walkway

17 An enhanced walkway must be provided and:

- (a) must be located entirely on private land, continuously between 6 Street SW and the **parcel** designated S-SPR;
- (b) must be a minimum of 4.0 metres in width with a textured concrete or brick surface; and
- (c) may allow for one vehicular crossing, excepting **motor vehicular parking stalls**, with the walkway's textured concrete or brick surface retaining continuity.

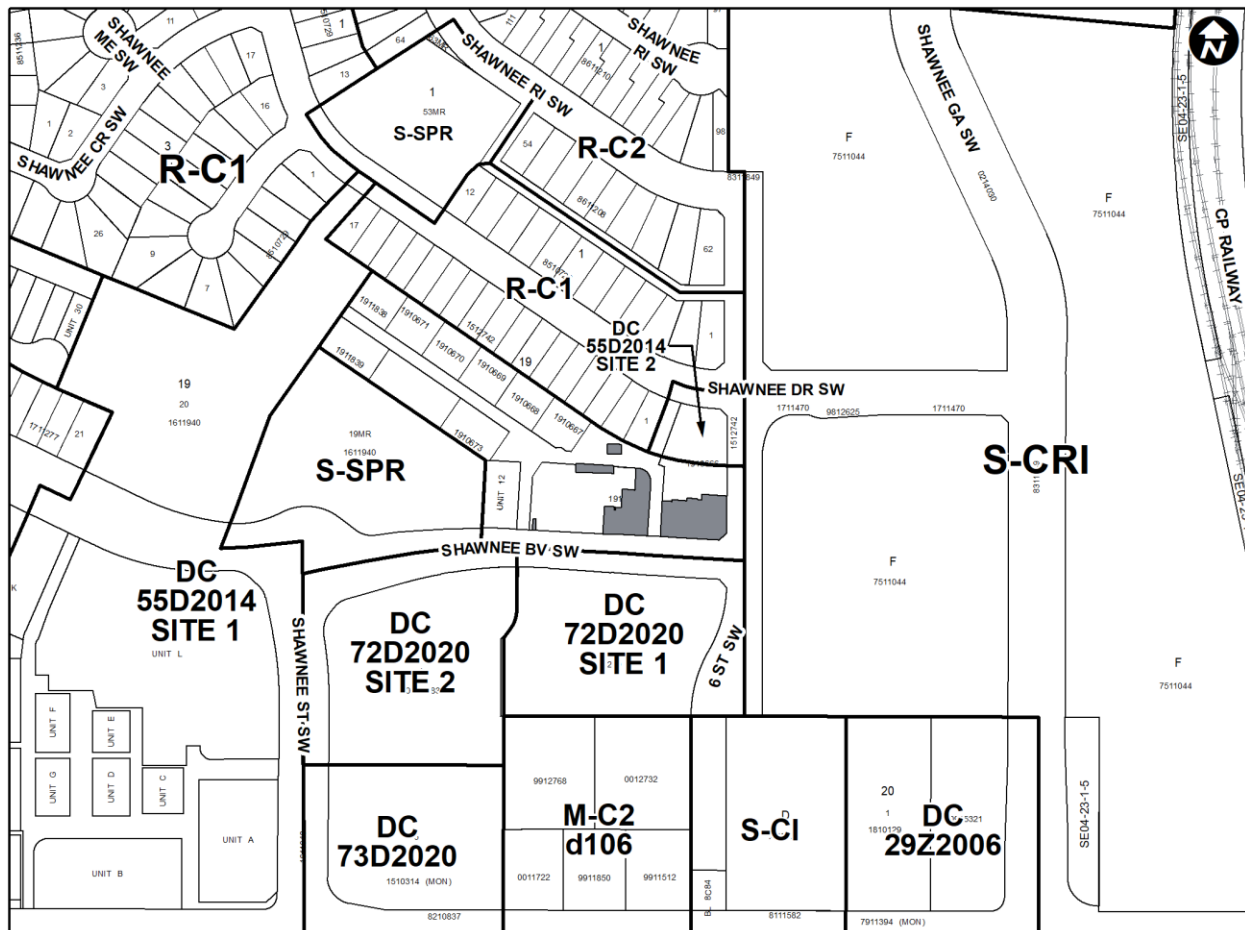
Additional Parking and Loading Rules

18 (1) Except **visitor parking stalls**, **motor vehicle parking stalls** for **Multi-Residential Development** must be provided in a **building**.

- (2) Except **motor vehicle parking stalls** for **commercial multi-residential uses** and additional **discretionary uses** listed in Section 5(2) of this Direct Control District Bylaw, **motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and **street**.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and the enhanced walkway required by Section 17 of this Direct Control District Bylaw.
- (4) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and **parcel** designated S-SPR, unless they serve a commercial **use** at **grade**.

Relaxations

- 19 The **Development Authority** may relax the rules contained in Sections 6 to 18 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

SCHEDULE C

Applicant Submission

November 10, 2020

On behalf of Graywood Developments, O2 Planning + Design (O2) is proposing to amend the land use district for the parcels located at 10, 14, 18, 22, 50, 54 and 58 Shawnee BV SW and 11 Shawnee CM SW to permit additional uses to the existing Direct Control (DC) land use district. The site is currently regulated by Direct Control (DC 54D2012), which is based on the Multi-Residential – Medium Profile Support Community (M-X2) District. Development permits (DP2020-0692 and DP2020-6581) have been approved for the parcels and structural development of the land has been completed. Commercial and residential occupancy of the site has begun.

The owner wishes to expand the list of retail and commercial uses for the site to ensure that the Fish Creek Exchange community provides a broader range of services and adequately supports the new and evolving mixed-use community. A number of additional uses are appropriate in the context of this site and can directly support the community while maintaining the intent and feel of the original DC. See the attached Appendix for a list of proposed uses to be added through this amendment application.

Situated at the gateway to Fish Creek Exchange, near the corner of 6th Street SW and Shawnee Boulevard SW, and within 400 metres of the Fish Creek – Lacombe CTrain Station, the site is the key commercial hub for phase one of the Fish Creek Exchange community, and will also support future phases of development and the existing neighbouring communities. Expanding the list of uses on the site will provide a greater mix and diversity of community-oriented retail, amenities, and services to support daily life in the area. In doing so, this proposal conforms to Calgary's Municipal Development Plan (MDP), which emphasizes complete communities defined by a diverse mix of uses that allow daily needs to be met close to home and increase employment opportunities in proximity to where people live. Mixed-use developments that incorporate a diversity of uses and services, like the one located on this site, help establish a distinctive, strong sense of place where the community can gather and strengthen social ties.

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

- Provide a diversity of community-oriented commercial and retail uses for residents of Fish Creek Exchange, and more broadly the neighbouring communities of Shawnee Slopes and Millrise.
- Increase employment opportunities in proximity to residential areas, public transit, and major transportation corridors.
- Contribute to the Municipal Development Plan's aspirations to achieve complete communities where residents can live, work, and play, close to home.

O2 will be facilitating communication with the City and the community throughout the process and is committed to meaningful stakeholder consultation.

Appendix A: Proposed Additional Uses

The following is a list of additional uses that are proposed to be included in the existing Direct Control (DC 54D2012):

- Accessory Food Service
- Brewery, Winery and Distillery
- Cannabis Store
- Catering Service – Minor
- Drinking Establishment – Small
- Drinking Establishment - Medium
- Financial Institution
- Instructional Facility
- Liquor Store
- Market
- Medical Clinic
- Pet Care Services
- Restaurant: Food Service Only – Medium
- Restaurant: Food Service Only – Large
- Restaurant: Licensed – Large
- Restaurant: Licensed – Medium
- Restaurant: Licensed – Small
- Supermarket (*rules already exist in the DC regulating Supermarket size, however it is not an
- explicit use in the DC or in the base M-X2 district)
- Veterinary Clinic

Applicant Outreach Summary

O2

Fish Creek Exchange Land Use Amendment (LOC2020-0173)

Outreach Summary

April 2021



PROJECT BACKGROUND

O2 Planning + Design has submitted a land use amendment application to add additional discretionary uses to the land use district that governs the existing mixed-use buildings at the corner of 6 Street SW and Shawnee Blvd SW, within Fish Creek Exchange, which is within the Shawnee Evergreen Community Association (SECA) boundary. The proposal introduces uses that more closely align with the more contemporary mixed-use district (MU-1), which has largely replaced the M-X2 district (the base district for the existing DC) for new suburban and urban mixed-use communities. The proposed additional uses will enable the land owner to more readily lease the retail spaces within the existing mixed-use buildings, and support the daily lives of the existing and planned community within Fish Creek Exchange. The site is located within walking distance to the Fish Creek-Lacombe LRT station, and is part of an evolving community that is planned for significant redevelopment.

The proposed development includes the following key highlights:

- Provides a diversity of community-oriented commercial and retail uses for residents of Fish Creek Exchange, and more broadly the neighbouring communities of Shawnee Slopes and Millrise.
- Increases employment opportunities in proximity to residential areas, public transit, and major transportation corridors.
- Contributes to the Municipal Development Plan's aspirations to achieve complete communities where residents can live, work, and play, close to home.



COMMUNICATIONS

Due to COVID-19 and the required public health response, it was not possible to host a traditional open house. Instead, the project team met with the SECA, Councillor Diane Colley-Urquhart, and representatives of the Fish Creek Exchange Condo Board on December 4, 2020, shortly after the application was formally accepted by the City on November 19, 2020. The virtual meeting provided the opportunity for the project team to present the proposed land use amendment and intent, and provided residents with a forum for initial comments and questions.

SECA and the Condo Board each provided a formal letter after the virtual meeting. Three individual emails from residents were also received. Details of these letters and emails are described in the following section.

Following the receipt of a Detailed Team Review (DTR) from the City, and the subsequent response to the DTR by the applicant, additional virtual meetings with the SECA and the Condo Board were held on March 25, 2021. The Councillor's office acknowledged the invitation, however deemed it appropriate to decline at that time in order to remain neutral as the project moves toward CPC and Council dates. These meetings provided a final opportunity for the community to review the proposed changes to the application, as well as the status and timeline for approvals.

In addition to the two meeting with the community, standard City notification signage was also installed at the site on November 26, 2020.

Final correspondence will be provided to the SECA and the Condo Board that details the changes to the application once the bylaw has been formalized by the City and the applicant, and prior to CPC.

SUMMARY OF PUBLIC FEEDBACK & RESPONSE

The following summary provides an overview of what was heard from the community, and includes responses to identified interests, questions, or concerns about the proposal.

In general, resident feedback focused around a limited number of topics related to the proposed additional uses. These topics have been summarized under three key themes: parking, nuisance, and community fit.

A summary table is provided on the subsequent pages detailing the feedback and responses.

CHANGES TO THE APPLICATION

In response to the meetings with the community, as well as their written correspondence, the applicant has agreed to remove several proposed uses from the amendment application, including:

- > Brewery, Winery, and Distillery
- > Cannabis Store
- > Drinking Establishment: Medium
- > Restaurant: Food Service Only - Large
- > Restaurant: Licensed - Large
- > Supermarket

We believe that the revised application demonstrates a reasonable and appropriate response to the community's concerns, and we look forward to advancing this application in a timely manner.

COMMUNITY FEEDBACK

APPLICANT RESPONSE

Impacts due to increased parking demand

In general, residents expressed concerns related to perceived increased parking demand on the community due to some of the proposed additional uses. Cited examples were the supermarket and large restaurant uses. The community identified existing street parking demands as a concern, and intimated that the issues would be exacerbated by these more intense uses.

Commercial parking minimum requirements have recently been removed from the zoning bylaw. As such, any issues with available parking, including the appropriateness of the use and potential impacts to existing parking supply, will be handled through the Development Permit (DP) process. All additional uses are proposed to be discretionary, and as such, any permit for the proposed additional uses will require a DP.

The buildings have been constructed, and there is no opportunity to provide more parking stalls. As such, the commercial/service uses that may locate in the buildings will have to demonstrate that they can coordinate their parking strategy with the other existing businesses on-site to lessen potential impacts. This is true even today, with the existing uses that are discretionary for the site.

Finally, the project team has agreed to remove a number of higher intensity uses in acknowledgment of concerns from the community, as well as from City planning.

Impacts due to increased activity and noise

Concerns related to greater intensity and impacts of proposed uses on the community were raised. The community's concern centred around potential increases to noise, lights, odour, loading and unloading, and garbage service related to some of the proposed uses, including supermarket, large restaurant, drinking establishment, and cannabis stores.

The land use amendment proposes to add new uses that are aligned with the MU-1 district, which has largely replaced the M-X2 district for mixed-use communities in Calgary. As such, the additional proposed uses are already considered appropriate by the City for similar communities throughout the city, and the applicant would like the same opportunities for commercial/service leasing on the site.

Additionally, all proposed uses are discretionary and will require a DP prior to approval, which requires the applicant to demonstrate how the use will fit within the context of the community, including by addressing issues related to noise, use, parking, loading, and waste. This is the standard City process for all discretionary uses, even those that are currently listed in the land use bylaw for the site.

When compared to a number of the existing discretionary uses (e.g. day care, addiction treatment, convenience food, place of worship, small and neighbourhood restaurants, take out food service), it is the opinion of the applicant that the additional impact to the community due to the proposed new uses would be relatively minor, or negligible.

As previously described, a revised list of uses has been prepared, which includes removal of uses that may be considered most impactful to the community.

COMMUNITY FEEDBACK

APPLICANT RESPONSE

Lack of compatibility of uses with community

Associated with the community's concerns about impacts to parking and increased activity, residents identified that certain uses did not represent a good fit for neighbourhood. The community provided examples of these uses, including: cannabis store, drinking establishments, and brewery, citing the hours of operation, and volume and types of activity associated with these uses.

As previously stated, the compatibility of the uses will be evaluated when a DP is being sought to permit the discretionary use. The intention of this application is to provide a menu of additional uses that the applicant believes is appropriate for a mixed-use community, in walking distance to an LRT, and that is planned for significant growth. The proposed uses are not only for today, but also for years to come. It is difficult to say today what may be compatible in 20 years as the community changes. This amendment will provide the necessary flexibility to adapt to the community and market interests over time.

Compatibility, as always, will be determined at the DP stage of any application, the land use appropriately sets the table for that future discussion.

Community Association Response



Attention: Ms. Angie Dean
City of Calgary
Planning and Development

December 8, 2020

Re: Graywood Proposed land use application LOC2020-0173 – Fish Creek Exchange

Background: Greywood Developments, through their consultant O2 Planning + Design, is proposing a land use redesignation on a portion of land located in the new community of Fish Creek Exchange – specifically at 10, 14, 18, 22, 50, 54, and 58 Shawnee BV SW. It is currently zoned DC 54D2012, which is a mixed-use multifamily site with some neighbourhood commercial. At this time, commercial tenants include a fitness studio and a hair salon (coming in Dec. 2020), and there is vacant residential and commercial space. Graywood would like to expand the list of retail and commercial uses for the site. Appendix A of their proposal lists examples.

Position: We appreciate that COVID-19 and the Calgary real estate market have dramatically impacted sales and leasing, which is why Graywood is seeking this amendment. However, this situation is temporary; COVID-19 is a one-in-a-generation phenomenon and hope is on the horizon. Decisions made today about expanding commercial and retail use will shape the lives of residents and our community for many years to come.

The Shawnee Evergreen Community Association (SECA) is committed to seeing Fish Creek Exchange succeed. It is now part of our community. However, neither the City nor the citizens of this community agreed to this expanded use when the land was originally rezoned for development. More importantly, it was not designed for the intensified commercial uses Graywood is proposing. For this reason, we cannot support Graywood's application as it stands. Our specific concerns fall under two categories – parking and liveability – which are further detailed below.

We are eager to work with Graywood to find a viable solution we can all support. We had a preliminary meeting to begin the process. In the addition to the community, the Fish Creek Exchange residents will have opinions as they will be most impacted by the zoning amendments in the application.

Parking: The community of Fish Creek Exchange is unusual in its design. Side streets are intentionally narrow, so residents (and their visitors) are not permitted to park in front of own homes. Instead, overflow parking is available in visitor stalls, generally five cars wide, sprinkled throughout the community. If you want to park on the street, it has to be on the main boulevard. As this community grows, finding parking is going to be a major pressure point, even without large scale commercial and retail proposed.

A portion of the area under consideration is located on the main boulevard where there is street parking, but it is very limited. Establishments such as large restaurants and supermarkets, which are listed in Appendix A of Graywood's proposal, are therefore not viable in this location.

Appendix A also lists establishments that, in our opinion, do not require as much parking, such as small restaurants, vet clinics and financial institutions. Under the right circumstances, these may be good options.

The community is concerned that Greywood will ask for parking relaxations at the DP stage, allowing them to provide insufficient parking stalls to meet the demand. The City has a parking ban around the Fish Creek Lacombe LRT station that was recently expanded to include the east side 6th St. next to the subject property. Recently residents have noted more vehicles from Fish Creek Exchange parking on Shawnee Drive. In the future, it may be necessary to extend a parking restriction for non-residents on Shawnee Drive. Therefore, any request for a parking relaxation should be analysed at the Land Use Redesignation stage rather than at Development Permit.

Liveability: Graywood's proposal suggests that expanded commercial activity will benefit the community. However, Fish Creek Exchange is part of a community that's more than 40 years old. As their website says, there is "easy access to have an established community with a wide assortment of shops, services and conveniences." Adding higher intensity commercial services does not fill a gap. It does, however, change the quality of life for the people who live here.

The businesses listed in Appendix A of Graywood's proposal will put incredible pressure on residential parking and they will increase traffic congestion well into the evening. They will also require loading zones to accommodate large, noisy trucks. They will need a place to store garbage. Hours of operations are incompatible with the residential uses above and around the site. No matter how effective, the exhaust system of the businesses proposed will emit odours that are incompatible with residential use. The noise and lights from restaurants and pubs as well as evening and late-night traffic will be disruptive to surrounding residents.

These are just a few examples, but they are not in alignment with Graywood's original vision of a purpose-built community. Other communities, such as McKenzie, are an example of design created with these uses in mind, and it works. Retrofitting larger commercial into a residential area, especially the one area within Fish Creek Exchange that offers alternative housing, is not conducive to supporting healthy families and

communities. It places this area at a disadvantage, which is exactly what we want to avoid.

Simply put, most of the proposed commercial uses proposed for this site are incompatible with the residential nature of the surrounding area. Therefore, SECA cannot support this application.

We are willing to continue the conversation.

Kind Regards,

A handwritten signature in black ink that reads "Norm Rousseau". The signature is fluid and cursive, with the first name "Norm" and last name "Rousseau" clearly distinguishable.

Norm Rousseau
Director of Development
Shawnee Evergreen Community Association
403-818-8859
Norm@view-our-homes.com

March 31, 2021

**RE: Proposed Land Use Amendment (file #LOC2020-0173)
for Fish Creek Exchange**



Graywood Developments is proposing a new and expanded range of uses for the Fish Creek Exchange buildings that are in addition to the existing approved uses.

While Graywood is focusing on the *uses*, we believe the **operational characteristics** of those uses should be the primary consideration of the community, the adjacent residents and ultimately the Planners and City Council.

By operational characteristics we are referring to how the proposed uses would impact the residents.

Operational characteristics may include but are not limited to the following list with accompanying questions related to impacts to residents:

1. Hours of Operation

- a. Day time traffic related to staff and service vehicles (beep, beep, beep)
- b. Late night or early morning disruptions
 - i. Which uses will create noise from patrons who may be intoxicated and rowdy?
 - ii. Which uses will create lights and vehicular noise from departing patrons and staff members
- c. Service vehicles (deliveries, waste removal)
 - i. What sized of trucks will be involved and what noise, traffic and light disruption will result?
- d. Entertainment noise
 - i. Will live or recorded music that may be heard beyond the commercial premises?
 - ii. Will music or commercial activities be taking place on outdoor patios?
 1. While pleasant for customers, will the patios be open late at night?

2. Loading requirements

- a. Access – Waste Removal
 - i. Where will the waste be stored? How and when will it be accessed? If underground, and inaccessible to larger waste trucks, how will the garbage be moved to the access point?
 - ii. Is the loading stall large enough to accommodate the trucks that will need to service the proposed uses?
 - iii. What is the volume of waste that a medium sized restaurant produces and how?
- b. Volume and frequency – Waste Removal
 - i. How much more loading and waste removal will occur with the large more active proposed uses?
 - ii. Will there be more bins, or will they be unloaded more often?
 - iii. At what time of the day or night will the bins be loaded and unloaded?
 - iv. If the waste is odorous, will it be removed more frequently, especially in warmer months?

- c. Access – Deliveries
 - i. How close is the loading zone to the commercial access?
 - ii. Will there be grade issues?
 - iii. Will lease holders take large deliveries through their front doors for their convenience to the detriment of residents?
 - iv. How frequently will deliveries occur for some of the proposed uses, and will this become onerous for residents?

3. Parking

- a. What is the rate and times of usage for the available parking currently with half of the space leased?
- b. The parking requirement of the staff and clients will increase, especially with some of the proposed uses, yet there is limited parking and no opportunity to increase it on site.
- c. Given the restricted street parking and increasing demand related to future approved development there may be conflict between commercial and residential needs.
- d. Is there sufficient parking for the existing residents and the expanded commercial uses?
 - i. what are the hours of parking requirements?
 - ii. is there overlapping demand,
 - iii. Is there overflow capacity in the project and on the street?

4. Odours

- a. Some of the proposed uses will bring more hours of cooking or brewing plus likely greater volume.
- b. Where are the exhaust outlets? Is the building setup to exhaust odours at rooftop levels (not always an effective solution) or will they exhaust outside walls to impact neighboring residents?
- c. Other uses bring different odours. Vet clinics can have challenges around odours.

Fundamental Issues:

A. It's Built

Does this building have the physical capacity to accommodate these expanded uses? The building is built; the loading zones, parking stalls, garbage storage space and access to the commercial units are all fixed.

B. Traffic and Parking Analysis (TIA)

Has the Applicant or the City done a study to determine how these proposed uses with their extended hours of operation, and loading/delivery needs will impact the traffic and parking given the limited capacity of nearby roads and available parking?

C. Decide once

It is an unreasonable burden for the community association and residents to respond to a DP every time a space is leased. It's not good use of the developer's time either. These and other issues have to be addressed at the Land Use Bylaw (LUB) stage, NOT at the Development Permit (DP) stage.

Address List

Municipal Address	Legal Description (Plan, Block, Lot)	Current Land Use	Proposed Land Use
100 Shawnee CM SW	1910668; 166	DC	DC
102 Shawnee CM SW	1910668; 167	DC	DC
104 Shawnee CM SW	1910668; 168	DC	DC
106 Shawnee CM SW	1910668; 169	DC	DC
108 Shawnee CM SW	1910668; 170	DC	DC
103 Shawnee CM SW	1910673; 193	DC	DC
105 Shawnee CM SW	1910673; 197	DC	DC
107 Shawnee CM SW	1910673; 196	DC	DC
109 Shawnee CM SW	1910673; 195	DC	DC
111 Shawnee CM SW	1910673; 194	DC	DC
112 Shawnee CM SW	1910669; 171	DC	DC
114 Shawnee CM SW	1910669; 172	DC	DC
116 Shawnee CM SW	1910669; 173	DC	DC
118 Shawnee CM SW	1910669; 174	DC	DC
120 Shawnee CM SW	1910669; 175	DC	DC
123 Shawnee CM SW	1910672; 186	DC	DC
125 Shawnee CM SW	1910672; 192	DC	DC
127 Shawnee CM SW	1910672; 191	DC	DC
129 Shawnee CM SW	1910672; 190	DC	DC
131 Shawnee CM SW	1910672; 189	DC	DC
133 Shawnee CM SW	1910672; 188	DC	DC
135 Shawnee CM SW	1910672; 187	DC	DC
124 Shawnee CM SW	1910670; 176	DC	DC
126 Shawnee CM SW	1910670; 177	DC	DC
128 Shawnee CM SW	1910670; 178	DC	DC
130 Shawnee CM SW	1910670; 179	DC	DC
132 Shawnee CM SW	1910670; 180	DC	DC
134 Shawnee CM SW	1910671; 181	DC	DC

136 Shawnee CM SW	1910671; 182	DC	DC
138 Shawnee CM SW	1910671; 183	DC	DC
140 Shawnee CM SW	1910671; 184	DC	DC
142 Shawnee CM SW	1910671; 185	DC	DC
143 Shawnee CM SW	CA190096; 203	DC	DC
145 Shawnee CM SW	1911839; 207	DC	DC
147 Shawnee CM SW	1911839; 206	DC	DC
149 Shawnee CM SW	1911839; 205	DC	DC
151 Shawnee CM SW	1911839; 204	DC	DC
144 Shawnee CM SW	CA190095; 198	DC	DC
146 Shawnee CM SW	1911838; 199	DC	DC
148 Shawnee CM SW	1911838; 200	DC	DC
152 Shawnee CM SW	1911838; 201	DC	DC
154 Shawnee CM SW	1911838; 202	DC	DC
24 Shawnee BV SW	1910124; 19; 21	DC	DC
10, 14, 18, 22 Shawnee BV SW	1910124; 19; 21	DC	DC
30 Shawnee CM SW	1910666; 13	DC	DC
48 Shawnee BV SW	1910124; 19; 22	DC	DC
11 Shawnee CM SW	1910124; 19; 22	DC	DC
50, 54, 58 Shawnee BV SW	1910124; 19; 22	DC	DC
71 Shawnee CM SW	2010540; 208	DC	DC
76 Shawnee BV SW	1910382; CS	DC	DC
80 Shawnee CM SW	1910667; 161	DC	DC
82 Shawnee CM SW	1910667; 162	DC	DC
84 Shawnee CM SW	1910667; 163	DC	DC
86 Shawnee CM SW	1910667; 164	DC	DC
88 Shawnee CM SW	1910667; 165	DC	DC
99 Shawnee CM SW	1910382; 12	DC	DC

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7007 - 84 Street SE,
LOC2021-0044**

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2021-0613) to the 2021 May 31 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 28.98 hectares \pm (71.61 acres \pm) located at 7007 – 84 Street SE (Plan 0910744, Block 2, Lot 2) from Direct Control District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the I-G District to allow for a range of additional industrial uses, including Motion Picture Production Facility.
- The proposal would allow for a range of uses that are complementary to the surrounding context of the area, and that conform to relevant policies of the *Municipal Development Plan* (MDP) and *Shepard Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed land use amendment provides for light and medium industrial uses, and some support commercial uses, that are compatible with the surrounding area, and may promote development opportunities in the future.
- Why does this matter? The proposal would allow for additional business and employment opportunities, may contribute to promoting Calgary's filming industry, and may diversify Calgary's economy.
- A development permit for Motion Picture Production Facility has been submitted and is under review.
- 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, 590140 Alberta Limited (Marco Simonelli), on 2021 March 15.

The site is located in the southeast community of Residual Sub-Area 9K, south of 61 Avenue SE, between Stoney Trail SE and 84 Street SE. The site is located along 84 Street SE which is the boundary between the City of Calgary and Rocky View County. The subject site is approximately 28.98 hectares in size and is partially developed with industrial buildings.

As indicated in the Applicant Submission (Attachment 2), the proposed I-G District can accommodate a range of light and medium industrial uses, including Motion Picture Production Facility. A development permit (DP2021-2372), for Motion Picture Production Facility was

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7007 - 84 Street SE,
LOC2021-0044**

submitted on 2021 April 09, and is under initial review. A development permit summary is provided in Attachment 3.

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. No outreach was conducted because the proposal is in a future urban industrial area, and there is no community association in this 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.

Rocky View County was circulated, as per the *Intermunicipal Development Plan*, and was provided with an operational transportation memo for the Motion Picture Production Facility by the applicant describing the proposed site operation. No further comments were received from Rocky View County.

No public comments were received by Administration.

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 amendment would enable the subject site the flexibility to accommodate different industrial uses and support services that are compatible with the local context.

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.

**Planning & Development Report to
Calgary Planning Commission
2021 May 6**

**ISC: UNRESTRICTED
CPC2021-0613
Page 3 of 3**

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7007 - 84 Street SE,
LOC2021-0044**

Economic

The proposed land use amendment allows for additional range of industrial uses on site. It may also make more efficient use of an under-utilized site and may contribute to developing Calgary's filming industry and promote diversifying Calgary's economy.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2021-2372) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

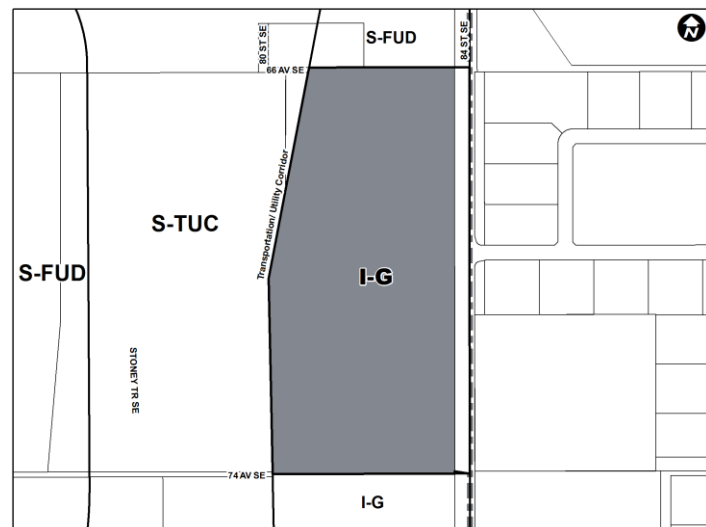
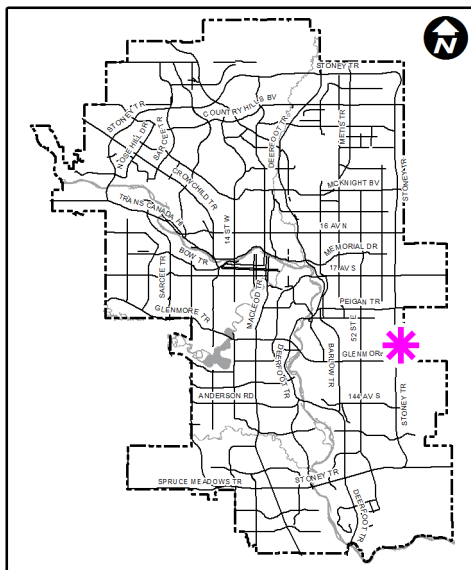
The subject site is located in the southeast community of Residual Sub-Area 9K, south of 61 Avenue SE, between Stoney Trail SE and 84 Street SE. The site is located along 84 Street SE which is the boundary between the City of Calgary and Rocky View County. The subject site is approximately 28.98 hectares (71.61 acres) in size, generally flat, and has vehicular access from 84 Street SE. The site is partially developed with industrial buildings.

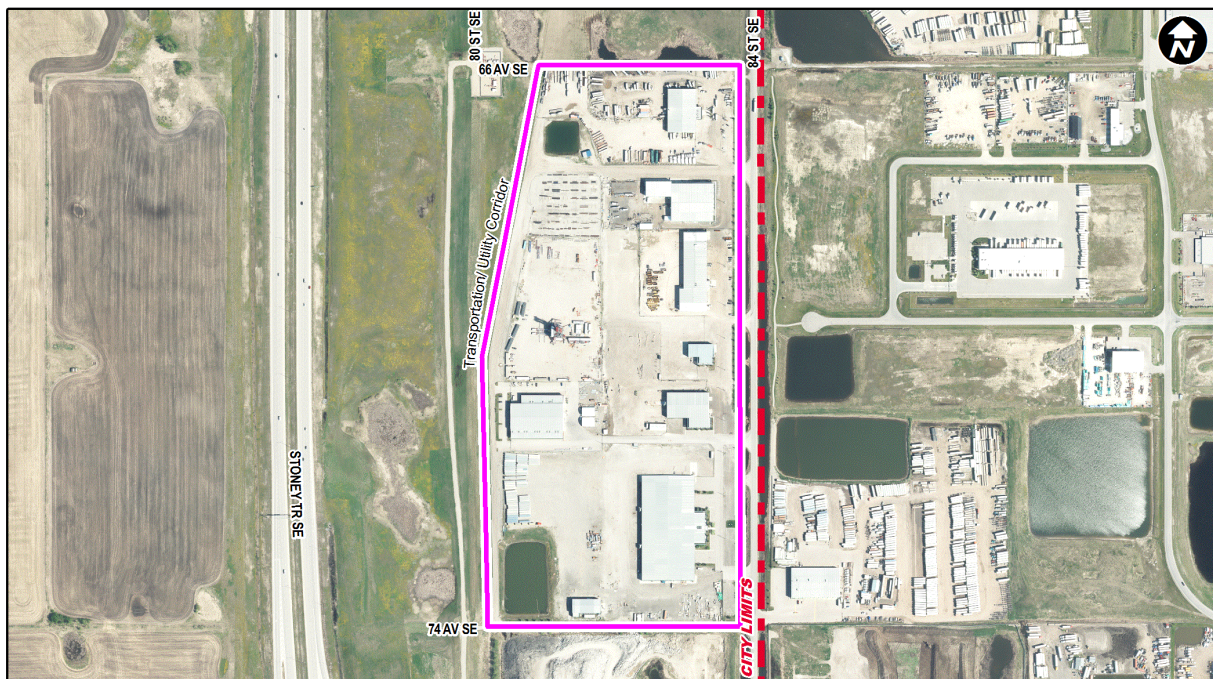
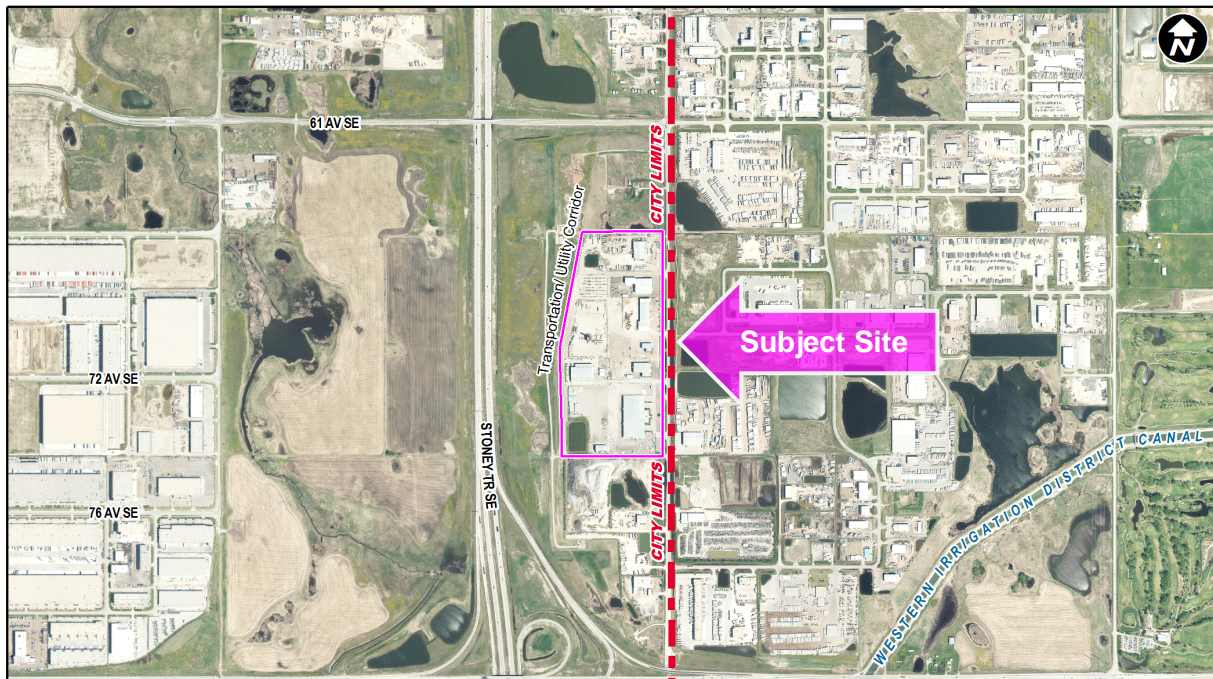
Surrounding development consist of primarily general industrial uses including offices, warehouses, manufacturing, vehicle services, freight services, and outdoor storage. To the north is a vacant land designated as Special Purpose – Future Urban Development (S-FUD) District. To the east are vacant lands and industrial developments including warehouse and freight services. To the south is an industrial development with outdoor storage designated as I-G District and Stoney Trail is located to the west.

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 site is currently designated as two DC Districts (Bylaw [98Z2006](#) and [279D2018](#)). Both DC Districts are intended to accommodate industrial related uses. Bylaw 98Z2006 covers the majority of the parcel, and Bylaw 279D2018 covers a development site in the northeast portion of parcel.

The existing DC District (Bylaw 98Z2006) was primarily based on I-2 General Light Industrial District of Land Use Bylaw 2P80. It allows for a range of industrial uses but does not include Motion Picture Production Facility.

The existing DC District (279D2018) was based on the Industrial – General (I-G) District of Land Use Bylaw 1P2007. It allows for a range of industrial uses along with the additional use of Waste Disposal and Treatment Facility. This DC District was created to accommodate a hydrovac treatment facility located on site. As indicated in the Applicant Submission (Attachment 2), the existing hydrovac treatment facility is not intended to continue into the future, and the proposed I-G District will bring the site into alignment with the property.

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 including Motion Picture Production Facility. The I-G District allows for a maximum building height of 16 metres, and provides rules that guide development on parcels that are serviced and unserved by city infrastructure. For serviced I-G parcels, the development may have a Floor Area Ratio (FAR) of up to 1.0. For unserved I-G parcels, the maximum building size is 1,600 square metres. The I-G District includes a rule where permitted uses are considered discretionary if they are located in proposed buildings or proposed additions; however, this only applies to parcels located adjacent to major streets or expressways. The rule is intended to ensure an appropriate street interface, and compliance with City policies.

Development and Site Design

If this application is approved by Council, the rules of the proposed I-G District will provide guidance for future site development including appropriate uses, building massing, height, screening, landscaping and parking.

A development permit (DP2021-2372) for Motion Picture Production Facility was submitted on 2021 April 09, and is under initial review. A development permit summary is provided in Attachment 3.

Transportation

Vehicular access to the site is available from 84 Street SE, which is classified as an Industrial Arterial street. On-street parking is prohibited on 84 Street SE. There is currently no Calgary Transit bus service to this area. A Transportation Impact Assessment was not required as part of this land use redesignation application; however, further traffic and parking analysis may be required during the development permit review.

Environmental Site Considerations

No environmental concerns were identified with this application, and an Environmental Site Assessment was not required. A hydrovac treatment facility exists on the property, and the Subdivision and Development Regulation (SDR) under the Municipal Government Act regulates setbacks from wastewater treatment facilities. No school, hospital, food establishment or residence shall be within 300 metres of the working area of an operating wastewater treatment plant, unless written consent for a variance is received from Alberta Environment and Parks. At this time, no prohibited uses have been identified within the restricted setback.

Utilities and Servicing

Preliminary utilities and servicing were reviewed along with the land use redesignation application. Municipal services (water, sanitary, and storm servicing) are not available for the subject site. The site is developed with existing buildings that are serviced by an existing private on-site interim servicing arrangement which includes wells, septic tanks, storm ponds, and fire pumps to distribute pond water to the on-site hydrants and sprinkler systems. There are currently no plans to extend municipal servicing to this area. Development servicing will be further reviewed with the future development permit and development site servicing plan circulation stages. Administration has made the applicant and landowner aware that in order for the new development to be approved, they will be required to enter into a deferred services agreement.

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 promoting efficient use of land and 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. Rocky View County requested further transportation assessment, and was provided with an operational transportation memo by the applicant describing the proposed site operation. The proposed development will be circulated to Rocky View County at the development permit stage.

Municipal Development Plan (Statutory – 2009)

The site is located in the Standard Industrial area 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 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 may be explored and encouraged at subsequent development approval stages.

Shepard Industrial Area Structure Plan (Statutory – 2009)

The site is identified as Industrial Business area on Map 3: Land Use Concept in the [Shepard Industrial Area Structure Plan](#) (ASP). The Industrial Business Area is intended to provide a wide variety of general industrial and business uses, including a range of industrial, service commercial, office, institutional, and recreational businesses. The listed uses of the Industrial (I-G) District are consistent with relevant ASP policies.

Applicant Submission

April 9, 2021

This application is proposed at 7007 - 84 Street SE to redesignate this ~29ha / ~72ac property from its current Direct Control (DC) 98Z2006 and 279D2018 Districts to an Industrial - General (I-G) District. The intent of this redesignation is to allow for the development of a permanent "Motion Picture Production Facility" on the site, which the current 15 year-old DC does not allow. Film / movie productions have taken place on the site on a temporary basis for the past several years under the "Motion Picture Filming Location" use.

Our proposed I-G District meets the City's MDP and Shepard Industrial ASP policies, which indicate this area for industrial purposes. Existing industrial developments on the site can be accommodated within the I-G District, though it is anticipated that several relaxations (for building size and height) may be required to accommodate the requirements of the proposed Motion Picture Production Facility. Our understanding from Planning is that these relaxations will not be an issue. The DP for this new building will be submitted shortly to run concurrently with this Land Use application.

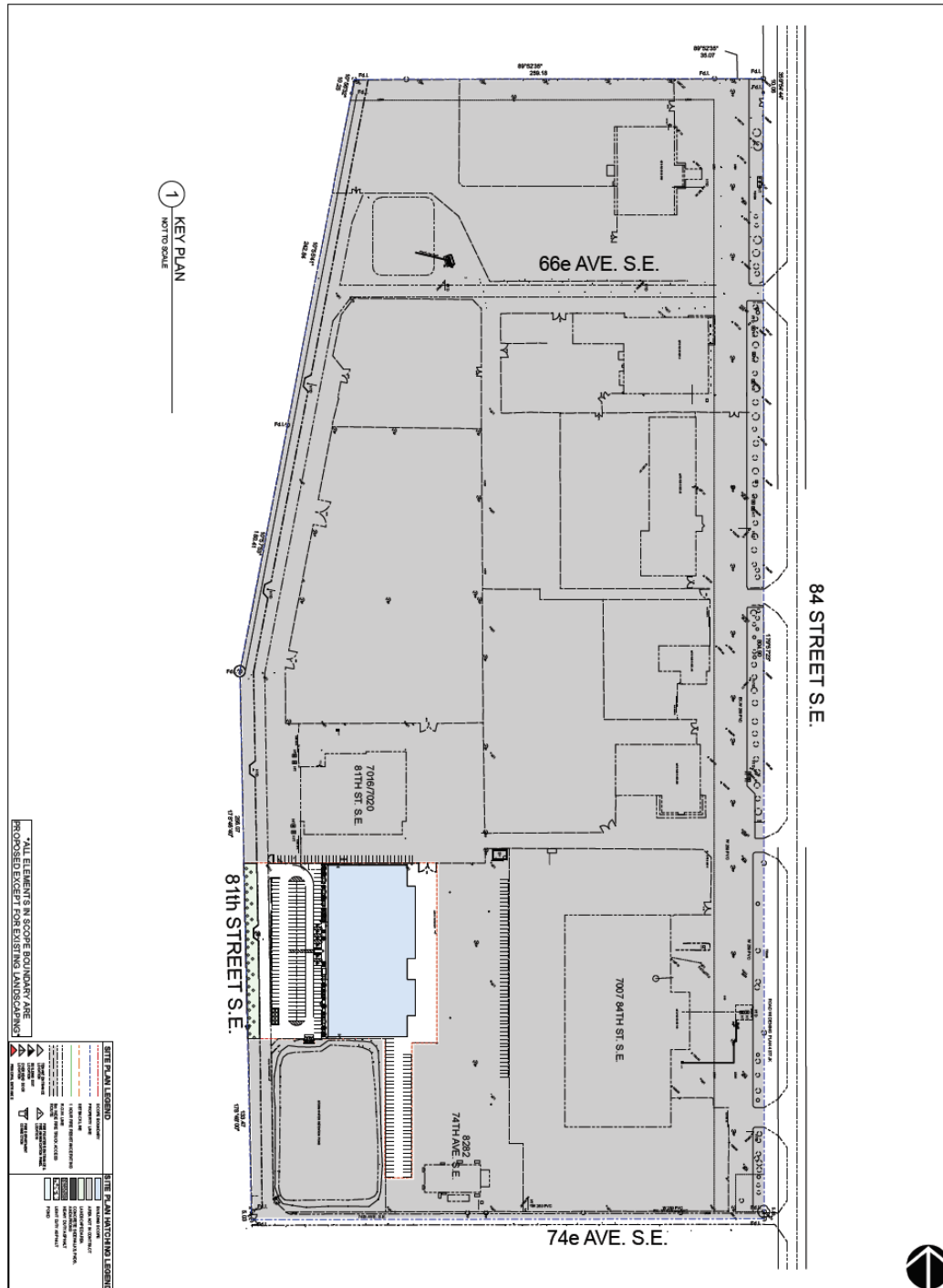
We have worked extensively with Planning, CPAG, and the Ward 9 Councilor over the past several months to address any issues and move this project forward. As it is essential that construction of this facility commence this summer in order to accommodate a major tenant, we understand that this application can be expedited to move forward to the May 6 CPC and June 21 Council Public Hearing.

Calgary's film production industry continues to expand and is expected to boom in 2021, helping to improve and diversify our economy and add more tax revenue to the City along with other spin-off benefits. An I-G District is required in order to facilitate this development on this site. We look forward to Administration's, CPC's, and Council's support of our application and this industry.

The Applicant / Owner wishes to keep this application as is with an I-G District proposed for the entire property, including both DCs 98Z2006 and 279D2018. The existing hydrovac treatment facility will continue as per its current DP approvals as a legal non-conforming use but will not expand further once the proposed I-G District is approved and it is not intended to continue past their lease expiring in ~5 years.

Development Permit (DP2021-2372) Summary

A development permit application (DP2021-2372) has been submitted by EMCOR Development on behalf of the owner, 590140 Alberta Limited, on 2021 April 12. The development permit application is for a new Motion Picture Production Facility. The following plan provides an overview of the development and is included for information purposes only. The proposed use conforms to the purpose of the I-G District. 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, screening, landscaping and parking.



[illegible][illegible]

**Land Use Amendment in East Shepard Industrial (Ward 12) at multiple addresses,
LOC2021-0015**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 99.26 hectares \pm (245.5 acres \pm) located at 12525 and 12655 – 52 Street SE (E1/2 Section 10-23-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control District to accommodate a Power Generation Facility – Large, with guidelines (Attachment 4).

HIGHLIGHTS

- The proposed application seeks to redesignate the subject site to a DC District based on the S-FUD District to allow for development of a Power Generation Facility – Large which is intended to accommodate the installation of approximately 2,000 solar photovoltaic panels.
- The application represents an appropriate use for the subject lands during ongoing environmental remediation, is compatible with the surrounding developments and land uses in the area and aligns with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed DC District allows for the production of renewable energy on lands with limited redevelopment opportunities due to the presence of historical phosphogypsum stacks from fertilizer production.
- Why does this matter? Due to limited redevelopment opportunities, the subject property will likely sit vacant until such time as the ongoing environmental remediation allows for comprehensive redevelopment of the site to occur. The approval of the proposed application will enable the subject site to operate with a productive use that produces clean, renewable energy during ongoing environmental remediation efforts.
- There is no previous Council Direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A healthy and green city.

DISCUSSION

This land use amendment application, located in the southeast community of East Shepard Industrial, was submitted on 2021 January 29 by Stantec Consulting on behalf of DP Energy (lessee) and Viterro Inc (landowner). As per the Applicant Submission (Attachment 2), the intent of the application is to enable development of approximately 2,000 solar photovoltaic panels on lands previously accommodating phosphogypsum stacks – a by-product of fertilizer production. The phosphogypsum stacks have since been capped with clay and covered with topsoil, and the site is currently undergoing environmental remediation. Due to the ongoing environmental remediation, limited redevelopment opportunities exist for the subject property as the soil contents cannot be disturbed. The proposed Power Generation Facility – Large will not interfere with the ongoing remediation of the site as the proposed solar photovoltaic panels will sit atop non-permanent gravity-mounted installations.

**Land Use Amendment in East Shepard Industrial (Ward 12) at multiple addresses,
LOC2021-0015**

A concurrent development permit application (DP2021-0599) for a Power Generation Facility – Large was submitted on 2021 January 29 and is currently under review.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. The applicant notice posted the site on 2021 March 10, sent information packages to all addresses within two kilometres of the subject site (approximately 11,603 packages sent), conducted an open house on 2020 January 22, and visited all residences, businesses, and all other addresses in person within 800 metres of the subject site. A detailed description of the applicant's engagement efforts, including questions and concerns raised during the engagement as well as the applicant's responses to those concerns, can be viewed in Attachment 3, Applicant Outreach Summary.

The applicant also circulated the proposed application to NAV Canada to ensure the proposed solar installation would not negatively affect the flight paths of planes approaching / taking off from Calgary YYC Airport. NAV Canada did not file any objections to the proposed solar installation.

City-Led Outreach

In keeping with Administration's practices, Administration circulated this application to key 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 by Administration. The subject lands do not have a community association.

Administration has reviewed the relevant policies and planning issues and supports this application as it represents an efficient use of the subject site during on-going environmental remediation efforts.

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.

**Planning & Development Report to
Calgary Planning Commission
2021 May 6**

**ISC: UNRESTRICTED
CPC2021-0501
Page 3 of 3**

**Land Use Amendment in East Shepard Industrial (Ward 12) at multiple addresses,
LOC2021-0015**

IMPLICATIONS

Social

There are no anticipated social implications associated with this proposal.

Environmental

The proposed solar photovoltaic development will likely have a positive environmental impact on the Calgary region due to the generation of clean, renewable energy on lands currently undergoing environmental remediation.

Economic

The ability to develop approximately 2,000 solar photovoltaic panels on the subject site allows for more efficient and productive use of the subject land during ongoing environmental remediation efforts.

Service and Financial Implications

There are no anticipated financial impacts.

RISK

There are no anticipated risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Direct Control District
5. Development Permit (DP2021-0599) Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of East Shepard Industrial. The subject site has a combined total area of approximately 99.26 hectares \pm (245.5 acres \pm).

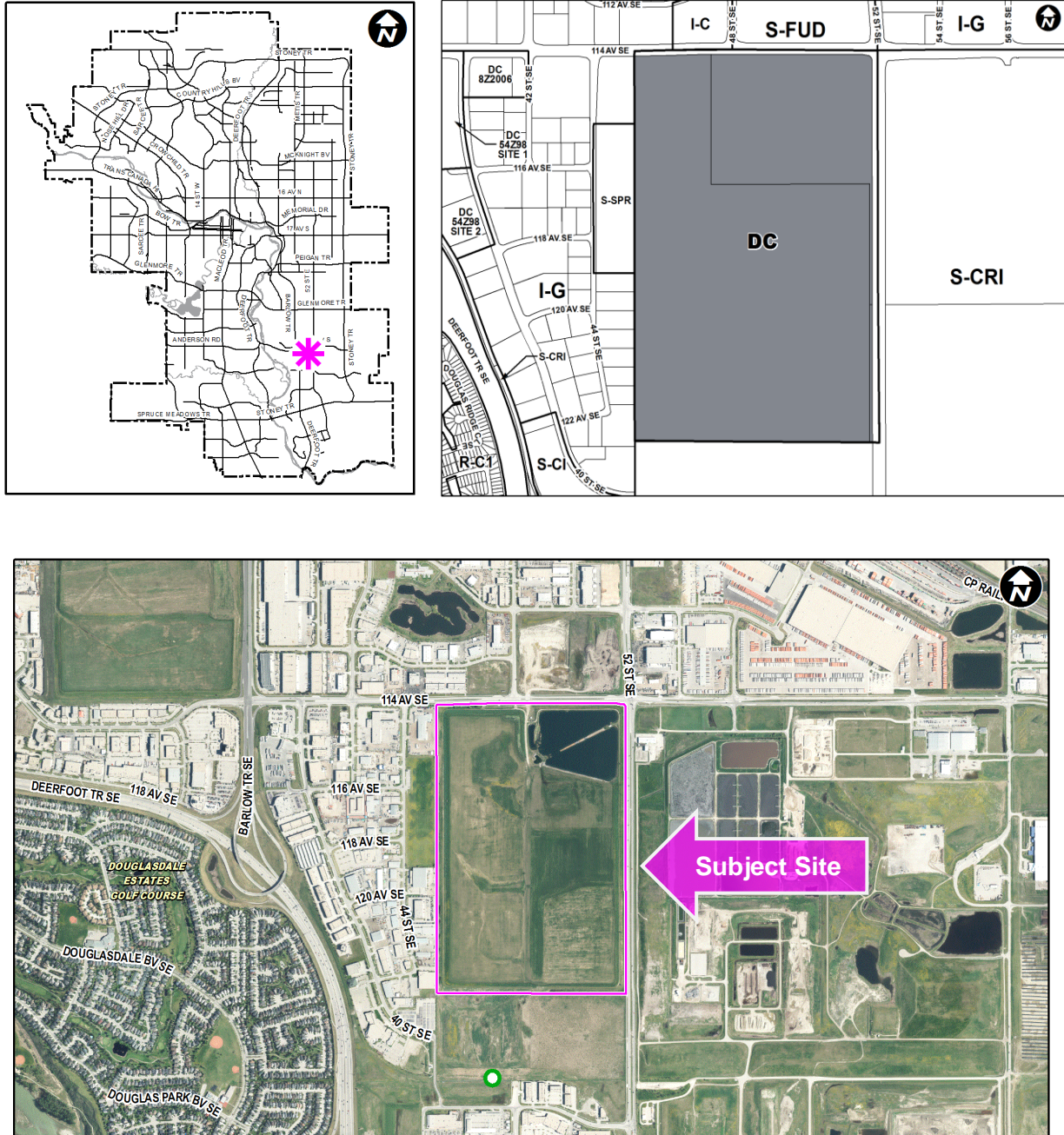
The subject site is bound to the east by 52 Street SE. Further east of 52 Street SE is a parcel designated as Special Purpose – City and Regional Infrastructure (S-CRI) District which accommodates the existing Shepard Sewage Lagoon and Landfill site. Land uses north of the subject site include a mix of S-FUD District and Industrial – Commercial (I-C) District, which accommodate a variety of industrial and commercial uses. The Special Purpose – School, Park and Community Reserve (S-SPR) District and Industrial – General (I-G) District are located immediately west of the subject site which accommodates various outdoor sporting fields and a mixture of industrial businesses. A vacant parcel designated as S-CRI District is currently located south of the subject site, which is intended to accommodate the future Green Line Light Rapid Transit (LRT) storage and maintenance facility.

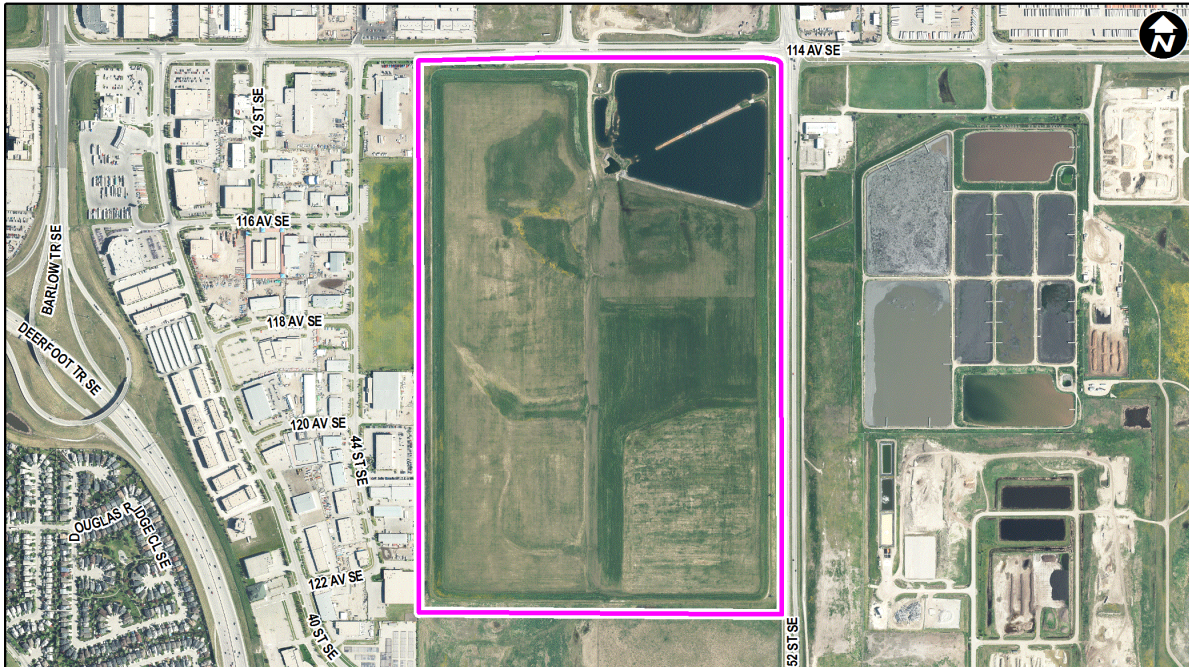
The subject site is located on top of former phosphogypsum stacks (a by-product of fertilizer production), owned by Viterro Inc, which has been capped with clay and covered in topsoil. The capped phosphogypsum stacks are used for the containment of phosphogypsum as part of ongoing environmental remediation for the area. This development will not interfere with the ongoing reclamation of the site.

Community Peak Population Table

Not available because the subject area is an industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated S-FUD District. This District is applied to lands that are awaiting future urban development and utility servicing, and to protect lands for future urban forms of development and density.

The proposed DC District (Attachment 4), based on the S-FUD District, will accommodate the proposed Power Generation Facility – Large. Part 2, Division 2, Section 21 (3) of Land Use Bylaw 1P2007 states that a Power Generation Facility – Large must only be approved on a parcel designated as a DC District that specifically includes Power Generation Facility – Large as a listed use. As the subject site is currently undergoing environmental reclamation due to the presence of historical phosphogypsum stacks from the previous Viterro Inc fertilizer plant operation, the proposed Power Generation Facility – Large will serve as a productive interim use for the subject site that will not disturb the soil composition.

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

If this application is approved by Council, the rules of the proposed DC District, based on the S-FUD District will provide guidance for future site development including appropriate uses.

Transportation

Pedestrian and vehicular access to the site is available from 114 Avenue SE and 52 Street SE. Both 114 Avenue SE and 52 Street SE are classified as Industrial Arterial Streets as per the Calgary Transportation Plan. The area is served by Calgary Transit Route 23 along 52 Street SE with a bus stop adjacent to the site on 52 Street SE. Route 23 provides transit service every 17 minutes during the peak hours. The area is also serviced by Calgary Transit Route 860 Bishop Grandin with a bus stop adjacent to the site on 114 Avenue SE that provides limited service on school days. Portions of the site are within a 600 metre radius of the future Shepard Green Line LRT Station. The site is adjacent to a 2.5-metre-wide regional pathway on 52 Street SE that provides cycling connections to the residential communities to the south. A Transportation Impact Assessment was not required in support of the land use redesignation application.

Environmental Site Considerations

The site contains a phosphogypsum stack developed as part of a historic fertilizer production operation. A Risk Management Plan was approved by Alberta Environment and Parks in 2014 which required the construction of an engineered soil cap over the phosphogypsum in order to mitigate airborne dust particulates and prevent water infiltration into the phosphogypsum, in order to reduce vertical mobility of dissolved phase contaminants into the underlying aquifer.

The application was reviewed by the Environmental & Safety Management group at the City of Calgary and it was noted that the site is under approval with Alberta Environment and Parks and a long-term Risk Management Plan is in place. The applicant is responsible for ensuring that the development is in compliance with the current Alberta Environment and Parks (AEP) approval and the ongoing Risk Management Plan for the site.

Utilities and Servicing

No water or wastewater servicing from The City of Calgary is contemplated under this proposal. The concurrent development permit submission is being reviewed against the associated staged storm water management report and development site servicing plan. The site is located in the Shepard Irrigation Ditch catchment and storm mains are available along 52 Street SE.

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 promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory - 2009)

The subject site located within the Industrial - Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Standard Industrial area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses, and as the area redevelops, the industrial character should be maintained. This proposal is generally consistent with the relevant policies of the MDP.

Climate Resilience Strategy (2018)

This application aligns with Program 3: Renewable and Low Carbon Energy Systems action 3.2 – Supporting the implementation of solar photovoltaics in the [Climate Resilience Strategy](#). Administration will ensure the concurrent development permit submission will align with the applicable climate resilience strategies that pertain the proposed development.

Southeast Industrial Area Structure Plan (Statutory – 1996)

The subject site is located in the Existing I-3 Heavy Industrial District area on Map 2: Land Use and Transportation Plan of the [Southeast Industrial Area Structure Plan](#) (ASP). The heavy industrial area is intended to provide for manufacturing, fabricating, processing, and assembling activities, including large scale operations whose external effects are likely to be felt to some extent by surrounding development. The subject site is also located partially within a 1,600 metre smoke stack setback and a landfill setback area, both of which limit redevelopment opportunities of the subject site. As the subject lands are currently undergoing environmental remediation and cannot be disturbed, the proposed Power Generation Facility – Large will allow the subject lands to operate in a productive capacity, and is also a use that is appropriate to be located within the aforementioned setback areas. This proposal is generally consistent with the applicable policies of the ASP.

Applicant Submission

2021 January 29

Attention: Angelique Dean
Senior Planner
City of Calgary
Planning & Development
5th Floor Municipal Building
800 Macleod Trail SE | P.O. Box 2100,
Stn. M Calgary, AB T2P 2M5

Dear Ms. Dean,

Reference: DP Energy 12525 and 12655 52 ST SE Concurrent LUR & DP Submission

Stantec Consulting Ltd. (Stantec) is pleased to submit the following concurrent Land Use Redesignation (LUR) and Development Permit (DP) applications on behalf of Deerfoot Solar Park Ltd. for the subject lands located at 12525 and 12655 52 ST SE within the East Shepard Industrial area, legally described as 4;29;23;10;NE and a portion of 4;29;23;10;SE.

The intent of the LUR application is to incorporate a Direct Control (DC) District for the use and development of a “Power Generation Facility – Large” on the subject lands which will supply clean, renewable energy to Calgarians through the provincial power grid. The concurrent DP submission outlines the specific site layout and alignment of the solar panels. The development and operation will be led by DP Energy; a renewable energy and sustainable development specialist out of Ireland who operate sites both in Calgary and worldwide.

SITE CONTEXT

The subject site is located in the East Shepard Industrial area, adjacent to the west boundary of 114 AV SE and 52 ST SE. The proposed LUR area consists of ±99.26 ha (±245.49 ac) representing the entirety of the titled parcels.

Industrial and public service uses surround the site with Special Purpose – Community Institution (S-CI) designated parcels representing the future Green Line Maintenance and Storage Facility (MSF) planned for development immediately south adjacent to the site at 12725 52 ST SE, and existing Shepard Landfill to the east. In addition, Industrial General (I-G) District uses and a Special Purpose – School, Park and Community Reserve (S-SPR) District parcel are located to the west.

The subject site is located on top of former phosphogypsum stacks (a by-product of fertilizer production), owned by Viterra Inc., which has been capped with clay and covered in topsoil. The capped stacks are used for the containment of phosphogypsum

as part of ongoing environmental remediation for the area. This development will not interfere with the ongoing reclamation of the site.

DEVELOPMENT INTENT

This site is intended to consist of a solar array installation, following the similar, approved project at 11111 Barlow TR NE (land use and DP approved for the previous project in March 2019). As with the Barlow TR site, DP Energy will be leasing the subject lands from the current owners, Viterro Inc. (Viterro) that are currently vacant and in the process of being reclaimed due to site contamination. This again provides an excellent opportunity for an alternative use of the lands for solar energy generation throughout the use of above grade solar panels. The design of the solar panels follows a similar practice as the approved land use and DP at 11111 Barlow TR NE site utilizing toe-to-toe installation, details of which can be seen on the inset of the DP Site Plan included in this submission. This application also puts forward a concurrent Development Permit application to accompany the LUR.

PLANNING ANALYSIS

Land Use

The subject lands are currently designated as Special Purpose – Future Urban Development (S-FUD) District under the current Land Use Bylaw 1P2007. As Power Generation Facility – Large is not listed as a permitted or discretionary use within this district, we are seeking a LUR to facilitate application for a Development Permit under this proposed use. As per the requirements outlined in Section 21(3) (n) of the Land Use Bylaw 1P2007, the enclosed LUR application proposes a new Direct Control (DC) District with the base S-FUD base in order to facilitate Power Generation Facility – Large as a discretionary use.

Given the subject lands location within an existing Industrial/municipal services district and adjacency to the future Green Line Maintenance and Storage Facility, the proposed Power Generation Facility – Large use is generally consistent with the existing context of the surrounding area.

Development Summary

The concurrent DP submission proposes installation of $\pm 2,000$ solar panels, each measuring approx. 4 m long and 27 m wide, installed at a fixed angle on a concrete base that rests atop the ground so that it does not impact the clay cap. Details of the proposed development and typical toe-to-toe installation are provided in the proposed development site plan included in the application submission. The panels would be placed in rows ± 6 m apart and would span across a majority of the surface area of the proposed development area. The placement of the panels will avoid areas of the site that are difficult to situate the non-permanent concrete pads atop the ground for level installation. Based on preliminary analysis, it is anticipated that this site will generate approximately 36 megawatts of electricity.

Entry to the site is to be retained at the existing intersection of 48 ST SE and 114 AVE SE. A central north-south drive aisle would then be provided for the primary access/use

of vehicles down the centre of the site. Transportation access and turnaround templates are provided in support of the proposed site plan. The existing chain-link fencing located around the perimeter of the parcel is proposed to be retained, with the addition of a gate structure installed at the entry for security purposes.

Visual impacts from the proposed development should be negligible given the development site distance from 114 Avenue SE and 52 ST SE, consistent with the impacts anticipated for the 11111 Barlow TR SE location. A solar glint and glare analysis (dated Jan 22, 2020) has been prepared in support of this application.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION

As part of Alberta Utilities Commission (AUC) requirements, DP Energy engaged a professional land services company, BRITT Land & Engagement (BRITT), to undertake a comprehensive Participant Involvement Program (PIP) and identify stakeholders for the proposed development in accordance with AUC Rule 007: Applications for Power Plants, Substations, Transmission Lines and Industrial System Designations and Hydro Developments. Formal engagement activities occurred from Dec 2019 to Mar 2020 and are intended to continue as required throughout the duration of the project.

DP Energy and BRITT consulted with landowners, occupants, businesses, and residents within 2 km of the project boundary, as well as Community Associations, local authorities, and relevant Government of Alberta Agencies. The engagement primarily consisted of:

- Project notification – information packages sent to all addresses within 2 km of the site boundary (total of 11,603 packages sent); and
- Personal consultation – project representatives trained in public engagement visited all residences, businesses, and other addresses within 800 m of the project area boundary for both the proposed development site, as well as previous DP Energy site at 11111 Barlow TR NE.

In summary, there were no objections, issues, or concerns noted with the proposed solar array development. Sample comments/inquiries received include (but not limited to):

- Respondents pleased to hear that a brownfield area was being utilized;
- Inquiries as to the number of solar panels projected to be installed (at Barlow and Deerfoot sites);
- Inquiries as to if trees could be planted on site and where the generated power would be distributed;
- Respondents supportive of solar energy production;
- Inquiries about project timing; and
- Respondents noting general support of the project(s) overall.

For those not available or present during attempted times of engagement, information packages were left at the doors including contact information for those interested to

follow up with any additional questions, comments, or concerns. To date, there are no additional, significant items of input to report.

Should it be required, a copy of the PIP can be made available to Administration upon request.

NAV CANADA CIRCULATION

Please note that a land use proposal has been submitted to Nav Canada concurrently with this application submission. A copy of the email sent to Nav Canada is included in this submission package for reference.


Results of the circulation with Nav Canada will be forwarded to the File Manager upon receipt.

CLOSING

We would like to take this opportunity to thank Administration for their efforts in managing and facilitating this application. Should you have any questions or require additional information regarding the enclosed application submission, please do not hesitate to contact the undersigned.

Sincerely,

Stantec Consulting Ltd.



Nathan Arthur

Planner

Phone: 403.716.8073

Fax: 403.716.8099

nathan.arthur@stantec.com

Attachment: Concurrent Land Use & DP Submission Package
Land Use Proposal Submission to Nav Canada (email)

- c. Mr. D. Bettles, DP Energy
- Mr. J. Kerr, DP Energy
- Ms. D. Munro, DP Energy

scl \\ca0002-ppfss01\workgroup\1182\active\118212186\disciplines\land_use_permitting\02_application\118212186_app_submission_letter-dft.docx

DEERFOOT SOLAR PARK Participant Involvement Program Summary

March 2020

TABLE OF CONTENTS

1.0	Introduction	3
1.1	PROJECT INTRODUCTION	3
1.2	PURPOSE OF THIS REPORT	3
2.0	Participant Involvement Program Overview	5
3.0	Summary of PIP Activities	8
3.1	PROGRAM INITIATION	8
3.2	PROJECT-SPECIFIC INFORMATION PACKAGE (PSIP) MAIL OUT	8
3.3	PSIP CONSULTATIONS.....	9
3.4	GOVERNMENT AND AGENCY ENGAGEMENT.....	11
3.5	PROJECT OPEN HOUSE	11
4.0	Summary of Concerns and Mitigations	13
5.0	Ongoing engagement	18
6.0	Conclusion	18

LIST OF TABLES

TABLE A – TIMING OF KEY PROGRAM ACTIVITIES	8
TABLE B – SUMMARY OF CONCERNS AND RESPONSE	13

LIST OF APPENDICES

APPENDIX A – LANDOWNER MAP OF FIRST ROW DEVELOPMENTS
APPENDIX B – CONSULTATION AND NOTIFICATION RADIUS MAP
APPENDIX C – PROJECT NOTIFICATION POSTERS
APPENDIX D – POSTAL CODE LIST WITHIN 2000M
APPENDIX E – PERSONAL CONSULTATION LOG WITHIN 800M (REDACTED)
APPENDIX F – RECORD OF CONSULTATION LOG (REDACTED)
APPENDIX G – OPEN HOUSE INVITATION
APPENDIX H – OPEN HOUSE POSTERS
APPENDIX I – ‘WHAT WE HEARD’ DOCUMENT

1.0 INTRODUCTION

1.1 PROJECT INTRODUCTION

Deerfoot Solar Park Ltd., a part of the DP Energy Group, is proposing to construct a 36 MW utility-scale Deerfoot Solar Park (the Project) within the southeast quadrant of the City of Calgary. The proposed Project will include 4,300 rack-mounted solar photovoltaic (PV) tables on a 190-acre brownfield site west of 52 Street SE and south of 114 Avenue SE. The electricity produced will be connected to the ENMAX distribution network for use within the city, and will contribute to Alberta's target of 30 percent of power from renewable energy sources by 2030.

The site is situated in an area of industrial development and limited development potential. The site is located on top of capped phosphogypsum stacks (a by-product of fertilizer production), owned by Viterro Inc. The stacks are used for the containment of phosphogypsum. The Project will not disturb the integrity of the stacks, as the design configuration utilizes fixed tilt rack-mounted solar photovoltaic (PV) tables that are held in place by concrete ballast footings. The Project requires installation of approximately 113,958 solar panels, 150 combiner boxes, nine inverters and an electrical house and switchgear building containing protection and monitoring (SCADA) equipment, and a short overhead electrical line to connect to the existing overhead distribution system. The solar panels will be installed at an angle on ground-mounted fixed-tilt racking systems on concrete ballast footings. Rows of solar racking will be situated approximately 10 metres (m) apart. The electrical collector systems will be installed above ground. Direct current (DC) electrical cabling will run from the combiner boxes to the inverters. AC electrical cabling will run from the inverters to the electrical house and switchgear building. The project will also include an access road, small parking area for construction and temporary laydown and storage area. The project area will be delineated by interior and exterior perimeter fencing (approximately 2.7m high, chain-link fence).

In addition to the Deerfoot Solar Park, DP Energy is also proposing the Barlow Solar Park in southeast Calgary. The proposed Barlow Solar Park will be located west of Barlow Trail SE and north of 114 Avenue SE. Due to the proximity of the sites, stakeholders who fell within 2000 metres (m) of either site received Project information regarding both proposed solar parks, in an effort to ensure that the community was fully engaged with all relevant information, and received consistent messaging regarding both area developments.

1.2 PURPOSE OF THIS REPORT

This report summarizes Deerfoot Solar Park Ltd.'s 2020 PIP for the Project, including a description of engagement activities completed up to the date of application.

Deerfoot Solar Park Ltd. Is committed to continued engagement throughout all phases of the Project.

This report includes:

- Goals and objectives of stakeholder engagement
- Methodology for identifying stakeholders
- Consultation and notification activities
- A description of stakeholder concerns and mitigation strategies
- Ongoing consultation

2.0 PARTICIPANT INVOLVEMENT PROGRAM OVERVIEW

DP Energy engaged a professional land services company, BRITT Land & Engagement (BRITT), to undertake a comprehensive Participant Involvement Program (PIP) and identify stakeholders for the Deerfoot Solar Park (the Project) in accordance with Section 3 and Appendix A1 of the Alberta Utilities Commission (AUC) Rule 007: *Applications for Power Plants, Substations, Transmission Lines and Industrial System Designations and Hydro Developments* (Rule 007). The Program included face-to-face consultation, as well as written notification to Landowners, Occupants, Residents, the public, government agencies, municipalities and businesses. The formal (PIP) for the Project occurred from December 2019 to March 2020.

Engagement activities for the Project have been underway since December 2019 and will continue as required through the duration of the Project.

Deerfoot Solar Park Ltd. recognizes the importance of the stakeholder engagement and consultation process, and is committed to facilitating this in a timely and meaningful way. Deerfoot Solar Park Ltd. seeks to share information about Projects in an open and accessible manner in order to receive informed feedback that allows DP Energy to understand and address questions and concerns raised. The goal of the PIP was to inform all persons who may be directly and adversely affected by the Project, and provide stakeholders with the opportunity to raise questions or concerns and be heard. The specific objectives of the program were to:

- Identify stakeholders that may be directly and adversely impacted by, or interested in, the Project;
- Provide these stakeholders with Project-specific information for both the Deerfoot and Barlow Solar Parks, so that they could understand the full scope of the Projects and any potential impacts;
- Provide opportunities for stakeholders to ask questions, and to identify any concerns; and
- Have an open dialogue to address questions and concerns, and discuss options, alternatives and mitigation measures, resolving issues wherever practicable.

Deerfoot Solar Park Ltd. identified stakeholders within the following groups:

- Landowners, Occupants and Residents within the 800m personal consultation and 2000m public notification radius; and
- Government agencies, regulatory bodies, and businesses within the Project area.

Deerfoot Solar Park Ltd. identified stakeholders through a professional land services company. Project stakeholders included:

- Landowners, Occupants and Residents within 2000m of the Project boundary;
- Businesses within 2000m;
- Community Associations;
- Local Authorities; and
- Government of Alberta Agencies.

Qualified Project representatives, including licensed Land Agents and support staff trained in public engagement, consulted with and notified stakeholders of the Project through face-to-face meetings, phone calls, mail and electronic mail.

The PIP for the Project consisted of the following stages:

- Project notification – information packages sent to all addresses within 2000m of the Project site boundary of both the Deerfoot and Barlow Solar Parks, via the Canada Post Postal Code Targeting process. A total of 11,603 packages were sent using this method. Additional packages and Open House information was sent via electronic mail to potentially interested parties including City of Calgary representatives and businesses, as well as community Facebook pages.
- Personal consultation – Project representatives trained in public engagement visited all residences, businesses and other addresses within 800m of the Project site boundary of both the Deerfoot and Barlow Solar Parks, to conduct in-person consultation with stakeholders. This phase of the Project included over 1,000 in-person visits and hand deliveries of the Project-Specific Information Package (PSIP) to stakeholders within 800m.

Stakeholders within the first row of development surrounding the proposed Project sites were engaged using additional consultation efforts. Titles and Condominium Plans for lands within the first row of development were pulled using the Alberta Land Titles Spatial Information System (SPIN2). A land ownership map of Landowners on title within the first row can be found in Appendix A. A radius map of the consultation and notification areas for both the Deerfoot and Barlow Solar Project sites can be found in Appendix B. First row developments surrounding the Project sites were comprised mainly of businesses, and personal consultation with these stakeholders was facilitated solely by licensed Land Agents. During discussions with these stakeholders, the Project representatives communicated clearly and directly that the proposed Project site was adjacent to their property. Representatives further requested that meetings be

scheduled with owners or management of the business or property, and ensured that they received confirmation from stakeholders that Project information would be shared with any pertinent or interested individuals within the business or at that address. Land Agents also provided their personal business cards to the stakeholders they consulted as an additional means of contact, and encouraged stakeholders to get in touch directly should any questions arise. Further, one additional mail out was sent via regular mail to addresses listed on title for Landowners within the first row of development. This constituted the third attempt to reach first-row stakeholders, following the in-person consultation and Postal Code Targeting mail out. The final mail out contained a one-page invitation to the Project Open House, to ensure title holders were fully aware of the Project and relevant activities.

The timing of activities included in the Participant Involvement Program for the Project are outlined in Table A. Details associated with each stage of the program are described in Sections 2 to 4.

To date, the Participant Involvement Program has succeeded in meeting the objectives identified for the Project. Deerfoot Solar Park Ltd. representatives have responded to all initial questions and concerns identified by Participants. Common concerns are discussed in detail in Section 3, along with Project Representatives' general response and approach to resolving outstanding concerns. At the time of filing this application, responses have been provided to all stakeholders and there are no outstanding communications awaiting response. Deerfoot Solar Park Ltd. representatives continue to engage with interested stakeholders, and provide easily accessible updates on the Project websites.

Section 2 contains a comprehensive summary of all participants who were consulted and notified on the Project. This summary includes a list of the specific concerns raised by each Participant, and Deerfoot Solar Park Ltd.'s response to individual participant concerns, where applicable. (Table C and Appendix E-F).

TABLE A – TIMING OF KEY PROGRAM ACTIVITIES

Timing	Engagement Type	Activity or Milestone
December 2019	Public Notification	Project-Specific Information Packages providing the Project location and details were mailed to all addresses within 2000m of the Deerfoot and Barlow Project site boundaries. 11,603 Project Specific Information Packages were sent via Canada Post Postal Code Targeting.
December 2019 to January 2020	Public Consultation	Personal one-on-one consultations with: <ul style="list-style-type: none"> • Landowners, Occupants and Residents within 800m of the Deerfoot and Barlow Project site boundaries; and • Businesses and other interested parties within 800m of the Deerfoot and Barlow Project site boundaries.
January 22, 2020	Open House	An Open House hosted by representatives from Deerfoot Solar Park Ltd., Stantec and BRIT took place at the Shepard Community Hall on January 22, 2020.

3.0 SUMMARY OF PIP ACTIVITIES

3.1 PROGRAM INITIATION

The formal consultation and notification phase of the PIP began towards the end of 2019. During this phase, the goal was to identify stakeholders within the 800m consultation and 2000m notification radius, inform those stakeholders of the Project, answer questions and address concerns of potentially affected participants and other interested parties, gather feedback and incorporate feedback into Project planning, where possible. A full record of all engagement activities is found in Appendix E and F.

3.2 PROJECT-SPECIFIC INFORMATION PACKAGE (PSIP) MAIL OUT

On December 11, 2019, Project-Specific Information Packages were dropped off at Canada Post to be delivered to all addresses within 2000m of the Deerfoot and Barlow Project site boundaries, via Postal Code Targeting. The materials included in the PSIP were developed to be straightforward and transparent, and included the following:

- Cover letter;
- Project newsletter entitled *Barlow & Deerfoot Solar Projects – Proposed Project Information*, which included the following information:
 - A description of both the Deerfoot and Barlow Solar Projects, and their need

- Site-specific map
 - Information on solar photovoltaic energy
 - Studies to be completed as part of the Project design
 - Potential impacts and benefits of the Projects
 - Anticipated Project timelines
 - Contact information, including four different options to reach the Project team with any questions or concerns: a dedicated Project phone line, Project email address, Open House, and an option to set up a meeting to speak in-depth with Project representatives.
- Alberta Utilities Commission brochure entitled Participating in the AUC's independent review process.

All envelopes sent through Postal Code Targeting were marked with the BRITT logo and a note reading "PROJECT INFORMATION ENCLOSED", in an effort to ensure stakeholders opened the envelopes upon receiving them in the mail.

Deerfoot Solar Park Ltd. further developed websites for each of the Deerfoot and Barlow Solar Projects to provide stakeholders and interested members of the public updated information as the Projects progresses, as well as to provide a channel of ongoing engagement past the AUC Application stage. Both website addresses were listed in the PSIP.

A sample of the information package is included in Appendix C.

A mailing list of postal codes within 2000m is included within Appendix D.

3.3 PSIP CONSULTATIONS

As the December 2019 PSIP was released, Deerfoot Solar Park Ltd. representatives visited all residences, businesses and other addresses within 800m from the boundary of the proposed Deerfoot Solar Park to conduct personal consultation with stakeholders. Consultation with these participants was conducted via one-on-one conversations through door knocking, with additional correspondence or meetings based on stakeholder availability and preference. Consultations were completed in person by licensed Land Agents, with support from the Engagement Manager and Renewable Energy Analyst. All representatives were trained in public engagement, and on the specifics of the Project and the AUC process.

The purpose of these consultations was to initiate face-to-face discussions with area stakeholders, which included Residents and property owners, business owners and representatives, and Occupants of addresses within 800m. During consultation, Deerfoot Solar Park Ltd. representatives introduced the Project, hand delivered the PSIP, and captured any initial comments, questions or concerns. Representatives invited stakeholders to contact the Project team through any of the four options presented in the PSIP with follow up questions, concerns or feedback.

The area within 800m of the Project boundary is comprised of business, industrial and residential stakeholders. Taking into consideration any factors that could impact the effectiveness of consultation, Project representatives made efforts to visit the business and industrial areas during normal weekday business hours, and the residential areas during early evenings on weekdays, or on weekends, where possible.

When speaking with business representatives, Project representatives requested consultation with managers and owners of the business or property, and were usually informed they were not available. In these cases, Project representatives ensured that they received confirmation from stakeholders that the Project information would be passed along to business and property managers and owners, as well as anyone else at the address who may have interest. Stakeholders were encouraged to contact the Project team with any follow up questions or concerns.

Consultation with Landowners and Residents in residential areas was facilitated solely by licensed Land Agents. Many Residents did not respond to door knocking; in these cases, PSIPs were dropped off in mailboxes or at the door. During discussions with residential stakeholders, they were often unwilling to provide personal information for the record of consultation log. As such, any personal information that was obtained, including names and addresses, have been redacted from the consultation logs in this public filing, to protect the privacy of stakeholders.

Of the 1,059 contact attempts made during consultations within 800m, the vast majority of stakeholders had a neutral or positive response, and did not have initial questions or concerns. Any questions or concerns that were initially raised have been captured in the Personal Consultation Log Within 800m, found in Appendix E. Most stakeholders indicated a preference for quick conversations, and to be left with the PSIP for review and follow up, rather than in-depth meetings at the time of the Project representative's visit. Any consultations that were comprised of longer conversations during which concerns were discussed, as well as follow up communications through the Project phone line and email, or scheduled meetings following the initial round of consultation visits, are captured in the Record of Consultation Log in Appendix F.

Of these consultations reflected in the Record of Consultation Log, a significant portion pertained to contractors seeking to bid on work for the Projects. In responding to

messages left on the Project phone line, Project representatives made at least one attempt to contact missed calls where no messages were left, and two or more attempts to return calls where messages were left. In cases where stakeholders were not responsive to return calls from Project representatives, Project representatives made efforts to include Project information pertaining to topics raised by stakeholders, when leaving follow up messages.

Input received during consultations and analysis of consultation results was considered in conjunction with other siting criteria, including land and environmental, to assess project acceptance and feasibility, so that the Project would have the least overall impact to the land, stakeholders and the surrounding community.

Project details appeared in the media, outside the scope or regulation of the PIP. These articles did, however, create greater public awareness of the Project, and were occasionally referenced by stakeholders during the consultation process. Online articles appeared on Global News on February 7, 2019, Calgary Herald on February 8, 2019, CBC on December 23, 2019, and the Weather Network on January 29, 2020. The CBC article included the date and location of the Project Open House, and was released approximately a month prior to the Open House date.

3.4 GOVERNMENT AND AGENCY ENGAGEMENT

Deerfoot Solar Park Ltd. notified and consulted with provincial and municipal agencies in accordance with *AUC Rule 007*. Deerfoot Solar Park Ltd.'s engagement with these agencies began in late 2016.

Outside of the Postal Code Targeting mail out process, additional PSIP packages were sent to the City of Calgary Planning Commission and Alberta Utilities Commission via electronic mail. Invitations to the Open House were sent Councillor Shane Keating, representing City of Calgary Ward 12, and Honourable Tanya Fir, the MLA from Calgary Peigan and current Minister of Economic Development, Trade and Tourism.

3.5 PROJECT OPEN HOUSE

A Project Open House was hosted at the Shepard Community Hall in the City of Calgary on January 22, 2020, between 2:00PM and 7:30PM. The Open House was intended to provide stakeholders within 2000m, and interested members of the public, an opportunity to obtain more information about the Deerfoot and Barlow Solar Parks, and to ask any questions or voice concerns directly to Project representatives.

Information regarding the Open House, including the time and location, was included in all PSIPs that were hand delivered and mailed out. Additional Open House

invitations were sent by regular mail to title addresses within the first row of development to the Deerfoot and Barlow Project sites, and by electronic mail to City of Calgary representatives to whom the Project could be of particular interest. Further, Open House information was shared and posted on Facebook pages for community associations in proximity to the Project sites. These included Riverbend, Shepard, McKenzie Town and Douglasdale and Quarry Park. A copy of the Open House invitation is found in Appendix G.

The Open House was organized by BRITT and facilitated by subject-matter experts from Deerfoot Solar Park Ltd., Stantec and BRITT. The ten Project representatives in attendance had varying backgrounds relating to the Project, including expertise in the overall Project development and company information; regulatory, environmental and permitting; engineering design; and public engagement. This range of representation was designed to provide an effective experience for members of the public in attendance by allowing opportunities for each stakeholder to engage in one-on-one discussions with Project representatives, and pose specific inquiries to the subject-matter experts on the Project. The posters presented at the Open House have been included in Appendix H.

The Open House was attended by more than 100 members of the public, based on sign-in information attendees were requested to fill out. Feedback forms were available throughout the hall for stakeholders to leave comments and request further information. Wherever feasible, Project representatives completed Records of Consultation to capture the comments from conversations with stakeholders.

Following the Open House, Deerfoot Solar Park Ltd. followed up with stakeholders and other individuals who indicated interest in receiving Project updates, and provided contact information in the sign-in sheet, feedback forms, or through the Project email or phone line. Questions, concerns and comments received at the Open House were documented and taken into Project consideration, and responses were compiled for the most common topics raised. This information was incorporated into a What We Heard document that was designed to be informative and transparent to stakeholders. The document encompassed information pertaining to the general questions and concerns raised at the Open House, and included information on how stakeholders could reach the Deerfoot Solar Park Ltd. team with any further questions or follow up past the formal PIP stage. Deerfoot Solar Park Ltd. distributed this information via electronic mail on March 16, 2020, to all stakeholders who provided contact information and requested updates, so that the full scope of updated information was made available to all interested individuals. The What We Heard document which was circulated during this phase is included in Appendix I.

4.0 SUMMARY OF CONCERNS AND MITIGATIONS

Questions and concerns raised by participants fell under similar general categories, as presented in Table C. General information provided to stakeholders relating to each topic is presented in the Applicant's Response column, with this information tailored to specific individual comments as received throughout the course of the PIP.

At the time of filing, no outstanding comments have been received in response to the latest correspondence provided to each participant.

TABLE B – SUMMARY OF CONCERNS AND RESPONSE

Key Concern	Applicant's Response	Outcome
Visual Impact	<p>Given that the proposed site is zoned as industrial, and contains contaminated land, the visual impact of the solar park will be comparatively minimal to other forms of energy generation, and will not be out of character relative to the disturbed land surrounding it.</p> <p>The site perimeter of the sites are largely surrounded by berms and roads. Deerfoot Solar Park Ltd. has received comments from stakeholders requesting that trees be planted around the perimeter, or the berms raised around the Project sites, and acknowledges these suggestions. However, due to the contaminated nature of the land, planting trees would not be feasible as the integrity of the clay caps of the phosphogypsum stacks must not be breached. As well, given the open frame nature of the support structures for the solar panels and the significant spacing between rows, building a higher continuous berm or other wall structure around the sites would only add to the visual impact, defeating the intent.</p>	<p>No further comments received. Deerfoot Solar Park Ltd. has made efforts in site selection to propose Project sites that are industrial, have been previously disturbed, and will be minimally visually impacted by the addition of a solar power plant.</p>

Deerfoot Solar Park

Participant Involvement Program

March 2020

Key Concern	Applicant's Response	Outcome
Noise Impact	<p>Noise Impact Assessments will be completed for the Projects to ensure adherence to <i>Rule 012: Noise Control</i>. When considered in relation to the noise generated by other emitters locally, including the immediately adjacent highways, it is not expected that noise levels from the solar parks will be discernible from existing background noise.</p> <p>Solar panels do not emit noise, and the inverters and transformers which do produce noise will be located centrally within the Project sites where possible to mitigate any impacts. Additionally, noise will only be produced when the solar park is generating, during daylight hours.</p> <p>*Decibel scale diagrams and decibel values relating to the Project were presented at the Open House, and provided to stakeholders as needed on a case-by-case basis.</p>	No further comments received. Noise Impact Assessments will be completed for the Projects to ensure adherence to <i>Rule 012: Noise Control</i> .
Reflection and Glare from Panels	<p>Glint and Glare study will be completed for the Project to assess potential impacts of the site.</p> <p>Solar panels are designed to absorb as much light as possible, rather than reflect light, in order to function efficiently. Further, the panels are coated with anti-reflective materials that maximize light absorption.</p>	No further comments received. A Glint and Glare Study will be undertaken for the Deerfoot Solar Park to assess any potential of impacts.
Transmission and Energy Storage Infrastructure	<p>Deerfoot Solar Park Ltd. has begun the connection application process with ENMAX, and will receive connection option details based on this. At the time of filing, no significant new transmission infrastructure is anticipated. Existing distribution lines running adjacent to the Project sites will be utilized where feasible.</p> <p>At this time there are no plans to add an energy storage component to the Projects, although Deerfoot Solar Park Ltd. continues to assess the commercial and technical viability of energy storage solutions.</p>	No further comments received.

Deerfoot Solar Park

Participant Involvement Program

March 2020

Key Concern	Applicant's Response	Outcome
Project Subsidies and Economic Viability	<p>At this time there are no grants or tax funds awarded to the Project.</p> <p>Electricity generated by the Projects will compete on the spot price market or enter a form of corporate Power Purchase Agreement (PPA). It is likely that Deerfoot Solar Park Ltd. will seek additional Equity Partners (ownership) prior to the construction and operation phase of the Projects.</p>	No further comments received.
Cost and Reliability of Electricity	<p>Electricity generated by the Project will need to compete with other forms of generation on the sale price of electricity. The sale price of electricity generated will therefore need to be competitive with other forms of generation.</p> <p>The supply and demand across the electricity network is continuously managed. As certain forms of generation reduce or stop (e.g. solar energy in the evening), other forms of generation fill the gap.</p>	No further comments received.
Impact to Property Values	The Project is not expected to have additional impact on property values, given that the sites are zoned as industrial and contain contaminated land. Considered in relation to other industrial developments in the area, the proposed developments will not be out of character for the setting.	No further comments received.
Lifespan and Recycling of Materials	<p>The solar panels have an expected lifespan of at least 30 years, and contain many recyclable materials including silicon, glass and metals.</p> <p>Recycling of many component materials is already possible, with significant further improvements in recycling technology anticipated by the Projects' end of life.</p>	No further comments received.

Deerfoot Solar Park

Participant Involvement Program

March 2020

Key Concern	Applicant's Response	Outcome
Radiation, Radioactivity, and Impacts to Health	<p>All electrical and electronic devices create electromagnetic fields (EMF) and emit a degree of electromagnetic radiation (EMR). This includes solar panels and inverters, however, there are robust government standards with a wide margin of safety for EMR emissions by electrical equipment, which will also apply to the proposed Projects.</p> <p>*The Government of Canada's online page <i>Power Lines and Electrical Appliances</i> was provided to stakeholders as needed on a case-by-case basis.</p> <p>There is an existing monitoring, management plan and risk assessment in place with Alberta Environment for the sites' phosphogypsum stacks. Relevant risk assessments will be undertaken through the course of the Projects.</p>	No further comments received.
Disturbance of Phosphogypsum Stacks	The phosphogypsum stacks are managed under an agreed plan with Alberta Environment. It is a requirement that the Project design and installation methodologies do not disturb the existing clay cap of the stacks.	No further comments received. A review of the risk management plan will be undertaken prior to any construction work being carried out.
Safety	<p>A security fence will be installed around the perimeter of the sites to prevent trespassing and entry of large animals.</p> <p>The Project site is comprised of phosphogypsum stacks with an existing monitoring, management plan and risk assessment in place with Alberta Environment. As with any construction Project, relevant risk assessments will be required prior to the commencement of each stage of construction.</p>	No further comments received. Relevant risk assessments will take place prior to the commencement of construction.

Deerfoot Solar Park

Participant Involvement Program

March 2020

Key Concern	Applicant's Response	Outcome
Contracting Work for the Project	<p>The construction of the Project is planned to be contracted under an Engineering, Procurement, Construction (EPC) agreement, with subcontractors potentially working under the selected EPC contractor.</p> <p>*Where requested, the Project team has passed along business information from stakeholders and other interested parties, to the EPC contractors in consideration for Project work.</p> <p>Given the nature of the work associated with the Projects, there are significant local contract and supply chain opportunities.</p>	No further comments received.
Development and Equipment Supply by Foreign Companies	<p>Deerfoot Solar Park Ltd. is a privately owned family business, and commercial renewable energy developer primarily developing Projects using its own private equity. Where appropriate, the company has done this in partnership with utility companies and other investors.</p> <p>While DP Energy is headquartered in Ireland, and not a Canadian company, the construction and operation of the Projects will be undertaken by Canadian based contracting firms and a Canadian workforce. The electricity from the Projects will be generated, sold, and consumed within Alberta. Ownership of generation assets by foreign or multinational companies is not unusual in a globalized economy, and eventual ownership participation by a Canadian company is certainly a possibility.</p> <p>Solar panel supply selection typically involves offerings from a global supply chain. Deerfoot Solar Park Ltd. will select panels from Tier 1 manufacturers who follow stringent quality control processes.</p>	No further comments received.
Transportation of Equipment on to Site	<p>Given the size and nature of the solar panels and Project equipment, there will be few special or oversized deliveries to the site. Deerfoot Solar Park Ltd. has received stakeholder comment that transportation of equipment should take place at nighttime, and acknowledges this suggestion, however this must be balanced with the associated noise considerations.</p>	No further comments received

Key Concern	Applicant's Response	Outcome
Landscaping and Weed Control	Existing grass planting on the sites will be renewed as necessary post-construction, and maintained throughout the life of the Project, with no changes anticipated to the existing landscape management activities currently in place.	No further comments received. Deerfoot Solar Park Ltd. will ensure the existing grass planting on the Project sites will be renewed as necessary post construction, and maintained through the life of the Project.

5.0 ONGOING ENGAGEMENT

Deerfoot Solar Park Ltd. considers the Participant Involvement Program to be an important part of the planning and development process. Through meaningful discussions with individuals, communities and organizations, the Project acquired valuable feedback from Participants and was able to provide information addressing their questions and concerns for the Project. Deerfoot Solar Park Ltd. is committed to continuing open and transparent consultation throughout the duration of the Project in an effort to resolve outstanding issues, should they arise.

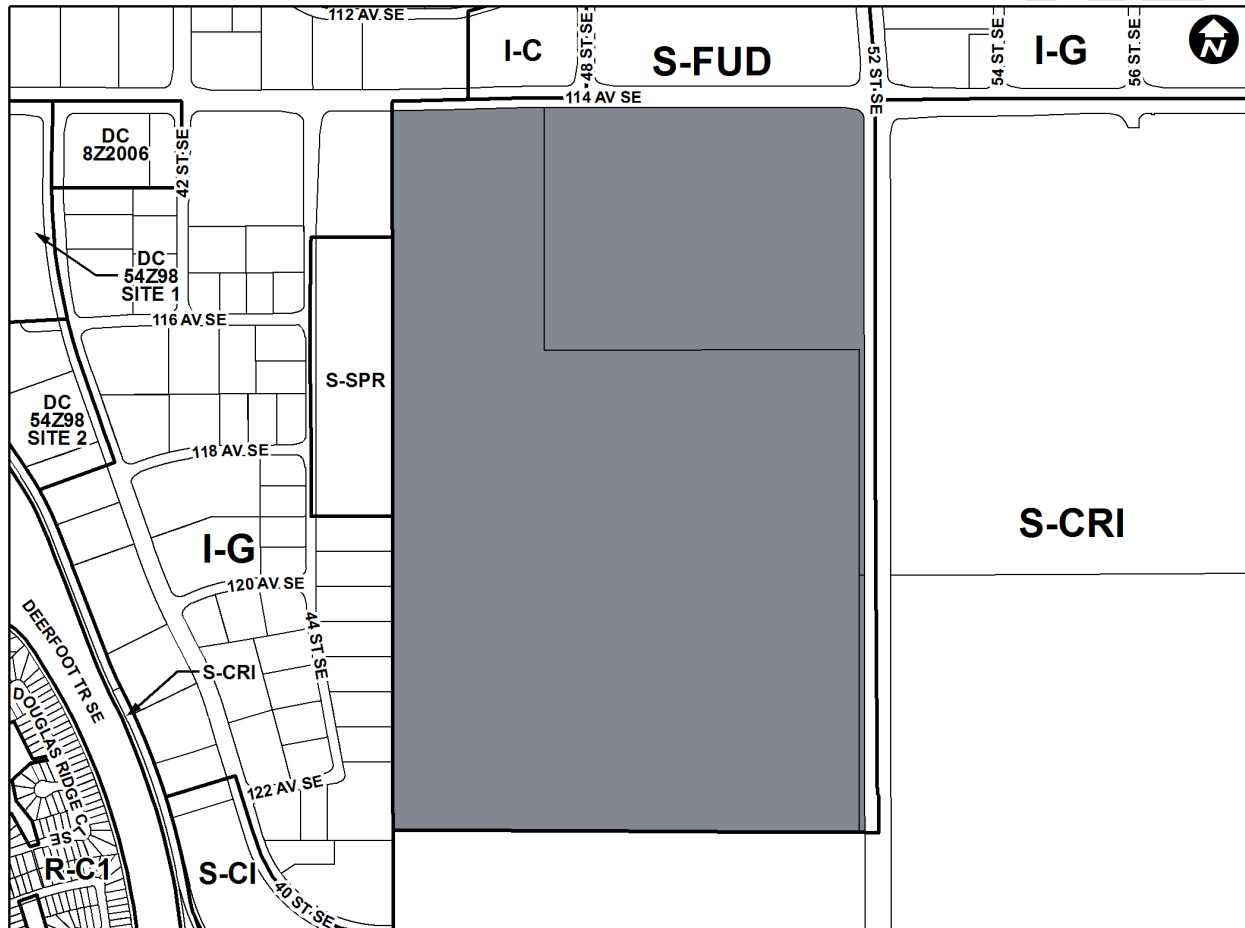
6.0 CONCLUSION

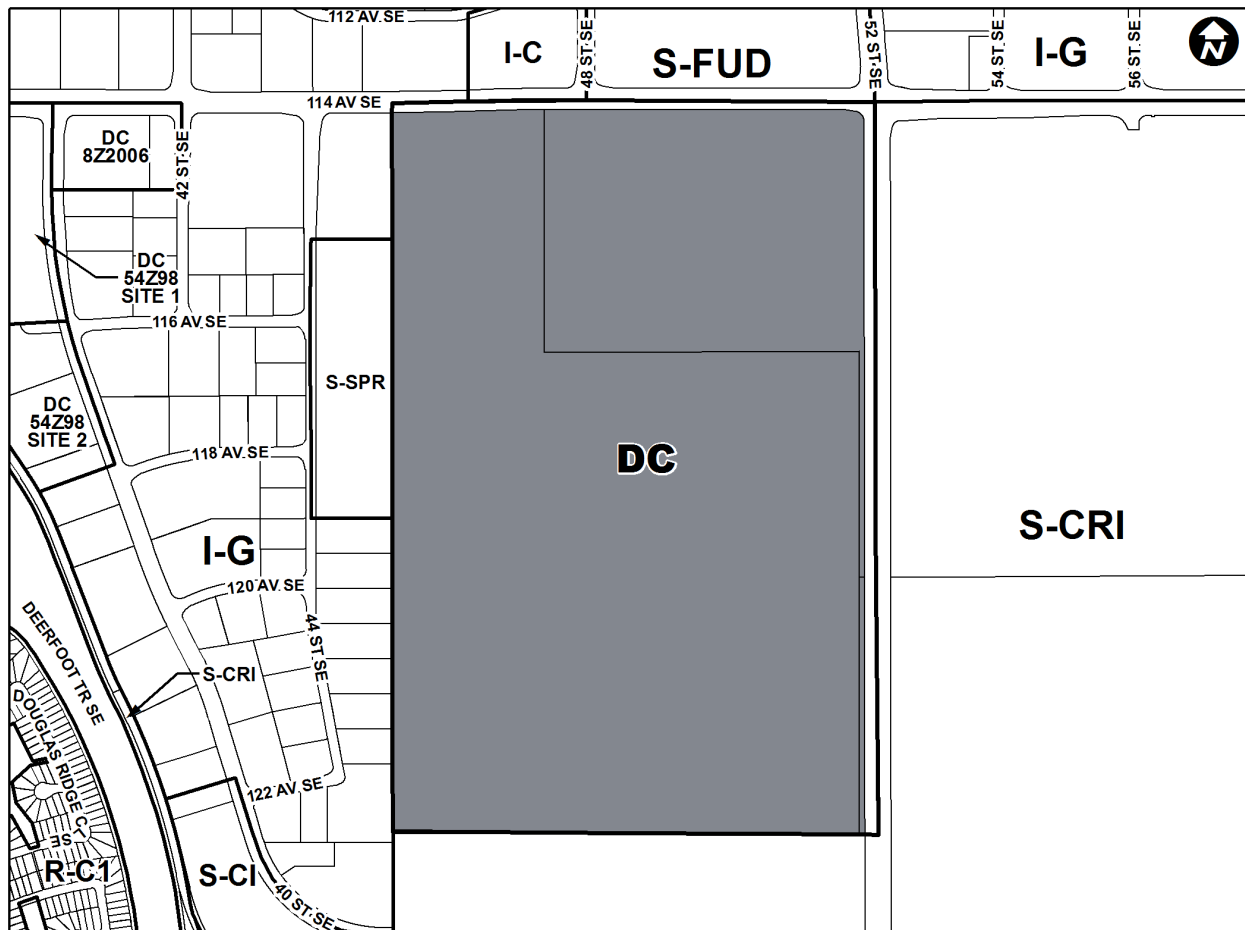
Deerfoot Solar Park Ltd. has considered the feedback received from Landowners, Occupants, Residents, businesses, agencies and other interested parties. As comments were received, information was reviewed by Project staff and inputted into Deerfoot Solar Park Ltd.'s consultation log. Of the over 11,600 notifications sent, and the over 1,000 in-person consultation attempts for the Project, the vast majority of stakeholders responded neutrally or positively to the proposed Deerfoot and Barlow Solar Projects. A number of participants raised questions or concerns that fell under similar topics, and were provided follow up information, and options to contact the Project team with any further comments throughout and beyond the formal PIP and AUC Application phases of the Project.

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 allow for the additional use of power generation facility – large.

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 Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

(a) **Power Generation Facility – Large.**

Bylaw 1P2007 District Rules

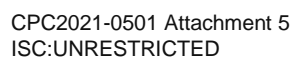
- 6 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

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 Section 36 of Bylaw 1P2007.

A development permit application (DP2021-0599) was submitted by Stantec Consulting on 2021 January 29. The development permit application proposes a Power Generation Facility – Large that includes the installation of 2,000 solar photovoltaic panels, each measuring approximately 4 metres long and 27 metres wide. The panels would be placed in rows approximately 6 metres apart and would span across a majority of the surface of the proposed development area. Placement of the panels will be atop non-permanent gravity mounted installations. It is anticipated that this site will generate approximately 36 megawatts of electricity.

Figure 1: Site plan of proposed development



**Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 14119 – 52 Street NE,
LOC2018-0030**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 7.86 hectares \pm (19.42 acres \pm) located at 14119 – 52 Street NE (Plan 1440LK, Block D) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Outdoor (I-O) District and Special Purpose – Urban Nature (S-UN) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a limited range of primarily outdoor industrial uses, and delineate the boundaries of a wetland on the subject parcel.
- The proposal allows for a set of uses that are complementary to the neighbouring character of the area, and conform to relevant policies of the *Municipal Development Plan (MDP)* and the *Northeast Residual Area Policy Plan*.
- What does this mean to Calgarians? Economic opportunities for the landowner and increased outdoor industrial storage opportunities will help to promote an efficient use of a limited service area.
- Why does this matter? The proposal will enable additional industrial and employment opportunities within the area while allowing for the rehabilitation and conservation of a wetland within the site.
- A development permit to rehabilitate the existing wetland has been approved.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This application was submitted by George Fitzner on behalf of the landowners, Amarjit Kaur Dhaliwal and Jagmohan Singh Dhaliwal, on 2018 February 13. The application originally proposed to redesignate the parcel from the S-FUD District to the Industrial – General (I-G) District. Administration did an initial review and analysis on the I-G proposal, and between 2018 and 2020 the applicant reviewed their options and continued to work on the Biophysical Impact Assessment, which was required in the review of the application. On 2020 June 02, the applicant amended the application to propose the I-O District to allow for storage of large vehicles, including commercial and recreational vehicles, as indicated in the Applicant Submission (Attachment 2). The S-UN District is proposed to delineate an existing Class IV wetland on the subject parcel. The northwest portion of the site between the proposed S-UN District and Métis Trail NE will remain designated as the S-FUD District.

The subject site is located in the northeast quadrant of the city within Residual Sub-Area 5D between Métis Trail NE and 52 Street NE. The parcel is currently developed with a dwelling, shop, and a garage on the eastern portion of the lot. The rear/western portion of the lot is currently undeveloped and includes a crown claimed Class IV wetland. The parcel is unserved.

**Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 14119 - 52 Street NE,
LOC2018-0030**

A development permit (DP2019-3622) for rehabilitating the existing wetland was approved on 2020 September 25 (Attachment 3). A separate development permit(s) to review and approve any new business activities within the site will be required following this proposed land use amendment. At the time of writing this report, no additional development permits have been submitted.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. In response, the owners of the subject parcel met with the owners of the adjacent properties to the north, south, and southeast of the property (14221, 14017, and 13950 – 52 Street NE). No concerns were raised by the owners of the adjacent properties.

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.

Each of these methods of communication were undertaken in 2018 February for the original proposed I-G District, and again in 2020 June when the application was amended to propose the I-O District.

There is no community association for the subject area and no public comments were received by Administration.

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

IMPLICATIONS

Social

The proposed land use district provides opportunities for outdoor industrial uses while maintaining the character and function of the area, expanding the potential for the owner to develop the site.

Environmental

This application and permanent protection of the wetland does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align

**Planning & Development Report to
Calgary Planning Commission
2021 May 6**

**ISC: UNRESTRICTED
CPC2021-0510
Page 3 of 3**

**Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 14119 - 52 Street NE,
LOC2018-0030**

future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages for any business activities and developments proposed on the site.

Economic

The proposed land use amendment enables additional flexibility of uses which may better accommodate the economic needs of the area, maximizing opportunities in a limited service area and potentially increasing employment opportunities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2019-3622) Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast quadrant of the city within Residual Sub-Area 5D. The parcel is located north of Stoney Trail NE, between Métis Trail NE and 52 Street NE. The site is accessed from 52 Street NE via 144 Avenue NE, which is the boundary with Rocky View County. There is no access off Métis Trail NE or Stoney Trail NE. The parcel is approximately eight hectares in area, and is approximately 100 metres wide and 800 metres deep.

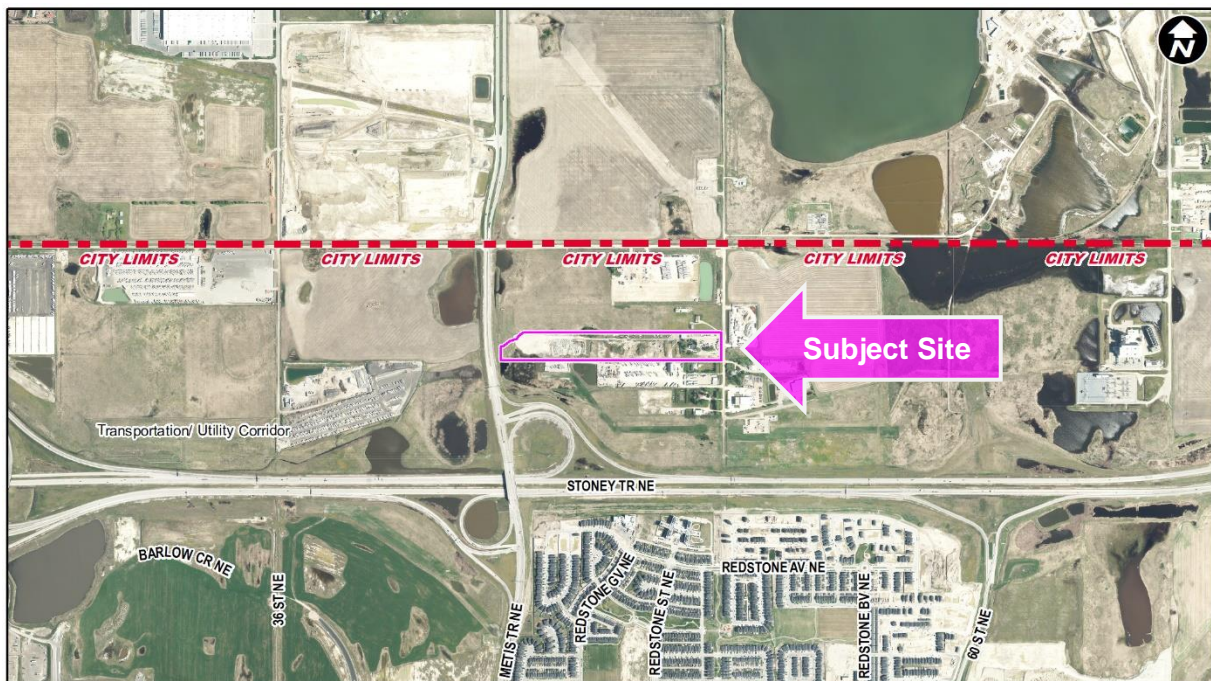
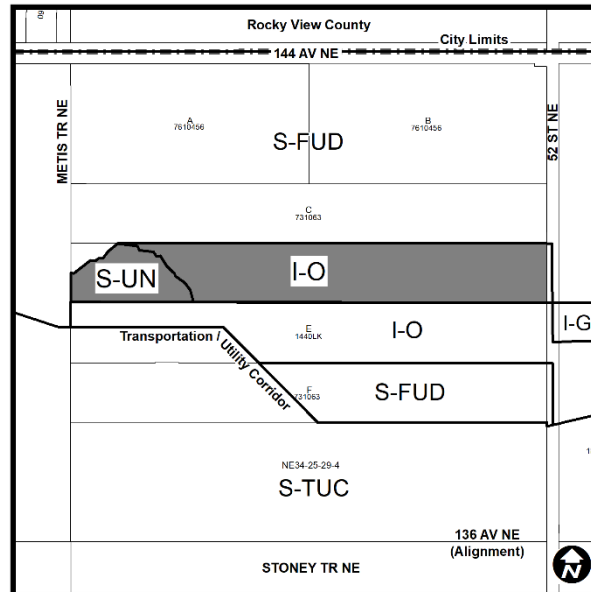
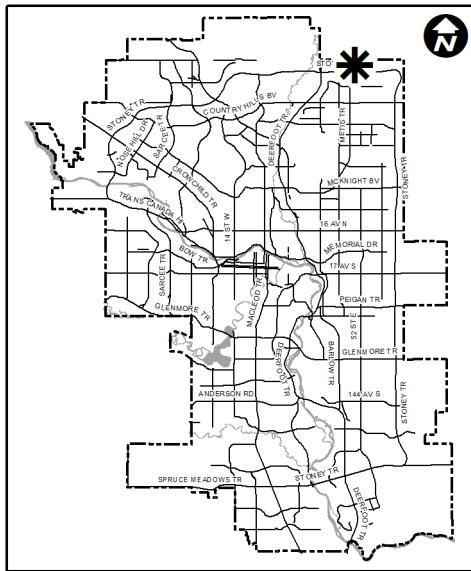
The parcel is currently developed with a dwelling, shop, and detached garage on the eastern portion of the lot. The rear/western portion of the lot is currently undeveloped and includes a Class IV wetland, as identified in the Biophysical Impact Assessment completed as part of the review. A development permit (DP2019-3622) has been approved for rehabilitation of the wetland area, which was previously manipulated/ filled-in in error. A deferred reserve caveat to account for the Municipal Reserve requirement for the lands is also registered on title, which would be required to be fulfilled at a future subdivision.

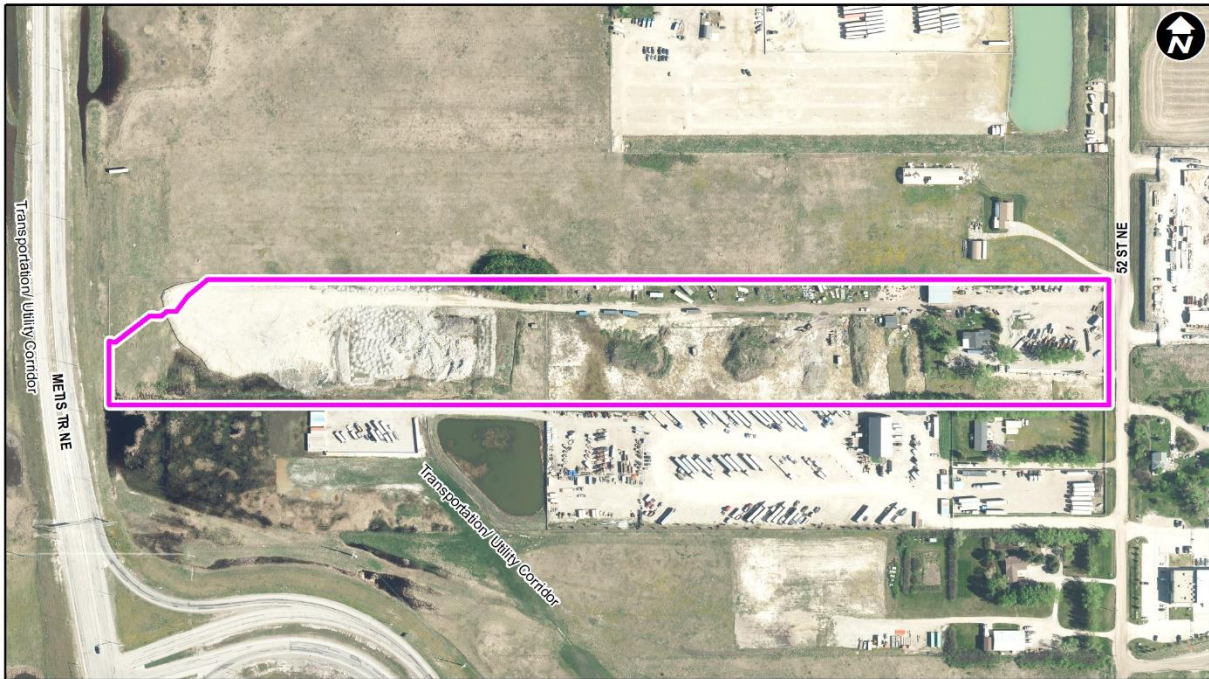
Parcels to the east and north are primarily designated as the S-FUD District with parcels to the south designated as a mix of I-G and I-O Districts. The parcels to the south and the north are operating primarily as storage sites for vehicles and equipment. Directly to the east and across 52 Street NE is an Alberta Waste and Recycling site approved as a Recyclable Construction Material Collection Depot in 2017 through DP2017-1450. This use has a temporary approval for five years and is set to expire on 2022 May 25. A new permit will be required to continue these operations beyond that date. Section 13 of the *Subdivision and Development Regulation* prohibits certain uses, such as schools, hospitals, and food establishments from operating within 300 metres of a Waste Storage Site. The proposed I-O District is appropriate near the approved waste storage site as the Applicant Submission in Attachment 2 notes that the owners intend to have outdoor storage uses on the site, which are compatible with the neighbouring depot and are not prohibited by the regulation. Should a prohibited use be explored in the future, a waiver for variance from Alberta Environment and Parks would be required and would be completed at the development permit stage.

Community Peak Population Table

Not available because the subject area is an industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing S-FUD District is a designation applied to areas that are awaiting urban development and utility servicing. This District provides for a limited range of temporary uses that can be easily removed in the future, such as RV storage, to allow for urban forms of development. Often these lands are used to accommodate existing homes and agricultural lands on the edge of the City until a redesignation is completed at the outline plan stage.

The northwest corner of the parcel along Métis Trail NE is proposed to remain designated as the S-FUD District, and the I-O District and the S-UN District are proposed for the remainder of the subject parcel. Development of the remaining S-FUD area, especially access considerations, will be reviewed further through future applications.

The application originally proposed the I-G District for the entire parcel, which allows for a variety of light and medium general industrial uses with some support commercial uses. Parcels that are unserviced are limited to having a building with a maximum gross floor area of 1600 square metres.

Through the application review process, the applicant was encouraged to review the I-O District as there is no area structure plan for the subject area and the site is unserviced. This District better fits the temporary industrial nature of this area, where only limited servicing is available. After reviewing both districts, the applicant amended the application to propose the I-O District. The I-O District has similarities to both the existing S-FUD District and I-G District. It provides a

range of outdoor storage uses that are compatible with areas awaiting development as they do not require servicing, and allow for future redevelopment of the site. The maximum building height in the District is 10 metres. The maximum building size allowed under the I-O District is limited to 1600 square metres, which allows for much of the land to remain flexible for future uses or developments. The I-O District also requires screening of all materials and equipment stored on sites, which ensures a compatible interface with Métis Trail NE and the surrounding lots.

The application also proposes to redesignate the western portion of the site to the S-UN District. This District is intended to provide for natural landforms, vegetation and wetlands, and is appropriate as this area contains the Class IV wetland, which is currently approved for rehabilitation. This District restricts development to allow for the preservation of existing characteristics or areas undergoing naturalization. It also allows the wetland to be dedicated as Environmental Reserve through a future subdivision.

Development and Site Design

A development permit (DP2019-3622) was submitted by George Fitzner on 2019 July 16 to address fill that was previously added to the existing wetland on the site. The development permit was approved on 2020 September 25. As the scope of the application is focused on stripping, grading, excavating and reclamation, a separate development permit will be required for new business activities to operate on the site.

If approved by Council, the rules of the proposed I-O District will provide guidance for the development of the majority of the site, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking. Other key factors that are being considered during the review of a future development permit application includes:

- site access to 52 Street NE;
- appropriate access to all portions of the site;
- an appropriate interface with Métis Trail NE;
- screening the existing residence from future development;
- compliance with Section 13 of the *Subdivision and Development Regulation* in regard to the proximity to a Waste Storage Site; and
- management of storm water runoff.

Transportation

The parcel is located between Métis Trail NE and 52 Street NE, with access from 52 Street NE only, as direct access from Métis Trail NE is prohibited. The site currently has two driveways, one for the home and garage, and a second to access the rear of the site. At the development permit stage, a new agricultural standard crossing (driveway) may be required to accommodate any redevelopment of the site. Vehicle access to the northwest portion of the lot, which is remaining the current S-FUD District, will also be reviewed through subsequent development permit proposals should any business or development activities be proposed in that portion of the lot.

A Transportation Impact Assessment was not required in support of this application.

Environmental Site Considerations

A Phase I Environmental Site Assessment (ESA) and Biophysical Impact Assessment (BIA) were prepared in support of the proposed land use amendment application. The site developer is obligated to manage environmental soil and groundwater conditions at the site as per the Environmental Enhancement and Protection Act (EPEA) and as directed by the provincial regulator, Alberta Environment and Parks. The BIA indicated that a Class IV wetland is located on the southwest portion of the site, which is being proposed as the S-UN District, and upon any subdivision of the lands, will be dedicated as Environmental Reserve to protect and preserve the wetland and applicable surrounding area. The area of the proposed S-UN District includes a 30 metre buffer from the edge of the wetland. The approved development permit (DP2019-3622) allows for the removal of fill from the wetland area and for the wetland to be rehabilitated.

Utilities and Servicing

The subject parcel is not currently serviced by The City of Calgary water and sanitary services. Water servicing is available along 52 Street NE and a tie-in may be undertaken through future development of the site. Likewise, no stormwater service is available for the site, and no overland drainage will be permitted to leave the site area, except in conformance with a Stormwater Management Report, which will be reviewed at the time of future development. A Deferred Services Agreement (DSA) will be required between the developer and The City at the development permit stage. The developer will be responsible for extending the services to the subject site when permanent services are available.

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 promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25-30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. The uses in the proposed I-O District are generally allowable within the 25-30 NEF contour area, which prohibits campgrounds, but allows all other uses, including residential. Any future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Rocky View / Calgary Intermunicipal Development Plan (Statutory - 2012)

The site falls within the policy area of the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP), and has been circulated to Rocky View County, who had no comments or concerns at the time of the circulation. Rocky View County will be further engaged at the development permit stage.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a mix of industrial activities at varying intensities allowing the industrial nature to be maintained through future redevelopment. The I-O District provides the opportunity for temporary uses to be established on the site, such as storage of vehicles, materials, or equipment, while maintaining the opportunity for future industrial activities and alternate developments in the future. The proposed redesignation aligns with the policies of the MDP.

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

Northeast Residual Area Policy Plan (Non-Statutory – 2005)

The subject parcel is identified within the [Northeast Residual Area Policy Plan](#) as part of the Limited Industrial Area on Map 3: Land Use Concept. This category allows for the development of light industrial uses in the western portion of the Plan area, which is a limited serviced industrial area. This is in alignment with the light industrial and business park use proposed to the north of the plan area in Rocky View County. The proposed I-O District is in alignment with this policy as the allowable uses are temporary in nature, and maintain the industrial character indicated by the plan.

Applicant Submission

2021 April 23

This application is for the Land Use Redesignation of the parcel: 14119 52 Street NE, Calgary, Alberta.

The lot is approximately 803.5 deep by 100.6m wide. It has an area of 80,801m² (20 Acres). It is currently zoned S-FUD. The property has an existing residence, a shop, and a garage. The rear of the lot includes a wetland, which was filled-in in error. The current owners have been in contact with the Province and have a permit with the City to rehabilitate the wetland and restore it back to its original size.

The neighbouring property to the north is S-FUD, and the property to the south is I-O. Properties to the east are S-FUD and I-G. There are a variety of storage and light industrial business operating out of these neighbouring properties.

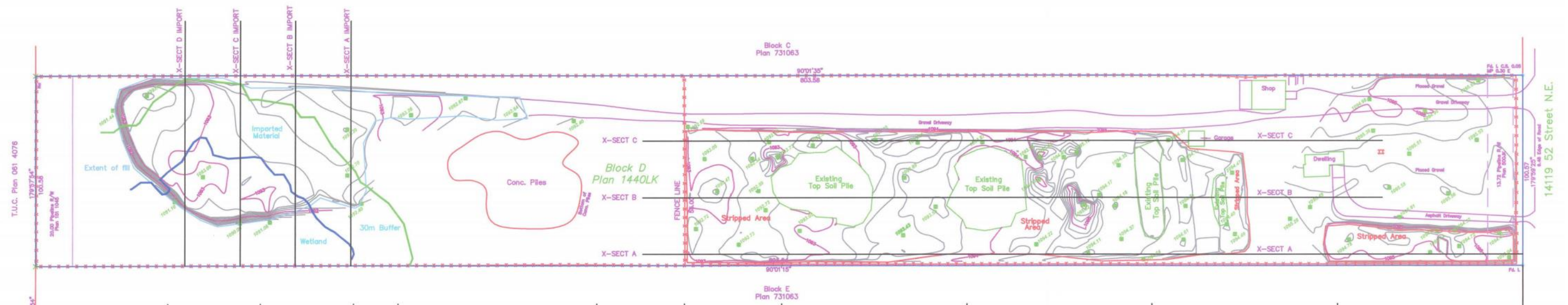
The owner is applying for a redesignation of the majority of the property from S-FUD to I-O. The owner wishes to use the property for storage of large vehicles, RV units, heavy equipment and trucks, which is similar to the businesses being run out of the neighbouring properties. The S-UN portion of the site will contain the wetland area, which will not be used for storage activities, and the northwest corner of the property will remain S-FUD.

Development Permit (DP2019-3622) Summary

A development permit application (DP2019-3622) has been submitted by George Fitzner on behalf of the owners, Amarjit and Jagmohan Dhaliwal, on 2019 July 16 and was approved on 2020 September 25. The development permit application is an excavating, stripping and grading permit to allow for fill to be removed from the Class IV wetland on the site, and allow for rehabilitation of the wetland. The following excerpt (Figure 1) from the development permit submission provides an overview of the development and is included for information purposes only.

Administration's review of the development permit considered a Biophysical Impact Assessment and includes a 30 metre buffer around the wetland. The wetland and rehabilitation conform to the rules in the proposed Special Purpose – Urban Nature (S-UN) District.

Figure 1: Site Plan



Land Use Amendment in Residual Sub-Area 03W (Ward 3) at 16795 Centre Street NW, LOC2020-0157

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Refuse the proposed bylaw for the redesignation of 2.2 hectares \pm (5.47 acres \pm) located at 16795 Centre Street NW (Portion of N1/2 Subdivision 8 of SE1/4 Section 9-26-1-5,) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control District to accommodate additional uses including Place of Worship and Child Care Service, with guidelines (Attachment 2), and abandon the proposed Bylaw.

HIGHLIGHTS

- The application seeks to redesignate the subject site to a DC District to accommodate the existing uses of the S-FUD District with the addition of Place of Worship and Child Care Service. The current land use remains in place from when it was annexed into The City in 2007. The proposal is considered a permanent use.
- Administration is recommending refusal of the proposed DC District as the proposal is in advance of an Area Structure Plan (ASP) being in place, and it contravenes the *Municipal Development Plan* (MDP) and the *North Regional Context Study*.
- What does this mean to Calgarians? Refusal of this proposal is consistent with direction provided by Council. An ASP has not been initiated, and development in advance of this analysis is considered early and not recommended in the interim.
- Why does this matter? The area is not currently proposed to be developed or serviced by The City, and does not represent an active area for planning consideration within the City Planning and Policy Service line or within the foreseeable future. Without conceptual planning for the area, it is premature to determine the proposal's viability without wider plans for the future neighbourhood design. Consideration should be given to the overall growth of the area in advance of this proposal.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A well-run city.

DISCUSSION

This land use application, in the northern community of Residual Sub-Area 03W, was submitted by B&A Planning Group on behalf of the landowners, Allan and Brenda Pole, on 2020 October 29.

The subject site is approximately 2.2 hectares and is located on the west side of Centre Street N, north of 160 Avenue NW. The site is currently undeveloped and used for agricultural purposes. The Applicant Submission (Attachment 3) indicates the desire to build a place of worship and child care service on the site.

The proposed DC District is based on the S-FUD District with additional discretionary uses including Place of Worship, Child Care Service, Instructional Facility, Social Organization and Service Organization. Additional rules for required setbacks and building heights have also been included in the proposed district.

Land Use Amendment in Residual Sub-Area 03W (Ward 3) at 16795 Centre Street NW, LOC2020-0157

Administration's recommendation of refusal was carefully considered and is based on the following:

- The proposal does not conform to the MDP or the *North Regional Context Study*.
- There is no approved local area policy plan (Area Structure Plan) to guide land use, development, and municipal infrastructure in the area.
- Growth Management considerations have not been reviewed for this application given that it has been advanced prior to an ASP for the area. Administration is currently using a business case review process to consider whether City investment is appropriate in any given proposed new community development, and this has not yet been undertaken for this area.
- Allowing for an early land use redesignation proposal in the absence of an approved local ASP could jeopardize the ability to realize efficient urban development in the future, and preclude the consideration of alternate mobility, land use, and development patterns for the area.
- Administration routinely reviews and recommends interim or temporary proposals in similar areas around the city. In this case the applicant has proposed a permanent structure for this development.
- The community layout and transportation network including transit facilities, for the area has yet to be determined through the ASP process.
- Site servicing for utilities are not available for the site.

No development permit application has been submitted at this time. However, the applicant has prepared a development concept for a place of worship and child care service that has been shared with Administration and the community (Attachment 4). This concept is subject to change.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. The applicant held a public meeting on Zoom on 2021 January 28. Invitations were sent to adjacent landowners, and local community and resident associations in the developing area south of the subject site.

A summary of engagement completed by the applicant is included in Attachment 5.

Land Use Amendment in Residual Sub-Area 03W (Ward 3) at 16795 Centre Street NW, LOC2020-0157

City-Led Outreach

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

There is no community association for the subject area. No letters were received from the public during the application review.

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

IMPLICATIONS

Social

While the proposal may provide an added space for members of the faith community and residents in north Calgary, development on the site is premature and may limit the future potential for other uses and development forms in the absence of a planned community. In addition, the proposed uses in this application are ideally considered in relation to the wider context, as these are uses generally integrated within communities, supported by transit and other business/community facilities nearby.

Environmental

Although some specific opportunities were discussed with the applicants regarding a low impact development approach to stormwater, and/or a commitment to utilize solar photovoltaic within a future development permit, no commitments were made at this time, and the application does not include any features that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged should the application reach the development approval stages.

Economic

This application seeks to allow development of the subject site which is supporting the development intent of the landowner but is not supported by existing Council policy. Development in advance of guiding policy and budget considerations impacts the future operating and capital budget of those services required for the site (fire, water, wastewater, sanitary, transportation, waste management, transit, etc.) and may influence the urban format for the area in a way that constrains the neighbourhood layout/land organization in the future.

Service and Financial Implications

Unknown at this time. Prior to approval of a land use for this area, The City should understand the budget requirements to implement the services required to realize development. This would occur through the Area Structure Plan and business case review process. However, the applicant is proposing interim site servicing which outside of Emergency Services response, would not require connection to city infrastructure services at this time.

**Planning & Development Report to
Calgary Planning Commission
2021 May 6**

**ISC: UNRESTRICTED
CPC2021-0574
Page 4 of 4**

**Land Use Amendment in Residual Sub-Area 03W (Ward 3) at 16795 Centre Street
NW, LOC2020-0157**

RISK

Approval of this land use amendment prior to local area policy, which guides financial considerations, land use, future development vision, and municipal infrastructure, may negatively impact the ability to realize efficient urban planning in the future and achieve the best outcomes. Though the conceptual site plan provided by the applicant may provide some mitigation, risk remains in approving permanent development in unserviced areas in advance of proper overall analysis and future consideration for the area.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Concept Plan
5. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

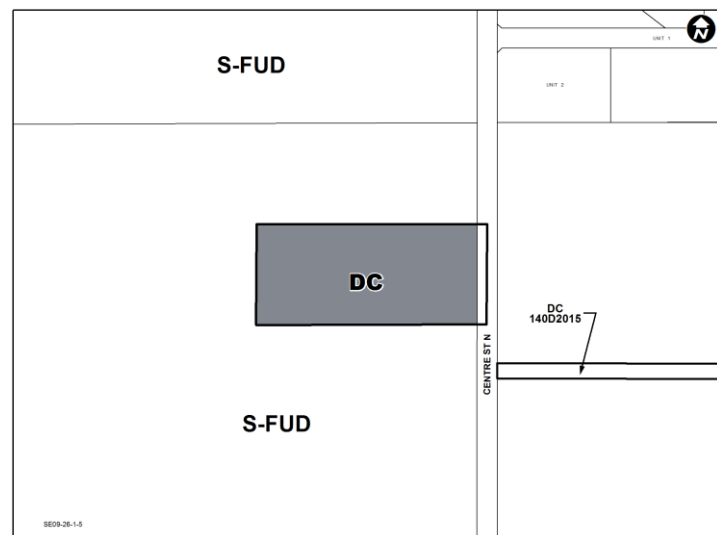
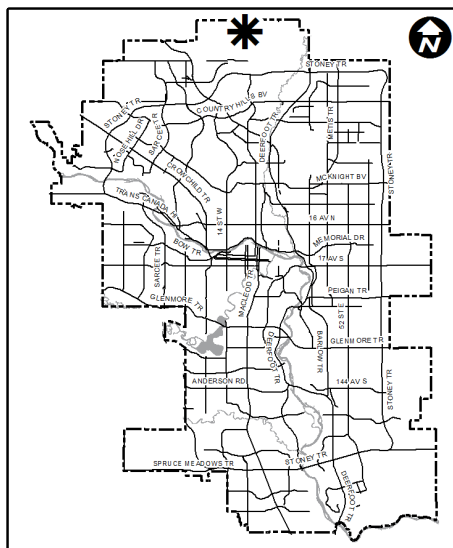
The subject site is a 2.2 hectare (5.47 acre) portion of a larger 8 hectare (20 acre) site located in Residual Ward 3 in north Calgary. The approximate dimensions are 220 metres by 100 metres. The developing community of Livingston is located approximately 1.5 kilometres to the south. A future Green Line station is planned along Centre Street at 160 Avenue N, approximately 600 metres south of the subject site.

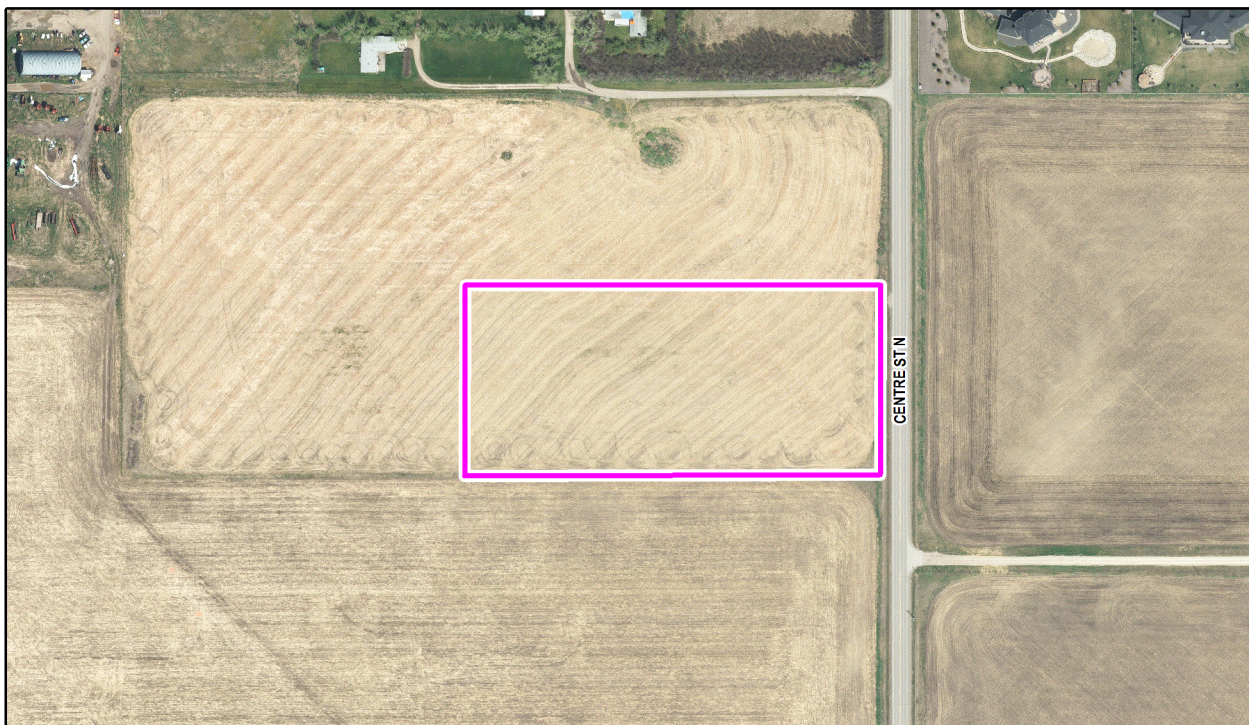
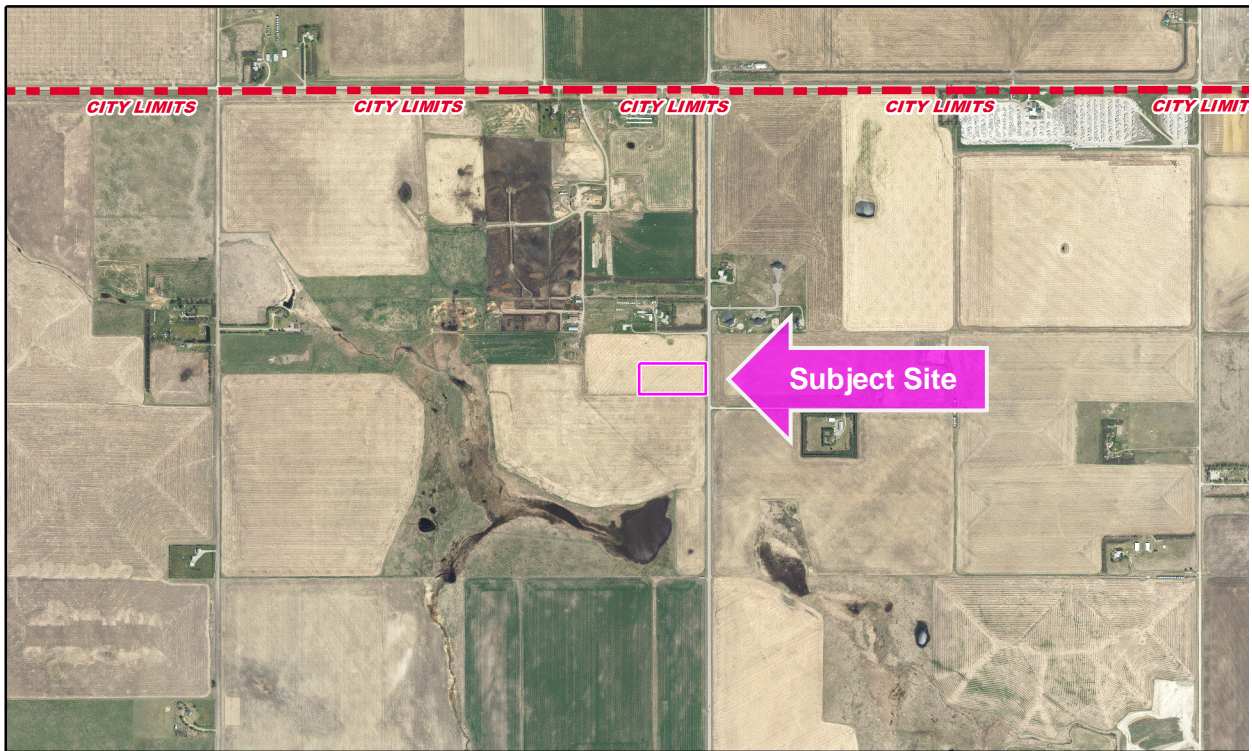
The site and surrounding area were included in a 2007 annexation of land from Rocky View County. The parcel was previously subdivided from the larger parcel, and a deferred reserve caveat for future Municipal Reserve is still owing. The surrounding area is generally characterized by agricultural uses and country residential development predominantly designated S-FUD. There is an existing Direct Control District east of the subject site which is based on S-FUD and allows the General Industrial – Light use in existing buildings.

Community Peak Population Table

There is no community population data available for this area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

This proposed land use redesignation application is not supported by Administration as it contemplates a permanent use within the area in advance of planning having been completed for the area. The proposal is not in line with the MDP which emphasizes that appropriate guiding policy should exist prior to any development occurring. Without an existing local area plan, an analysis has not been completed to understand the costs, transportation networks, neighbourhood design, future servicing and road alignment. Administration did work with the applicant to provide some of the site specific servicing requirements, but it is important to note that Administration does not have the latitude to disregard the requirement for additional planning for the site prior to approving new, permanent applications in the area. Administration routinely reviews and recommends approval of interim or temporary uses in circumstances such as this, but without the presence of growth planning for the area, the application is considered premature.

The existing S-FUD District is intended for parcels that are awaiting development and are not yet serviced. A very limited number of uses are included in this District, including Vehicle Storage – Recreational, Single Detached Dwelling and Utility Building. The uses included are intended to be interim and easily removed when land is redesignated in the future to allow for urban forms of development. There is no maximum height or floor area ratio (FAR) for buildings within the S-FUD District.

The proposed DC District is based on the existing S-FUD District with the additional uses of Place of Worship – Small, Medium, and Large, Service Organization, Social Organization and Child Care Service. The owners have expressed a desire to develop the site with a child care service and place of worship to serve the surrounding area. A maximum height of 16 metres is included in the DC District, as well as additional rules for setbacks to adjacent properties.

The setback rules proposed in the DC District are included as minimums. This adds some needed flexibility depending on the timing of development on the site. As described in the Transportation section of this report, the road network for the area has yet to be determined through the planning process. Should development occur prior to planning of the future road network, discretion will be used to ensure the setback accommodates development, as well as future road widening. Should development occur after the road network is determined, the setbacks proposed will help to ensure consistency of development in the area.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 through 10 of the DC District. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District 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 District rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District will provide guidance for the future development of the site including appropriate uses, building height, landscaping and parking. Other key factors that would be considered through the development process include, but are not limited to:

- ensuring building and site design allows for a future extension of Centre Street and the transit corridor (future Green Line) in a manner that facilitates a sustainable development format and allows for continuation of the Urban Corridor;
- location of uses on the site;
- parking lot design;
- site servicing including stormwater management;
- how a proposed development will transition in the future to a fully serviced site; and
- how a proposed development addresses green building and climate resilience considerations.

Transportation and Transit

Site Access and Traffic

The interim access for the site would be taken directly from Centre Street N. Future access will likely need to be relocated to accommodate extension of the Green Line LRT and Urban Corridor and to ensure a safe/operable access and pedestrian network can be established.

A traditional Transportation Impact Assessment was not required in support of this application; the Applicant and Administration instead elected to focus the efforts on a site placement exercise. The concept plan (Attachment 4) was established based on this exercise. Although the exercise was constructive in terms of confirming that extensions of the Green Line corridor northward are possible, it is not considered a replacement for an ASP and the accompanying studies that are required in support of local area planning, and does not provide any additional details on how this area would be planned in relation to the adjacent parcels or wider community in the future.

In conjunction with a future ASP, a regional level transportation study is recommended to establish the regional transit network, community layout, and road network requirements to service broader urbanization of the area.

Transit

The *Calgary Transportation Plan* (CTP) identifies future extensions of the LRT and Primary Transit Network northwards to the City Limits and potentially beyond. The current planned terminus Green Line station would be located along Centre Street N at approximately 160 Avenue N. Calgary Transit's long-term strategic plan, *Route Ahead*, does not identify a station or associated transit-oriented development area north of the currently planned *Keystone Hills* ASP. If the Green Line is extended north of 168 Avenue N, it is most likely that a future station may be planned for either or both at 168 Avenue or 176 Avenue location(s) based on current operational requirements and planning principles.

The applicant group and Administration coordinated a location for the proposed 2.2 hectare development within the larger 8 hectare site that hypothetically could align with the future community layout and transportation network. To this end, the concept plan (Attachment 4)

provides guidance that places the proposed building, associated parking areas, and interim stormwater management facilities.

The longitudinal layout illustrated in the concept plan would allow for an extension of the Urban Corridor (i.e. LRT alignment extension and the “Streets” network) based on the same pattern that is being established in the *Keystone Hills ASP*; alternatively it could also allow for reversion to historic/conventional patterns such as those existing along the established sections of Red Line and Blue Line LRTs. Additionally, Administration recognizes that the provision of surface parking and interim stormwater management facilities may provide added development flexibility in the future, as these areas can potentially be redeveloped or infilled once the ultimate urban format for the region is planned and established.

Conversely, the placement of the site does not have the benefit of understanding how the larger area would be developed in the future, essentially locking in a permanent use within an area that has not been directed for growth. Administration has tried to balance these different elements when reviewing the application. This is the main reason that this proposal is viewed as premature from a land use and mobility perspective and thus not supported at this time. The proposed location within the larger 8 hectare site may fundamentally influence the alignment of future avenues in a manner that constrains individual sites, may limit pedestrian crossing locations and opportunities (for example, based on the length of LRT vehicles), and may negatively affect transit operations in terms of headways, service time, and capacity.

For the reasons outlined above, the best approach to establishing land use for the proposed uses would be to plan the site concurrently with the broader community and transportation network.

Environmental Site Considerations

A Phase I Environmental Site Assessment was completed for the site. No areas of potential environmental concern were identified, and further investigation is not required.

Utilities and Servicing

The ultimate storm, sanitary, and water infrastructure required to service the area is not available and is not expected to be constructed in the near future. As a result, interim servicing including an onsite zero release storm pond, onsite storage and trucking of sanitary, and a water well or trucked-in water would need to be utilized until the ultimate infrastructure is in place. Further servicing details will be determined at the development permit stage and would be at the developers’ expense.

The subject site lies within the City of Calgary Fire Department 10-minute response time. Public water mains are not anticipated to be available to service the site in the near future, therefore, a proposed onsite wet pond will be utilized to provide the required fire flows. Further fire access details and the design for the onsite wet pond will be completed as part of the future Development Permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The proposal is not in alignment with the policy direction of the [South Saskatchewan Regional Plan](#) which promotes the efficient use of land. Appendix I of the Plan includes Efficient Use of Land Principles including locating development where the need for new infrastructure is minimized. This proposal does not meet the principles.

Interim Growth Plan (2018)

The proposal is not in alignment with the overarching policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment does not follow the principles of the IGP with respect to promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities. The proposal could likely align with the IGP in the future when additional planning has occurred in the area including the adoption of an ASP.

Rocky View/Calgary Intermunicipal Development Plan (2012)

The site falls within the policy area of the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP), and has been circulated to Rocky View County, who had no objection to the proposal. Rocky View County will be further engaged should the proposal reach the development permit stage.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Future Greenfield Area as identified Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This area is intended for large land areas that have been identified for future urban development and do not yet have an approved ASP in place.

Future Greenfield Area policies state that these areas should be protected for future urban development by restricting premature development. It is also emphasized in the MDP that plans for these areas are to be established through an ASP, a process that has not been initiated for this area. Though the MDP notes that a limited range of uses that will not compromise the developability of the land may be accommodated, the uses proposed in this application are outside of that scope and approval may negatively impact the future development of the area.

The policies in Part 5 – Framework for Growth and Change also apply to this site. This area of the MDP does not recommend facilitating urban growth beyond those areas that have a local area plan in place and have had removal of the Growth Management overlay as future issues may arise in providing efficient urban growth and servicing. The proposal does not comply with the policies of the MDP.

Climate Resilience Strategy (2018)

This application does not include any features that specifically address objectives of the [Climate Resilience Strategy](#) though the applicant was asked to consider more innovative site servicing options including Low Impact Development during the application review. Further opportunities to align development of this site with applicable climate resilience strategies will be explored should the application proceed to subsequent development approval stages.

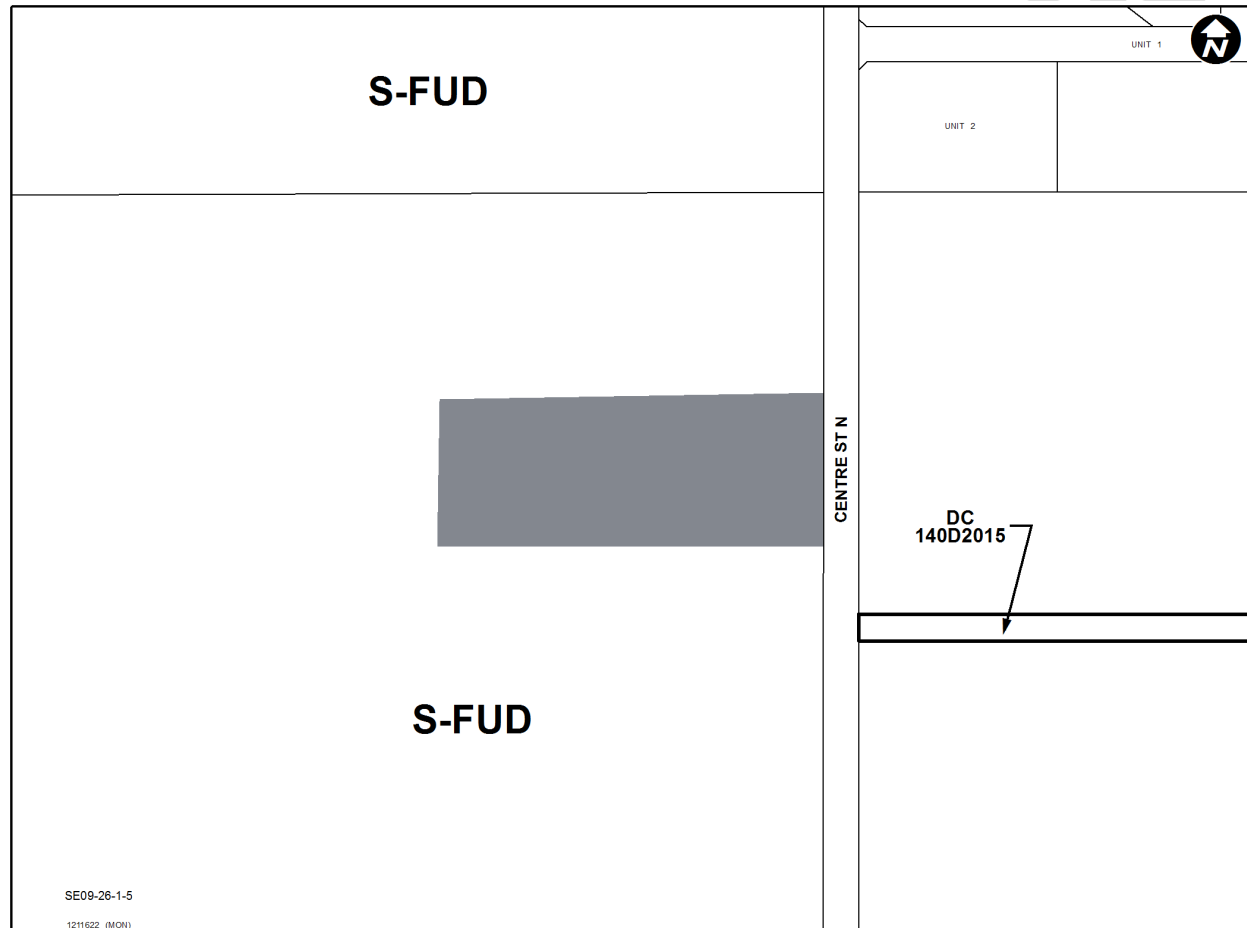
North Regional Context Study (Non-Statutory – 2010)

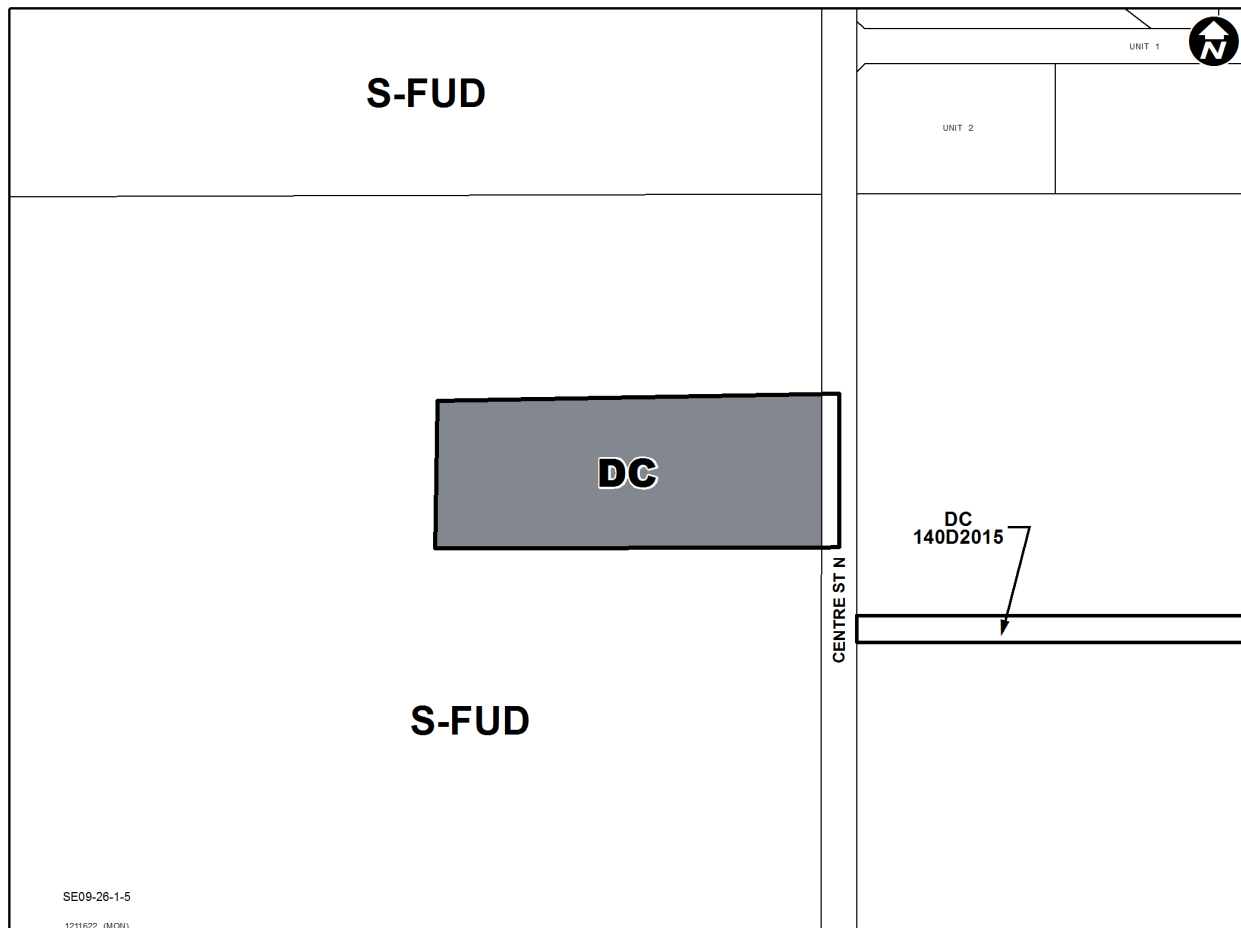
The subject site is included in the Future Planning Area of the [North Regional Context Study](#) (NRCS) and is shown on Map 3: Land Use & Transportation as part of the Urban Corridor. The NRCS is a non-statutory plan intended to provide a level of strategic planning between the MDP and CTP and subsequent Area Structure Plans. Each of the future planning areas identified in the NRCS are subject to detailed local area planning in the form of ASP in the future. The NRCS identifies that until such time that an ASP is approved for a future planning area, approval of a land use amendment, outline plan, subdivision or development permit application submitted within the planning area is considered to be premature. Exceptions to this may be made for low intensity or temporary uses that will not compromise future urban growth. Administration does not consider the proposal to be of low intensity or temporary in nature and as such, it does not comply with the applicable policies of the NRCS. The proposal is intended to be permanent and development in advance of detailed planning could impact future growth.

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:

- (a) accommodate additional uses on the parcel;
- (b) accommodate limited development where there is no City servicing; and
- (c) provide additional setback requirements.

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 Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The **discretionary uses** of Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Child Care Service;**
- (b) **Custodial Care;**
- (c) **Food Kiosk;**
- (d) **Instructional Facility;**
- (e) **Place of Worship – Large;**
- (f) **Place of Worship – Medium;**
- (g) **Place of Worship – Small;**
- (h) **Service Organization; and**
- (i) **Social Organization.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Special Purpose - Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Area

7 The minimum area of a **parcel** in this Direct Control District is 1.8 hectares.

Building Height

8 The maximum **building height** is 16.0 metres.

Setback Areas

- 9**
- (1) The **front setback area** must have a minimum depth of 6.0 metres.
 - (2) The **side setback area** must have a minimum depth of 6.0 metres.
 - (3) The **rear setback area** must have a minimum depth of 1.2 metres.

Landscaping in Setback Areas

10 All **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access or sidewalks, must be a **soft surfaced landscaped area**.

Relaxations

11 The **Development Authority** may relax the rules contained in Sections 6 through 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

April 12, 2021



INTRODUCTION

On behalf of Brenda and Allan Pole, B&A Planning Group has prepared this application for LandUse Redesignation of approximately 2.22 ha (5.47 ac) of lands within the northwest sector of Calgary. The intent of this amendment is to allow for the construction of a place of worship – theNew Beginnings Church – on this site.

The subject site is located on the west boundary of Centre Street. The site is primarily surrounded by farmstead and agricultural uses, with some country residential uses to the northeast. Further to the south are the communities of Livingston and Carrington, which are currently developing. The subject site is municipally addressed as 16795 Centre Street NW and is legally described as a portion of SE ¼ Section 9, Township 26, Range 1, West of the 5th Meridian. The subject site comprises 5.47 acres of land owned by Allan and Brenda Pole.

The subject site is within Cell E of the North Regional Context Study (NRCS, 2010), conceptually identified as part of the future Centre Street Urban Corridor. There is currently no Area Structure Plan in place for this area. To the south of 160 Avenue, multiple communities are currently developing within the Keystone Hills Area Structure Plan, including plans for a dense urban corridor along Centre street which will include future LRT stations. Despite the subject site's proximity to ongoing development and municipal infrastructure, policy planning for Cell E of the NRCS is not anticipated in the near future due to the number of communities already building out in the surrounding area. Therefore this application is being submitted in advance of an Area Structure Plan in place for the area.

PROPOSED LAND USE

The site is currently designated S- FUD (Special Purpose – Future Urban Development); this application redesignates the subject site to a Direct Control District based on S-FUD with a limited set of uses and rules from the S-CI (Special Purpose – Community Institution) district.

The intent of this Direct Control District is to allow for a Place of Worship and other supplementary and complementary uses based on the S-CI land use district, while excluding other unintended land uses that would otherwise be included under the standard S-CI land use district.

The site is intended as a multi-purpose community facility that includes a place of worship, child care services, food service facilities, and rental spaces for a wide range of potential uses by community organizations and others, within one or more buildings. The proposed development is intended to

consist of a church building with 18,500 square feet of total gross floor area. A portion of the building (about 6,300 square feet) will be dedicated for day care use, with an anticipated operational size of 20 staff and 200 children. The remainder of the building will be dedicated for church use with about 200 seats.

Exterior to the building, the site will need to accommodate servicing such as an interim storm pond and wastewater cisterns, as well as parking and a play area.

APPLICATION RATIONALE

The rationale for allowing this land use amendment to proceed in advance of an Area Structure Plan being in place is as follows:

- **Contextually Appropriate:** a place of worship is a unique use, appropriate in both rural and urban contexts. A church in this location would provide a transition between developing communities and rural areas. When this area develops as an urban corridor in the future, the church can integrate into the fabric of the community over time.
- **Alignment with future design:** the site design for this proposed place of worship will embrace Centre Street and allow the church to integrate into the future design of the urban corridor. Rather than placing parking in front, the intent is to 'build to the edges' with parking internal to the site. The church building will be oriented to the street and embrace both the east and south property lines. Bringing the church building closer to the street will screen parking and create a more welcoming and pedestrian-friendly built form.

In recognition of the lack of planning policy in place, this application is intended to provide maximum flexibility not only for development on site but also for the future road network in this area. As shown on the Land Use Redesignation Plan, the application assumes future road widening of Centre Street to the same standard as is already developed in Livingston to the south. Additionally, the plan has been revised to allow for a potential 30m road ROW (15m, or half of which is on the subject property) on the south boundary of the site. This is based on discussion with Transportation and analysis of the intersection spacing for potential future road networks in the area. The site design considers multiple potential future transportation network scenarios without conflict.

- **Cost Rationale:** the cost to purchase planned and serviced land within the City is substantial. For this reason, places of worship often locate in rural and suburban areas because these are the only locations that are financially feasible. Allowing this application to move forward at this time offers the best of both worlds – an financially viable site for the New Beginnings Church and their congregation in the near future, yet in a location that will continue to become more accessible and walkable over time.

TRANSPORTATION AND ACCESS

The subject site will gain access from Centre Street to the east. Centre Street N is a north-south rural road on the northern edge of the City of Calgary. It has a two-lane cross section with a posted speed limit of 80 km/hr.

Centre Street will be widened in the future; while detailed planning has not yet been done for this area, it is assumed that Centre Street will be widened to match the proposed cross-section to the south in Livingston. In order to ensure that any future scenario for widening of Centre Street can be accommodated, the subject site has been sufficiently sized to allow for up to 30 metres of road widening on the west side of Centre Street. A permanent access location has not been indicated at this time; a temporary access condition will be provided in the interim until such time as Centre Street is widened, whereupon the permanent access will be constructed.

A Traffic Impact Assessment for the site was prepared by Urban Systems and has been provided under separate cover. The study was prepared based on the assumption of a temporary site access onto Centre Street N, with plans for relocation onto future local roads as more development occurs near the site. Based on the traffic analysis completed in this study, the proposed access for the project site is expected to operate at acceptable conditions in both the existing and future (10-year) post-development horizons. Therefore, the proposed access does not require additional road improvement to further improve its operational performance.

The following memo has been developed to outline the proposed utility servicing approach for the proposed New Beginnings Church Land Use Amendment in north Calgary. As City of Calgary infrastructure has not yet been built to this site, a fully contained onsite servicing approach will be utilized for Stormwater, Sanitary Sewer, Potable Water and Fire Protection.

STORMWATER SERVICING

For the proposed site, the stormwater servicing approach will be a zero-release system up to the 1:100-year storm event. This will be accomplished using a 6,500m² wet evaporation pond. This pond has been sized based upon analysis of the proposed site plan, in conjunction with City of Calgary rainfall data to ensure adequate volume and surface area are provided within the pond to contain up to the 1:100 year storm event. In a greater than 1:100-year event, emergency spill routes will be provided to the east (to Centre Street) or to the south (following pre-development stormwater flow paths). A summary of the conceptual pond design can be found below:

Catchment:

- 1.54 ha total
- 0.65 ha pond at HWL
- 0.89 ha site
- 70% impervious assumed for site

City of Calgary wet pond standards used:

- 2m depth permanent/fire storage
- 1m depth active storage/ice cover
- 5:1 side slopes HWL to bottom

Pond Details:

- 6,494 m² at HWL
- 14,640 m³ total volume
- 1,934 m³ storage from bottom to intake elevation
- 6,919 m³ storage for permanent
- 5,787 m³ active storage
- 0.4m depth from bottom to allow for silt
- 0.3m above top of silt storage for intake elevation
- 1m ice cover

These details will be further refined through detailed design and stormwater analysis. At detailed design, there will be an opportunity to reduce overall pond volumes through a review of pond side sloping and overall pond grading.

The proposed pond will also be utilized to provide the required fire flows for the site. Based upon Fire Underwriters Survey (FUS) calculations for the proposed site, a total of 840 m³ of available water will be required for fire protection. This will be provided via the permanent water body volume of the pond, with a dry hydrant, tied to pond bottom, providing fire department access to the water. Please refer to the fire protection portion of this memo for further details.

Underground piped connections from the building and parking areas will direct flows to the onsite pond. In the future, once public servicing and ponds become available, this pond will be removed, and flows directed to the available public infrastructure. In order to facilitate this connection, the site will be designed with a set release rate from building and parking areas in mind to ensure future connection to permanent servicing. It is expected this servicing will become available either along the western site extent, or along Centre Street to the east.

SANITARY SERVICING

As public sanitary sewer is not yet available to this site, sanitary servicing for the site will be provided via an onsite sewage holding tank. This tank will be set underground within the site area, with piped connection from the proposed building. On a regular basis, this tank will be emptied into sewage hauling truck for disposal within the City of Calgary. This pumping and trucking approach is an approach utilized on a number of similar facilities, within Rocky View County, as well as rural industrial parks (Frontier Industrial Park and others). The exact size and trucking frequency will be confirmed through the future Development Permit stage, once exact usage, building sizing and programming is established.

When public servicing becomes available, this tank will be decommissioned, and a service connection completed to available public sanitary sewers.

POTABLE WATER

As public potable water is not yet available to the site, it is proposed that well water be utilized for this site. It is proposed that a potable water well be drilled onsite, and onsite storage and treatment be provided to provide water to the building. Further groundwater testing is to be completed to support an ultimate development permit for this site.

Should there be any issue with available ground water on the site, trucked water and a cistern can also be utilized to provide potable water servicing to the site.

In either case, once public water servicing becomes available within the area, these systems will be decommissioned, and a water connection to the City System installed.

FIRE PROTECTION

As public water mains are not yet available to the site, it is proposed that the onsite wet pond be utilized to provide required fire flows for the site.

Based upon FUS calculations, a total of 840m³ of fire flow will be required for this site. Please refer to enclosed FUS calculation. This flow volume is based on the following:

- 18,500 sq ft Building
- Steel Frame Construction
- Sprinklered Building
- Zero Exposure Risk (No structures within 45m of proposed building)
- 7,000 L/min required flow rate
- 2 Hour Required Duration

A dry hydrant, tied to the pond bottom, will provide the fire department access to this water supply for connection and use. Factors of safety will also be built into this pond volume/design to ensure adequate water volume availability throughout winter months. In addition, should water levels within the pond does not reach required levels by time of building occupancy, water from the proposed onsite well can be directed to the pond to fill it to the required volumes.

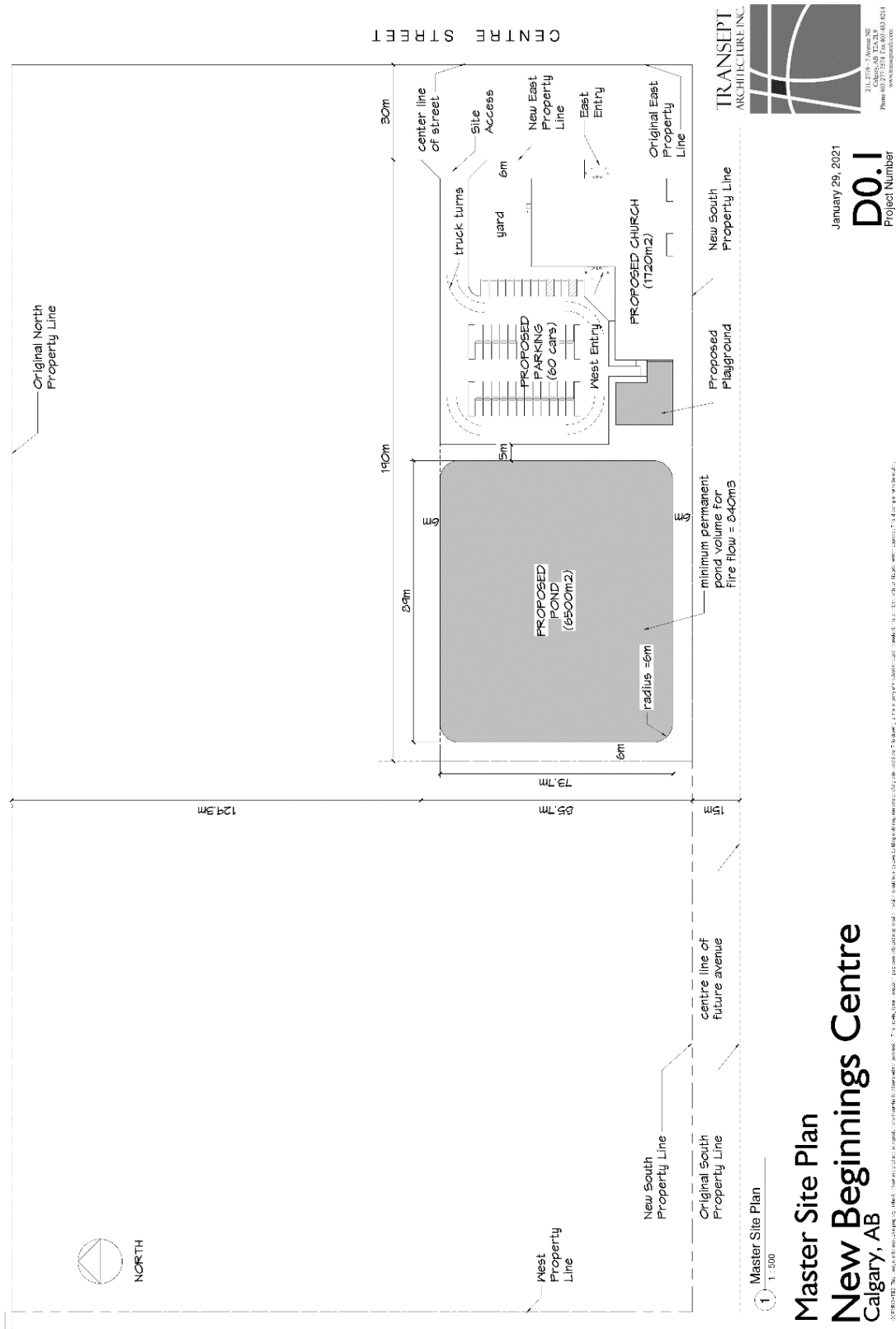
CONCLUSION

This application to redesignate 1.89 ha (4.66 ac) of land to S-CI for the purpose of allowing a Place of Worship is being submitted in advance of detailed policy planning in place for the area.

Therefore, the application must be evaluated based on the merits of its appropriateness for the existing and future context.

A Place of Worship is an appropriate use for the existing context for the reasons we have laid out in our rationale; in addition, consideration given to thoughtful site design will allow this site to integrate into the future urbanization and development of the Centre Street corridor.

Concept Plan



Applicant Outreach Summary

NEW BEGINNINGS CHURCH

LAND USE AMENDMENT

WHAT WE HEARD REPORT

FEBRUARY 2021



TABLE OF CONTENTS

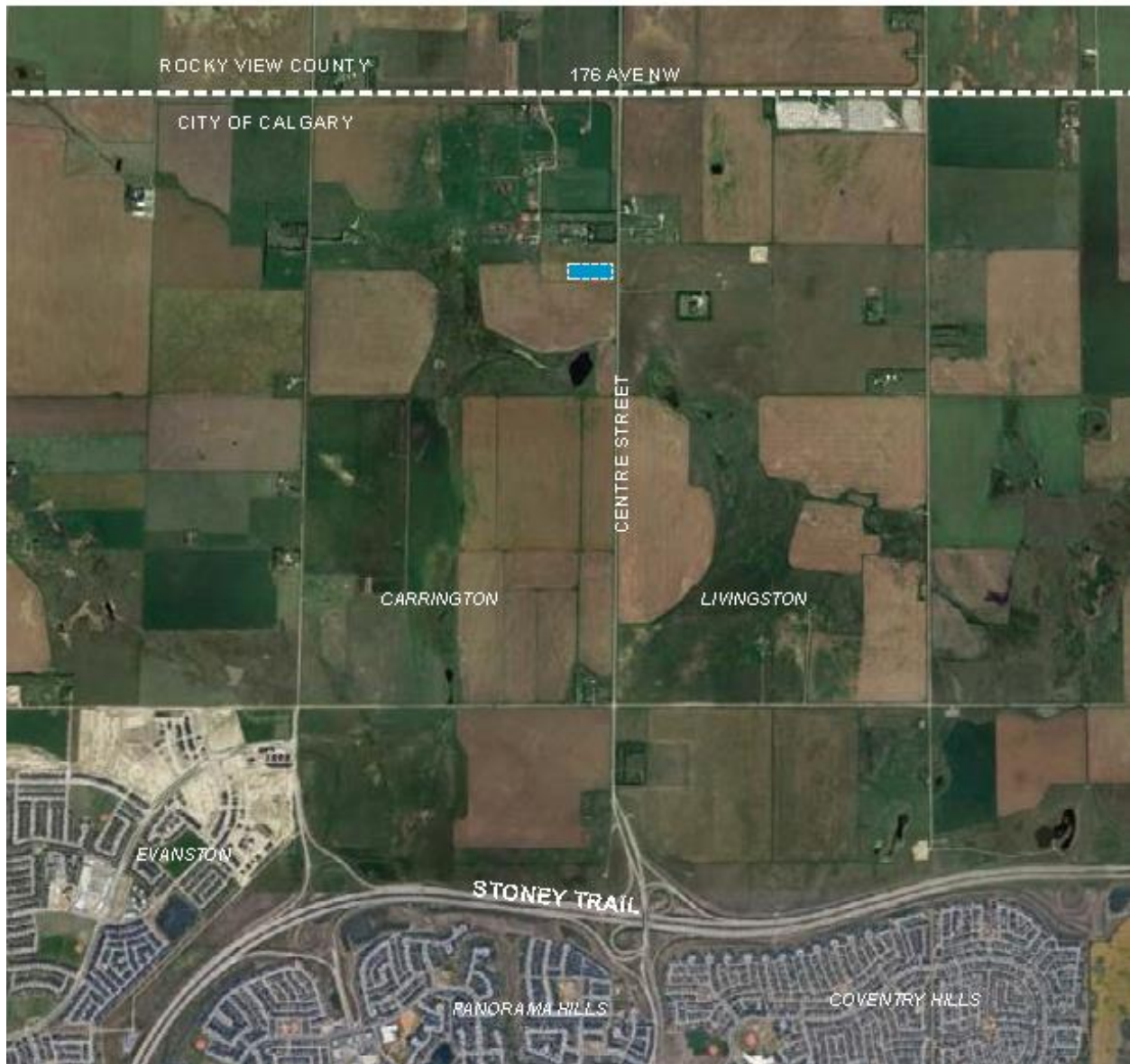
PROJECT OVERVIEW	3
PROJECT TIMELINE	5
ENGAGEMENT OVERVIEW	6
ENGAGEMENT SUMMARY	7
NEXT STEPS	8
CONTACT INFORMATION	8

PROJECT OVERVIEW

This Engagement Summary has been prepared by B&A Planning Group on Brenda and Allan Pole, representing the New Beginnings Church.

B&A Planning Group has submitted an application to the City of Calgary to amend the land use located on a 4.66-acre site located at 16795 Centre Street North West, on behalf of the landowners. The Pole lands are located within Cell F of the North Regional Context Study, north of the community of Livingston. The map below shows the location of the site.

LAND CONTEXT



PROJECT CONTEXT

This application is intended to allow an integrated civic facility on the site by amending the land use to S-CI (Special - Community Institution). This site is envisioned as a multi-purpose facility for New Beginnings Church with rental spaces for a daycare, businesses, individuals and community groups.

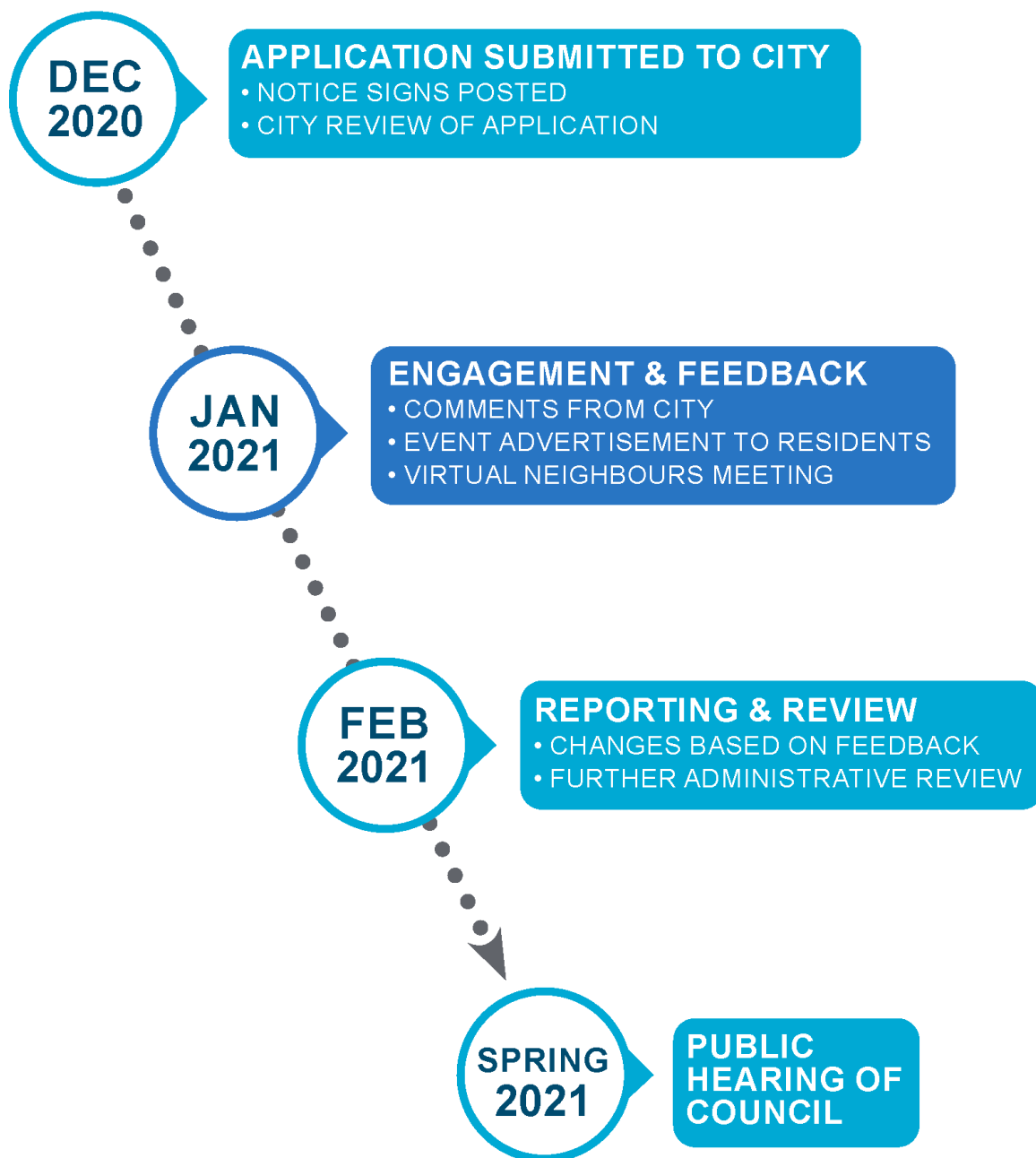
A land use amendment is the first step in allowing for development on this site. In the future, a development permit application will cover more detailed aspects of site layout and building design.



PROJECT TIMELINE

Below is the proposed timeline outlined by the project team.

**The outlined timeframe is subject to change*



ENGAGEMENT OVERVIEW

The project team engaged all key stakeholders, including adjacent landowners, and local community and resident associations. The project team has completed the following outreach and engagement measures to ensure stakeholders and community members were informed and engaged:

- **Information Package - January 14, 2021**
- **Online Engagement Session - January 28, 2021**
- **Correspondence with Stakeholders – Ongoing**

Due to the public health situation related to COVID-19 and the Government of Alberta's regulations around social distancing, the project team could not host an in-person public engagement event. In place of a standard public open house, the project team developed a webinar engagement session to provide stakeholders with the opportunity to learn about the project and provide their input.

ENGAGEMENT SUMMARY

The following summarizes the feedback received through the engagement session facilitated on January 28, 2021.

ONLINE ENGAGEMENT SESSION

The following summarizes stakeholder questions, comments and concerns heard during the first webinar engagement session.

<i>Stakeholder Question/Comment</i>	<i>Project Team Answer</i>
The Livingston/Carrington communities are hoping to form an official Community Association but require a space to form and facilitate ongoing meetings. This development would seem to be an ideal place. At what stage do you expect to have conversations regarding potential partnerships/rental agreements?	<p>Jack Moddle, Community Planner: From a planning perspective, we are hoping to receive Land Use approval from council in the coming months, which we would then follow suit with a Development Permit, with the approximate timing of three to six months. Depending on construction time, etc. We are likely looking at about two years until completion. This timeline is dependent on approvals process and overlapping timelines.</p> <p>Allan Pole, Project Landowners: I would be excited to start these conversations regarding the future opportunities for the development. The specifics of timeline and development are out of our hands; however, we would like to proceed as quickly as we could. This type of collaboration would be in line with what we foresee for the facility.</p>
Based on the information provided, the Northern Hills Community Association has no issues and supports the project.	

ADDITIONAL/ONGOING ENGAGEMENT

In addition to the feedback received during the engagement session, B&A's proactive stakeholder engagement ensured all interested parties were informed of the proposed project. From initial outreach, B&A secured response/feedback from the following stakeholders:

- Ian McAnerin, President, Northern Hills Community Association
- Jiyoung Lee, representing the Board of Directors, Northern Hills Community Association
- Jenny Miron, General Manager, Livingston Homeowners Association

NEXT STEPS

The project team is currently reviewing feedback received through the engagement session and additional proactive stakeholder engagement. Upon completing this review, the project team will make any necessary amendments to the plans before submitting the Land Use Rezoning Application.

We are committed to ensuring the public has access to timely information regarding this project and will continue to share updates as they become available.

CONTACT INFORMATION

Ottilie Coldbeck

Communications & Engagement Specialist

403.692.4547

ocoldbeck@bapg.ca