



## AGENDA

### CALGARY PLANNING COMMISSION

June 3, 2021, 1:00 PM  
IN THE COUNCIL CHAMBER

#### Members

Director D. Hamilton, 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 May 20
5. CONSENT AGENDA
  - 5.1. DEFERRALS AND PROCEDURAL REQUESTS  
None

5.2. BRIEFINGS  
None

5.3. Land Use Amendment in Capitol Hill (Ward 7) at 1202 – 19 Avenue NW, LOC2021-0030, CPC2021-0801

5.4. Policy Amendments to the West Springs Area Structure Plan (Ward 6), POL2021-0001, CPC2021-0744

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 Manchester Industrial (Ward 9) at 4640 Manhattan Road SE, LOC2021-0028, CPC2021-0751

7.2.2. Land Use Amendment in Capitol Hill (Ward 7) at 1615 – 20 Avenue NW, LOC2021-0004, CPC2021-0756

7.2.3. Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 462 – 20 Avenue NW, LOC2021-0005, CPC2021-0757

7.2.4. Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2021-0020, CPC2021-0759

7.2.5. Land Use Amendment in Banff Trail (Ward 7) at 2404 – 22 Street NW, LOC2021-0019, CPC2021-0758

7.3. MISCELLANEOUS ITEMS  
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES  
None

9.2. URGENT BUSINESS

10. ADJOURNMENT



## INDEX FOR THE 2021 JUNE 03 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

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### ITEM NO.: 5.2

BRIEFINGS

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### ITEM NO.: 5.3

Matt Rockley

**COMMUNITY:**

Capitol Hill (Ward 7)

**FILE NUMBER:**

LOC2021-0030 (CPC2021-0801)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

1202 – 19 Avenue NW

**APPLICANT:**

New Century Design

**OWNER:**

DB Property Management Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 5.4

Johnson Kwan

**COMMUNITY:**

(Ward 6)

**FILE NUMBER:**

POL2021-0001 (CPC2021-0744)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the West Springs Area Structure Plan

**APPLICANT:**

City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



## PLANNING ITEMS

### ITEM NO.: 7.2.1

Christine Khandl-Brunnen

**COMMUNITY:**

Manchester Industrial (Ward 9)

**FILE NUMBER:**

LOC2021-0028 (CPC2021-0751)

**PROPOSED REDESIGNATION:**

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

**MUNICIPAL ADDRESS:**

4640 Manhattan Road SE

**APPLICANT:**

Kumlin Sullivan Architecture Studio

**OWNER:**

Revas Inc

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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### ITEM NO.: 7.2.2

Jennifer Maximattis-White

**COMMUNITY:**

Capitol Hill (Ward 7)

**FILE NUMBER:**

LOC2021-0004 (CPC2021-0756)

**PROPOSED REDESIGNATION:**

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

To: Direct Control District to accommodate a courtyard style rowhouse development

**MUNICIPAL ADDRESS:**

1615 – 20 Avenue NW

**APPLICANT:**

CivicWorks

**OWNER:**

CH1615 LTD

**ADMINISTRATION RECOMMENDATION: APPROVAL**

**ITEM NO.: 7.2.3**

Jennifer Maximattis-White

**COMMUNITY:**

Mount Pleasant (Ward 7)

**FILE NUMBER:**

LOC2021-0005 (CPC2021-0757)

**PROPOSED POLICY AMENDMENT:**

Amendment to the North Hill Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

To: Direct Control District to accommodate a  
courtyard style rowhouse development

**MUNICIPAL ADDRESS:**

462 – 20 Avenue NW

**APPLICANT:**

CivicWorks

**OWNER:**

Gemira Elaine McClary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.4**

Madeleine Krizan

**COMMUNITY:**

Banff Trail (Ward 7)

**FILE NUMBER:**

LOC2021-0020 (CPC2021-0020)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Banff Trail Area Redevelopment  
Plan

**PROPOSED REDESIGNATION:**

From: Mixed Use - General (MU-1f3.9h23) District and  
Mixed Use - General (MU-1f2.9h16) District

To: Direct Control District to accommodate mixed  
use development

**MUNICIPAL ADDRESS:**

2460, 2464, and 2468 – 23 Street NW and 2103 and  
2107 – 24 Avenue NW

**APPLICANT:**

CivicWorks

**OWNER:**

Twenty3 Ltd  
Twenty4 Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.5**

Madeleine Krizan

**COMMUNITY:**

Banff Trail (Ward 7)

**FILE NUMBER:**

LOC2021-0019 (CPC2021-0758)

**PROPOSED REDESIGNATION:**

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

To: Direct Control District to accommodate a  
rowhouse development

**MUNICIPAL ADDRESS:**

2404 – 22 Street NW

**APPLICANT:**

CivicWorks

**OWNER:**

Harjinder K. Kundan  
Harjinder S. Kundan

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**





## MINUTES

### CALGARY PLANNING COMMISSION

**May 20, 2021, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director R. Vanderputten, Vice-Chair (Remote Participation)  
Councillor J. Gondek (Remote Participation)  
Councillor E. Woolley (Remote Participation)  
Commissioner M. Landry (Remote Participation)  
Commissioner F. Mortezaee (Remote participation)  
Commissioner A. Palmiere (Remote Participation)  
Commissioner C. Pollen (Remote Participation)  
Commissioner J. Sonogo (Remote Participation)

**ABSENT:** Commissioner J. Scott

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

#### 1. CALL TO ORDER

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

#### ROLL CALL

Director Vanderputten, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Sonogo, and Director Tita.

Absent from Roll Call: Commissioner Palmiere and Commissioner Scott.

#### 2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting and acknowledged his final meeting as Chair of the Calgary Planning Commission, before retirement and expressed his thanks.

#### 3. CONFIRMATION OF AGENDA

**Moved by** Councillor Gondek

That the Agenda for today's meeting be amended by bringing forward Report CPC2021-0591 to be dealt with as the first Item following the Consent Agenda.

**MOTION CARRIED**

**Moved by** Director Vanderputten

That the Agenda for the 2021 May 20 Calgary Planning Commission be confirmed, **as amended.**

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 May 06

**Moved by** Commissioner Mortezaee

That the Minutes of the 2021 May 06 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Palmiere

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.3 Land Use Amendment in Highland Park (Ward 4) at 4024 – 2 Street NW, LOC2020-0187, CPC2021-0682

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Cornerstone (Ward 5) at 6660 Country Hills Boulevard NE, DP2021-0744, CPC2021-0686

This Item was dealt with following Item 7.2.1.

Commissioner Sonogo declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0686.

Commissioner Sonogo left the Remote Meeting at 1:12 p.m. and returned at 1:58 p.m. after the vote was declared.

A presentation entitled "DP2021-0744/CPC2021-0686 Development Permit" was distributed with respect to Report CPC2021-0686.

Isaac Beall, Anthem Properties, addressed Commission with respect to Report CPC2021-0686.

**Moved by** Commissioner Landry

That with respect to Report CPC2021-0686, the following be approved:

That Calgary Planning Commission approve Development Permit DP2021-0744 for New: Retail and Consumer Service, Supermarket, Drive Through, Restaurant: Licensed – Medium, Restaurant: Licensed – Large, Restaurant: Food Service Only – Small, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Small, Fitness Centre, Financial Institution, Child Care Service, Liquor Store, Cannabis Store, Sign – Class C (Freestanding Sign – 4) (3 phases, 13 buildings) at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4), with conditions (Attachment 2).

ROLL CALL VOTE:

For: (4): Director Vanderputten, Councillor Gondek, Commissioner Landry, and Commissioner Mortezaee

Against: (3): Councillor Woolley, Commissioner Palmiere, and Commissioner Pollen

**MOTION CARRIED**

7.1.2 Development Permit in Sunnyside (Ward 7) at multiple addresses, DP2020-8227, CPC2021-0627

Commissioner Landry and Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0627.

Commissioner Landry and Palmiere left the Remote Meeting at 1:58 p.m. and returned at 2:31 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0627:

- A Revised Attachment 2; and
- A Presentation entitled "DP2020-8227 Development Proposal"

Edan Lindenbach, JEMM Properties, addressed Commission with respect to Report CPC2021-0627.

**Moved by** Commissioner Sonogo

That with respect to Report CPC2021-0627, the following be approved:

That Calgary Planning Commission approve the Development Permit (DP2020-8227) for New: Multi-Residential Development (1 building) at 219, 223, 225, 227, 229, and 231 – 9A Street NW (Plan 2448O, Block 1, Lots 28 to 35), with conditions (Attachment 2).

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

**MOTION CARRIED**

Commission then dealt with Item 7.2.2.

## 7.2 PLANNING ITEMS

### 7.2.1 Land Use Amendment in Capitol Hill (Ward 7) at 1501 – 23 Avenue NW, LOC2020-0120, CPC2021-0591

This Item was dealt following the Consent Agenda.

A presentation entitled "LOC2020-0120 Land Use Amendment" was distributed with respect to Report CPC2021-0591.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2021-0591, 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 1501 – 23 Avenue NW (Plan 2864AF, Block 7, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented Infill (M-CGd75) District.

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

**MOTION CARRIED**

Commission then dealt with Item 7.1.1.

### 7.2.2 Land Use Amendment in Mahogany (Ward 12) at 80 Mahogany Road SE, LOC2020-0211, CPC2021-0654

This Item was dealt with following Item 7.1.2.

A presentation entitled "LOC2020-0211 Land Use Amendment" was distributed with respect to Report CPC2021-0654.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-0654, the following be approved:

That Calgary Planning Commission recommend that Council:



Give three readings to the proposed bylaw for the redesignation of 0.81 hectares  $\pm$  (2.0 acres  $\pm$ ) located at 80 Mahogany Road SE (Portion of Plan 1612917, Block 43, Lot 1) from Commercial – Community 2 (C-C2f0.75h18) District to Direct Control District to accommodate a Self Storage Facility, with guidelines (Attachment 4).

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

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

**MOTION CARRIED**

### 7.2.3 Policy Amendments and Land Use Amendment in Shaganappi (Ward 8) at multiple addresses, LOC2021-0002, CPC2021-0659

Commissioner Palmiere and Landry declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0659.

Commissioner Palmiere and Landry left the Council Chamber at 2:44 p.m. and returned at 4:06 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0659:

- A Revised Attachment 3; and
- A Presentation entitled "LOC2021-0002/CPC2021-0659 Policy and Land Use Amendment"

The following speakers addressed Commission with respect to Reports CPC2021-0659:

1. Brian Horton, O2 Planning
2. Edan Lindenbach, JEMM Properties
3. Rob Gairns, LOLA Architecture
4. Shawn Small, O2 Planning

**Moved by Councillor Woolley**

That with respect to Report CPC2021-0659, the following be approved:

That Calgary Planning Commission recommends that Council:

1. Refuse the proposed bylaw for the amendments to the Shaganappi Point Area Redevelopment Plan and abandon the proposed bylaw (Attachment 2); and
2. Refuse the proposed bylaw for the redesignation of 0.29 hectares  $\pm$  (0.71 acres  $\pm$ ) located at 1404, 1408, 1410, 1414, and 1418 – 27 Street SW (Plan 307EO, Block B, Lot 11 and 12 and portion of Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District and

Multi-Residential – Contextual Medium Profile (M-C2f2.5) District to Direct Control District to accommodate multi-residential development, with guidelines, and abandon the proposed bylaw (Attachment 3).

**ROLL CALL VOTE:**

For: (1): Councillor Woolley

Against: (5): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Sonogo

**MOTION DEFEATED**

**Moved by** Commissioner Sonogo

That with respect to Report CPC2021-0659, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Shaganappi Point Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.29 hectares  $\pm$  (0.71 acres  $\pm$ ) located at 1404, 1408, 1410, 1414, and 1418 – 27 Street SW (Plan 307EO, Block B, Lot 11 and 12 and portion of Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Medium Profile (M-C2f2.5) District to Direct Control District to accommodate multi-residential development, with guidelines (Attachment 3).
3. Direct that the Calgary Planning Commission review the associated Development Permit, as the Development Authority, subject to the approval of the bylaw amendments by Council.

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

Against: (1): Councillor Woolley

**MOTION CARRIED**

Commission recessed at 4:06 p.m. and reconvened at 4:19 p.m. with Director Tita in the Chair.

**ROLL CALL:**

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

Absent from Roll Call: Councillor Woolley (joined at 5:20 p.m.) and Councillor Gondek (joined at 4:31 p.m.).

**7.2.4**

Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1922 and 1924 – 10 Avenue NW, LOC2021-0032, CPC2021-0764

A presentation entitled "LOC2021-0032 Policy and Land Use Amendment" was distributed with respect to Report CPC2021-0764.

**Moved by** Commissioner Pollen

That with respect to Report CPC2021-0764, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares  $\pm$  (0.23 acres  $\pm$ ) located at 1922 and 1924 – 10 Avenue NW (Plan 1911453, Block 15, Lots 27 and 28) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.

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

**MOTION CARRIED**

7.2.5 Land Use Amendment in Homestead (Ward 5) at 7055 – 84 Street NE, LOC2020-0103, CPC2021-0685

A presentation entitled "LOC2020-0103 Land Use Amendment" was distributed with respect to Report CPC2021-0103.

A clerical correction was noted in the header of the Cover Report of Report CPC2021-0685, by deleting the words "(Ward 3)" and by substituting the words "(Ward 5)".

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-0103, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.54 hectares  $\pm$  (16.16 acres  $\pm$ ) located at 7055 – 84 Street NE (Portion of Plan 1612484, Block 1, Lot 1) from Special Purpose – Transportation Utility Corridor (S-TUC) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Reserve (S-UN) District.

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

**MOTION CARRIED**

7.2.6 Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 1724 Westmount Boulevard NW, LOC2020-0132, CPC2021-0709

The following documents were distributed with respect to Report CPC2021-0709:

- A New Attachment 7; and
- A Presentation entitled "LOC2020-0132 Land Use and Policy Amendment".

The following speakers addressed Commission with respect to Report CPC2021-0709:

1. Jeff Rust, Anthem Developments
2. Joel Tiedemann, Anthem Developments

**Moved by** Commissioner Palmiere

That with respect to Report CPC2021-0709, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to 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 0.98 hectares  $\pm$  (2.42 acres  $\pm$ ) located at 1724 Westmount Boulevard NW (Plan 51510, Block 34, Lots 1 to 20) from Direct Control District to Direct Control District to accommodate a townhouse development, with guidelines (Attachment 4).

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

**MOTION CARRIED**

7.2.7 Policy Amendment in Medicine Hill (Ward 6) at 1024 Na'a Drive SW, LOC2020-0160, CPC2021-0660

A presentation entitled "LOC2020-0160 Policy Amendment" was distributed with respect to Report CPC2021-0660.

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-0660, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan (Attachment 5).

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

**MOTION CARRIED**

**7.2.8 Policy Amendment and Land Use Amendment in Chinatown (Ward 7) at multiple properties, LOC2020-0072, CPC2021-0706**

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0706.

Commissioner Palmiere left the Remote Meeting at 5:12 p.m. and returned at 5:50 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0706:

- A package of letters; and
- A Presentation entitled "LOC2020-0072 Land Use and Policy Amendment".

Ernest Hon, addressed Commission with respect to Report CPC2021-0706.

By General Consent, Calgary Planning Commission accepted the letters from the Chinatown Community Association, Chinatown Business Improvement Area, and adjacent businesses owners and forward on with the report and attachments to Council.

**Moved by** Councillor Woolley

That with respect to Report CPC2021-0706, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Chinatown Area Redevelopment Plan (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 0.61 hectares  $\pm$  (1.5 acres  $\pm$ ) located at 117, 121, 123, 125, and 129 – 2 Avenue SW and 116, 120, 124, 130, 134 – 3 Avenue SW (Plan C, Block 8, Lots 6 to 12 and 28 to 40) from Direct Control District to Direct Control District to accommodate mixed-use development, with guidelines (Attachment 6).

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

**MOTION CARRIED**

**7.3 MISCELLANEOUS ITEMS**

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Calgary Planning Commission thanked Director Tita for his contribution and years of service at the City of Calgary and with the Calgary Planning Commission.

**Moved by** Director Vanderputten

That this meeting adjourn at 5:58 p.m.

**MOTION CARRIED**

The following items have been forwarded on to the 2021 July 05 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Highland Park (Ward 4) at 4024 – 2 Street NW, LOC2020-0187, CPC2021-0682
- Land Use Amendment in Capitol Hill (Ward 7) at 1501 – 23 Avenue NW, LOC2020-0120, CPC2021-0591
- Land Use Amendment in Mahogany (Ward 12) at 80 Mahogany Road SE, LOC2020-0211, CPC2021-0654
- Policy Amendments and Land Use Amendment in Shaganappi (Ward 8) at multiple addresses, LOC2021-0002, CPC2021-0659
- Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1922 and 1924 – 10 Avenue NW, LOC2021-0032, CPC2021-0764
- Land Use Amendment in Homestead (Ward 3) at 7055 – 84 Street NE, LOC2020-0103, CPC2021-0685
- Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 1724 Westmount Boulevard NW, LOC2020-0132, CPC2021-0709
- Policy Amendment in Medicine Hill (Ward 6) at 1024 Na'a Drive SW, LOC2020-0160, CPC2021-0660

- Policy Amendment and Land Use Amendment in Chinatown (Ward 7) at multiple properties, LOC2020-0072, CPC2021-0706

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 June 03 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

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CHAIR

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ACTING CPC SECRETARY

UNCONFIRMED





## RECOMMENDATION(S)

That the Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1202 – 19 Avenue NW (Plan 3150P, Block 18, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

## HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that would be compatible with the character of the existing neighbourhood, is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and implement the policies of the *North Hill Area Redevelopment Plan (2000)* (ARP).
- What does this mean to Calgarians? More housing choices available in the inner-city with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of land, existing infrastructure and accommodation for a more diverse population.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

## DISCUSSION

This land use amendment application was submitted by New Century Design on behalf of the landowner, DB Property Management Inc, on 2021 February 24. The Applicant Submission (Attachment 2) indicates that the owner's intention is to redevelop the property to accommodate a four-unit rowhouse building. The parcel is currently developed with a single detached dwelling and rear detached garage. A development permit application has not been submitted at this time.

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

## 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

**Planning & Development Report to  
Calgary Planning Commission  
2021 June 3**

**ISC: UNRESTRICTED  
CPC2021-0801  
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**Land Use Amendment in Capitol Hill (Ward 7) at 1202 - 19 Avenue NW, LOC2021-0030**

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stakeholders and the community association was appropriate. In response, the applicant contacted the Capitol Hill Community Association with conceptual plans for the development. 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 three letters of opposition from the public during the application's review. The letters of opposition focused on the following areas of concern:

- building design;
- potential impacts on boulevard trees;
- increased density; and
- parking.

A response stating no objection was received from the Capitol Hill Community Association on 2021 May 21 (Attachment 4).

Administration has considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, trees, density and parking will be reviewed and determined at the development permit stage.

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

**IMPLICATIONS**

**Social**

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

**Environmental**

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

**Economic**

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

**Service and Financial Implications**

No anticipated financial impact.

Planning & Development Report to  
Calgary Planning Commission  
2021 June 3

ISC: UNRESTRICTED  
CPC2021-0801  
Page 3 of 3

Land Use Amendment in Capitol Hill (Ward 7) at 1202 - 19 Avenue NW, LOC2021-0030

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## RISK

There are no known risks associated with this application.

## ATTACHMENT(S)

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

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject parcel is located in the northwest community of Capitol Hill, on the northwest corner of 19 Avenue NW and 11 Street NW. The development in the immediate area is characterized by a mix of single and semi-detached dwellings. The majority of land use in the immediate area consists of the R-C2 District; however, a number of corner sites south of the subject site and lands along 20 Avenue NW to the north are designated R-CG.

The site is approximately 550 metres (seven-minute walk) north of 16 Avenue NW, which is an Urban Main Street and forms part of the Primary Transit Network.

The subject parcel is approximately 0.06 hectare in size and has approximate dimensions of 37 metres by 15 metres. Vehicular access to the site is available from a rear lane. The parcel is currently developed with a single detached dwelling and rear detached garage with access from 11 Street NW. No development permit application has been submitted at this time.

## Community Peak Population Table

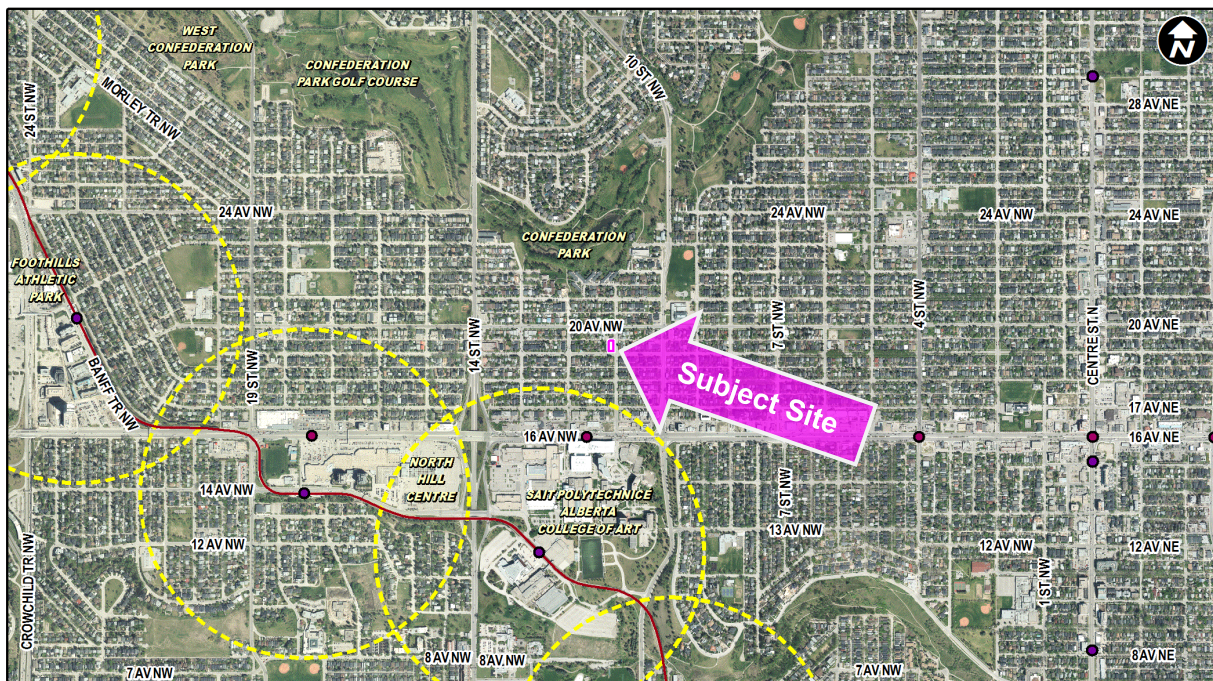
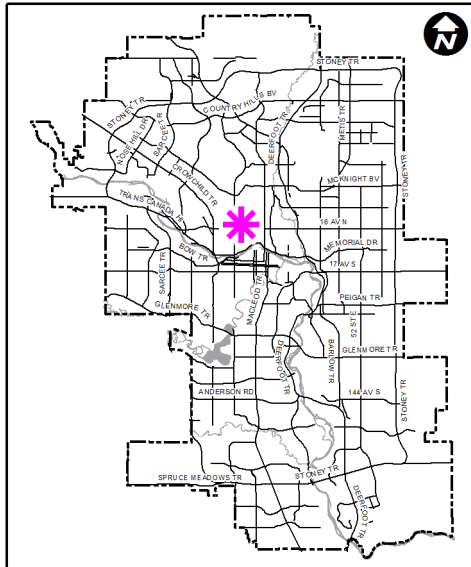
As identified below, the community of Capitol Hill reached its peak population in 2019.

<b>Capitol Hill</b>	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

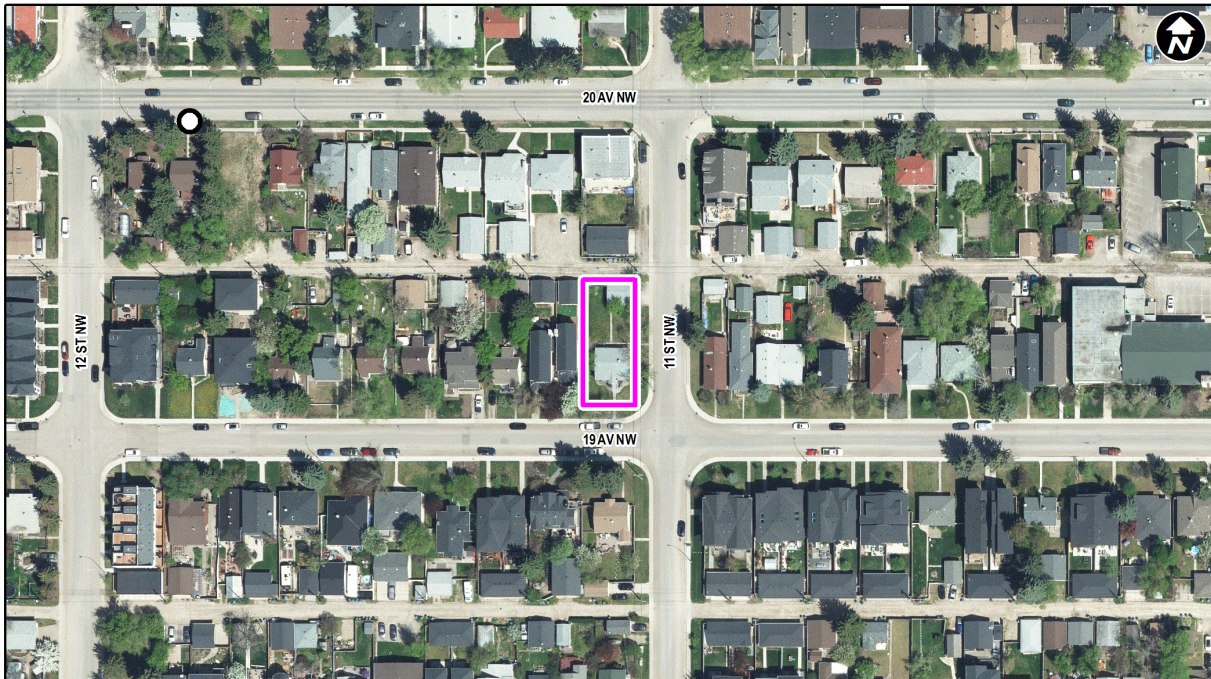
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is a residential designation applied to developed areas that are 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 a range of low density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CG District allows for a maximum building height of 11 metres (3 storeys) and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow up to four dwelling units on the site where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and do not require motor vehicle parking stalls, subject to the rules of the R-CG District.

### Development and Site Design

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

- ensuring an engaging built interface along both the 11 Street NW and 19 Avenue NW frontages;
- mitigation of shadowing, overlooking, and privacy concerns of the adjacent property; and
- evaluation of any secondary suite designs.

### **Transportation**

Pedestrian and vehicular access is available from 19 Avenue NW and 11 Street NW, as well as the rear lane. The area is well served by Calgary Transit with local and primary transit stops located in close proximity. The Max Orange BRT Route 303 is located approximately 550 metres (7-minute walk) south on 16 Avenue NW. The SAIT/ACAD/Jubilee LRT Station is located one kilometre (14-minute walk) to the south.

On-street parking adjacent to the site is regulated by the Calgary Parking Authority.

### **Environmental Site Considerations**

There are no known environmental concerns.

### **Utilities and Servicing**

Water, sanitary, and storm deep utilities are available to the site. Development servicing requirements will be determined at the future development permit 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 subject site is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Both City-Wide policies and Inner City area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit. The proposal as presented is in alignment with the policies and intent of the MDP.

### **Climate Resilience Strategy (2018)**

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



**North Hill Area Redevelopment Plan (Statutory – 2000)**

The subject site is identified on Map 4: Future Land Use Policy – Capitol Hill of the [North Hill Area Redevelopment Plan \(2000\)](#) (ARP) as within the Low Density Rowhouse area, and on Map 5: Maximum Building Heights – Capitol Hill, as within an area with a maximum building height of 11 metres.

The Low Density Rowhouse area is intended to allow for a modest increase in density with a greater variety of housing types, while still being in scale with the existing context. New development should be low density grade-oriented residential development, such as rowhouse buildings, duplex dwellings, semi-detached dwellings, single detached dwellings and cottage housing clusters. The proposal is in alignment with the ARP.

**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 Capitol Hill and adjacent communities. On 2021 April 12 Council referred the LAP back to Administration to incorporate amendments, policies from the Guide for Local Area Plans, as required, and return the LAP 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

NEW CENTURY DESIGN



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

Feb 23, 2021

Re: 1202 19 Ave NW

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

New Century Design is making an application for redesignation on this property at 1202 19 Ave NW in the community of Capitol Hill. We are seeking redesignation from the currently existing R-C2 district to a proposed R-CG district (Residential - Grade-Oriented Infill).

This property is a corner lot at the Northwest intersection of 19th Ave N and 11th St W. The lot dimensions are 15.24m X 36.58m (50' X 120') and the lot is relatively flat with no distinct change in grade.

Currently existing on the property is a single family home and detached garage with an original build date in the mid 1940s. There are five trees city tree which would be adjacent to the site as well as private trees located within the site.

Surrounding context includes mostly R-CG & R-C2 zoned lots. There is an R-CG zoning corridor along 20th ave, between 10st and 13st, and R-CG is in place both directly to the north and south of the subject lot. In addition there is also R-CG spot rezoning on corner lots throughout Capitol Hill. R-C2 zoning is the predominant zoning aside from R-CG, but as you approach 14 St W there are areas of M-C1 and M-CG. Lastly to the south, on the north side of 16th Ave, there is plenty of M-C2 zoned properties.

The intention, should this redesignation be approved, is to redevelop the property into a 4-unit R-CG rowhouse with a 4-car detached garage with potential for 4 basement suites.

This 1202 19 Ave NW is a prime candidate for R-CG development for several reasons:

1. **Corner parcel:** This is a corner parcel located adjacent to two streets. This is one of the primary goals for R-CG development when the district was created by the City of Calgary, as a rowhouse on a corner parcel helps ease slight density increases and provide visual and sound barriers from the busier roads to the mid-block properties.
2. **Proximity to public transit:** This property has abundant access to public transit including: 750m to the SB SAIT CTrain station, 225m to #5 frequent bus route, 346m to #4 frequent bus route, 215m to #404 bus route, 325m to #19 & #303 bus route and lastly 500m to #89, #414, #791, #792 & #832 on 14st W
3. **Proximity to public green spaces:** This property has good access to a variety of public green spaces within walking distance. One of the nicest parks in the city, Confederation Park, is approximately 300m walking distance from the subject lot. This park has a great network of pathways for walking, running & biking as well as various sport fields. The

Capitol Hill Community Association and its green space are 600m to the north west while the King George School & park are located 250m to the north east. Both of these parks have playground and sports fields. It is approximately 2km to the Bow River and its pathway system which runs throughout the city.

4. Distance to nearby schools: Southern Alberta Institute of Technology is 325m, Alberta University of the Arts is 800m, King George School is 250m, Capitol Hill School is 1.36km, St. Pius X School is 1.53 km, and lastly University of Calgary is 3km. There are various other schools within a 3km radius of the subject lot that have not been mentioned. Some of these include Crescent Heights High School and William Aberhart High School.
5. Distance to employment centres: This property is centrally located to several major and minor employment centres including North Hill Shopping Centre, commercial storefront along 16th Ave N, commercial storefront along 10st W and Kensington Road in Kensington, commercial and hospitality are along Banff Trail NW, Brentwood Village Shopping Centre and Foothills Medical Centre. The subject lot also has great access to the downtown core with a travel distance of 2.4km.
6. Proximity to major road networks: if traveling by car, this property has easy access to 16th Ave N (HWY 1), 10St W, 14st W, Crowchild Trail and Deerfoot Trail.

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

# Applicant Outreach Summary

NEW CENTURY DESIGN



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

May 18 2021

Re: 1202 19 Ave NW LOC2021-0030  
Attn: Matt Rockley

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

## **Did you conduct community outreach on your application?**

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

## **Outreach Strategy**

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

Feb 24, 2021 – The application was made by New Century Design for redesignation from R-C2 to R-CG.

March 4, 2021 – Contact was made with the Capitol Hill Community Association, specifically the Planning and Development Coordinator. We notified them of our proposed land-use change as well as providing additional information about the project. They had responded saying their community is generally supportive of 4-unit R-CG developments and that completing a post card drop to the surround homes, along with typical city posted signage, would be sufficient for outreach unless significant opposition arose.

March 18, 2021 – A postcard mailer drop was made to the closest 50 homes in an approx. 60m radius of the subject property. This mailer included some basic information about the application, a feeder directing traffic to the New Century Design R-CG webpage with additional information about R-CG and the land-use process, as well as direction to submit questions and comments directly to NCD's office (refer to postcard attached below).

May 7 – An email was sent to the Ward 7 Councillors office notifying them of our proposed land-use change. Some information was provided about the application and we opened the dialog for requests regarding further community engagement for their constituents. The Ward 7 team promptly responded and mentioned that our intent was clear and plan for outreach was in line with their expectations.

May 18, 2021 – Received notice from the file manager that 3 letters of opposition have been received. The concerns raised in these letters were potential impact on boulevard trees, increased density in the area, parking and an increase in housing inaccessibility.

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



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

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

### **Stakeholders**

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

So far, we have connected with the file manager at the City of Calgary handling this application, the Capitol Hill Community Association, Ward 7 office, and several neighbours in close proximity via 50 mailers that were handed out. We haven't received communications in direct response to the mailers but the file manager has stated that three letters of opposition have been received at this point.

### **What did you hear?**

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

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

### **How did stakeholder input influence decisions?**

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

At this point in the application process, prior to CPC, the comments received from the Community Association and Ward 7 office have supported our goals and objectives for this application. Based on reasoning outlined in the application submission form, our goal for this redesignation maintains an R-CG zoning due to its location and proximity to an abundance of transit, green spaces, schools, employment centres, and access to road networks.

### **How did you close the loop with stakeholders?**

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

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

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

Attached below is a copy of the postcard mailer drop that New Century Design completed to 50 resident's homes on March 18th 2021.

Front

NEW CENTURY DESIGN

### We want your feedback!

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

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


**Contact**  
✉ [info@newcenturydesign.ca](mailto:info@newcenturydesign.ca)  
🌐 [www.newcenturydesign.ca](http://www.newcenturydesign.ca)

@new.centurydesign  
New Century Design Inc.

Back

### 1202 - 19 Ave NW



NEW CENTURY DESIGN

### About the Project

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

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

For more information about this project, feel free to email us with "1202 19 Ave Input" in the subject line.

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

We look forward to hearing from you!  
Website: [newcenturydesign.ca/rcg](http://newcenturydesign.ca/rcg)





# Community Association Response



Fri 5/21/2021 10:59 AM

Cam Collingwood <planning@capitolhillcommunity.ca>

[EXT] Re: FW: Action needed. Capitol Hill CA circ. LOC2021-0030

To  Rockley, Matt A.

Action Items

+ Get more a

Hi Matt,

I did get the circulation for this LOC, I've taken over the role & mailbox from Erin. Sorry I didn't get back to you sooner.

The applicant did reach out to the CA before the application was submitted to discuss the project and their public engagement, so that was appreciated. I have not received any comments from anyone in the community about this application and we have no objections to the land use change. If the change is approved, then we look forward to seeing the DP application when it is filed and it will be reviewed by the CA.

Thanks,

**Cam Collingwood**  
Director of Planning & Development  
Capitol Hill Community Association



Email: [planning@capitolhillcommunity.ca](mailto:planning@capitolhillcommunity.ca)  
[www.capitolhillcommunity.ca](http://www.capitolhillcommunity.ca)



## Policy Amendments to the West Springs Area Structure Plan (Ward 6), POL2021-0001

### RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendments to the West Springs Area Structure Plan (Attachment 2).

### HIGHLIGHTS

- The proposed housekeeping amendments are to clarify the intent of the *West Springs Area Structure Plan* (ASP) as it relates to the maximum density policies of the West Springs North Neighbourhood.
- This application is consistent with the intent of the ASP and does not affect the overall density in the West Springs North Neighbourhood.
- What does this mean to Calgarians? More housing options via different built forms may be available in the West Springs North Neighbourhood.
- Why does this matter? A clearer policy direction in line with the overall intent of the ARP may better accommodate future growth of this neighbourhood.
- A development permit application for a 156-unit multi-residential development has been submitted and is currently under review.
- No previous Council direction.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

### DISCUSSION

This housekeeping amendment is being initiated by Administration to clarify the intent of the ASP related to maximum average density expressed in units per hectare, as shown on Map 4: West Springs North Neighbourhood Density Concept.

In 2018 February, Council approved a set of amendments to the ASP to facilitate the comprehensive development of the West Springs North Neighbourhood (Bylaw 15P2018). Since the policy was adopted, two multi-residential development permit applications have been received, which raised the issue of interpretation of the maximum density as prescribed in Map 4: West Springs North Neighbourhood Density Concept.

The original intent of the density policies is to provide maximum average density expressed in units per hectare as identified on Map 4 of the ASP rather than a maximum density for each development. For this reason, Administration is initiating a minor ASP amendment to ensure the policy direction is clear, and future development applications are in alignment with applicable policies.

The proposed amendments would not impact the density allowed in the West Springs North Neighbourhood, and therefore, would not affect the servicing requirements and transportation network as originally planned in 2018.

**Planning & Development Report to  
Calgary Planning Commission  
2021 June 3**

**ISC: UNRESTRICTED  
CPC2021-0744  
Page 2 of 2**

**Policy Amendments to the West Springs Area Structure Plan (Ward 6), POL2021-0001**

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**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

**Applicant-Led Outreach**

Not applicable.

**City-Led Outreach**

The proposed policy amendments were circulated to the West Springs/Cougar Ridge Community Association, that on 2021 April 26, identified no concerns with the proposed policy amendments (Attachment 3).

Following Calgary Planning Commission, the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

No anticipated social impacts.

**Environmental**

No anticipated environmental impacts.

**Economic**

No anticipated economic impacts.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Proposed Amendments to the West Springs Area Structure Plan
3. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The community of West Springs is located in the southwest quadrant of the city. West Springs was part of an annexation from Rocky View County in 1995, which included the areas now known as Cougar Ridge, West Springs, Aspen Woods, Springbank Hill, and Discovery Ridge.

Development in West Springs has largely been completed in the form of single detached dwellings. Pockets of fragmented parcels of country residential acreages remain, which has made comprehensive development beyond single detached dwellings challenging.

In 2018, Council adopted amendments to the *West Springs ASP* along with associated land use amendments to create an urban neighbourhood (West Springs North Neighbourhood) of approximately 34 hectares (84 acres) in the north central portion of the ASP area.

The West Springs North Neighbourhood is set out to serve as an activity centre that will support long-term population and employment growth for the West Springs community. The West Springs North Neighbourhood is forecasted to accommodate approximately 3,400 people in 1,800 units. Approximately 3,550 jobs are forecasted for the area through office, institutional (medical and educational), and commercial uses.

## Community Peak Population Table

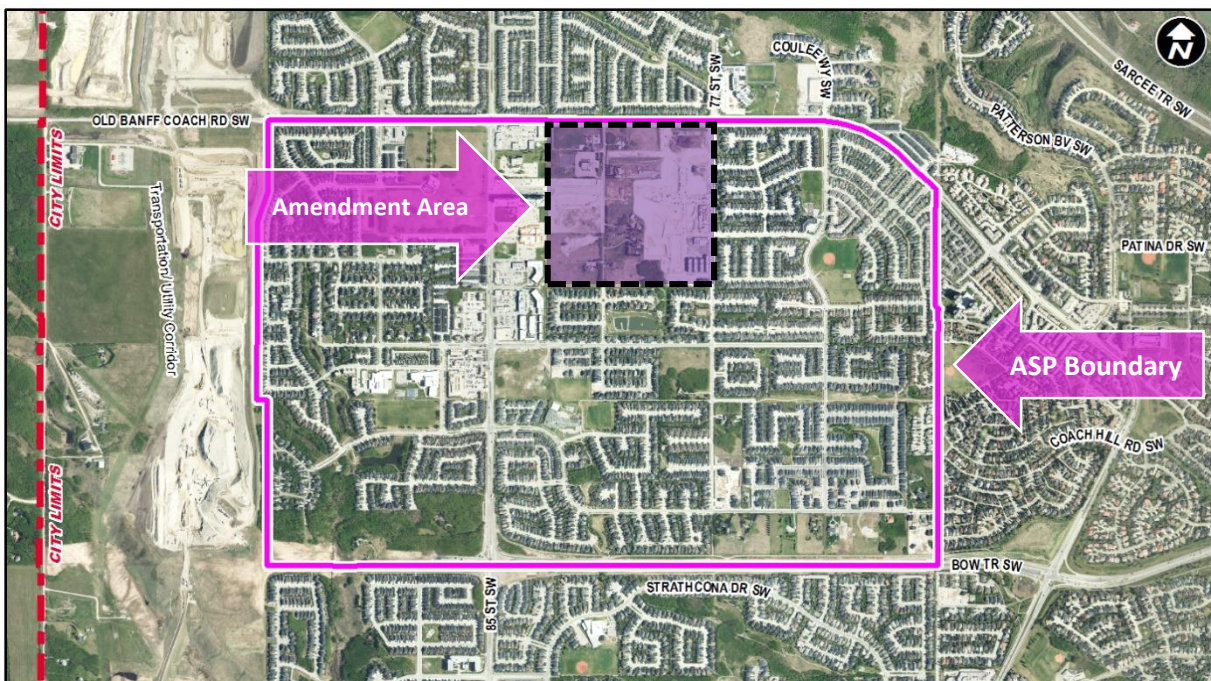
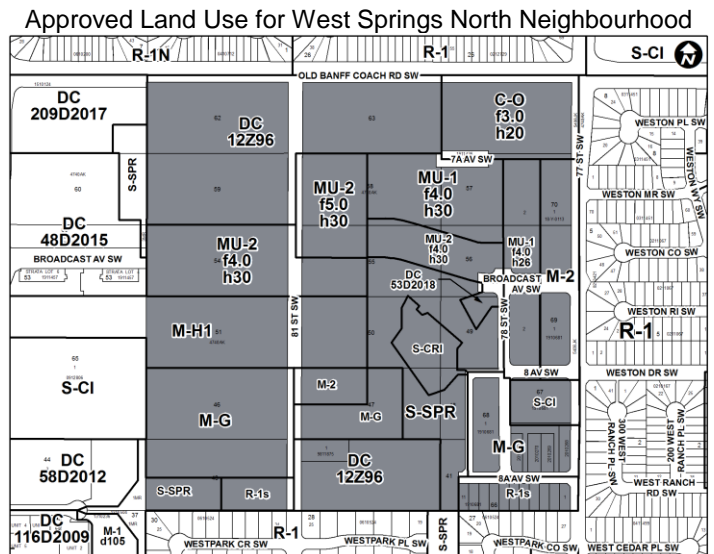
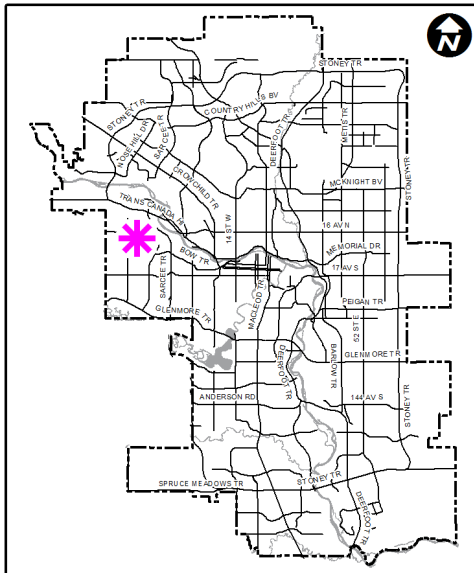
As identified below, the community of West Springs reached its peak population in 2019.

<b>West Springs</b>	
Peak Population Year	2019
Peak Population	10,758
2019 Current Population	10,758
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 [West Springs Community Profile](#).

## Location Maps



## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The proposed policy amendment would not affect the current land use districts in the West Springs North Neighbourhood. The area was redesignated in 2018 with a range of land use districts.

### Density

The proposed policy amendments would not affect the overall density in the West Springs North Neighbourhood but would clarify the intent to allow for maximum density on Map 4 in the ASP rather than a site specific maximum restriction.

### Transportation

A Transportation Impact Assessment was not required as part of this policy amendment. The need for infrastructure will be evaluated at future subdivision and development permit stages.

### Environmental Site Considerations

No environmental concerns were identified. Environmental site considerations will be evaluated at future subdivision and development permit stages.

### Utilities and Servicing

Utilities and servicing are not affected by the proposed amendments. Public water, sanitary, and storm deep utility requirements will be evaluated at future subdivision and development permit 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 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 West Springs North Neighbourhood area is located within the Residential - Developing - Planned Greenfield with Area Structure Plan area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed policy amendments are consistent with MDP policies including the Developing Residential Communities policies (Subsection 3.6.1).

**Climate Resilience Strategy (2018)**

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

**West Springs Area Structure Plan (Statutory – 2012)**

The [West Springs Area Structure Plan \(ASP\)](#) was amended in 2018 to allow for the development of the West Springs North Neighbourhood. Approximately 3,400 people in 1,800 units and approximately 3,550 jobs are forecasted in the area. The proposed policy amendments are intended to clarify the policies of the ASP in order to ensure that future development applications are in alignment with applicable policies.



# Proposed Amendments to the West Springs Area Structure Plan

1. The West Springs Area Structure Plan attached to and forming part of Bylaw 20P2012, as amended, is hereby further amended as follows:
  - (a) In section 4.5.6 General Neighbourhood Building Block Policies, delete policy 1, replace with the following and renumber the subsequent policies accordingly:
    - “1. A portion of Map 4: West Springs North Neighbourhood Density Concept, expresses three different residential densities in units per developable hectare (uph). These numbers are intended to represent the maximum average density over the entire area to which a given maximum uph density is assigned. An average density calculation, including the density of the proposed development, for entirety of the maximum average density area in which the proposed development is located, shall be submitted in support of new multi-residential and/or mixed-use development at the time of development permit application to monitor the overall density proposed in the West Springs North Neighbourhood. The average density is calculated as follows:
$$\frac{\text{(sum of units on all lands in the relevant maximum average density area)}}{\text{(area of land in the relevant maximum average density area)}}$$
    2. Building heights should not exceed the maximums specified in Map 5: West Springs North Neighbourhood Building Heights.”



# Community Association Response

**From:** planning@wscr.ca  
**Sent:** April 26, 2021 8:36 PM  
**To:** Kwan, Johnson  
**Subject:** [EXT] Re: Minor West Springs ASP Amendments - POL2021-0001  
**Attachments:** 2021-04 Proposed Minor Amendments to the West Springs ASP.pdf  
  
**Categories:** Information

Thank you Johnson,  
We have no concerns with this proposed ASP Amendment.

Regards,  
Linda Nessel  
Director  
Planning Committee  
West Springs/Cougar Ridge Community Association

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*Building a strong community*



**Land Use Amendment in Manchester Industrial (Ward 9) at 4640 Manhattan Road SE, LOC2021-0028**

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**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.35 hectares  $\pm$  (0.86 acres  $\pm$ ) located at 4640 Manhattan Road SE (Plan 3724JK, Block 5, Lot 1) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

**HIGHLIGHTS**

- This land use amendment application proposes to redesignate the subject site to allow for primarily light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas, allowing greater flexibility of commercial uses than in the current district.
- The proposal would allow for a set of uses that are complementary to the character of the surrounding area, and that conform to relevant policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? Increased commercial and light industrial opportunities promote the efficient use of existing buildings and infrastructure.
- Why does this matter? The proposal will enable additional commercial and employment opportunities within existing buildings.
- No development permit has been submitted at this time.
- There is no previous Council direction for this site.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

**DISCUSSION**

This application, in the southeast community of Manchester Industrial, was submitted by Kumlin Sullivan Architecture Studio on behalf of the landowner, Revas Inc, on 2021 February 23.

The 0.35 hectare (0.86 acre) corner site is approximately 50 metres (one-minute walk) north of Manhattan Road SE and approximately 200 metres (three-minute walk) west of Blackfoot Trail SE. The site is developed with two single storey buildings. One building is vacant and the other building is occupied by office and general industrial tenants.

No development permit application has been submitted at this time. As noted in the Applicant Submission (Attachment 2), the existing buildings are suitable for small bay commercial or service-based tenancies due to the limited building height. Future uses will most likely occupy the existing buildings with change of use development applications.

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

**Land Use Amendment in Manchester Industrial (Ward 9) at 4640 Manhattan Road SE, LOC2021-0028**

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**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. Given the industrial nature of the area and lack of community association representing the area, no outreach was undertaken.

**City-Led Outreach**

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

No comments were received by Administration from the public. There is no community association for the Manchester Industrial area.

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

**IMPLICATIONS**

**Social**

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

**Environmental**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Encouraging the reuse of an existing structure conserves the energy and materials required to rebuild a structure in the future.

**Economic**

The proposed land use amendment enables additional flexibility of uses which may better accommodate the economic needs of the area and would utilize existing infrastructure and services more efficiently within an existing industrial area.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**Planning & Development Report to  
Calgary Planning Commission  
2021 June 3**

**ISC: UNRESTRICTED  
CPC2021-0751  
Page 3 of 3**

**Land Use Amendment in Manchester Industrial (Ward 9) at 4640 Manhattan Road  
SE, LOC2021-0028**

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**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

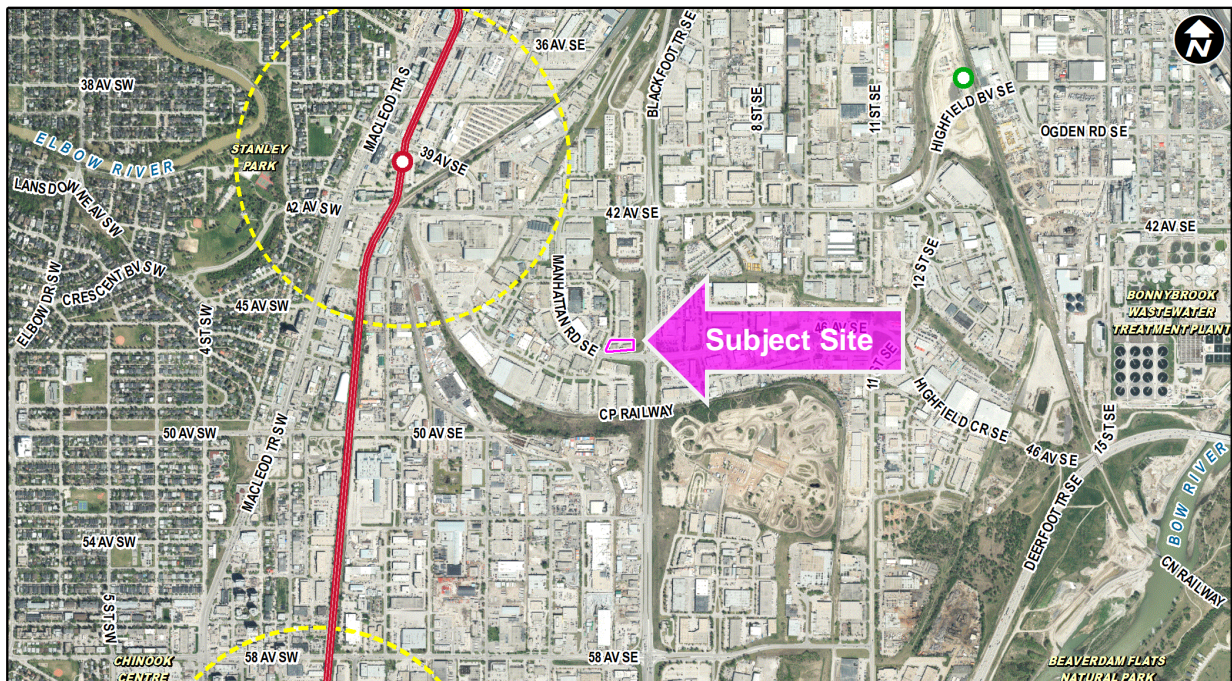
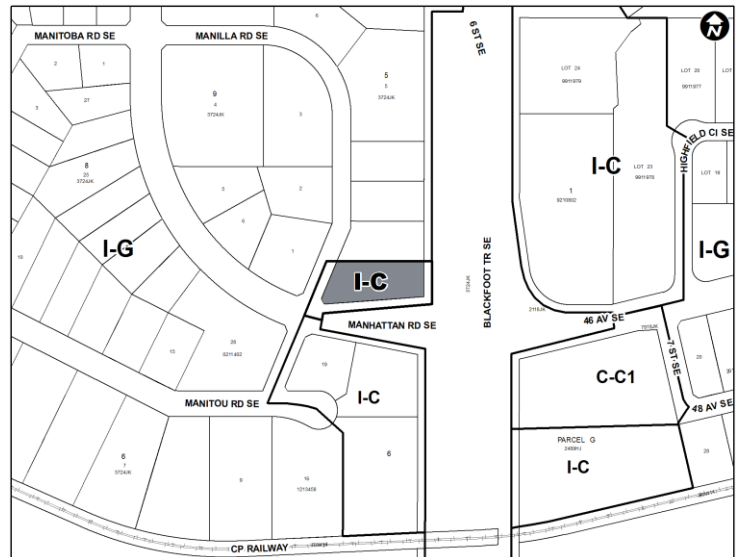
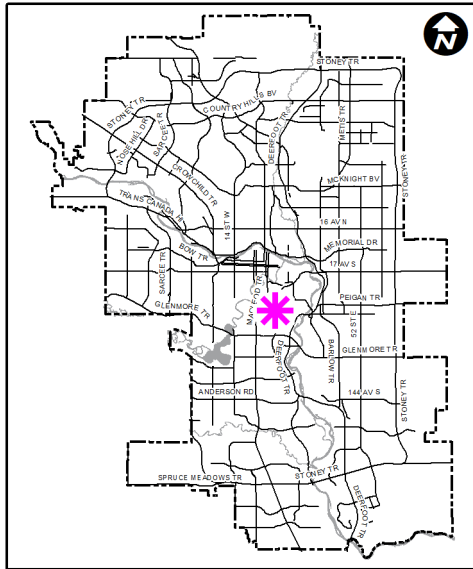
The subject site is located in the community of Manchester Industrial at the northwest corner of Blackfoot Trail SE and Manhattan Road SE. This 0.35 hectare (0.86 acre) parcel is approximately 93 metres wide by 37 metres long. Motor vehicle access to the parcel is from Manilla Road SE to the west of the site. The subject parcel contains two single storey buildings. The building on the eastern portion of the site is vacant and the building on the western portion of the site is occupied by office and general industrial tenants.

Surrounding development is characterized by a mix of general industrial buildings to the north and west, with commercial industrial buildings to the south and east.

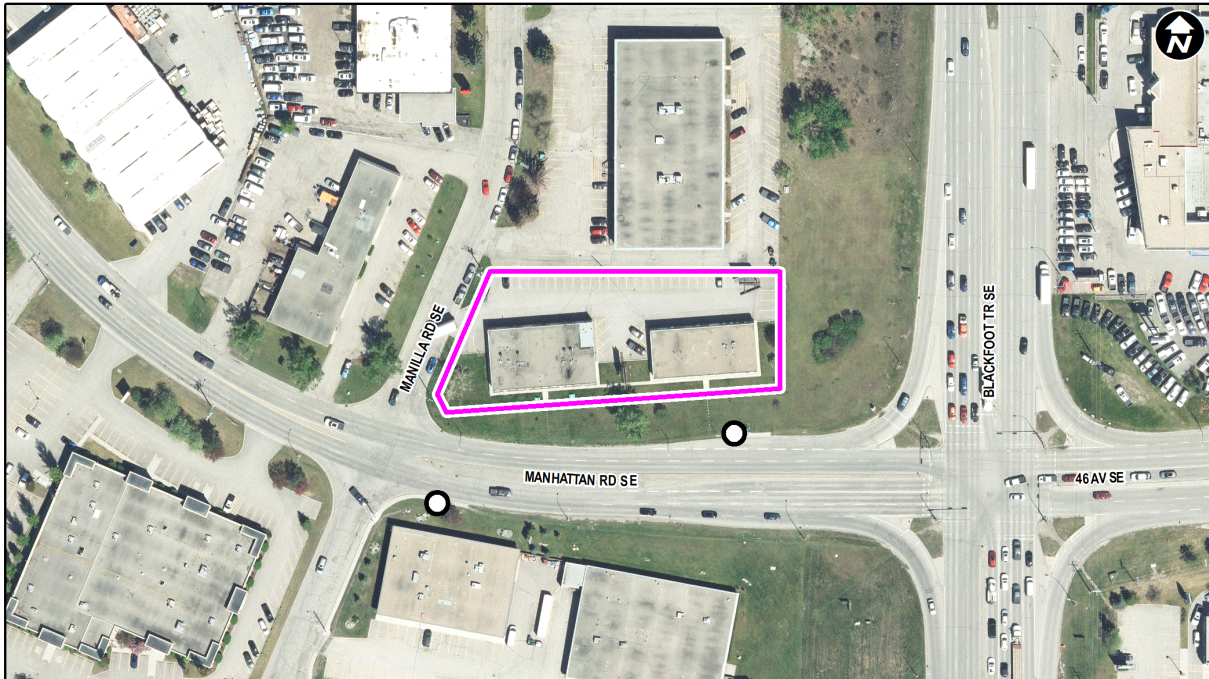
## Community Peak Population Table

There is no community population data available for this area.

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing I-G District allows for a wide variety of light and medium general industrial uses with a limited range of support commercial uses. The I-G District has a maximum floor area ratio (FAR) of 1.0 and a maximum building height of 16.0 metres.

The proposed I-C District maintains light industrial uses on the parcel and provides opportunity for small-scale support commercial uses on the site, which are compatible with and may support adjacent industrial uses. This district is intended for parcels on the perimeter of industrial areas, along major streets or expressways. The proposed I-C District is appropriate as the parcel is adjacent to Blackfoot Trail SE. The I-C District allows for a maximum FAR of 1.0 and a maximum building height of 12.0 metres.

### Development and Site Design

The applicant is not seeking to change the layout or design of the existing site. The intent is to use the existing buildings to accommodate a wider range of small-scale commercial uses that are compatible with, and complement, light industrial uses in the area. The rules of the proposed I-C District will provide guidance for the future redevelopment of the site including appropriate uses.

### **Transportation**

Neither a Transportation Impact Assessment nor Parking Study were required as part of the land use amendment application. The area is well served by transit with Route 30 located approximately 100 metres (one-minute walk) from the site along Manhattan Road SE. Vehicular access to the parcel is available and anticipated to remain from Manilla Road SE. Access and parking will be reviewed at the development permit stage.

### **Environmental Site Considerations**

There are no known environmental concerns associated with the subject site.

### **Utilities and Servicing**

Water and sewer services exist to the subject site and existing development. Public water, sanitary, and storm utilities exist immediately adjacent to the site. Development site servicing requirements will be determined at the time of future development.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

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

### **Interim Growth Plan (2018)**

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

### **Municipal Development Plan (Statutory – 2009)**

This parcel 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 a broad variety of industrial uses and intensities that support the industrial function of this area, and cater to the day-to-day needs of area businesses and their employees. The proposal is in keeping with the relevant MDP policies as the purpose of the I-C District is to allow for small-scale commercial uses that are compatible with, and complement, light industrial uses.

### **Climate Resilience Strategy (2018)**

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

# Applicant Submission



January 25, 2021

**City of Calgary**  
**Planning & Development Department**  
 800 Macleod Trail SE  
 Calgary, Alberta  
 T2P 2M5

**Attention: Planning Department Representative**  
**Inner South District**

**Re: Manhattan Road Zoning Redesignation Application**  
**4640 Manhattan Road SE**  
**Land Use Redesignation Application**  
**Our File #201472 – 1.2A**

Planning Department Representative,

Please find enclosed our application for land use redesignation for the above noted address. The proposed site is located at the northwest corner of Blackfoot Trail and Manhattan Road SE. The site is currently zoned as 'I-G' Industrial General and we are proposing a reclassification to 'I-C' Industrial Commercial zoning.

The site consists of two existing buildings originally constructed in the late 1960's and are approximately ±548 sq. m. (±5 900 sq. ft.) and ±441 sq. m. (±4 745 sq. ft.) respectively. These buildings are small multi-tenant industrial buildings with limited building height similar to a commercial retail height. These buildings are suitable for small bay commercial or service based tenancies due to the limited height available within the tenancies.

WM. R. (BILL) KUMLIN,  
 ARCHITECT  
 AAA, AIBC, SAA, MRAIC  
 PRINCIPAL

BARRY D. SULLIVAN  
 ARCHITECT  
 AAA, AIBC, SAA, MRAIC  
 PRINCIPAL

When reviewing the existing zoning maps, parcels to the South and East of our proposed parcel are currently zoned as 'I-C' Industrial Commercial with similar frontage and access locations. The site to the Southeast of our proposed site is a combination of 'C-C1' and 'I-C'.

For both our proposed site and the existing 'I-C' zoned sites, building frontages are located on either Manhattan Road or onto Blackfoot Trail SE. Access to these sites are typically off of side streets from Manhattan Road or 46<sup>th</sup> Avenue SE.



Our rationale for rezoning from 'I-G' to 'I-C' Industrial Commercial is to allow for a greater range of retail and service based small bay tenancies that are suited to the two existing buildings than can be found under the existing 'I-G' Industrial General zoning. Based on discussions our client has been having with prospective tenancies, their proposed uses are more suitable to 'I-C' available uses.

SUITE 310,  
 5819 - 2ND STREET SW  
 CALGARY, ALBERTA  
 T2H 0H3

PH: (403) 283-8361  
 FAX: (403) 252-7877

The existing site has excellent visibility for existing and proposed tenancies from both Manhattan Road SE along with Blackfoot Trail SE. By being able to rezone this land parcel a future tenant mix will be able to capitalize on this advertising opportunity when promoting their respective businesses.



Therefore, based on the configuration of the existing buildings and existing site location, proposed tenants that may occupy this site, and opportunities based on site location that we believe that revising the zoning from 'I-G' Industrial General to 'I-C' Industrial Commercial is suitable for this location.

In reviewing a typical land use redesignation application, the City of Calgary expects that a community outreach program is completed by the applicant as part of this process. This site is located in the community of Manchester Industrial and therefore has no community association in which to work with.

Our proposed outreach for this application will be to contact the local Councillor to inform him of the proposed land use zoning reclassification application as well as our rationale for the application. We intent to work with Councillor Gian-Carlo Carra through the submission circulation and should there be any questions regarding our application, we can work with Councillor Carra directly to resolve.

With our submission documentation and our rationale for the reclassification request, we believe that this proposed land use redesignation request represents a subtle change but important change to the range of uses available to the Owner. Based on adjacent similar land use zoning of 'I-C' Industrial Commercial is logical to complete this intersection with identical zoning. With this size as part of the Manchester Industrial area, we do not foresee any impediments to rezoning this parcel to provide similar range of uses as the other three corners of the intersection.

We look forward to your review of our application and should anyone have any questions regarding our application, please do not hesitate to contact our office.

Sincerely,  
Kumlin Sullivan Architecture Studio Ltd.

A handwritten signature in blue ink, appearing to read 'Barry Sullivan', is written over a light blue horizontal line.

**Barry Sullivan, Architect**  
AAA, AIBC, SAA, MRAIC  
Principal

Attachments: Land Use Redesignation Application Form  
Community Outreach – Applicant Led Summary  
Abandoned Well Declaration  
Site Contamination Statement

cc: Daryna Pyts Riverpark Properties Ltd.

**Land Use Amendment in Capitol Hill (Ward 7) at 1615 – 20 Avenue NW, LOC2021-0004**

**RECOMMENDATION(S):**

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 1615 – 20 Avenue NW (Plan 2864AF, Block 12, Lots 33 and 34) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate a courtyard style rowhouse development, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a courtyard style rowhouse development in addition to the building types already allowed in the R-CG District (e.g. single detached, semi-detached, duplex dwellings, rowhouse building and secondary suites).
- The proposal does not represent an increase in density on the site, but rather would accommodate the same number of units currently allowed in a different building configuration than what is currently permitted. It also allows for development that is generally 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 for Calgarians? The proposed DC District would allow for a greater variety of housing options within the community, and more efficient use of land, 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 has been submitted and is currently under review.
- There is no previous Council direction related to this proposal
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

**DISCUSSION**

This land use amendment application was submitted by CivicWorks on behalf of the landowner, CH1615 Ltd, on 2021 January 15. The subject site is located in the northwest community of Capitol Hill, midblock on 20 Avenue NW between 15 Street NW and 16 Street NW. The site contains a single detached dwelling and a rear detached garage with access from a lane.

A development permit application was submitted on 03 May 2021. The development permit (DP2021-3144) is proposing two three-storey buildings with two units facing 20 Avenue NW and two facing an interior courtyard. Each unit also includes a basement secondary suite. Additional details are included in Attachment 5.

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 Capitol Hill (Ward 7) at 1615 - 20 Avenue NW, LOC2021-0004

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### 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 questions or for more information, and dropped off postcards at approximately 150 nearby homes. 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 and notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received four letters from the public with regards to:

- lack of parking provided for the number of units proposed;
- parking restrictions along 20 Avenue limit parking available in the area; and
- general support for the application as there should be more redevelopment along 20 Avenue NW.

No comments from the Capitol Hill Community Association were received by Administration.

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

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

### IMPLICATIONS

#### Social

The proposal allows for a wider range of housing types than is currently allowed in the existing R-CG District, which may better meet the diverse needs of present and future populations in this community.

#### Environmental

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



**Planning & Development Report to  
Calgary Planning Commission  
2021 June 3**

**ISC: UNRESTRICTED  
CPC2021-0756  
Page 3 of 3**

**Land Use Amendment in Capitol Hill (Ward 7) at 1615 - 20 Avenue NW, LOC2021-0004**

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

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community. In addition, the proposal allows for the sensitive redevelopment of a mid-block site in keeping with the blocks current building placement and site configuration which has been difficult to achieve in the R-CG District.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with the application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Development Permit (DP2021-3144) Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Capitol Hill, on the south side of 20 Avenue NW, mid-block between 15 Street NW and 16 Street NW. The site is approximately 0.05 hectares (0.13 acres) in size and is approximately 15 metres wide by 38 metres deep. The parcel is currently developed with a single detached dwelling and a rear detached garage that is accessed from a lane. There is no direct vehicular access to 20 Avenue NW.

Surrounding development is characterized by a mix of low and medium density residential development designated R-CG, Multi-Residential – Contextual Grade-Oriented (M-CG) District and Multi-Residential – Low Profile (M-C1) District. Commercial development designated Commercial – Neighbourhood 1 (C-N1) District is also located east of the subject site at the intersection of 15 Street NW and 20 Avenue NW. Capitol Hill Park and the community association building are located approximately 75 metres to the east.

## Community Peak Population Table

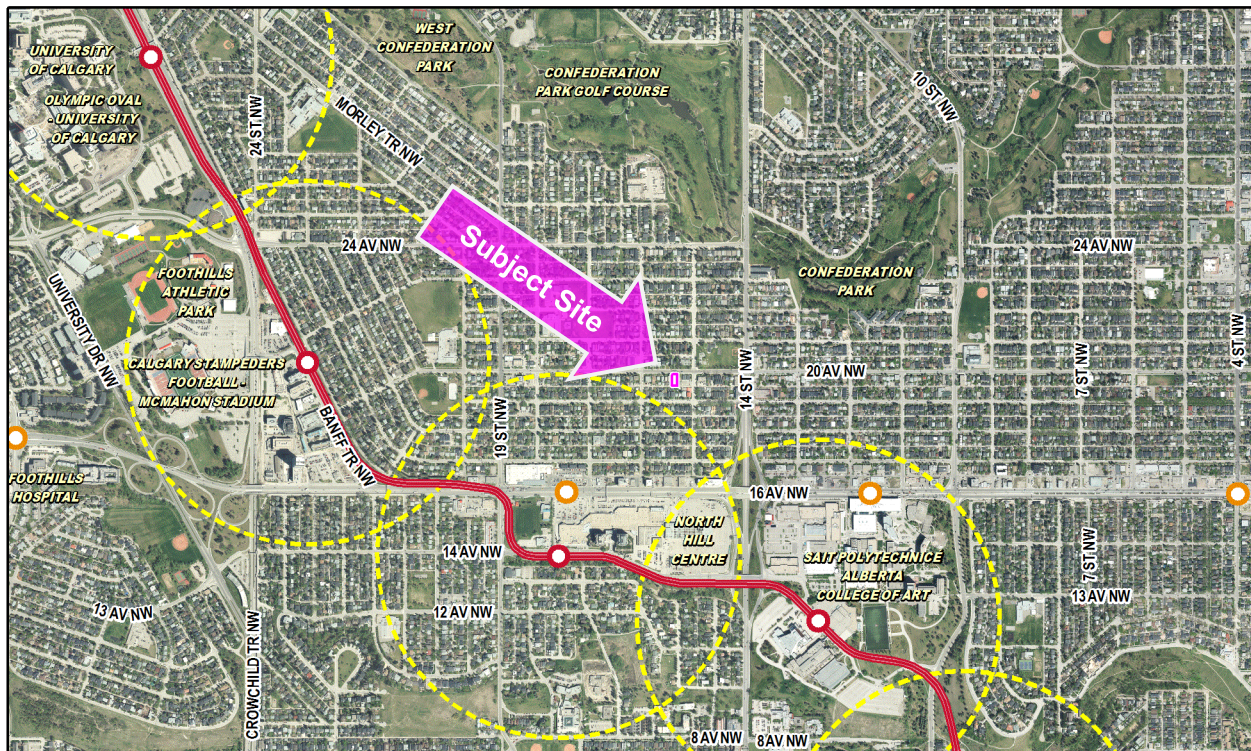
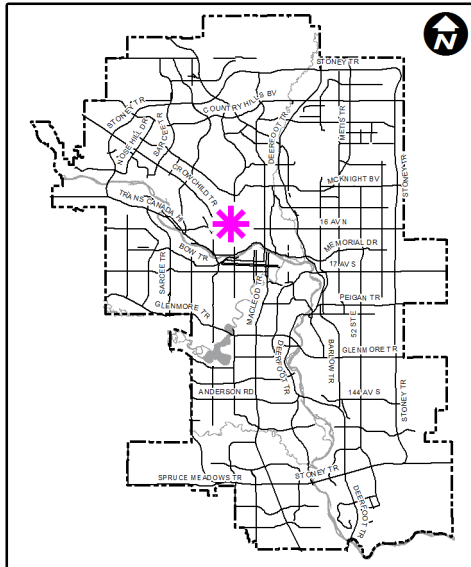
As identified below, the community of Capitol Hill reached its peak population in 2019.

<b>Capitol Hill</b>	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

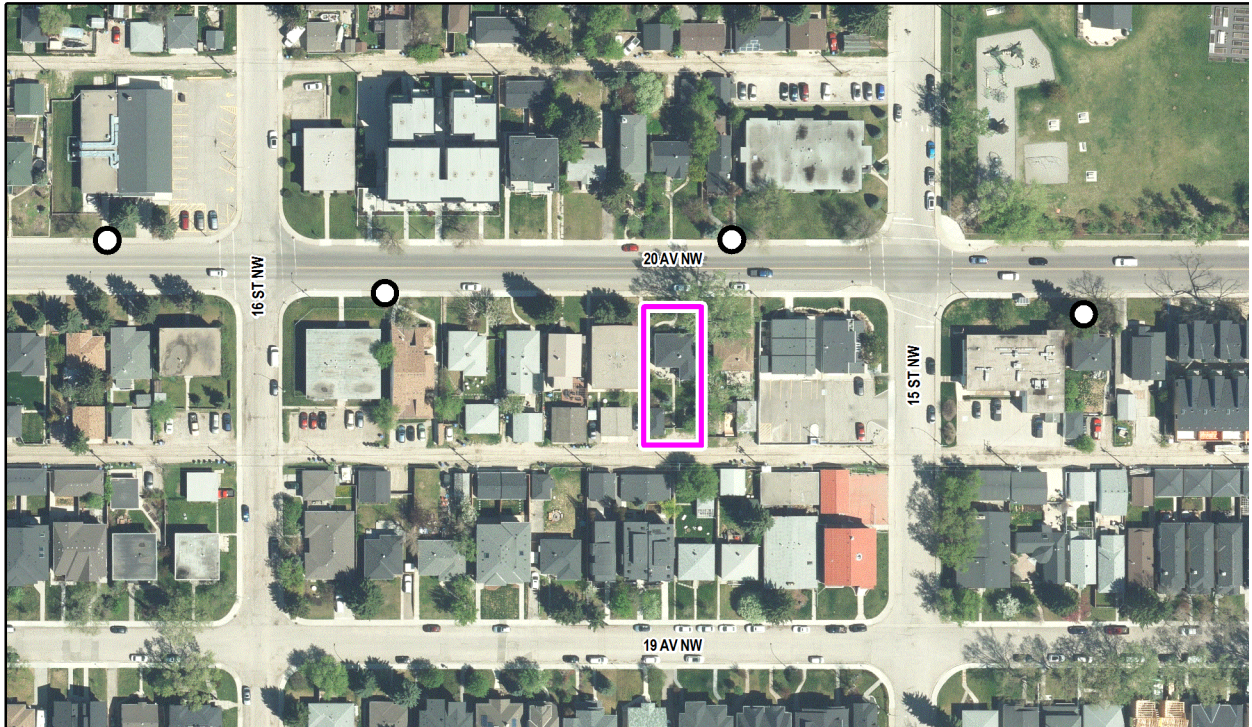
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-CG District allows for two to three-storey (11 metres maximum height) rowhouse developments where each unit must provide an at-grade entrance facing a public street. Lanes, bridges and walkways are not considered public streets. The district provides for a maximum density of 75 units per hectare, which would enable up to four dwelling units on the subject site based on parcel area. Additionally, the building must typically be 1.2 metres from each side property line, and the width of each unit facing the street must be at least 4.2 metres wide. As the lot is approximately 15 metres wide, the setback requirements and minimum façade widths would only allow a maximum of three units.

The proposed DC District (Attachment 2) allows for mid-block building forms that are sensitive to neighbouring low density homes. This is achieved by overall height, parcel coverage, parking and amenity space rules that follow the existing R-CG District. The proposal also includes two defined uses for Basement Secondary Suites and Grade Oriented Rowhouse. The proposed DC District allows for a low-density building form consistent with an R-CG, but with a courtyard-style grade-oriented development that prohibits stacked individual units and uses height chamfers. These considerations will decrease massing and shadow impacts on neighbouring properties. The DC District also provides rules for separation between residential buildings on the parcel to ensure usable and functional courtyard space between the two buildings.

The proposed DC District includes a rule that allows the Development Authority to relax Section 8 of the DC. Section 8 incorporates the rules of the base district in Land Use 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.

In addition, the proposed DC District has included the opportunity for relaxations for Sections 9 through 18 of the DC District which include many rules related to the built form including heights, setbacks and parcel coverage. The intent of including these additional DC sections in the relaxation clause is to allow for flexibility should minor bylaw relaxations be identified during the development permit review. Any relaxations granted would still have to meet the test for relaxation included in Bylaw 1P2007.

### Development and Site Design

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

- emphasizing individual at-grade entrances and an engaging interface along the 20 Avenue NW frontage;
- ensuring high quality amenity space for all units on the site;
- provision of trees and landscaping; and

- mitigation of shadowing, overlooking, and privacy concerns.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks along 20 Avenue NW. Street parking is also available on 20 Avenue NW, which is classified as a collector, and is restricted to 2 hours, 8 a.m. to 6 p.m., Monday to Friday. Direct vehicular access will be required to come from the lane.

The site is serviced by Calgary Transit with standard service bus stops located approximately 15 metres west (less than a one-minute walk) and 76 metres (one-minute walk) along 20 Avenue NW. The nearest Primary Transit location is the MAX Orange BRT located on 16 Avenue NW, adjacent SAIT, which is located approximately 600 metres (seven-minute walk) to the southeast.

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

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to allow for more efficient use of land, existing infrastructure, public amenities, and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the proposed district allows 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 Area Redevelopment Plan (Statutory – 2000)**

The subject site is located within the Low Density Rowhouse land use policy area as identified on Map 4 of the [North Hill Area Redevelopment Plan \(2000\)](#) (ARP). The area is to be characterized by low-density, grade-oriented residential development consisting of rowhouse buildings, duplexes, single-detached and semidetached buildings. The DC District proposed is intended to continue to provide rowhouse style development with additional guidelines and as such is considered in alignment with this policy.

### **North Hill Communities Local Area Plan – Proposed (2021)**

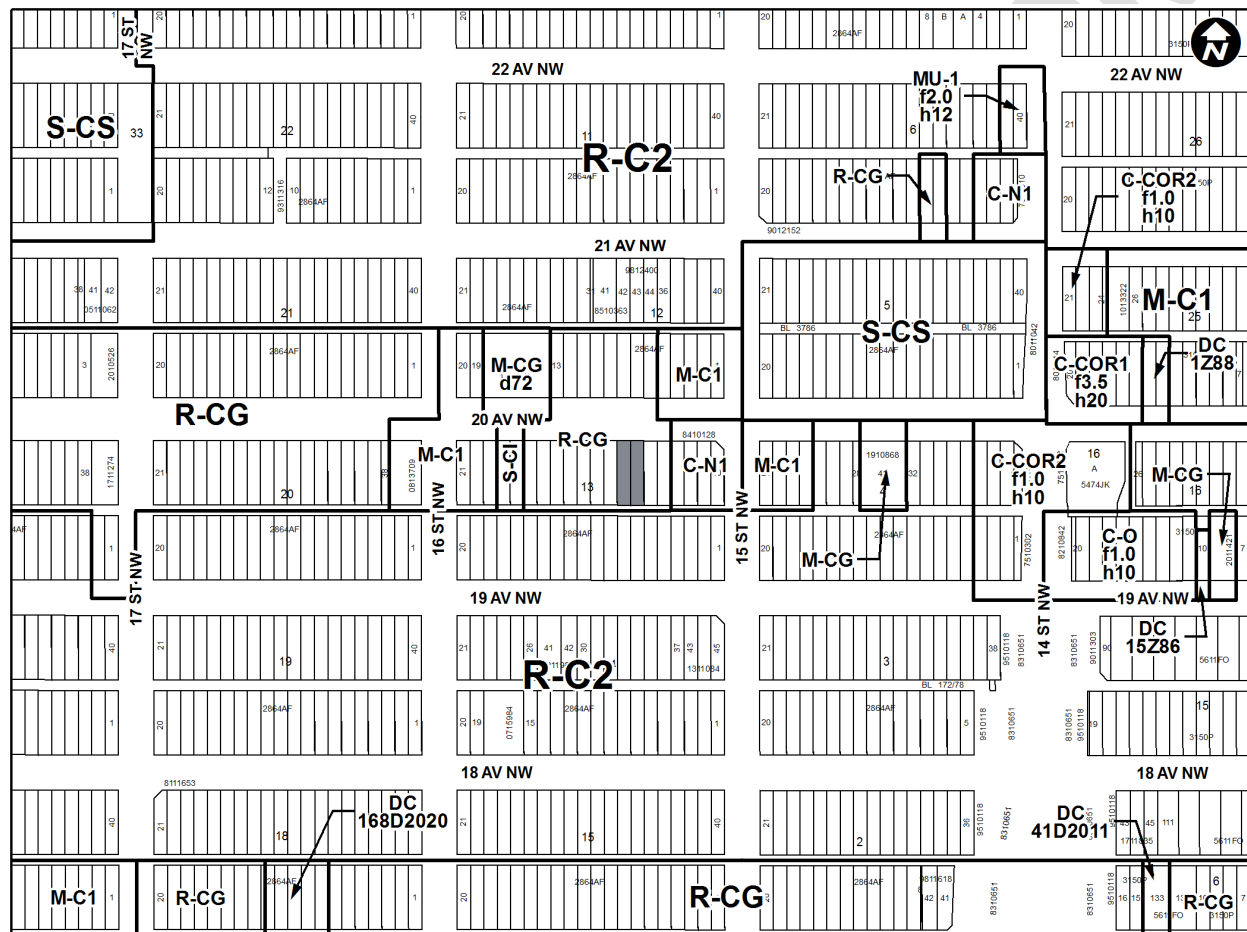
On 2021 March 21, Administration presented the proposed [North Hill Communities Local Area Plan](#) (LAP) to Council. The proposed LAP includes Capitol Hill and surrounding communities. On 2021 April 12 Council referred the LAP back to Administration to incorporate policies from The Guide for Local Area Planning, as required, and return the local area plan 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*.



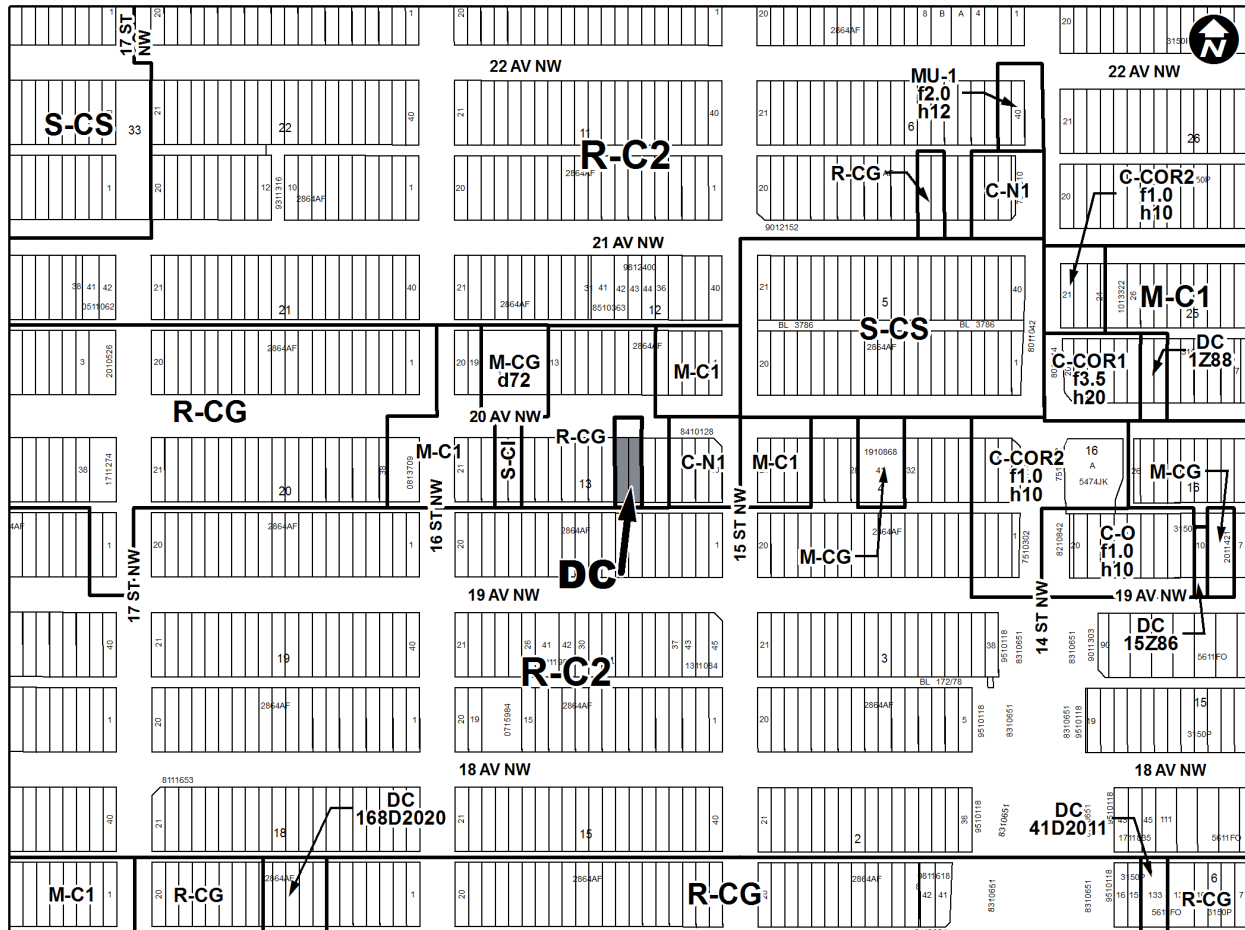
# Proposed Direct Control District

- 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) allow for building forms similar to rowhouse buildings that may have basement secondary suites;
- (b) provide for multiple configurations of units; and
- (c) provide for sensitive transition with adjacent low density residential development.

#### Compliance with Bylaw 1P2007

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

**Reference to Bylaw 1P2007**

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

- 4 In this Direct Control District Bylaw:

- (a) "**DC density**" means the number of **Dwelling Units** and **Live Work Units** on a **parcel**, expressed in **units** per hectare or in **units** per **parcel**, but does not include **Secondary Suites**, **Basement Secondary Suites** or **Backyard Suites**.

**Defined Uses**

- 5 In this Direct Control District Bylaw:

- (a) "**Basement Secondary Suite**" means a **use** that:
- (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
  - (ii) contains a kitchen, living, sleeping and sanitary facilities;
  - (iii) is self-contained and located within a **unit**;
  - (iv) is considered part of and secondary to a **unit**;
  - (v) must be contained in a **Grade-Oriented Rowhouse**;
  - (vi) must be located primarily in a basement; and
  - (vii) must provide direct access to **grade**.
- (b) "**Grade-Oriented Rowhouse**" means a **use**:
- (i) that contains two or more **Dwelling Units**, located side by side and separated by common party walls extending from foundation to roof;
  - (ii) where each **Dwelling Unit** has a separate direct entry from **grade**;
  - (iii) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
  - (iv) that may contain a **Basement Secondary Suite**.

**Permitted Uses**

- 6 The **permitted uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

7 The **discretionary uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Basement Secondary Suite;** and
- (b) **Grade-Oriented Rowhouse.**

### Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

### Street Orientation of Units

- 9
- (1) 50.0 per cent or more of the **units** in a **development** must have an exterior wall that directly faces a public **street**.
  - (2) The minimum width of the façade of a **unit** that directly faces a street is 5.0 metres.
  - (3) Each **unit** with an exterior wall that directly faces a public **street** must have:
    - (a) an entrance within 4.5 metres of a **property line** shared with a **street**; and
    - (b) a sidewalk providing direct access from the **street** to the **unit**.

### Density

10 The maximum **DC density** is 75 **units** per hectare.

### Parcel Coverage

- 11
- (1) Unless otherwise provided in subsection (2), the maximum cumulative **building coverage** for all the **parcels** subject to a single **development permit** is 60.0 per cent.
  - (2) The maximum **parcel coverage** referenced in subsection (1) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

### Building Depth and Building Separation for Grade-Oriented Rowhouses

- 12
- (1) Unless otherwise provided in subsection (2), the maximum **building depth** is 60.0 per cent of the **parcel depth** for a **Grade-Oriented Rowhouse**.
  - (2) There is no maximum **building depth** for a **Grade-Oriented Rowhouse** wholly contained between 50.0 per cent **parcel depth** and the **rear property line** where:
    - (a) there is a **Grade-Oriented Rowhouse** wholly contained between the **front property line** and 50.0 per cent **parcel depth**; and

- (b) the minimum separation distance between the **Grade-Oriented Rowhouse** contained on the front portion of the *parcel* and the **Grade-Oriented Rowhouse** contained on the rear portion of the *parcel* is 6.0 metres.

#### **Building Setback Areas for Grade-Oriented Rowhouse**

- 13** The minimum depth of all setback areas for a Grade-Oriented Rowhouse must be equal to the minimum building setbacks required by Section 14 of this Direct Control District Bylaw.

#### **Building Setbacks for Grade-Oriented Rowhouse**

- 14** (1) The minimum **building setback** from a **front property line** for a **Grade-Oriented Rowhouse** is 3.0 metres.
- (2) The minimum **building setback** from any **side property line** for a **Grade-Oriented Rowhouse** is 1.2 metres.
- (3) The minimum **building setback** from a **side property line** for a **private garage** attached or ancillary to a **Grade-Oriented Rowhouse** is 0.6 metres.
- (4) The **minimum building setback** from a **rear property line** is 1.5 metres.

#### **Building Height**

- 15** (1) Unless otherwise provided in subsection (2), the maximum **building height** is 11.0 metres.
- (2) The maximum **building height** on a *parcel* that shares a **property line** with another *parcel*, and where the other *parcel* is designated with a **low-density residential district** or M-CG District:
- (a) is 8.0 metres at the shared **property line**; and
  - (b) increases proportionately to a maximum of 11.0 metres at a distance of 3.0 metres from the shared **property line**.

#### **Additional Outdoor Private Amenity Space**

- 16** (1) The required minimum **private amenity space** is:
- (a) 20.0 square metres per **unit** of a **Grade-Oriented Rowhouse**; and
  - (b) 7.5 square metres per **Basement Secondary Suite**.
- (2) The **private amenity space** required in subsection (1) must:
- (a) be provided outdoors;
  - (b) have direct access from the associated **Dwelling Unit** or **Basement Secondary Suite**;
  - (c) have no dimension of less than 2.0 metres.

### **Additional Landscaping Requirements**

- 17 (1) A minimum of 2.0 trees must be provided for each **unit**.
- (2) Trees required by this section:
- (a) may be provided through the planting of new trees or the preservation of existing trees;
  - (b) must be provided on a **parcel** within 12 months of issuance of a development completion permit;
  - (c) must be maintained on the **parcel** for a minimum of 24 months after issuance of a **development completion permit**;
  - (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association; and
  - (e) are not required to be shown on a plan that is part of an application for **development permit**.
- (3) The requirement for the provision of 1.0 tree is met where an existing tree is retained or a new tree is planted where:
- (a) a deciduous tree has a minimum calliper of 60 millimetres; or
  - (b) a coniferous tree has a minimum height of 2.0 metres.
- (4) The requirement for the provision of 2.0 trees is met where an existing tree is retained or a new tree planted where:
- (a) one deciduous tree has a minimum calliper of 85 millimetres; or
  - (b) one coniferous tree is provided that has a minimum height of 4.0 metres.

### **Additional Motor Vehicle Parking Stall Rules**

- 18 (1) The minimum number of **motor vehicle parking stalls** for a **Grade-Oriented Rowhouse** is 1.0 stall per **unit**.
- (2) Unless otherwise provided in subsection (3) the minimum number of **motor vehicle parking stalls** is 1.0 stall per **Basement Secondary Suite**.
- (3) The minimum number of **motor vehicle parking stalls** for a **Basement Secondary Suite** is reduced to zero where:
- (a) the floor area of a **Basement Secondary Suite** is 45.0 square metres or less;
  - (b) the **parcel** is located within 150.0 metres of bus service; and

- (c) space is provided in a **building** for the occupant of the **Basement Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:
  - (i) is accessed directly from the exterior; and
  - (ii) has an area of at least 2.5 square metres.
- (4) **Parcel coverage** excludes the **building coverage** area required by subsection (3)(c).

#### Relaxations

- 19** The **Development Authority** may relax the rules contained in Sections 8 through 18 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION





# Applicant Submission



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

P 403 201 5305  
F 403 201 5344

14.05.2021

**RE:** Land Use Redesignation: R-CG to DC (based on R-CG)  
1615 20 Avenue NW | Plan 2864AF; Block 13; Lot 33, 34 | 0.055ha

## APPLICANT STATEMENT

The subject site is a mid-block property located in the community of Capitol Hill totaling 0.055ha of privately owned land. A staggered concurrent Land Use Redesignation and Development Permit application was submitted in support of Eagle Crest Construction's development vision for a four unit ( $\pm 69$ uph) rowhouse-style development with four associated basement secondary suites and four parking stalls. The proposed development is laid out around a central courtyard with two rowhouse-style units fronting onto 20 AV NW and two accessed from the courtyard, each with an associated basement secondary suite and private amenity spaces. In order to facilitate this development vision, the land use application seeks to redesignate the property from R-CG to DC (based on R-CG). The intent is to address challenges within the R-CG District that restrict development on mid-block sites, while following a number of the existing low density R-CG policies that characterize the district, including those related to building height, parcel coverage, massing, setbacks, and density.

## SITE + POLICY CONTEXT

The subject site is within  $\pm 400$ m of the 16 AV NW Main Street and is across from the Capitol Hill Community Centre and Dinosaur Playground, and within close walking distance to Banff Trail, Lions, and Confederation Parks, as well as a number of amenities along the 16 AV NW Main Street. Transit provision in the area is strong, with three routes serving the subject site along 20 AV NW, and within close proximity ( $\pm 600$ m or a  $\pm 10$  min. walk) to the Max. Orange Line and North Hill and 19 ST NW Stops. These characteristics make the subject site especially appropriate for the proposed land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians.

## CONCLUSION

The proposed land use redesignation is in keeping with the overarching goals and policies of the North Hill Area Redevelopment Plan (ARP) and the city-wide goals and policies of the Municipal Development Plan (MDP) and will facilitate a development vision that introduces new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that the Calgary Planning Commission and Council support this application.

Sincerely,  
CivicWorks

A handwritten signature in black ink, reading "Joanna Patton".

**Joanna Patton** | Urban Planner  
BFA, MPlan, RPP, MCIP



# Applicant Outreach Summary



460 - 5119 Elbow Drive SW P 403 201 5305  
Calgary, Alberta T2V 1H2 F 403 201 5344

## Outreach Strategies



### PROJECT VOICEMAIL & EMAIL ADDRESS

Project voicemail inbox and dedicated email address served as a direct line to the project team, where stakeholders were invited to ask questions and share their feedback.



### VISION BRIEF SHARED WITH STAKEHOLDERS

A summary of the development vision, including the planning and design rationale and a conceptual site plan was shared with the Community Association and the Ward 7 Office on January 15, 2021.



### NEIGHBOUR POSTCARD MAILERS

Paired with on-site signage, ±150 postcards were hand delivered to area neighbours and adjacent property owners to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via the dedicated phone line and email inbox. All inquiries, questions, and comments were received, compiled, and responded to by the project team in a timely manner.



### CUSTOM ON-SITE SIGNAGE

To supplement required City of Calgary LOC notification signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change. The signage outlined the development vision and directed interested parties to get in touch with the project team via a dedicated email inbox and phone line.

## What We Heard + Team Response

### OVERVIEW

Our outreach process was designed to provide multiple opportunities for stakeholders to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies to date, no stakeholder feedback was received directly by the project team; however, Administration advised that four letters were received from neighbours, one in support and three in opposition.

In reviewing feedback collected and summarized by Administration, the project team has identified two themes raised by stakeholders. The themes outlined in the following pages are broken into What We Heard and the project team's response.

### OUR COMMITMENT

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

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

## What We Heard + Team Response

1

### VEHICULAR PARKING

#### WHAT WE HEARD

Although the proposed development will meet minimum Bylaw vehicle parking requirements, some stakeholders expressed concern over not enough parking being provided on-site.

#### TEAM RESPONSE

The enclosed parking garage along the rear lane will be used for residential parking and will meet the minimum Bylaw requirement of four parking stalls – one stall per Grade-Oriented Rowhouse.

The Direct Control District policies are based closely on the R-CG District, which includes specific parking reduction policies for secondary suites when they meet specific criteria around unit size (less than 45m<sup>2</sup>), access to transit, and the provision of storage space for mobility alternatives like bicycles and strollers. Suites of this nature typically have a lower documented rate of individual car ownership when compared to other residential types. In response to these R-CG policies, the proposed secondary suites do not have an associated parking stall.

It is worth noting that the risk of spillover on-street parking from residents and visitors of the proposed development is reduced at this location because there is an existing two-hour parking restriction along this block of 20 AV NW.

2

### BUILDING MASS & SHADOW IMPACTS

#### WHAT WE HEARD

Some stakeholders expressed concern regarding the overall building mass at this location, specifically referencing how the building's shadows might impact neighbouring properties.

#### TEAM RESPONSE

Human-scaled rowhouse buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to existing adjacent residential. The project team has worked with Administration to include policies within the Direct Control District that provide sensitive transitions and limited shadow impact with neighbours through building setbacks, stepped building forms, and the provision of amenity space.

The existing North Hill Area Redevelopment Plan (ARP), amended in 2020, identifies 20 AV NW as a corridor for growth and development including Low-Density Rowhouse built forms. As proposed, the building's massing and height is reflective of, and supported by, The City's strategic growth policies, which aim to increase residential densities in close proximity to retail, community facilities and services, transit, and supporting infrastructure. The Direct Control District is not proposing an increase in building height. The maximum building height will remain at 11m, which aligns with the current maximum building height of the neighbouring properties.

## Development Permit (DP2021-3144) Summary

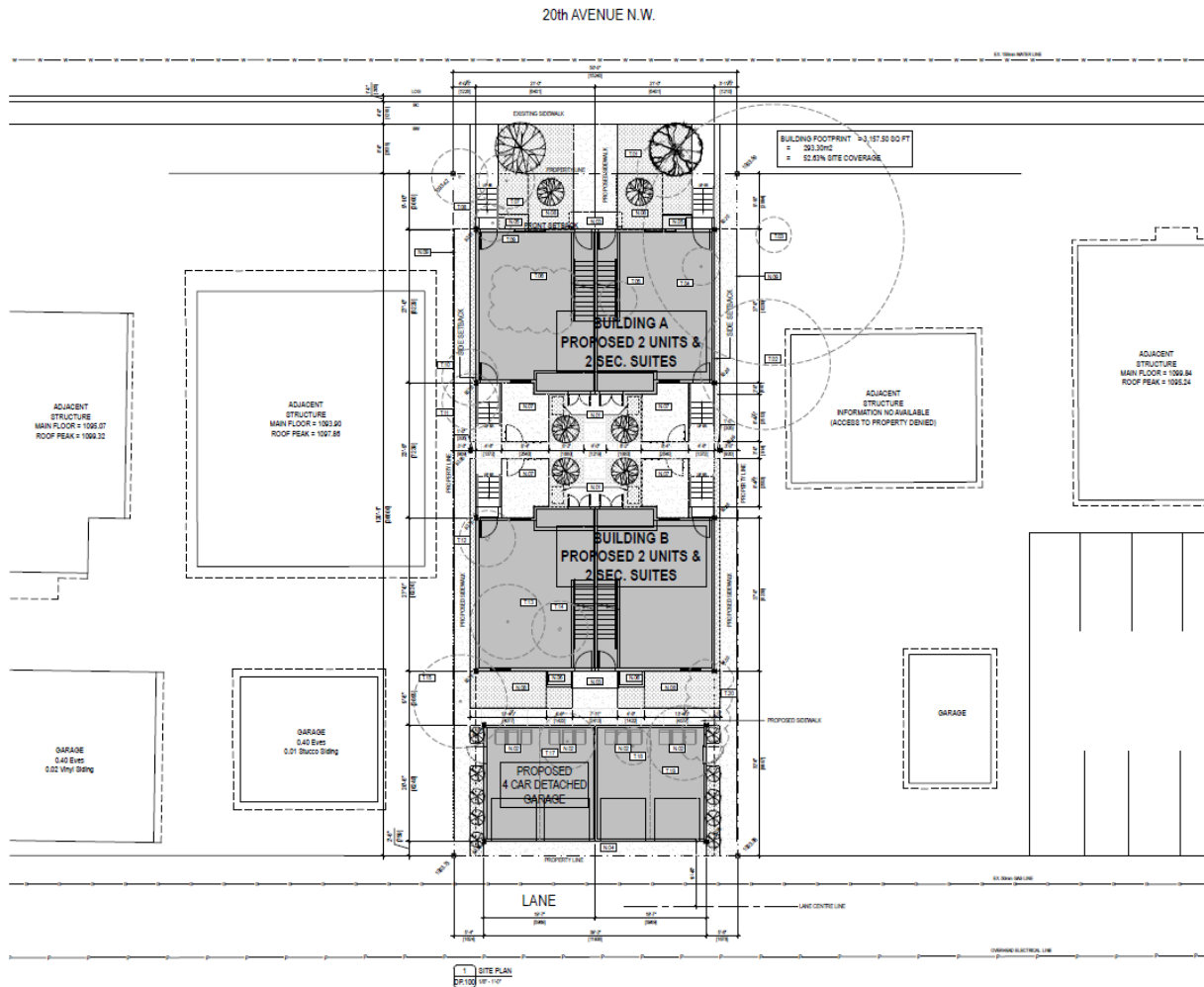
A development permit application (DP2020-3144) was submitted by Formed Alliance Architecture Studio (FAAS) on May 3, 2021. The development permit application is for a total of two three-storey residential buildings. Four residential units with direct access to grade are proposed. Two units are proposed to have direct access from 20 Avenue NW while the remaining two have access through a central courtyard. A total of four basement secondary suites are also included in the submission. The following excerpts (Figures 1 and 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

Administration's review of the development permit will determine the ultimate building design and site layout details such as parking, landscaping, site access and amenity space. No decision will be made on the development permit application until Council has made a decision on this land use redesignation.

**Figure 1:** Rendering of the Proposed Development



**Figure 2: Site Plan of Proposed Development**



**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 462 – 20 Avenue NW, LOC2021-0005**

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**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 462 – 20 Avenue NW (Plan 2129O, Block 23, Lots 30 and 31) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control District to accommodate a courtyard style rowhouse development, with guidelines (Attachment 3).

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a courtyard-style rowhouse development in addition to the building types already allowed in the Residential – Grade-Oriented Infill (R-CG) District (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that is generally 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 for Calgarians? The proposed DC District would allow for greater variety of housing options within the community, and more efficient use of land, 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.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

**DISCUSSION**

This land use amendment application was submitted by CivicWorks on behalf of the landowner, Gemira Elaine McClary, on 2021 January 15. The subject site is located in the northwest community of Mount Pleasant on 20 Avenue NW between 4 Street NW and 3 Street NW. The site contains a single detached dwelling and has lane access.

To accommodate the proposed DC District, a map amendment to the *North Hill ARP (2000)* is required to include the site in the Low Density Residential or Low Density Multi Dwelling policy area.

No development permit application has been submitted at this time. As indicated in the Applicant Submission (Attachment 4), the owner has expressed the desire to accommodate a

## **Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 462 - 20 Avenue NW, LOC2021-0005**

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courtyard style rowhouse development where two units face 20 Avenue NW and two units face an interior courtyard with each unit containing a basement secondary suite.

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 respective community association was appropriate. In response, the applicant placed signage on the property encouraging members of the public to reach out with questions or for more information, and dropped off postcards at approximately 150 nearby homes. The Applicant Outreach Summary can be found in Attachment 5.

#### **City-Led Outreach**

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

Administration received one objection letter from the public regarding the following:

- lack of parking provided for the number of units proposed;
- massing will have negative impacts on adjacent properties; and
- the four primary dwelling units and four suites proposed will add too much density to the site.

The Mount Pleasant Community Association provided a letter of support on 2021 February 16 (Attachment 6).

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

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



**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 462 - 20 Avenue NW, LOC2021-0005**

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**IMPLICATIONS**

**Social**

The proposal allows for a wider range of housing types than is allowed in the existing R-C2 District, which may better meet the diverse needs of present and future populations in this community.

**Environmental**

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

**Economic**

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing to the community. In addition, the proposal allows for greater flexibility in midblock development, as this is difficult to achieve currently in the form which is permitted utilizing the R-CG District.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Mount Pleasant and is located midblock on the north side of 20 Avenue NW, between 4 Street NW and 3 Street NW. The site is approximately 0.05 hectares (0.13 acres) in size and is approximately 15 metres wide by 38 metres deep. The parcel is currently developed with a single detached dwelling. There is no direct vehicular access to 20 Avenue NW.

The area is generally characterized by single and semi-detached dwellings designated as R-C2. There are parcels designated R-CG in the general vicinity, as well as one parcel with a medical office use within the dwelling to the west of the subject site. The 4 Street NW Neighbourhood Main Street is located approximately 45 metres to the west. The Mount Pleasant Community Association and associated recreational facilities are located approximately 350 metres (5-minute walk) to the northwest.

## Community Peak Population Table

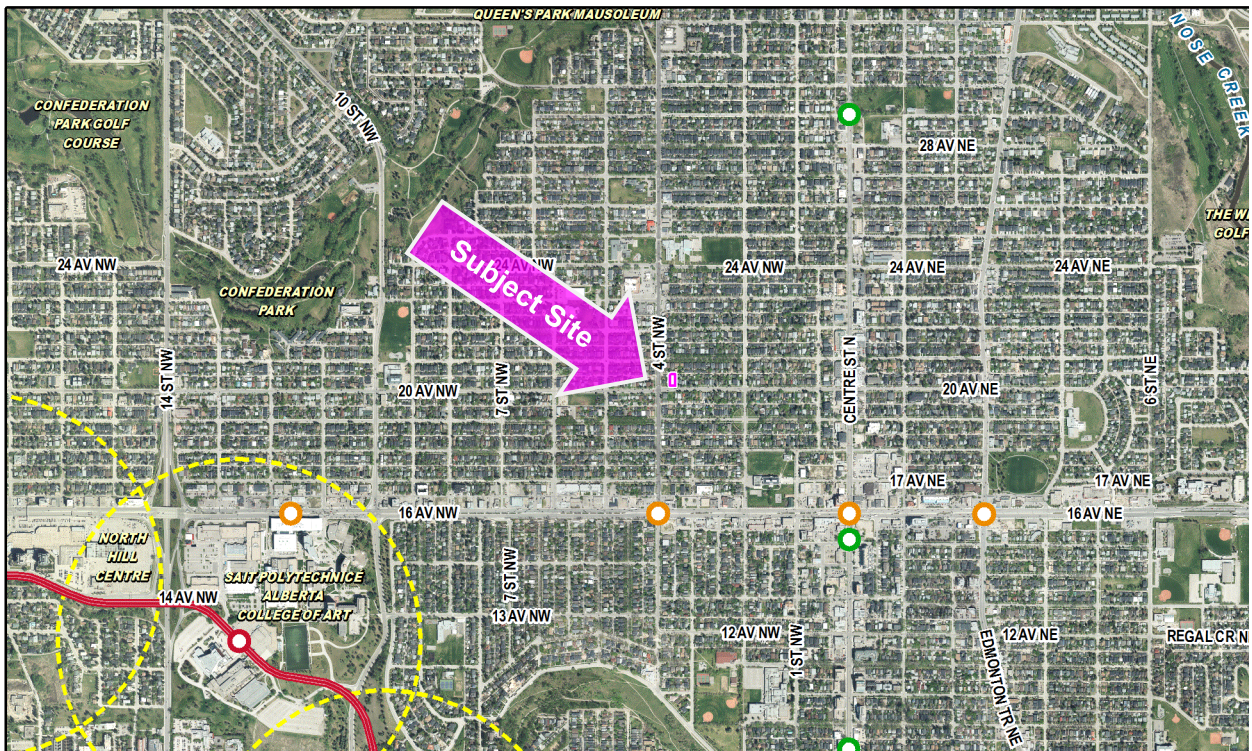
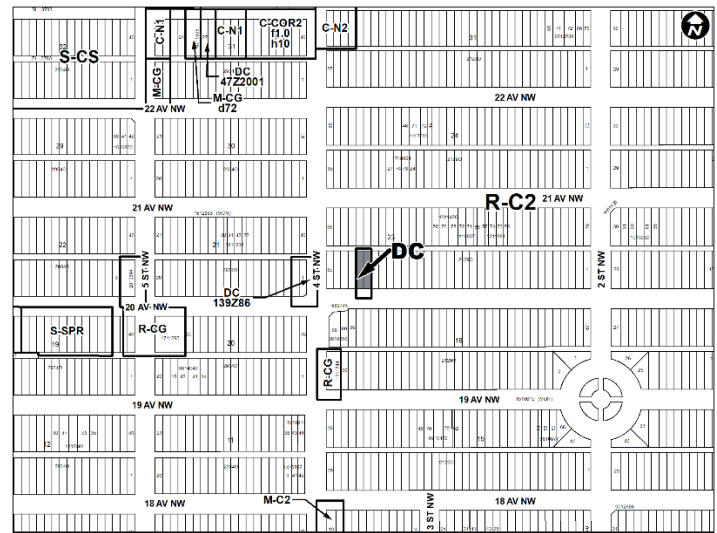
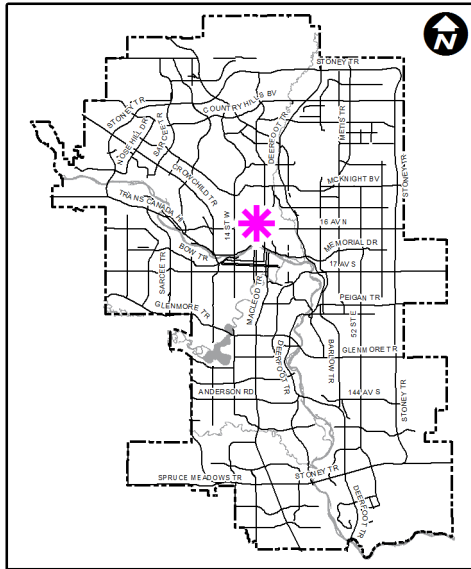
As identified below, the community of Mount Pleasant reached its peak population in 2019.

<b>Mount Pleasant</b>	
Peak Population Year	2019
Peak Population	5,889
2019 Current Population	5,889
Difference in Population (Number)	0
Difference in Population (Percent)	0%

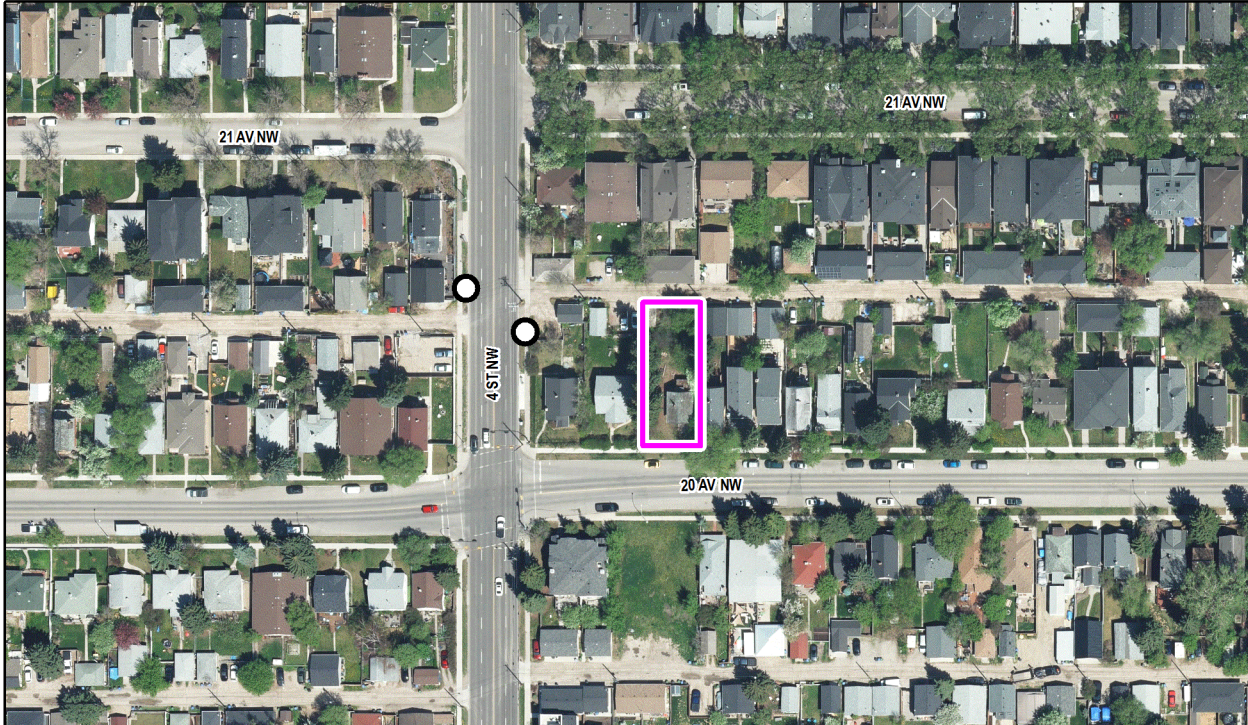
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

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

The proposed DC District (Attachment 3) is based on the R-CG District and allows for a two to three-storey (11 metres maximum height) rowhouse-style development. The district provides for a maximum density of 75 units per hectare, which would enable up to four dwelling units on the subject site based on parcel area.

The DC District would allow for mid-block rowhouse building forms that are sensitive to neighbouring low density homes. This is achieved by overall height, parcel coverage, parking, and amenity space rules that follow the R-CG base district. The proposal also includes two defined uses for Basement Secondary Suites and Grade Oriented Rowhouse. The resulting proposed DC District would allow for a low-density building form consistent with an R-CG, but with a courtyard style grade-oriented development that prohibits stacked individual units and uses height chamfers. These considerations will decrease massing and shadow impacts on neighbouring properties. The district also provides rules for separation between residential buildings on the parcel to ensure usable and functional courtyard space between the two buildings.

The proposed DC District includes a rule that allows the Development Authority to relax Section 8 of the DC. Section 8 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.

In addition, the proposed DC District has included the opportunity for relaxations for Sections 9 through 18 of the DC District which include many rules related to the built form including heights, setbacks and parcel coverage. The intent of including these additional DC sections in the relaxation clause is to allow for flexibility should minor bylaw relaxations be identified during the development permit review. Any relaxations granted would still have to meet the test for relaxation included in Bylaw 1P2007.

### **Development and Site Design**

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

- emphasizing individual at-grade entrances and an engaging interface along the 20 Avenue NW frontage;
- ensuring high quality amenity space for all units on the site with particular attention to an engaging courtyard space;
- provision of trees and landscaping; and
- mitigation of shadowing, overlooking, and privacy concerns.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks along 20 Avenue NW. Street parking is also available on 20 Avenue NW, which is not restricted. Vehicular access will be required from the lane at the time of future development.

The site is serviced by Calgary Transit with standard service bus stops located approximately 15 metres west (less than 1-minute walk) and 91 metres (1-minute walk) along 4 Street NW. The nearest Primary Transit location is the MAX Orange BRT located on 16 Avenue NW and 4 Street NW which is located approximately 500 metres (7-minute walk) to the south.

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 and sanitary 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 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 is located within the Neighbourhood Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to allow for more efficient use of land, existing infrastructure, public amenities and transit. Ground-oriented housing is encouraged with the highest densities occurring in close proximity to transit stops. The proposal is in keeping with relevant MDP policies as the proposed DC District allows 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 Area Redevelopment Plan (Statutory – 2000)**

The parcel is located within the Low Density Residential area according to Map 2 of the [North Hill ARP \(2000\)](#). The Low Density Residential policy indicates that single and semi-detached dwellings are appropriate within these areas. In order to accommodate the proposed land use amendment, an amendment to Map 2 is required (Attachment 2). The proposed amendment would change the policy of the subject site from Low Density Residential to Low Density Residential or Low Density Multi Dwelling.

### **North Hill Communities Local Area Plan – Proposed (2021)**

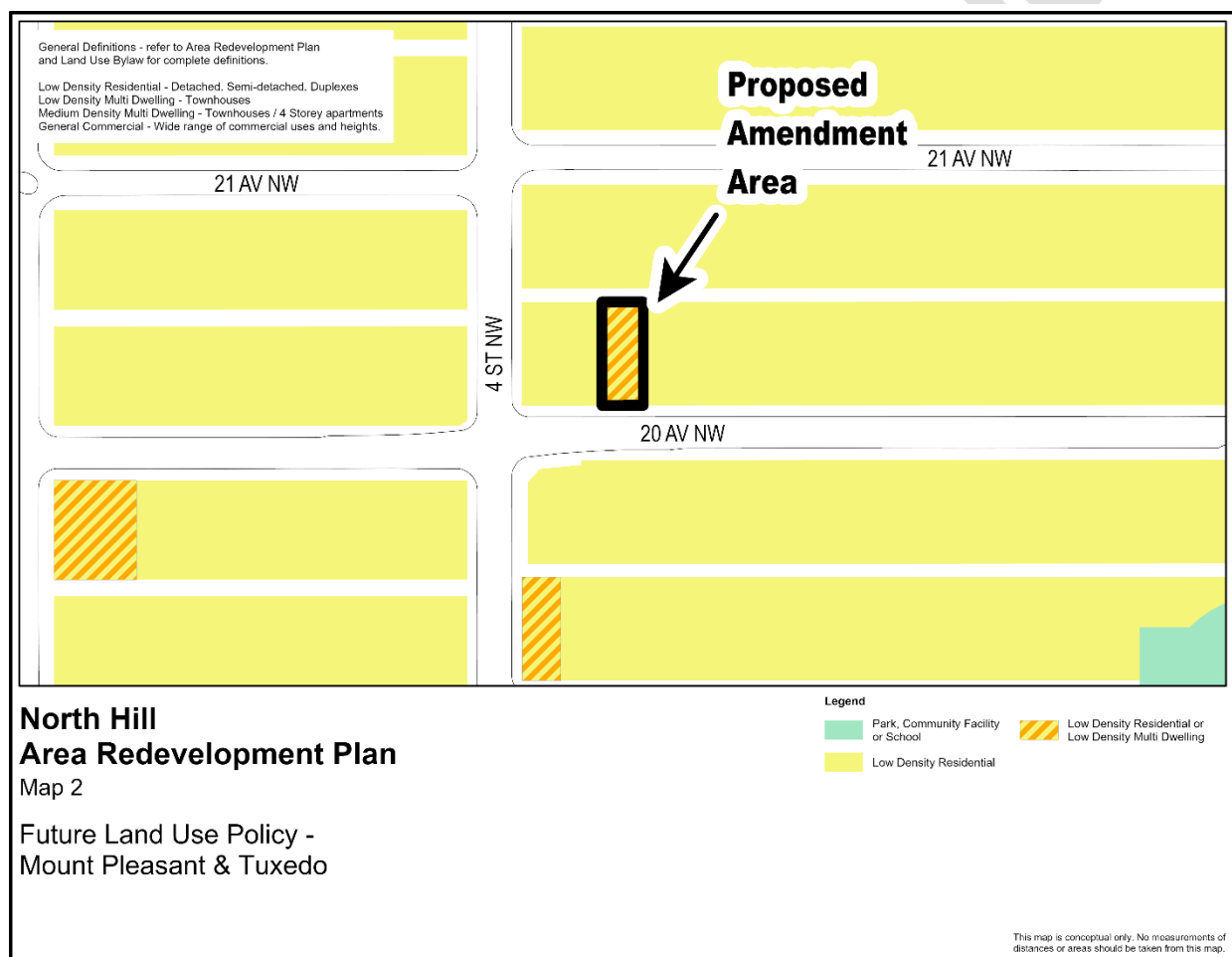
On 2021 March 21, Administration presented the proposed [North Hill Communities Local Area Plan](#) (LAP) to Council. The proposed LAP includes Mount Pleasant and surrounding communities. On 2021 April 12, Council referred the LAP back to Administration to incorporate policies from The Guide for Local Area Planning, as required, and return the local area plan 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*.





# Proposed Amendment to the North Hill Area Redevelopment Plan

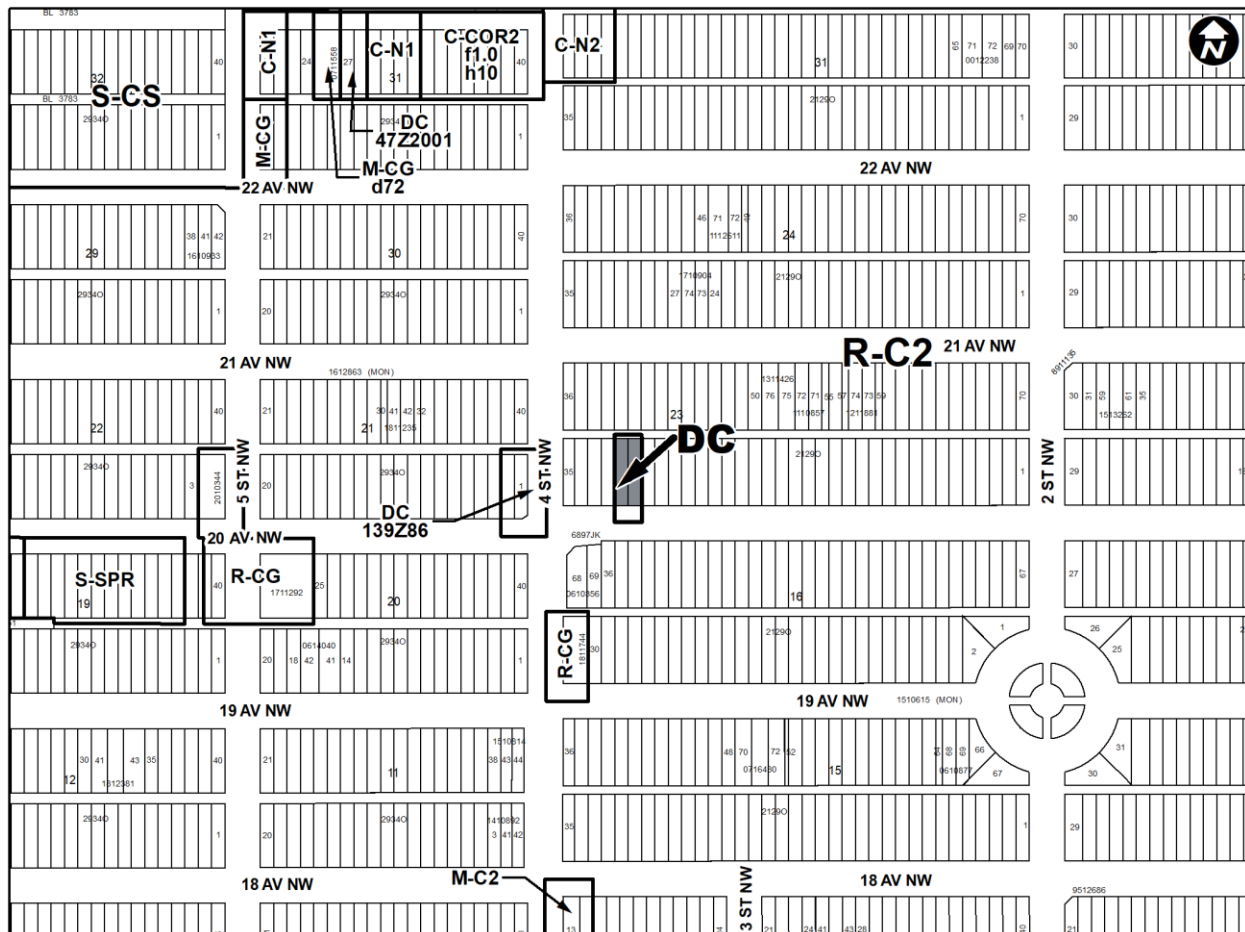
1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 462 - 20 Avenue NW (Plan 21290, Block 23, Lots 30 and 31) from 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling' as generally illustrated in the sketch below:







## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for building forms similar to rowhouse buildings that may have basement secondary suites;
- (b) provide for multiple configurations of units; and
- (c) provide for sensitive transition with adjacent low density residential development.

#### Compliance with Bylaw 1P2007

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

**Reference to Bylaw 1P2007**

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

**General Definitions**

- 4 In this Direct Control District Bylaw:

- (a) "**DC density**" means the number of **Dwelling Units** and **Live Work Units** on a **parcel**, expressed in **units** per hectare or in **units** per **parcel**, but does not include **Secondary Suites**, **Basement Secondary Suites** or **Backyard Suites**.

**Defined Uses**

- 5 In this Direct Control District Bylaw:

- (a) "**Basement Secondary Suite**" means a **use** that:
- (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
  - (ii) contains a kitchen, living, sleeping and sanitary facilities;
  - (iii) is self-contained and located within a **unit**;
  - (iv) is considered part of and secondary to a **unit**;
  - (v) must be contained in a **Grade-Oriented Rowhouse**;
  - (vi) must be located primarily in a basement; and
  - (vii) must provide direct access to **grade**.
- (b) "**Grade-Oriented Rowhouse**" means a **use**:
- (i) that contains two or more **Dwelling Units**, located side by side and separated by common party walls extending from foundation to roof;
  - (ii) where each **Dwelling Unit** has a separate direct entry from **grade**;
  - (iii) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
  - (iv) that may contain a **Basement Secondary Suite**.

**Permitted Uses**

- 6 The **permitted uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

7 The **discretionary uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Basement Secondary Suite**; and
- (b) **Grade-Oriented Rowhouse**.

### Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

### Street Orientation of Units

- 9
- (1) 50.0 per cent or more of the **units** in a **development** must have an exterior wall that directly faces a public **street**.
  - (2) The minimum width of the façade of a **unit** that directly faces a street is 5.0 metres.
  - (3) Each **unit** with an exterior wall that directly faces a public **street** must have:
    - (a) an entrance within 4.5 metres of a **property line** shared with a **street**; and
    - (b) a sidewalk providing direct access from the **street** to the **unit**.

### Density

10 The maximum **DC density** is 75 **units** per hectare.

### Parcel Coverage

- 11
- (1) Unless otherwise provided in subsection (2), the maximum cumulative **building coverage** for all the **parcels** subject to a single **development permit** is 60.0 per cent.
  - (2) The maximum **parcel coverage** referenced in subsection (1) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

### Building Depth and Building Separation for Grade-Oriented Rowhouses

- 12
- (1) Unless otherwise provided in subsection (2), the maximum **building depth** is 60.0 per cent of the **parcel depth** for a **Grade-Oriented Rowhouse**.
  - (2) There is no maximum **building depth** for a **Grade-Oriented Rowhouse** wholly contained between 50.0 per cent **parcel depth** and the **rear property line** where:
    - (a) there is a **Grade-Oriented Rowhouse** wholly contained between the **front property line** and 50.0 per cent **parcel depth**; and

- (b) the minimum separation distance between the **Grade-Oriented Rowhouse** contained on the front portion of the *parcel* and the **Grade-Oriented Rowhouse** contained on the rear portion of the *parcel* is 6.0 metres.

#### **Building Setback Areas for Grade-Oriented Rowhouse**

- 13** The minimum depth of all setback areas for a Grade-Oriented Rowhouse must be equal to the minimum building setbacks required by Section 14 of this Direct Control District Bylaw.

#### **Building Setbacks for Grade-Oriented Rowhouse**

- 14** (1) The minimum **building setback** from a **front property line** for a **Grade-Oriented Rowhouse** is 3.0 metres.
- (2) The minimum **building setback** from any **side property line** for a **Grade-Oriented Rowhouse** is 1.2 metres.
- (3) The minimum **building setback** from a **side property line** for a **private garage** attached or ancillary to a **Grade-Oriented Rowhouse** is 0.6 metres.
- (4) The **minimum building setback** from a **rear property line** is 1.5 metres.

#### **Building Height**

- 15** (1) Unless otherwise provided in subsection (2), the maximum **building height** is 11.0 metres.
- (2) The maximum **building height** on a *parcel* that shares a **property line** with another *parcel*, and where the other *parcel* is designated with a **low-density residential district** or M-CG District:
- (a) is 8.0 metres at the shared **property line**; and
  - (b) increases proportionately to a maximum of 11.0 metres at a distance of 3.0 metres from the shared **property line**.

#### **Additional Outdoor Private Amenity Space**

- 16** (1) The required minimum **private amenity space** is:
- (a) 20.0 square metres per **unit** of a **Grade-Oriented Rowhouse**; and
  - (b) 7.5 square metres per **Basement Secondary Suite**.
- (2) The **private amenity space** required in subsection (1) must:
- (a) be provided outdoors;
  - (b) have direct access from the associated **Dwelling Unit** or **Basement Secondary Suite**;
  - (c) have no dimension of less than 2.0 metres.

### **Additional Landscaping Requirements**

- 17 (1) A minimum of 2.0 trees must be provided for each **unit**.
- (2) Trees required by this section:
- (a) may be provided through the planting of new trees or the preservation of existing trees;
  - (b) must be provided on a **parcel** within 12 months of issuance of a development completion permit;
  - (c) must be maintained on the **parcel** for a minimum of 24 months after issuance of a **development completion permit**;
  - (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association; and
  - (e) are not required to be shown on a plan that is part of an application for **development permit**.
- (3) The requirement for the provision of 1.0 tree is met where an existing tree is retained or a new tree is planted where:
- (a) a deciduous tree has a minimum calliper of 60 millimetres; or
  - (b) a coniferous tree has a minimum height of 2.0 metres.
- (4) The requirement for the provision of 2.0 trees is met where an existing tree is retained or a new tree planted where:
- (a) one deciduous tree has a minimum calliper of 85 millimetres; or
  - (b) one coniferous tree is provided that has a minimum height of 4.0 metres.

### **Additional Motor Vehicle Parking Stall Rules**

- 18 (1) The minimum number of **motor vehicle parking stalls** for a **Grade-Oriented Rowhouse** is 1.0 stall per **unit**.
- (2) Unless otherwise provided in subsection (3) the minimum number of **motor vehicle parking stalls** is 1.0 stall per **Basement Secondary Suite**.
- (3) The minimum number of **motor vehicle parking stalls** for a **Basement Secondary Suite** is reduced to zero where:
- (a) the floor area of a **Basement Secondary Suite** is 45.0 square metres or less;
  - (b) the **parcel** is located within 150.0 metres of bus service; and



- (c) space is provided in a **building** for the occupant of the **Basement Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:
  - (i) is accessed directly from the exterior; and
  - (ii) has an area of at least 2.5 square metres.
- (4) **Parcel coverage** excludes the **building coverage** area required by subsection (3)(c).

#### Relaxations

- 19** The **Development Authority** may relax the rules contained in Sections 8 through 18 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION



# Applicant Submission



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

P 403 201 5305  
F 403 201 5344

14.05.2021

**RE:** Land Use Redesignation: R-C2 to DC (based on R-CG)  
462 20 Avenue NW | Plan 21290; Block 23; Lot 30,31 | 0.057ha

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

## APPLICANT STATEMENT

The subject site is a mid-block property located in the community of Mount Pleasant totaling 0.057ha of privately owned land. A staggered concurrent Land Use Redesignation, Development Permit, and Minor ARP Amendment application was submitted in support of Eagle Crest Construction's development vision for a four unit ( $\pm 69$ uph) rowhouse-style development with four associated basement secondary suites and four parking stalls. The proposed development is laid out around a central courtyard with two rowhouse-style units fronting onto 20 AV NW and two accessed from the courtyard, each with an associated basement secondary suite and private amenity spaces.

## PLANNING RATIONALE

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

**Lot Size + Width:** The subject site is comprised of one mid-block lot with a total frontage of  $\pm 15$  m / 50 ft. The R-CG district poses challenges for midblock sites and the development vision proposes an alternative approach to support missing middle built forms.

**Direct Lane Access:** The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 20 AV NW.

**Proximity to Transit:** Transit provision in the area is strong, with two routes (2, 404) serving the subject site, and within close proximity ( $\pm 400$  m or a  $\pm 7$  min. walk) to the Max. Orange Line and 4 ST NW Stop.

**Proximity to Main Street Corridor:** The subject site is within  $\pm 400$  m of the 16 AV NW Main Street. Calgary's vibrant Main Streets provide local area residents with easy access to local goods and services.

**Proximity to Parks, Open Space & Community Amenities:** The subject site is within walking distance to both St. Joseph Park and Mount Pleasant Park, the Mount Pleasant Community Association and Community Sportsplex, as well as a number of amenities along Centre ST N and 16 AV NW Main Streets.

## DIRECT CONTROL DISTRICT RATIONALE

The proposed DC District seeks to address challenges within the R-CG District that restrict development on mid-block sites. The proposed DC District is based on the R-CG District but supports a more flexible unit layout that allows some units to front onto an internal courtyard.



The R-CG District includes policies requiring that all rowhouse units front onto a public street, resulting in fewer and narrower unit layouts within mid-block properties. This R-CG requirement is not feasible based on the mid-block location and dimensions of the subject site. The proposed DC District addresses this limitation while following a number of the existing low density R-CG policies that characterize the district, including those related to building height, parcel coverage, massing, setbacks, and density.

#### CITY-WIDE POLICY ALIGNMENT

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

#### LOCAL POLICY ALIGNMENT

The proposed change is aligned with the overarching goals and policies of the *North Hill Area Redevelopment Plan (ARP)*, which aim to: maintain and enhance the North Hill communities as stable, safe, and viable residential communities; encourage a variety of housing types that accommodate different age groups, household types, and income levels; support residential intensification through renovation, redevelopment, conversion, and infill in a way that involves sensitive integration of new development into the existing neighbourhood fabric; and create a greater sense of community. The proposed change requires a minor map-based amendment from the existing *Low Density Residential* policy area to *Low Density Residential or Low Density Multi Dwelling* to accommodate the proposed development vision.

#### CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that introduces new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that the Calgary Planning Commission and Council support this application.

Sincerely,  
CivicWorks

**Joanna Patton** | Urban Planner  
BFA, MPlan, RPP, MCIP

# Applicant Outreach Summary



460 – 5119 Elbow Drive SW P 403 201 5305  
Calgary, Alberta T2V 1H2 F 403 201 5344

## Outreach Strategies



### PROJECT VOICEMAIL & EMAIL ADDRESS

Project voicemail inbox and dedicated email address served as a direct line to the project team, where stakeholders were invited to ask questions and share their feedback.



### VISION BRIEF SHARED WITH STAKEHOLDERS

A summary of the development vision, including the planning and design rationale and a conceptual site plan was shared with the Community Association and the Ward 7 Office on January 15, 2021.



### NEIGHBOUR POSTCARD MAILERS

Paired with on-site signage, ±150 postcards were hand delivered to area neighbours and adjacent property owners to outline the proposed change and ultimate development vision for the subject site and directed interested parties to get in touch with the project team via the dedicated phone line and email inbox. All inquiries, questions, and comments were received, compiled, and responded to by the project team in a timely manner.



### CUSTOM ON-SITE SIGNAGE

To supplement required City of Calgary LOC notification signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change. The signage outlined the development vision and directed interested parties to get in touch with the project team via a dedicated email inbox and phone line.

## What We Heard + Team Response

### OVERVIEW

Our outreach process was designed to provide multiple opportunities for stakeholders to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies to date, no stakeholder feedback was received directly by the project team; however, Administration advised that one letter of opposition was received from an adjacent neighbour.

In reviewing feedback collected and summarized by Administration, the project team has identified two themes raised by stakeholders. The themes outlined in the following pages are broken into What We Heard and the project team's response.

### OUR COMMITMENT

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

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

## What We Heard + Team Response

1

### VEHICULAR PARKING

#### WHAT WE HEARD

Although the proposed development will meet minimum Bylaw vehicle parking requirements, some stakeholders expressed concern over not enough parking being provided on-site.

#### TEAM RESPONSE

The enclosed parking garage along the rear lane will be used for residential parking and will meet the minimum Bylaw requirement of four parking stalls – one stall per Grade-Oriented Rowhouse.

The Direct Control District policies are based closely on the R-CG District, which includes specific parking reduction policies for secondary suites when they meet specific criteria around unit size (less than 45m<sup>2</sup>), access to transit, and the provision of storage space for mobility alternatives like bicycles and strollers. Suites of this nature typically have a lower documented rate of individual car ownership when compared to other residential types. In response to these R-CG policies, the proposed secondary suites do not have an associated parking stall.

2

### BUILDING MASS & SHADOW IMPACTS

#### WHAT WE HEARD

Some stakeholders expressed concern regarding the overall building mass at this location, specifically referencing how the building's shadows might impact neighbouring properties.

#### TEAM RESPONSE

Human-scaled rowhouse buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to existing adjacent residential. The project team has worked with Administration to include policies within the Direct Control District that provide sensitive transitions and limited shadow impact with neighbours through building setbacks, stepped building forms, and the provision of amenity space.

The existing North Hill Area Redevelopment Plan (ARP), amended in 2020, identifies 20 AV NW as a corridor for growth and development including Low-Density Rowhouse built forms. As proposed, the building's massing and height is reflective of, and supported by, The City's strategic growth policies, which aim to increase residential densities in close proximity to retail, community facilities and services, transit, and supporting infrastructure. The Direct Control District is proposing a modest increase in building height from 10m to 11m to achieve the development vision and increase the residential density on-site, while providing sensitive transitions and limited shadow impact on neighbouring properties.

# Community Association Response



February 16, 2021

RE: Application LOC2021-0005, 462 20 AV NW

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to submit comments and would like to note that we **support** this Land Use Redesignation application. We would like to pass on the following comments, and note our thanks to the applicant for having connected with us prior to initiating the application process.

- No concerns with the location - this aligns with our community's vision for density
- The internal courtyard provides an interesting and welcome concept
- There is a potential lack of vehicle parking

Our Planning & Development Committee has a method of prioritizing our response to applications circulated for comment. As per this process, this application would count as Priority Level 3 – Neighbourhood, which necessitates that our committee provide comments to the City. Please continue to copy us on any updates for this application.

Thank you for your time and consideration.

Sincerely,

Alison Timmins  
Mount Pleasant Community Association Board Director  
Planning & Development Committee Chair





**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2021-0020**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw for the redesignation of 0.17 hectares  $\pm$  (0.42 acres  $\pm$ ) located at 2460, 2464, and 2468 – 23 Street NW (Plan 9110GI, Block 5, Lots 15 to 17) from Mixed Use - General (MU-1f3.9h23) District to Direct Control District to accommodate mixed-use development, with guidelines (Attachment 3);
3. Give three readings to the proposed bylaw for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 0.16 hectares  $\pm$  (0.40 acres  $\pm$ ) located at 2103 and 2107 – 24 Avenue NW (Plan 9110GI, Block 14, Lots 15 and 16) from Mixed Use - General (MU-1f2.9h16) District to Direct Control District to accommodate mixed-use development, with guidelines (Attachment 5).

**HIGHLIGHTS**

- On 2020 February 03, Council approved the redesignation of the subject sites to the MU-1 District to enable mixed-use and multi-residential development on the sites.
- This application seeks to redesignate the subject sites to address unusual site constraints created by the presence of a restrictive covenant on title by implementing a minimum density requirement for the sites.
- This application enables the transit-oriented vision for the area, and aligns with the *Municipal Development Plan* (MDP) and *Banff Trail Area Redevelopment Plan* (ARP).
- A minor amendment to the ARP is proposed to reinforce the density requirement in the two proposed DC Districts.
- What does this mean to Calgarians? More housing opportunities for inner city living with access to alternative transportation modes, and a more efficient use of existing infrastructure. The sites are within 600 metres of the Banff Trail LRT Station, and Council has made investments in pedestrian and transportation improvements in Banff Trail and along 24 Avenue NW to support the future vision of intensification.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary may have a more diverse population living in close proximity to existing services and facilities.
- Without this redesignation, the policy objectives of the ARP will likely not be realized and contribute to The City's planned and funded public realm improvements.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

## **Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2021-0020**

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### **DISCUSSION**

This application, for two subject sites in the northwest community of Banff Trail, was submitted by CivicWorks on behalf of the landowners, Twenty3 Ltd and Twenty4 Ltd, on 2021 February 08.

Both sites are located along 24 Avenue NW, between 19 Street NW and Crowchild Trail NW, an area identified for strategic redevelopment in close proximity to the Banff Trail LRT Station (within 600 metres), the University of Calgary, and Foothills Hospital.

The application proposes two DC Districts with the intent to provide more certainty around the types of development and the minimum densities required to support the transit-oriented development vision for this area and as approved in the *Banff Trail ARP*, as per the Applicant Submission (Attachment 6). The use of a DC District is unique in this case as it is being used to address a restrictive covenant that is in conflict with The City's statutory plans, including the MDP and ARP.

Both sites are subject to a restrictive covenant that restricts the use of, and potential development on, the lots to single and semi-detached dwellings. While restrictive covenants are not binding on Council or Administration in making land use or development permit decisions, they present a potential impediment to redevelopment at time of construction should another landowner choose to enforce the restrictive covenant. A civil case regarding these sites and the restrictive covenant currently exists. For sites subject to a restrictive covenant that is not in alignment with the policy goals, such as for these sites, the ARP supports the direction within its policy under section 2.1.2 Context.

If a DC District approach is not supported, it may mean that City planning policies and goals cannot be achieved in communities where restrictive covenants conflict with the local area plans. The local area plan policy was updated in 2016 and again in 2019. The type of private investment and redevelopment envisioned in this local area plan may not be achievable within 600 metres of the existing LRT station.

Development permits for four-storey and six-storey mixed-use developments were submitted during the review of the previous land use amendment applications for the sites. These applications were put on hold pending discussions around submitting the subject land use amendment application.

Administration is ready to approve the development permits pending Council's decision on the subject land use amendment application. See Development Permit (DP2019-3660) Summary and Development Permit (DP2019-4101) Summary (Attachments 7 and 8) for additional information.

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

## Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2021-0020

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### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

#### Applicant-Led Outreach

Outreach for this application was limited to information sharing only, which included a mail-out to adjacent residents. Comprehensive outreach was completed by the applicant during the previous land use amendment applications for the subject sites, and included a dedicated project website and email (launched June 2019), on-site signage, two mail drops, and two open house events held jointly with The City. The open houses included several City departments and the applicants of six active applications (including this application) along 24 Avenue NW and were held on 2019 June 11 and 2019 October 24. The purpose of these open houses/information sessions was to inform the community and gather public input on all six proposals along 24 Avenue NW.

The Applicant Outreach Summary is included in Attachment 9.

#### 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 16 letters of opposition and two letters of support from the public. The letters of opposition included the following areas of concern:

- use of a DC District fails to meet the requirements of Section 20 of the Land Use Bylaw;
- application is only being used to subvert the legal proceedings that are currently before the court;
- application is a self-serving land use conflict with the restrictive covenant for the applicant in the civil case;
  - it is possible to comply with the ARP and the restrictive covenant by maintaining the current dwellings on the sites;
- restrictive covenants remain a valid planning tool;
  - a DC District was recently created that took a restrictive covenant into consideration – inconsistency in consideration of restrictive covenants that appears to be arbitrary;
- applications should be reviewed solely on their merits, absent consideration of the restrictive covenant;
- developments do not encourage community or family prosperity/not family friendly; and
- increase in density will further exacerbate traffic congestion and demand for street parking.

The Banff Trail Community Association provided a letter in opposition on 2021 March 12 (Attachment 10) identifying the following concerns:

- proposal provides no legitimate planning rationale, is meritless, unnecessary, and inappropriate;
- does not meet the requirements in the Land Use Bylaw for use of a DC District; and

## Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2021-0020

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- there are current land use approvals for the proposed developments, and reinforcement of these is not necessary or defensible.

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

### IMPLICATIONS

#### Social

The proposed application enables redevelopment that will provide more housing options, local retail, and live/work opportunities for Calgarians in a transit-oriented development area, that is also within proximity to major employment centres in the city including Foothills Hospital, Alberta Children's Hospital, and the University of Calgary. The development of these lands will enable a more efficient use of land and infrastructure, supporting surrounding uses and amenities, while introducing additional amenities for the community and greater area.

#### Environmental

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

#### Economic

The proposed land use amendment enables the development of two mixed use buildings, one with 89 residential dwelling units, nine live work units, and approximately 224 square metres of commercial space. The other building includes 59 residential dwelling units, 12 live work units, and approximately 87 square metres of commercial space. The developments provide housing opportunity, support local business, and employment opportunities within Banff Trail. The City of Calgary is actively investing in the Banff Trail area through pedestrian and transportation improvements along 24 Avenue NW. Intensification throughout this area is in alignment with the investment strategy to utilize public and private funds to improve the 24 Avenue NW corridor from Crowchild Trail to 14 Street NW.

#### Service and Financial Implications

No anticipated financial impact.

### RISK

The restrictive covenant on the subject sites currently impacts The City's ability to implement the local area plan policy as currently approved. If a DC District is not approved for these sites it may never be possible to develop the sites in accordance with the *Banff Trail ARP*, development of the sites will be restricted to single or semi-detached homes within 600 metres of the existing Banff Trail LRT Station.

**Planning & Development Report to  
Calgary Planning Commission  
2021 June 3**

**ISC: UNRESTRICTED  
CPC2021-0759  
Page 5 of 5**

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at multiple  
addresses, LOC2021-0020**

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**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Proposed Amendment to Banff Trail Area Redevelopment Plan – Site 1
3. Proposed Direct Control District – Site 1
4. Proposed Amendment to Banff Trail Area Redevelopment Plan – Site 2
5. Proposed Direct Control District – Site 2
6. Applicant Submission
7. Development Permit (DP2019-3660) Summary – Site 1
8. Development Permit (DP2019-4101) Summary – Site 2
9. Applicant Outreach Summary
10. Community Association Response
11. Proposed Improvements to 24 Avenue NW

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The application consists of two subject sites located in the northwest community of Banff Trail, along the south side of 24 Avenue NW. The western site ("Site 1") is east of 23 Street NW and consists of the properties located at 2460, 2464, and 2468 – 23 Street NW. It is approximately 0.17 hectares (0.42 acres) in size, and has approximately 40 metres of frontage along 24 Avenue NW and 55 metres along 23 Street NW. Site 1 is currently developed with three single detached dwellings with a single car detached garage and a double car detached garage with access from the rear lane.

The eastern site ("Site 2") is west of 20 Street NW and consists of the properties located at 2103 and 2107 – 24 Avenue NW. It is approximately 0.16 hectares (0.40 acres) in size, and has approximately 36 metres of frontage along 24 Avenue NW and 45 metres along 20 Street NW. Site 2 is currently developed with two single detached dwellings with one single car detached garage with access from the rear lane, and one double car detached garage with access directly from 20 Street NW.

Development surrounding both sites is characterized by a mix of single and semi-detached homes. A large portion of the existing residential community in Banff Trail is designated Residential – Contextual One / Two Dwelling (R-C2) District, with several blocks along strategic corridors allowing for rowhouse buildings under the Residential – Grade-Oriented Infill (R-CG) District as a result of a City-initiated redesignation approved by Council in 2017. Several sites along the 24 Avenue NW corridor between Crowchild Trail NW and 19 Street NW have been redesignated in the last two years to accommodate multi-residential or mixed use development under the Mixed Use - General (MU-1) District, Multi-Residential – High Density Low Rise (M-H1) District, or DC District based on M-H1. This is as a direct result of the significant investment made by The City in the existing Banff Trail LRT Station and the fully funded upgrades along Crowchild Trail NW and 24 Avenue NW.

The Banff Trail LRT Station is approximately 300 metres (four-minute walk) from Site 1, and 600 metres (eight-minute walk) from Site 2. Less than 1.7 kilometres away, west of Crowchild Trail NW, are several major centres including the University of Calgary, McMahon Stadium, and Foothills Hospital.

This application includes two of the five projects planned along 24 Avenue NW in Banff Trail. Significant private investment has been attracted to the area due to the location of the LRT and proximity to the major employment areas as noted above. The five projects are proposing to redevelop existing low density residential dwellings for mixed use and multi-residential development. The five projects are in different stages of review and approval. The two subject sites were part of three land use redesignations to MU-1 District approved by Council on 2020 February 03. These original approvals were given with a clear understanding of the mixed-use building forms the applicant intended to construct. A summary of the associated development permit applications was provided at the time, and the vision was supported via the land use approval.

In 2013, Council directed Administration to review the *Banff Trail ARP* to identify areas for modest intensification. As a result of this work, Council adopted Bylaw 11P2016 in 2016 to

amend the ARP to allow for medium density development in both low rise and mid-rise form along 24 Avenue NW. There was a recognition in policy approval that the current low-density corridor would evolve to a mid-density corridor in the future. Council approved policy set this vision which is now coming to fruition.

Further to this, in 2019 September, Council adopted Bylaw 56P2019 to:

- remove the Special Study Area overlay from the intersection of Crowchild Trail NW and 24 Avenue NW; and
- express support for redevelopment in alignment with the goals and objectives of the ARP where it conflicts with a restrictive covenant potentially limiting development to one or two dwelling units, as explained below.

Many properties in Banff Trail are subject to a 1952 restrictive covenant restricting the use of all affected lots to single and semi-detached dwellings. Restrictive covenants registered against individual properties and entire subdivision plans such as this one, were used as an early land use planning tool before municipalities adopted land use bylaws and other newer planning legislation designed to inform land development. While these restrictive covenants are not binding on Council or Administration in making land use or development permit decisions, they present a potential impediment to redevelopment at time of construction should another landowner choose to enforce the restrictive covenant. A civil case regarding these sites and the restrictive covenant currently exists.

## Community Peak Population Table

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

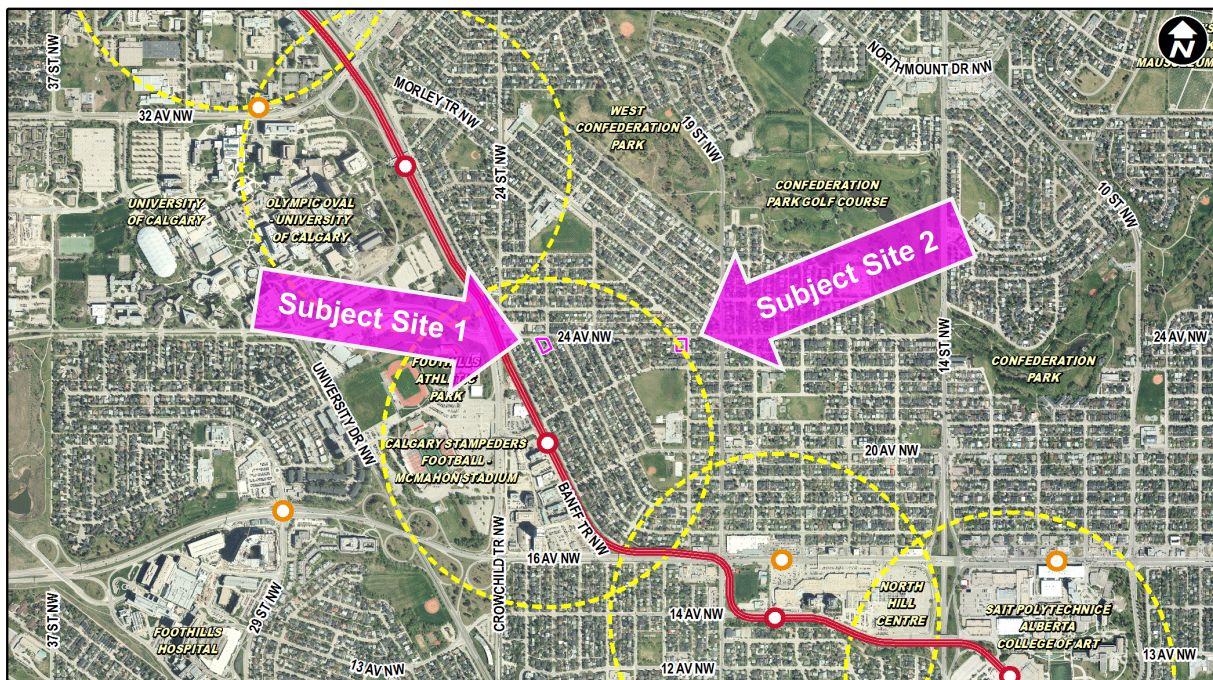
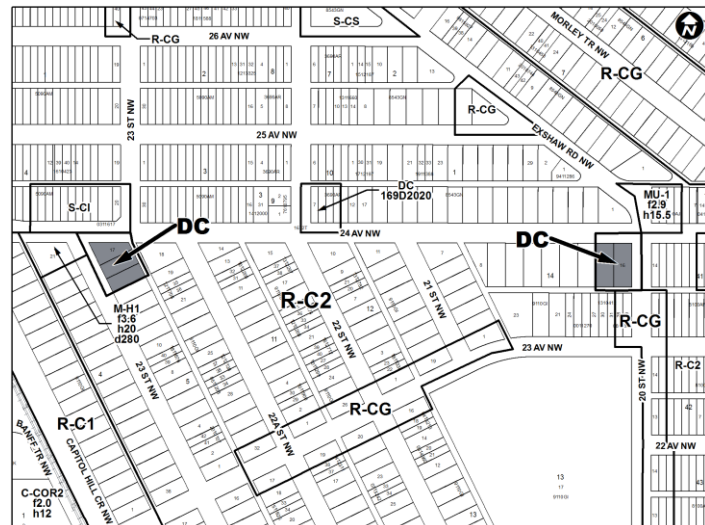
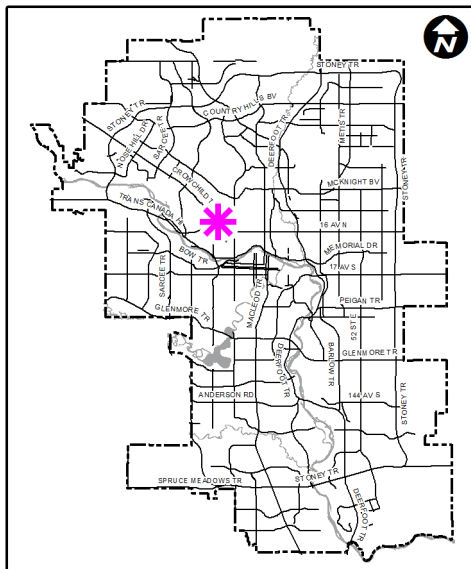
<b>Banff Trail</b>	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	- 730
Difference in Population (Percent)	- 14.9%

Source: *The City of Calgary 2019 Civic Census*

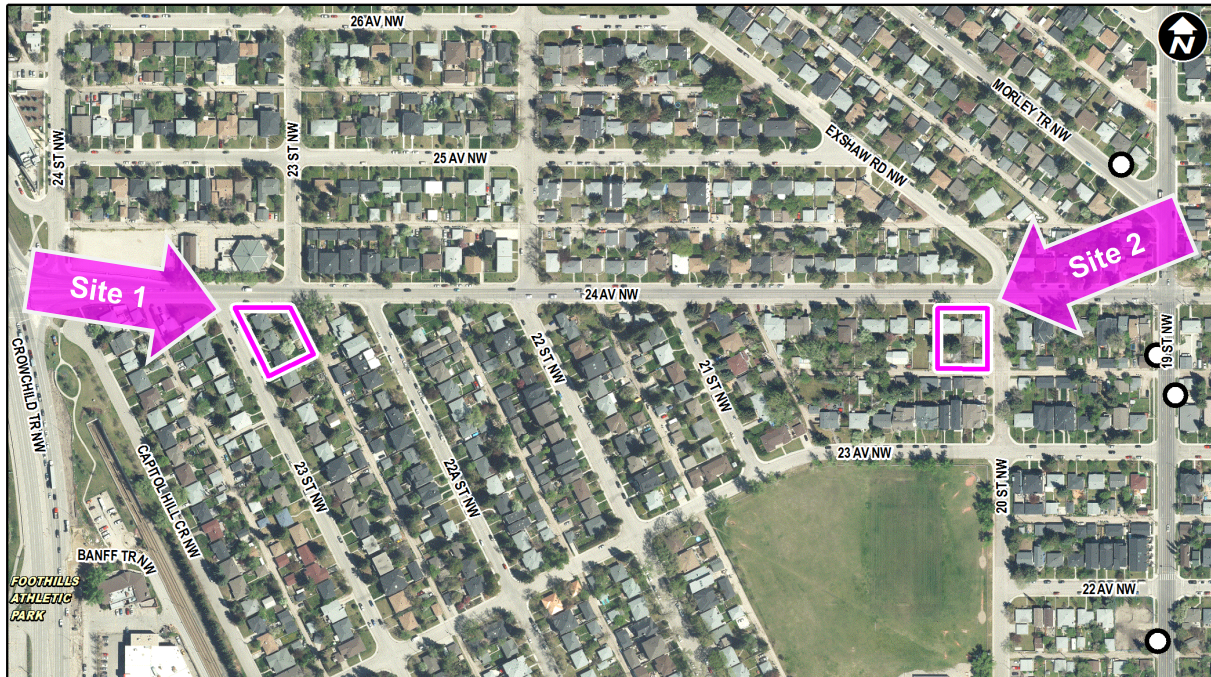
Additional demographic and socio-economic information may be obtained online through the [Banff Trail community profile](#).



## Location Maps







## Previous Council Direction

In 2013, Council directed Administration to review the *Banff Trail ARP* to identify areas for modest intensification. As a result of this work, Council adopted Bylaw 11P2016 in 2016 to amend the ARP to allow for medium density development in both low rise and mid-rise form along 24 Avenue NW.

In 2019 September, Council adopted Bylaw 56P2019 to:

- remove the Special Study Area overlay from the intersection of Crowchild Trail NW and 24 Avenue NW; and
- express support for redevelopment in alignment with the goals and objectives of the ARP where it conflicts with a restrictive covenant potentially limiting development to one or two dwelling units.

On 2020 February 03 at the Combined Meeting of Council, Council approved land use redesignations of the subject sites to MU-1f2.9h16 and MU-1f3.9h16 Districts. At that meeting, a Motion Arising was also made to require developer contributions to public realm improvements along 24 Avenue NW:

- That with respect to Reports CPC2019-1507, CPC2019-1508, and CPC2019-1509, the following Motion Arising be adopted:

That Council directs Administration to:

1. Require the developers to contribute to public realm improvements that align with and expand on those provided in the Development Permits associated with CPC2019-1507, CPC2019-1508, CPC2019-1509, and with the improvements identified within the Banff Trail Area Improvements project cross section, for

applications that occur along 24 Avenue NW between Crowchild Trail NW and 14 Street NW, in advance of a more comprehensive plan amendment for the area;

2. Prepare policy amendments regarding 24 Avenue NW that consider additional policy direction that may be required to consistently implement the public realm and mobility improvements of the Banff Trail Area Improvements project, and that establish new land use typologies for commercial/mixed-use development at the time of the next newly submitted 24 Avenue NW Land Use Redesignation or when a local area plan review includes 24 Avenue NW, work plan depending.

The Motion Arising referenced the two subject sites and was in response to multiple land use redesignation applications along 24 Avenue NW proposing mixed use buildings. The intent was to ensure that redevelopment applications along the 24 Avenue corridor contribute to public realm improvements that are consistent and complement the improvements proposed by the Banff Trail Area Improvements project, upgrading 24 Avenue NW between Crowchild Trail NW and 14 Street NW. The Motion Arising directs the improvements to be of at least a standard set by the development permit applications that were associated with those land use redesignations.

The associated development permits for the subject sites still maintain these public realm improvements, which include street trees and signal infrastructure such as rectangular rapid-flashing beacons. The public realm contributions are contingent on the development forms moving forward into building and envisioned at the time of the land use approvals being realized.

Part 2 of the Motion Arising speaks about preparing policy amendments to be included in the ARP. At the time of preparing this report, Administration has not brought those policy amendments forward, as it is intended that the *Banff Trail ARP* will be part of a future multi-community local area plan within the next five years which would include looking at this area and the land use considerations as included in part 2.

## Planning Evaluation

### Land Use

The existing MU-1 District is a mixed-use district that allows for a mix of residential and commercial development in the same building and responds to the local context by establishing maximum building heights for individual parcels. Site 1 has a maximum floor area ratio (FAR) of 3.9 and a height modifier of 23 metres. Site 2 has a maximum FAR of 2.9 and a height modifier of 16 metres. These FAR and height modifiers have been written into the proposed DC Districts for each site to maintain the existing site maximums. No site minimums are included in the stock MU-1 District.

The proposed DC Districts are based on the MU-1 District and are for mixed use and multi-residential development that:

- requires a minimum density of 150 units per hectare, which equates to 25 dwelling units on Site 1, and 24 dwelling units on Site 2;
- removes Dwelling Unit as a use; and
- adds Multi-Residential Development as a discretionary use.

As the Dwelling Unit use in the existing MU-1 Districts would allow for construction of single and semi-detached homes, regardless of area policy, there is a risk that this could be misconstrued as permissive and allowing for development in conformance with the restrictive covenant. The existing land use on the site does not currently contain a minimum density modifier.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 6, 9, 10, and 12 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.

Motor vehicle and bicycle parking stall requirements for Multi-Residential Development are based on the requirements found in the Part 14, Division 1: General Rules for Mixed Use Districts in the land use bylaw. It was necessary to add the rules in the DC as the Multi-Residential Development use's stall requirements reference the general rules for either multi-residential districts (Part 6) or Centre City districts (Part 11), neither of which would apply in this DC as MU-1 is used as the base district.

### ***What is the Purpose of the DC?***

Section 20 of Land Use Bylaw 1P2007 sets out the requirements for the use of a DC District that include unique characteristics, innovative ideas or unusual site constraints, which require specific regulation unavailable in other land use districts.

The existence of the restrictive covenant creates unusual site constraints that prevent implementation of the goals contained in the *Municipal Development Plan* (MDP) and *Banff Trail ARP*. The intent of the DC District is to address the unusual site constraints and allow for multi-residential development on the site in furtherance of the *MDP* and *Banff Trail ARP*.

Achieving the vision and goals contained in The City's statutory plans is in the public interest. The DC will allow for more housing opportunities for inner city living with access to alternative transportation modes and a more efficient use of existing infrastructure.

The landowners filed to discharge the restrictive covenant from the subject sites' titles and the court application is still ongoing. The landowners of the subject sites are seeking a way to move forward with the development contemplated as part of the 2020 City Council land use approval to MU-1 District, and develop the land in accordance with the *Banff Trail ARP*.

### ***Was a Stock District Considered?***

The use of a stock multi-residential district instead of a DC District was considered internally but the multi-residential districts that could accommodate the appropriate height and density requirements of the developments list Single Detached Dwelling, Semi-detached Dwelling, and Duplex Dwelling as discretionary uses, and therefore do not meet the intent and purpose of the land use redesignation.

### ***What Does this Mean for The City?***

The restrictive covenant on the subject sites impacts The City's ability to implement policy in a meaningful way in communities where certain restrictive covenants exist that hinder the type of redevelopment envisioned in some local area plans. If a DC District is not approved for the sites

it may never be possible to develop the site in accordance with the *Banff Trail ARP*, development of the sites will be restricted to single or semi-detached homes.

If the restrictive covenant is upheld, the vision in the *Banff Trail ARP* for the area cannot be achieved. The key issue is that The City's higher policy goals may not be realized unless the DC District is supported, which is also required for local area plans to be implementable, and ultimately buildable.

### **Development and Site Design**

If approved by Council, the rules of the proposed DC Districts and the policies of the *Banff Trail ARP* will enable a mixed use developments on the subject sites.

The corresponding development permit for Site 1 proposes a six-storey mixed use building with 89 residential dwelling units, nine live/work units, and approximately 224 square metres of commercial space. The corresponding development permit for Site 2 proposes a four-storey mixed use building with 59 residential dwelling units, 12 live/work units, and approximately 87 square metres of commercial space.

Both applications ensure that units at grade, whether dwelling, live/work, or commercial, are grade-oriented and provide direct pedestrian access to the public sidewalk.

### **Transportation**

The area is well served by Calgary Transit with Banff Trail LRT Station 300 metres (four-minute walk) from Site 1, and 600 metres (eight-minute walk) from Site 2, and bus stops (Routes 65 and 105) located nearby on 19 Street NW providing service to Market Mall, North Hill Mall, Northland Mall, and the downtown. For Site 1, there is currently two-hour parking restrictions (Monday to Friday 07:00 – 23:00) along 23 Street NW adjacent to the site, and parking is restricted along 24 Avenue NW adjacent to the site. For Site 2, on-street parking is unregulated along both 20 Street NW and 24 Avenue NW. The subject sites are located within Residential Parking Permit Zone E.

A Transportation Impact Assessment was submitted in support of the associated development permit applications. This review determined that improvements to signal infrastructure along the 24 Avenue NW corridor are required to accommodate the development proposed with those applications. Infrastructure improvements will include the addition of rectangular rapid-flashing beacons to facilitate pedestrian movements across 24 Avenue NW.

Transportation Infrastructure initiated the planning of a major road construction project called Banff Trail Area Improvements in 2018 and a component of this project includes improvements to the 24 Avenue NW corridor from Crowchild Trail NW to 14 Street NW. Construction is about to be wrapped up for the portion of 24 Avenue NW east of 19 Street NW, with construction between 19 Street NW and 23 Street NW ongoing and scheduled for completion in the 2021 construction season. Proposed transportation and pedestrian realm improvements to the 24 Avenue NW corridor consist of the following, which are shown on a conceptual street cross section in Attachment 11:

- roadway reconfiguration and resurfacing;
- new bicycle pathways on both sides of the street;
- sidewalk improvements on both sides of the street;



- pedestrian crossing improvements which may include curb extensions and rectangular rapid-flashing beacons; and
- the possibility of additional traffic control signals.

The planned 24 Avenue NW street improvements adjacent to the subject sites propose to reconfigure the road right-of-way to include two vehicle travel lanes, one in each direction, with on-street parking along the north side of the street west of 20 Street NW and on-street parking along the south side of the street east of 19 Street NW. New additions to the road right-of-way include new sidewalks and bicycle pathways on both sides of the street to better facilitate active modes, improve the public realm and create a vibrant street interface.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

For Site 1, water and sanitary mains are available on 23 Street NW. Storm sewers are unavailable for connection. A sanitary / storm sewer extension is required to service the proposed development at the applicant's expense as part of the associated development permit.

For Site 2, water, and sanitary mains are available on 24 Avenue NW, and water and storm mains are available on 20 Street NW. No upgrades to the mains are required as part of the associated 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 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 is located within the Residential - Developed - Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The proposal contributes to achieving applicable MDP policies that encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, while delivering modest and incremental benefits to climate resilience.

### **Transit Oriented Development Policy Guidelines (2004)**

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within a radius of 600 metres of a transit station. Both subject sites are located within 600 metres of the Banff Trail LRT Station. The guidelines call for higher density, walkable, mixed use areas around LRT stations to optimize the use of transit infrastructure and create mobility options for local residents. It should also be noted that many of the applicable transit-oriented development guidelines have been previously incorporated into the *Banff Trail ARP*.

### **Climate Resilience Strategy (2018)**

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

### **Banff Trail Area Redevelopment Plan (Statutory – 1986)**

Site 1 is located within the Medium Density Mid-Rise area, and Site 2 within the Medium Density Low-Rise area, as identified on Figure 2: Land Use Plan in the [Banff Trail Area Redevelopment Plan \(ARP\)](#). The Medium Density Low-Rise and Mid-Rise typologies are intended to allow for medium density residential development, including townhouses, apartments, and live/work units. The Medium Density Low-Rise typology allows for a maximum building height of four storeys, whereas the Medium Density Mid-Rise typology allows for a maximum building height of six storeys. Both sites have specific policy allowing for neighbourhood scaled commercial that predominately fronts 24 Avenue NW.

Section 2.1.2 of the ARP also provides specific comment regarding potential for conflict between the policy goals of the ARP and the caveat (restrictive covenant) affecting this site and Section 2.1.2 Context of the ARP states:

*“Many parcels in Banff Trail have a caveat registered against the certificate of title which may restrict development. These restrictions include, but are not limited to, restricting development to one or two-unit dwellings. In some cases this caveat is not in alignment with the goals and objectives of this Plan and where such conflicts occur, The City of Calgary supports the direction of this Plan.”*

To further address the conflict with the restrictive covenant, a policy amendment has been proposed to require a minimum density of 150 units per hectare, and to prohibit the development of single detached, semi-detached, and duplex dwellings on both subject sites. These proposed policy amendments are in alignment with the forms and intensities as included in the existing ARP for this corridor. Both the Medium Density Low-Rise and Mid-Rise typologies imply that the corridor will be redeveloped to an intensity outside of the existing single and semi-detached housing forms currently in existence along this corridor.





# Proposed Amendments to the Banff Trail Area Redevelopment Plan – Site 1

1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
  - (a) In Section 2.1.3 'Land Use', under the heading 'Medium Density Mid-Rise Residential', in policy 2.1.3.13, add the following after c:
    - “d. Development must achieve a minimum density of 150 dwelling units per hectare and must not include single detached, semi-detached, or duplex dwellings.”

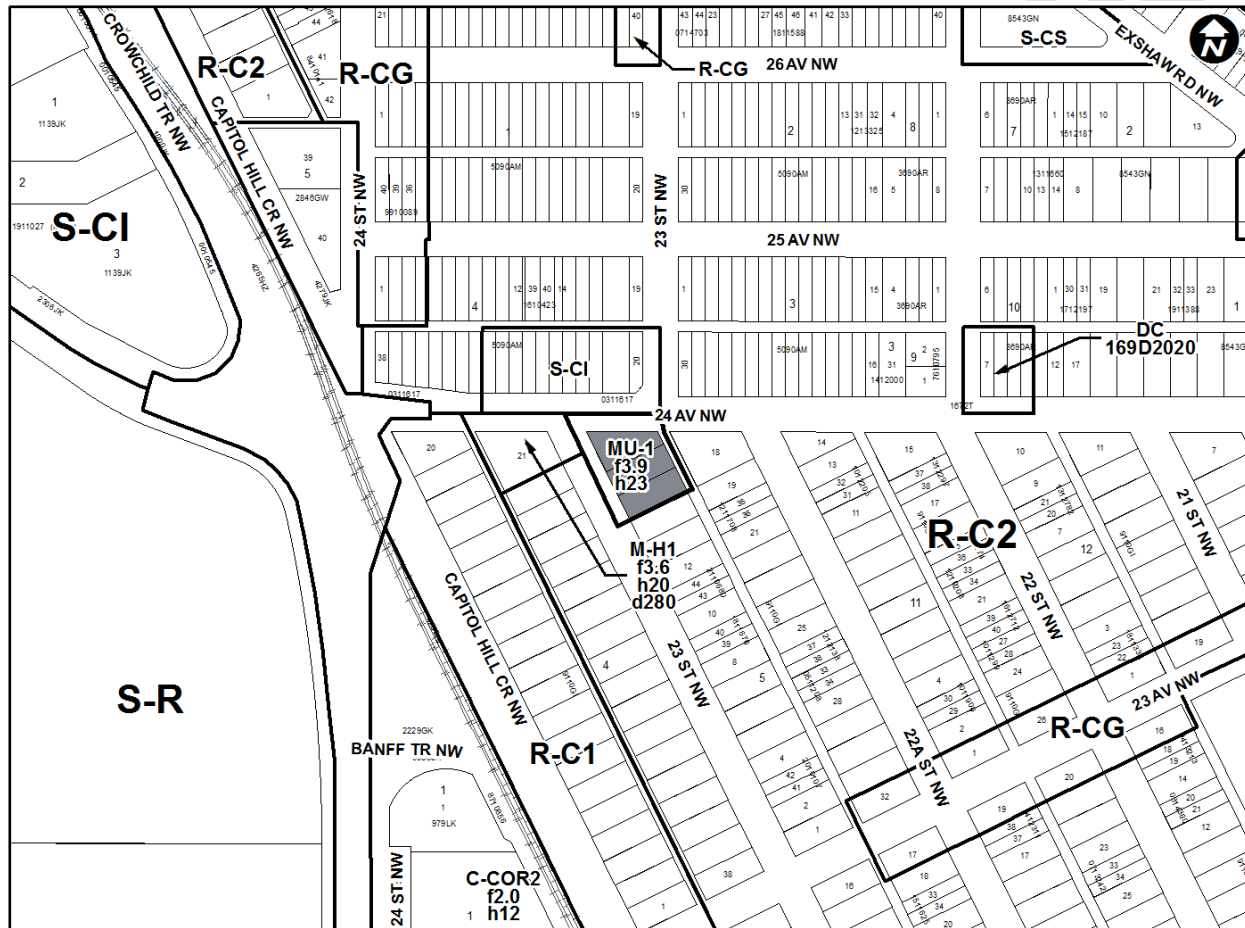
TEXT FOR DISCUSSION

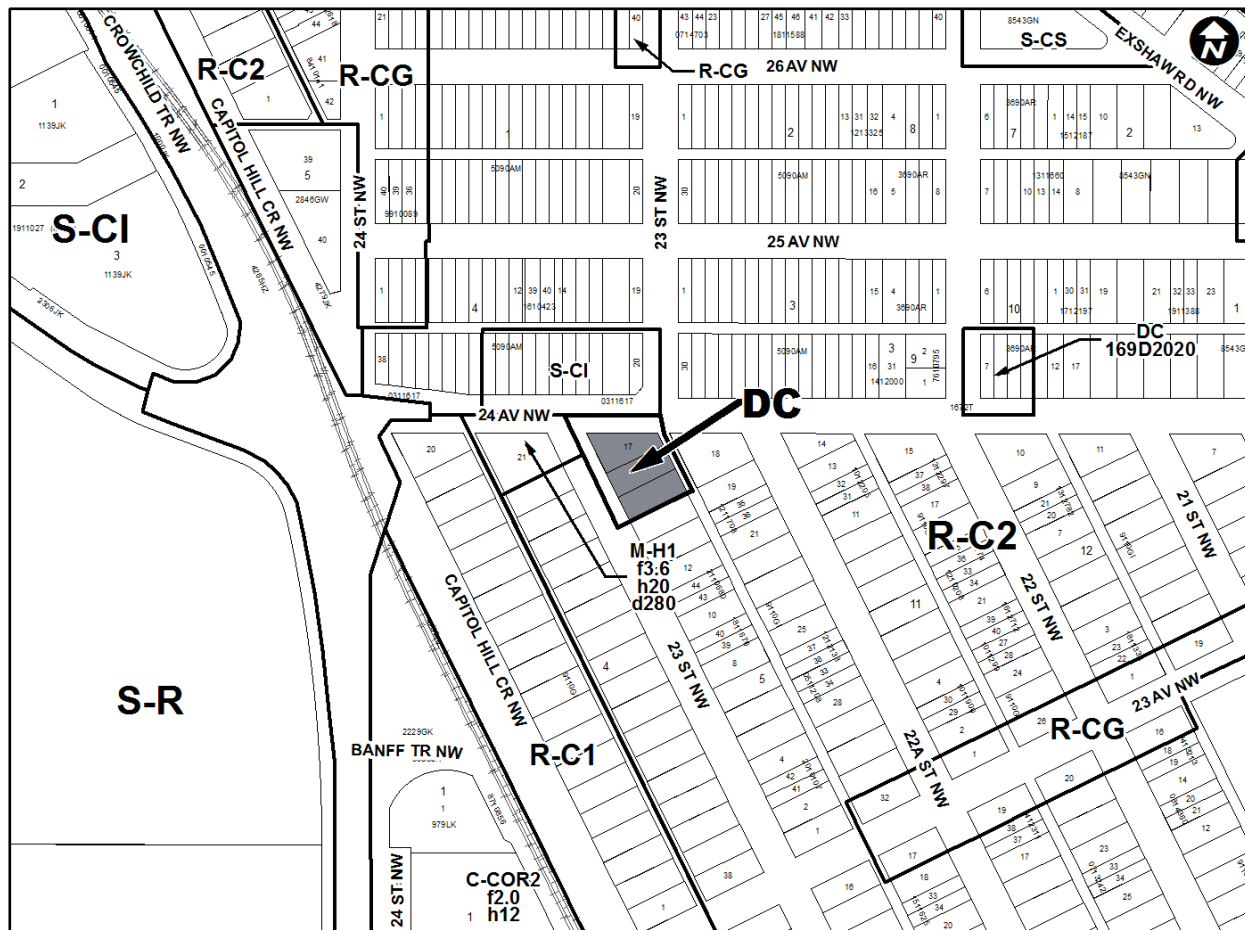


# Proposed Direct Control District – Site 1

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:

- (a) is for mixed-use and multi-residential development; and
- (b) requires a minimum density be achieved to implement the transit oriented development vision for this area.

**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 Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
  - (i) **Multi-Residential Development;** and
- (b) with the exclusion of:
  - (i) **Dwelling Unit.**

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

- 7 The maximum **floor area ratio** is 3.9.

**Density**

- 8 The minimum **density** is 150 **units** per hectare.

**Building Height**

- 9 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 23 metres.
- (2) Where the **parcel** shares a **property line** with a **parcel** designated as a **low density residential district** or M-CG District the maximum **building height**:
- (a) is 11.0 metres at the shared **property line**;
  - (b) increases at a 45 degree angle to a depth of 5.0 metres from the shared **property line** or to 23 metres, whichever results in the lower **building height**; and
  - (c) increases to 23 metres at a distance greater than 5.0 metres from the shared **property line**.
- (3) Where the **parcel** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **low density residential district** or M-CG District the maximum **building height**:
- (a) is 7.5 metres at the **property line** that the **parcel** designated as a **low density residential district** or M-CG District shares with the **lane**; and

- (b) increases at a 45 degree angle to a depth of 11.0 metres from the **property line** shared with the **lane** or to 23 metres, whichever results in the lower **building height**; and
- (c) increases to 23 metres at a distance greater than 11.0 metres from the **property line** shared with the **lane**.

#### **Motor Vehicle Parking Stall Requirements for Multi-Residential Development**

**10** The minimum number of **motor vehicle parking stalls** for a **Multi-Residential Development** is:

- (a) 0.75 stalls per **unit** for resident parking; and
- (b) 0.1 **visitor parking stalls** per **unit**.

#### **Reduction for Transit Supportive Development for Multi-Residential Development**

**11** The required number of **motor vehicle parking stalls** in Section 10 is reduced by 25.0 per cent when a **Multi-Residential Development** is located in a **building** located within 600.0 metres of an existing or approved capital funded **LRT platform** or within 150.0 metres of **frequent bus service**.

#### **Bicycle Parking Stall Requirements for Multi-Residential Development**

- 12 (1)** The minimum number of **bicycle parking stalls – class 1** for **Multi-Residential Development** is 0.5 stalls per **unit**.
- (2)** The minimum number of **bicycle parking stalls – class 2** for **Multi-Residential Development** is 0.1 stalls per **unit**.

#### **Reduction for Bicycle Supportive Development for Multi-Residential Development**

**13** The total number of **motor vehicle parking stalls** required by Section 10 for all of the **units** within the **development** is reduced by 0.25 **motor vehicle parking stalls** for each additional **bicycle parking stalls – class 1** provided in excess of the number of **bicycle parking stalls – class 1** required in Section 12 to a maximum of 25 per cent of the total number of **motor vehicle parking stalls** required by Section 10 for all of the **units** within the **development**.

#### **Relaxations**

**14** The **Development Authority** may relax the rules contained in Sections 6, 9, 10, and 12 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

## Proposed Amendments to the Banff Trail Area Redevelopment Plan – Site 2

1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
  - (a) In Section 2.1.3 'Land Use', under the heading 'Medium Density Low-Rise', in policy 2.1.3.8, add the following after c:
    - “d. Development on the sites located at 2103 and 2107 - 24 Avenue NW must achieve a minimum density of 150 dwelling units per hectare and must not include single detached, semi-detached, or duplex dwellings.”

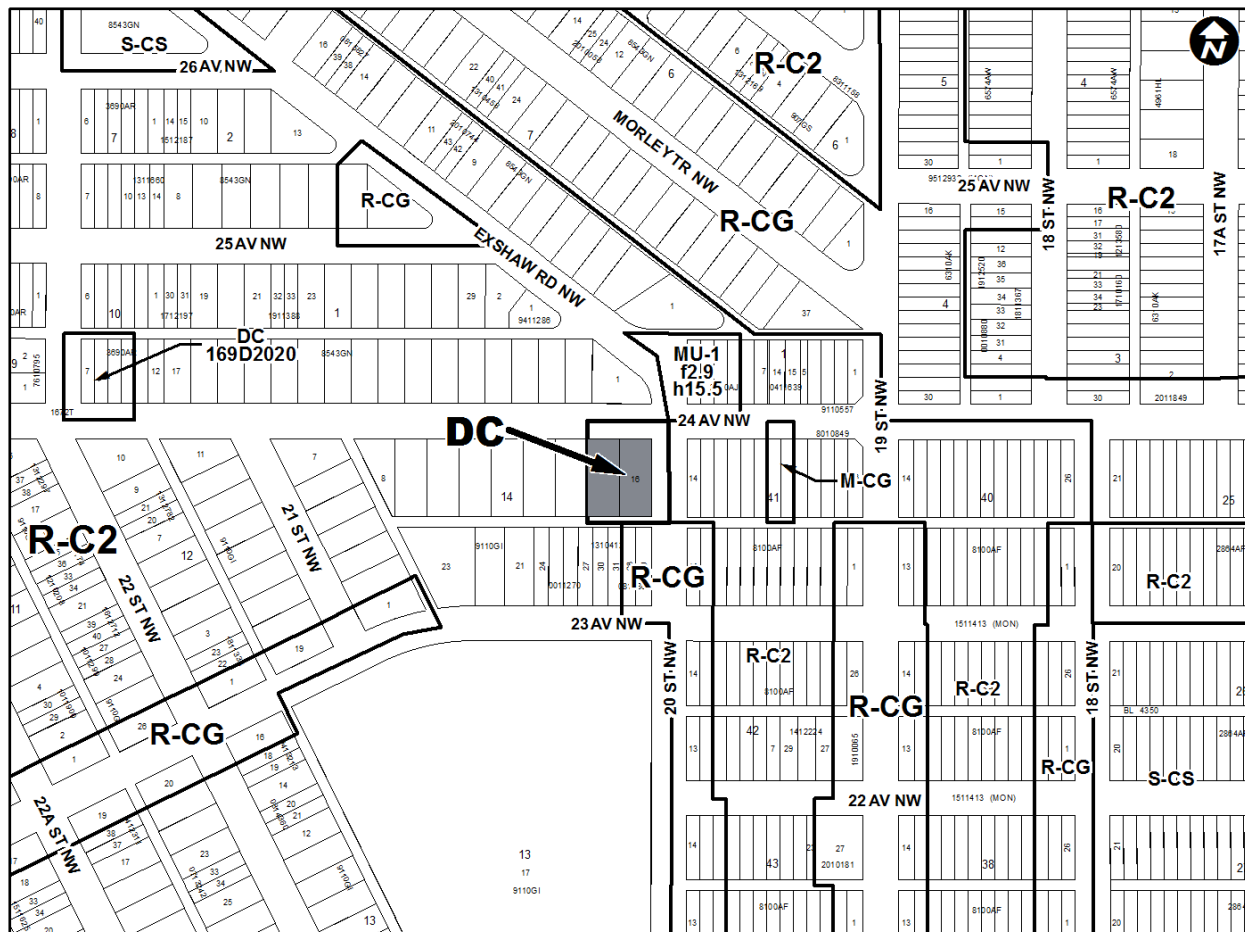
TEXT FOR DISCUSSION





1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule “A” to this Bylaw and 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”.

[illegible]

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

- 1 This Direct Control District Bylaw:
- (a) is for mixed-use and multi-residential development; and
  - (b) requires a minimum density be achieved to implement the transit oriented development vision for this area.

**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 Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
  - (i) **Multi-Residential Development;** and
- (b) with the exclusion of:
  - (i) **Dwelling Unit.**

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

- 7 The maximum **floor area ratio** is 2.9.

**Density**

- 8 The minimum **density** is 150 **units** per hectare.

**Building Height**

- 9 (1) Unless otherwise referenced in subsections (2), and (3), the maximum **building height** is 16 metres.
- (2) Where the **parcel** shares a **side property line** with a **parcel** designated as a **low density residential district** or M-CG District the maximum **building height**:
- (a) is 11.0 metres at the shared **property line**;
  - (b) increases at a 45 degree angle to a depth of 5.0 metres from the shared **property line** or to 16 metres, whichever results in the lower **building height**; and
  - (c) increases to 16 metres at a distance greater than 5.0 metres from the shared **property line**.
- (3) Where the **parcel** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **low density residential district** or M-CG District the maximum **building height**:
- (a) is 7.5 metres at the **property line** that the **parcel** designated as a **low density residential district** or M-CG District shares with the **lane**; and
  - (b) increases at a 45 degree angle to 16 metres.

**Motor Vehicle Parking Stall Requirements for Multi-Residential Development**

**10** The minimum number of *motor vehicle parking stalls* for a **Multi-Residential Development** is:

- (a) 0.75 stalls per *unit* for resident parking; and
- (b) 0.1 *visitor parking stalls* per *unit*.

**Reduction for Transit Supportive Development for Multi-Residential Development**

**11** The required number of *motor vehicle parking stalls* in Section 10 is reduced by 25.0 per cent when a **Multi-Residential Development** is located in a *building* located within 600.0 metres of an existing or approved capital funded *LRT platform* or within 150.0 metres of *frequent bus service*.

**Bicycle Parking Stall Requirements for Multi-Residential Development**

- 12** (1) The minimum number of *bicycle parking stalls – class 1* for **Multi-Residential Development** is 0.5 stalls per *unit*.
- (2) The minimum number of *bicycle parking stalls – class 2* for **Multi-Residential Development** is 0.1 stalls per *unit*.

**Reduction for Bicycle Supportive Development for Multi-Residential Development**

**13** The total number of *motor vehicle parking stalls* required by Section 10 for all of the *units* within the *development* is reduced by 0.25 *motor vehicle parking stalls* for each additional *bicycle parking stalls – class 1* provided in excess of the number of *bicycle parking stalls – class 1* required in Section 12 to a maximum of 25 per cent of the total number of *motor vehicle parking stalls* required by Section 10 for all of the *units* within the *development*.

**Relaxations**

**14** The *Development Authority* may relax the rules contained in Sections 6, 9, 10, and 12 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

# Applicant Submission



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

P 403 201 5305  
F 403 201 5344

February 2, 2021

## Applicant Submission

On behalf of Eagle Crest Construction and Stone West Homes, CivicWorks is proposing to redesignate the parcels located at 2460, 2464, 2468 - 23 ST NW and 2103, 2107 - 24 AV NW from the Mixed Use - General (MU-1) District to Direct Control (DC). This land use application reinforces the original development vision and intent shared with community stakeholders and approved by Calgary City Council in February 2020.

### City Council Approved Development Vision + Intent

The proposed developments are mixed-use multi-residential developments with neighbourhood-scaled commercial/retail use at grade. Both developments have been designed to respond to a Transit-Oriented Development (TOD) opportunity next to one of the highest concentration of jobs, community facilities and services outside of the Centre City (The Foothills Hospital/Stadium/Banff Trail TOD—a Municipal Development Plan (MDP) identified Major Activity Centre). Development Permits, submitted by FAAS Architecture as part of a concurrent submission process are currently under review by City Administration and ready for approval.

### 24 AV NW Corridor Context

Following the lead of recent policy updates to the Banff Trail Area Redevelopment Plan, and coinciding with a number of City-led investments to local infrastructure described as the Banff Trail Area Improvements Project, the proposals are sited in a context of significant growth and change. The applications at 2460, 2464, 2468 - 23 ST NW and 2103, 2107 - 24 AV NW represent two of several development projects along 24 Avenue NW in Banff Trail in different stages of review and approval proposing to redesignate and redevelop existing low density residential dwellings.

### Direct Control Land Use Update

The project team's development vision and intent remains unchanged. The proposed Direct Control Land Use redesignations seek to reinforce the existing Council approvals in order to move forward with development. The Direct Control Land Use proposes to impose a minimum density and prohibit the development of lower density (single-detached and semi-detached) building forms that are incompatible with the mid-rise forms already approved under the base MU-1 District.

### 2019 Applicant-led Outreach

Committed to best-practice outreach and recognizing the cumulative change proposition along the 24 AV NW corridor, CivicWorks coordinated outreach opportunities with other existing and emerging 24 AV NW corridor redevelopment Applicants for a holistic conversation with Banff Trail stakeholders throughout 2019. The outreach process included a variety of opportunities for stakeholders to learn about the vision for 24 AV NW early on, and included a dedicated City of Calgary website ([calgary.ca/24avenw](https://calgary.ca/24avenw)) as well as (2) applicant-led information sessions coordinated by multiple applicants along the 24 AV NW corridor. These sessions were hosted in coordination with the City-led Banff Trail Area Improvements Project Open Houses held in June and October of 2019.

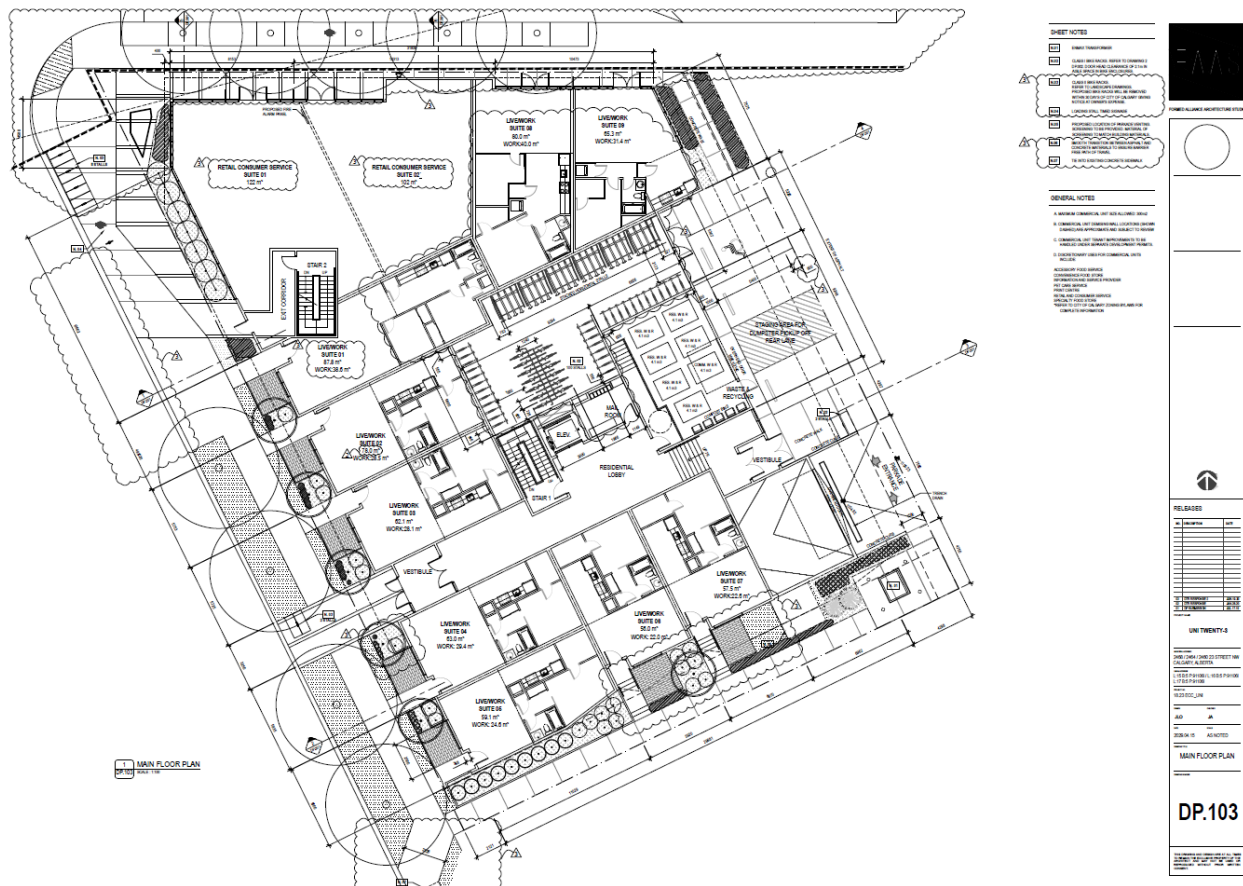


# Development Permit (DP2019-3660) Summary – Site 1

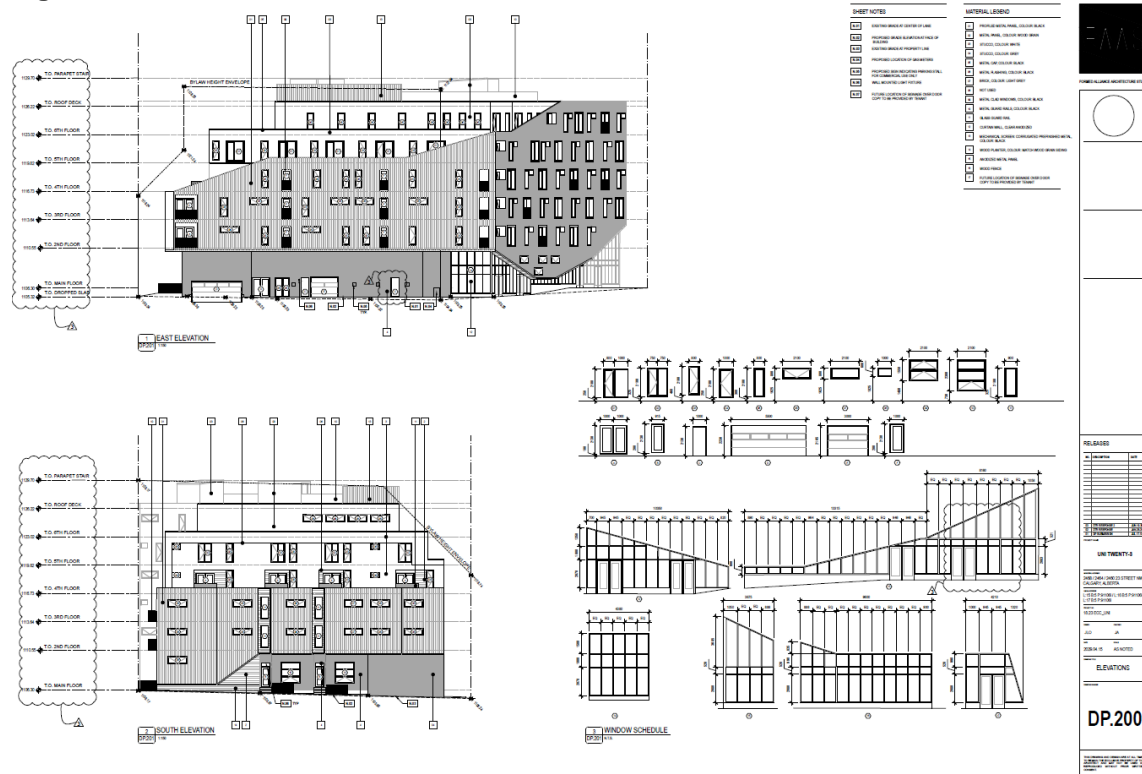
A development permit application (DP2019-3660) has been submitted by Formed Alliance Architecture Studio on 2019 July 18. The development permit application is for a six-storey mixed use development that provides 89 residential dwelling units, nine live / work units, and approximately 224 square metres of commercial space. The following excerpts (Figure 1, 2, and 3) from the development permit submission provide an overview of the proposal and are included for information purposes only.

The application is approval ready, pending Council's decision on this land use redesignation.

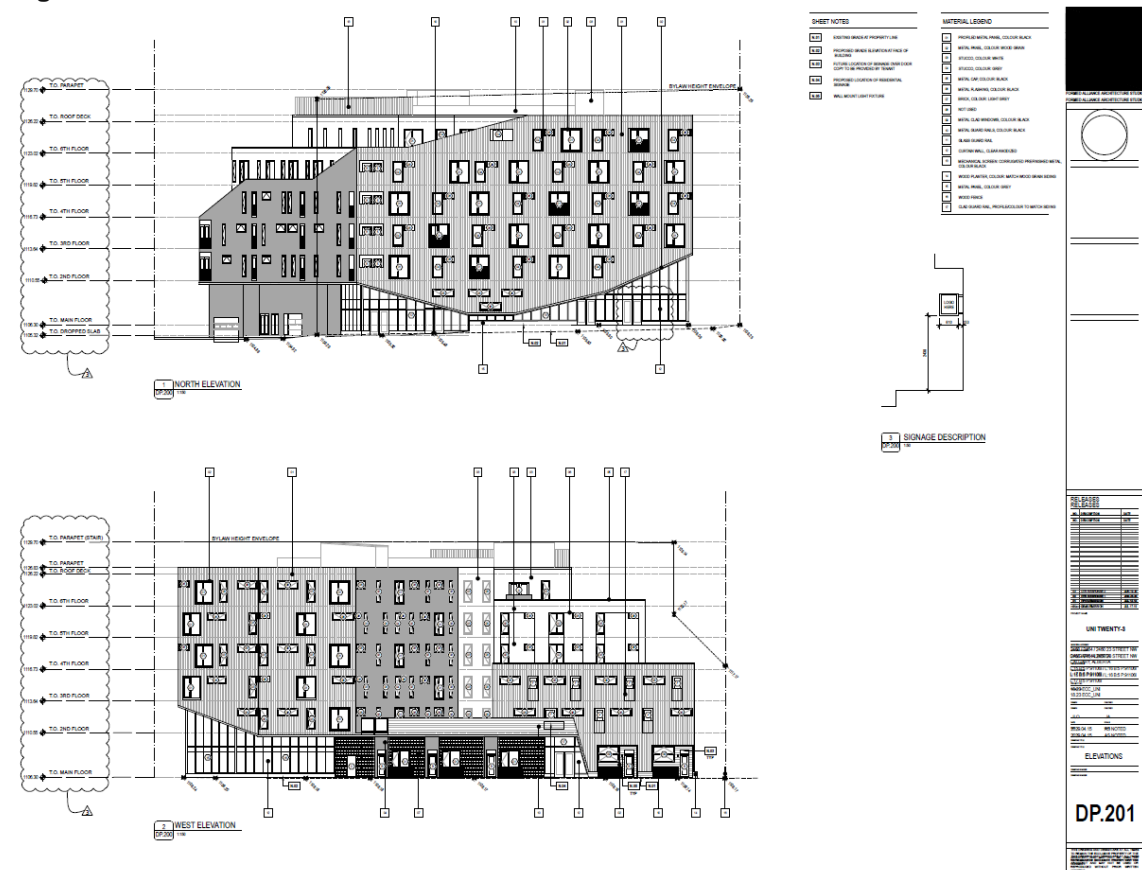
**Figure 1: Main Floor Plan**



### Figure 2: East and South Elevations



### Figure 3: North and West Elevations



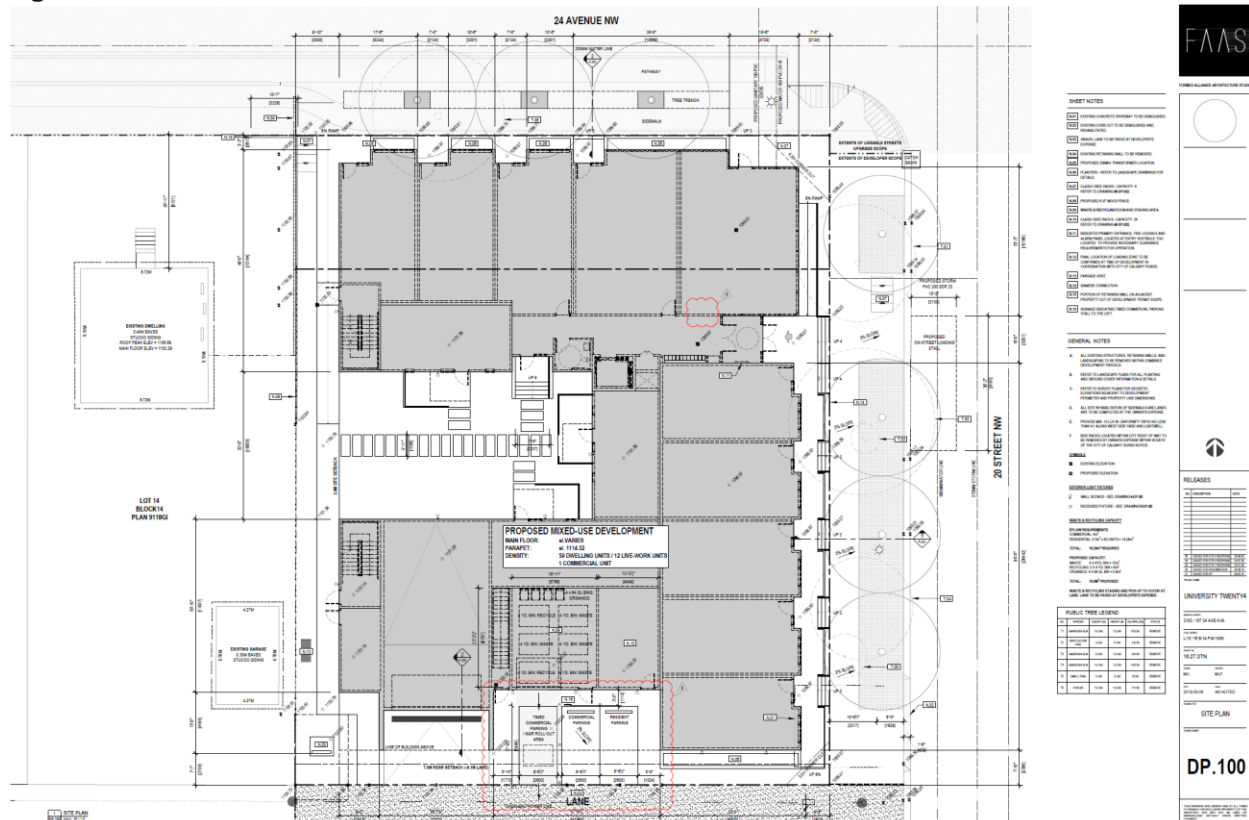


# Development Permit (DP2019-4101) Summary – Site 2

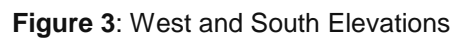
A development permit application (DP2019-4101) has been submitted by Formed Alliance Architecture Studio on 2019 July 18. The development permit application is for a four-storey mixed use development that provides 59 residential dwelling units, 12 live / work units, and approximately 87 square metres of commercial space. The following excerpts (Figure 1, 2, and 3) from the development permit submission provide an overview of the proposal and are included for information purposes only.

The application is approval ready, pending Council's decision on this land use redesignation.

**Figure 1: Main Floor Plan**



**Figure 2: East and North Elevations**



# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

**Project name:** 2460, 2464, and 2468 - 23 ST NW & 2103, 2107 - 24 AV NW

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

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

In February 2020, The City of Calgary passed Bylaws 6P2020 and 7P2020 approving the land use redesignations. As our development vision and intent is unchanged, and the associated DC applications seek only to reinforce existing Council approvals, this 'house-keeping' type application will be limited to information sharing only.

### 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)

Investment in last year's approvals and stakeholder outreach included a concurrent Development Permit process, and a best practice outreach process. Through the course of our application submissions & review, we piloted, participated in and helped coordinate a highly collaborative outreach process with Community Planning, Liveable Streets, the City Engage Unit, and Three (3) other 24 AV applicants. Outreach included a variety of opportunities for stakeholders to learn about the vision for 24 AV early on, major components of which included a dedicated City of Calgary website as well as (2) applicant-led information sessions. These sessions were hosted in coordination with other applicants and shared venue space with the City-led Banff Trail Area Improvements Project Open Houses held in June and October of 2019.

### Stakeholders

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

Previous Applicant Outreach Included:

Ward 7 Office

City of Calgary Community Planning

Liveable Streets

Three (3) other active 24 AV NW Applicants

Banff Trail Community Association

Local Residents & General Public.

[calgary.ca/planningoutreach](https://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.

Please see Outreach Summary/What We Heard Report provided under separate cover.

### 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.

Please see Outreach Summary/What We Heard Report provided under separate cover.

### 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)

Please see Outreach Summary/What We Heard Report provided under separate cover.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



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## Outreach Strategies

- |   |   |
|---|---|
| <p> <b>PROJECT WEBSITE &amp; FEEDBACK FORM</b></p> <p>Dedicated project website (eaglecrest24.com) launched (11.06.2019), providing convenient 24-hour access to up-to-date project information as well as a built-in feedback form.</p> | <p> <b>COMMUNITY ASSOCIATION MEETING</b></p> <p>The project team met with the Banff Trail Development Committee (13.02.2019) to present the development vision, and discuss and their review of the proposal.</p>          |
| <p> <b>PROJECT VOICE-MAIL &amp; EMAIL ADDRESS</b></p> <p>Project voice-mail inbox and dedicated email (engage@civicworks.ca) goes live (11.06.2019), serving as a direct line to the project team.</p>                                   | <p> <b>ACTIVE APPLICATIONS DEVELOPER MEETING</b></p> <p>The project team met with City Administration and other 24 AV NW corridor redevelopment applicants (05.05.2019) to discuss coordinated outreach opportunities.</p> |
| <p> <b>E-NEWSLETTER</b></p> <p>Optional e-newsletter bulletins provided key project status updates and information about future outreach opportunities.</p>  | <p> <b>CANADA POST MAILERS</b></p> <p>Two (2) separate Canada Post mail drops reaching ±2,000 homes and local businesses were deployed, providing notification of upcoming outreach events.</p>                            |
| <p> <b>ON-SITE SIGNAGE</b></p> <p>Large format signage installed (13.06.2019), notifying the surrounding community of the project and sharing project team contact information.</p>  | <p> <b>INFORMATION SESSIONS</b></p> <p>Two (2) scheduled drop-in information sessions (06.11.2019 &amp; 10.24.2019) in coordination with other 24 AV NW corridor redevelopment applicants and City Administration.</p>     |

## What We Heard + Team Response

### 1 VEHICULAR & BICYCLE PARKING

#### WHAT WE HEARD

Although the proposed development will meet minimum Bylaw vehicle parking requirements, some stakeholders expressed concern over not enough of parking being provided on-site. Sufficient bicycle parking was also a topic of interest for some stakeholders.

#### TEAM RESPONSE

The underground parkade will be used for residential and residential visitor parking, and will meet and exceed the minimum Bylaw requirement of sixty-four (64) stalls by two (2) stalls. Commercial parking will also satisfy the minimum Bylaw requirement of six (6) stalls.

Forty-eight (48) Class 1 Bicycle Stalls and ten (10) Class 2 Bicycle Stalls will be provided at ratio of 0.5 per unit and 0.1 per unit respectively, meeting the minimum Bylaw requirements. Class 2 Bicycle stalls are outdoors and provided at-grade along 23 ST NW.

### 2 BUILDING HEIGHT & DENSITY

#### WHAT WE HEARD

Some stakeholders expressed concern over a 6-storey building height at this location, while others shared their enthusiasm for the proposed development.

#### TEAM RESPONSE

The Banff Trail Area Redevelopment Plan (ARP), amended in 2016, identifies 24 AV NW as a corridor for growth and development including Medium Density Mid-Rise Residential built forms (5-6 storeys). The building is reflective of, and supported by, The City's strategic growth policies, which aim to increase residential and employment densities in close proximity to retail services, community facilities and services, transport and supporting infrastructure.

Human-scaled, mid-rise buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to



adjacent residential streets. Accordingly, no significant changes have been made to the density and/or scale of the proposed development and the current building design.

### 3 TRAFFIC CONGESTION & SAFETY

#### WHAT WE HEARD

Anticipated traffic activity associated with the proposed development and other redevelopments along 24 AV NW was a chief concern among some stakeholders. Conversely, some in support of the development acknowledged the benefit of targeted improvements to improve pedestrian safety, in addition to coordinating with the Banff Trail Area Improvements Project.

#### TEAM RESPONSE

A Transportation Impact Assessment (TIA) was prepared by Bunt & Associates Engineering Ltd. and submitted as part of the application. The report concluded the proposed developments would marginally increase overall delays; however, all intersections would continue to operate at an acceptable level of service (LOS) and traffic signals would not be warranted at 24 AV NW after the addition of development traffic. The review of pedestrian infrastructure found that Rectangular Rapid Flashing Beacon (RRFB) controls on 24 AV NW should be added at 23 ST (East) and 22 ST NW. These crossings, along with pedestrian realm improvements (curb extensions, street trees, etc.) are being explored with the City of Calgary Transportation department in coordination with the Banff Trail Area Improvements Project and as part of the application review process.

### 4 ARCHITECTURE & DESIGN

#### WHAT WE HEARD

Some stakeholders expressed dislike for the architectural materials palette, specifically the metal exterior. Others shared their appreciation of the building design.

#### TEAM RESPONSE

We appreciate that not everyone will agree with a particular style of architecture. While architectural style is subjective, good design is not. In the creation of safe, comfortable and interesting places, a principled approach guides the design of a new building. Our development proposal incorporates these best-practice design approaches—demonstrated in its massing relationship to context and orientation to street edges, contribution to the public realm at grade, high-quality long-lasting materials, facade articulation, and animation.

### 5 END-USERS

#### WHAT WE HEARD

Some stakeholders made assumptions about the potential end-users of the proposed development, stating negative perceptions. A differing opinion was that more housing choice brought greater community benefit, welcoming the potential for a more diverse landscape of future residents.

#### TEAM RESPONSE

Census data shows that, today, proportionally fewer households are composed of a 'mom, dad and kids' family and more people are living alone, as part of a couple without children, or as part of a multi-generational family. The changing household composition will affect the demand for different types of housing forms, especially as housing affordability becomes an issue. We need to ensure a variety of housing options are available for people of all ages, incomes and lifestyles throughout all communities.

### 6 RESTRICTIVE COVENANT 1358GL

#### WHAT WE HEARD

A restrictive legal caveat is registered on many of the land titles within Capitol Hill and Banff Trail that restricts development to one and two-unit dwellings per parcel. Some stakeholders want to see the caveat enforced, preventing the proposed developments from being realized. Other stakeholders have expressed their desire to see the caveats discharged.

#### TEAM RESPONSE

The restrictive legal caveat, established in 1952, is registered on many of the land titles within Capitol Hill and Banff Trail. The rules of this caveat are now outdated and no longer conform to the long term planning vision of these communities, specifically the statutory policy of the two Area Redevelopment Plans which provide a framework for increased density at locations in proximity of LRT stations, along major streets, on corner sites, and near existing multi-residential development. It is important to note the presence of this caveat does not prevent City Administration or Council from making decisions on planning matters such as land use redesignations or policy amendments.

### 7 NEIGHBOURHOOD AMENITY

#### WHAT WE HEARD

Some stakeholders shared their enthusiasm for new neighbourhood retail and amenities that promote walkability and connectivity. Other stakeholders did not want to see any commercial or retail included in the development proposal.

#### TEAM RESPONSE

24 AV NW is particularly well-suited for neighbourhood-focused retail and amenities. As a Collector class road, it is well connected to high quality transit and transportation options and offers the opportunity to sensitively intensify, while maintaining the stability and character of the Low Density Residential areas described in the Banff Trail Area Redevelopment Plan.

Connecting people to local amenities is one of our five project principles, consistent with established community growth that supports neighbourhood vitality. It is also embedded within the goals of Calgary's Municipal Development Plan—complete communities that provide a broad range of housing choices and services and the ability for people to meet their day-to-day needs within their own neighbourhood.



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## Outreach Strategies



### PROJECT WEBSITE & FEEDBACK FORM

Project website (stonewesthomes24.com) launched (11.06.2019), providing convenient 24-hour access to up-to-date project information as well as a built-in feedback form.



### PROJECT VOICE-MAIL & EMAIL ADDRESS

Project voice-mail inbox and dedicated email (engage@civicworks.ca) goes live (11.06.2019), serving as a direct line to the project team.



### E-NEWSLETTER

Optional e-newsletter bulletins provided key project status updates and information about future outreach opportunities.



### ON-SITE SIGNAGE

Large format signage installed (13.06.2019), notifying the surrounding community of the project and sharing project team contact information.



### COMMUNITY ASSOCIATION MEETING

The project team met with the Banff Trail Development Committee (13.02.2019) to present the development vision, and discuss and their review of the proposal.



### ACTIVE APPLICATIONS DEVELOPER MEETING

The project team met with City Administration and other 24 AV NW corridor redevelopment applicants (05.05.2019) to discuss coordinated outreach opportunities.



### CANADA POST MAILERS

Two (2) separate Canada Post mail drops reaching ±2,000 homes and local businesses were deployed, providing notification of upcoming outreach events.



### INFORMATION SESSIONS

Two (2) scheduled drop-in information sessions (06.11.2019 & 10.24.2019) in coordination with other 24 AV NW corridor redevelopment applicants and City Administration.

## What We Heard + Team Response



### 1 VEHICULAR & BICYCLE PARKING

#### WHAT WE HEARD

Although the proposed development will meet minimum Bylaw vehicle parking requirements, some stakeholders expressed concern over not enough of parking being provided on-site. Sufficient bicycle parking was also a topic of interest for some stakeholders.

#### TEAM RESPONSE

The underground parkade will be used for residential and residential visitor parking, and will meet and exceed the minimum Bylaw requirement of forty-two (42) stalls by five (5) stalls. Commercial parking will also meet and exceed the minimum Bylaw requirement of three (3) stalls by twelve (12) stalls.

Forty-one (41) Class 1 Bicycle Stalls and eight (8) Class 2 Bicycle Stalls will be provided, meeting the minimum Bylaw requirements. Class 2 Bicycle stalls are outdoors and provided at-grade along 20 ST NW.



### 2 BUILDING HEIGHT & DENSITY

#### WHAT WE HEARD

Some stakeholders expressed concern over a 4-storey building height at this location, while others shared their enthusiasm for the proposed development.

#### TEAM RESPONSE

The Banff Trail Area Redevelopment Plan (ARP), amended in 2016, identifies 24 AV NW as a corridor for growth and development including Medium Density Low-Rise Residential built forms (3-4 storeys). The building is reflective of, and supported by, The City's strategic growth policies, which aim to increase residential and employment densities in close proximity to retail services, community facilities and services, transport and supporting infrastructure.

Human-scaled, mid-rise buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to

adjacent residential streets. Accordingly, no significant changes have been made to the density and/or scale of the proposed development and the current building design.

### 3 TRAFFIC CONGESTION & SAFETY

#### WHAT WE HEARD

Anticipated traffic activity associated with the proposed development and other redevelopments along 24 AV NW was a chief concern among some stakeholders. Conversely, some in support of the development acknowledged the benefit of targeted improvements to improve pedestrian safety, in addition to coordinating with the Banff Trail Area Improvements Project.

#### TEAM RESPONSE

A Transportation Impact Assessment (TIA) was prepared by Bunt & Associates Engineering Ltd. and submitted as part of the application. The report concluded the proposed developments would marginally increase overall delays; however, all intersections would continue to operate at an acceptable level of service (LOS) and traffic signals would not be warranted at 24 AV NW after the addition of development traffic. The review of pedestrian infrastructure found that Rectangular Rapid Flashing Beacon (RRFB) controls on 24 AV NW should be added at 23 ST (East) and 22 ST NW. These crossings, along with pedestrian realm improvements (curb extensions, street trees, etc.) are being explored with the City of Calgary Transportation department in coordination with the Banff Trail Area Improvements Project and as part of the application review process.

### 4 RESTRICTIVE COVENANT 1358GL

#### WHAT WE HEARD

A restrictive legal caveat is registered on many of the land titles within Capitol Hill and Banff Trail that restricts development to one and two-unit dwellings per parcel. Some stakeholders want to see the caveat enforced, preventing the proposed developments from being realized. Other stakeholders have expressed their desire to see the caveats discharged.

#### TEAM RESPONSE

The restrictive legal caveat, established in 1952, is registered on many of the land titles within Capitol Hill and Banff Trail. The rules of this caveat are now outdated and no longer conform to the long term planning vision of these communities, specifically the statutory policy of the two Area Redevelopment Plans which provide a framework for increased density at locations in proximity of LRT stations, along major streets, on corner sites, and near existing multi-residential development. It is important to note the presence of this caveat does not prevent City Administration or Council from making decisions on planning matters such as land use redesignations or policy amendments.

### 5 NEIGHBOURHOOD AMENITY

#### WHAT WE HEARD

Some stakeholders shared their enthusiasm for new neighbourhood retail and amenities that promote walkability and connectivity. Other stakeholders did not want to see any commercial or retail included in the development proposal.

#### TEAM RESPONSE

24 AV NW is particularly well-suited for neighbourhood-focused retail and amenities. As a Collector class road, it is well connected to high quality transit and transportation options and offers the opportunity to sensitively intensify, while maintaining the stability and character of the Low Density Residential areas described in the Banff Trail Area Redevelopment Plan.

Connecting people to local amenities is one of our five project principles, consistent with established community growth that supports neighbourhood vitality. It is also embedded within the goals of Calgary's Municipal Development Plan—complete communities that provide a broad range of housing choices and services and the ability for people to meet their day-to-day needs within their own neighbourhood.



# Community Association Response

Received 2021 March 12

February 24, 2021

Re: LOC2021-0020 (2460, 2464, 2468 - 23 ST NW and 2103, 2107 - 24 AV NW)

To: Madeleine Krizan, File Manager

From: The Banff Trail Community Association

There are current City of Calgary land-use approvals for the proposed developments at these locations. With that, his new application for a change of land use to a Direct Control (DC) land use, as it is unsupported by the City of Calgary Land Use Bylaw 1P2007, and provides no legitimate planning rationale, is meritless, unnecessary, and inappropriate.

Based on this and what follows, **The Banff Trail Community Association recommends against LOC2021-0020** and recommends that Calgary Planning Commission and Council vote to **NOT** to approve this application if endorsed by administration.

## POLICY BACKGROUND:

Referring to the City of Calgary Land Use Bylaw 1P2007 (accessed online at [lub.calgary.ca](http://lub.calgary.ca)):

### **Direct Control Districts**

**20(1)** *Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.*

**(2)** *Direct Control Districts must **not** be used:*

- (a)** *in substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw; or*
- (b)** *to regulate matters that are regulated by subdivision or development permit approval conditions.*

**(3)** *An applicant for a Direct Control District must provide a written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a land use district in this Bylaw.*

**(4)** *The General Manager must review each application for a Direct Control District and advise Council as to whether or not the same result could be achieved through the use of a land use district in this Bylaw.*

## CONTEXT AND CONSIDERATIONS:

1. There are current City of Calgary land use approvals for the proposed developments at

these locations.

2. The application is not supported by the City of Calgary Land Use Bylaw 1P2007 (LUB):

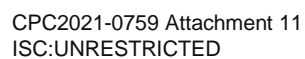
- (i) With existing City land use approvals for the proposed developments in place, manifestly LUB Section 20(2) sub sections (a) and (b), cited above, apply. Therefore, this subsequent application for the employment of a Direct Control (DC) land use here is as unnecessary as it is inappropriate.
- (ii) Furthermore, the application has not satisfied LUB Section 20(3) for DC requirements which is to indicate why a DC is "*necessary, and why the same results cannot be achieved through the use of a land use district in this Bylaw*". Again, with current City land use approvals for the proposed development in place, this subsequent application for the employment of a Direct Control (DC) land use here is unnecessary and inappropriate.
- (iii) Neither does the application satisfy LUB Section 20(1), which states "*Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.*" - because none of these conditions apply here. There is nothing unique or innovative with the development that would justify the DC. Nor, importantly are there any unusual site constraints to consider pertaining to planning matters from *the legally proscribed perspective of City of Calgary Planning Administration, Development Authority, and City Council.*

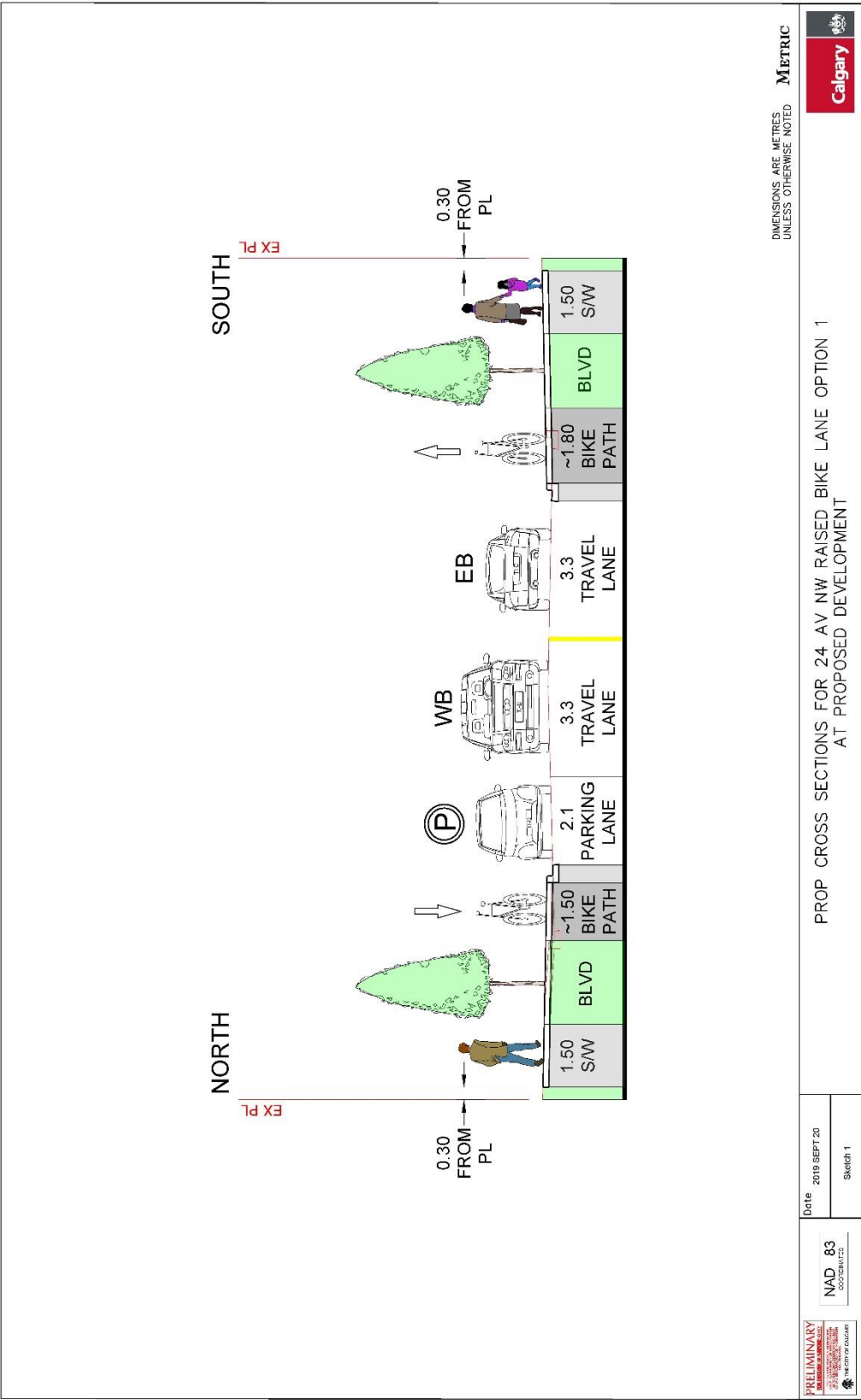
3. No reinforcement of current City of Calgary approvals as this application seeks is necessary, appropriate, or defensible.

Being unsupported by the City of Calgary Land Use Bylaw 1P2007 and providing no planning rationale this application is meritless.

Given the above, **the Banff Trail Community Association does not support LOC2021-0020** and recommends that Administration, the Calgary Planning Commission and Council **NOT** support it either.

Thank you, The Banff Trail Community Association





## Land Use Amendment in Banff Trail (Ward 7) at 2404 – 22 Street NW, LOC2021-0019

### RECOMMENDATION(S):

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 2404 – 22 Street NW (Plan 9110GI, Block 12, Lot 1) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate a rowhouse development, with guidelines (Attachment 2).

### HIGHLIGHTS

- In 2017 Council approved redesignation of the subject site to R-CG, as part of City initiated redesignations to support the implementation of the *Banff Trail Area Redevelopment Plan* (ARP).
- This application seeks to redesignate the subject site to address unusual site constraints created by the presence of a restrictive covenant on title by implementing a minimum density.
- This application would enable the transit-oriented vision for the area, and aligns with the *Municipal Development Plan* (MDP) and *Banff Trail ARP*.
- What does this mean to Calgarians? More housing choice for inner city living with access to alternative transportation modes, and more efficient use of existing infrastructure. The site is within 350 metres of the Banff Trail LRT Station, and Council has made investments in pedestrian and transportation improvements in Banff Trail and along 24 Avenue NW to support the future vision of intensification.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary may have a more diverse population living in close proximity to existing services and facilities. Without this redesignation an approved development is at risk of not being built.
- 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 CivicWorks on behalf of the landowners, Harjinder K. Kundan and Harjinder S. Kundan, on 2021 February 08. The intent is to develop a four-unit rowhouse with secondary suites, as per the Applicant Submission (Attachment 3).

The site is located in the northwest community of Banff Trail at the northeast corner of 23 Avenue NW and 22 Street NW. The site is in close proximity to the Banff Trail LRT Station (350 metres), the University of Calgary, and Foothills Hospital.

This application proposes a DC District with the intent to provide more certainty around the type of development, and the density required, to support the transit-oriented development vision for this area as included in the ARP. The use of a DC District is unique in this case as it is being

## **Land Use Amendment in Banff Trail (Ward 7) at 2404 - 22 Street NW, LOC2021-0019**

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used to address a restrictive covenant that may prevent the rowhouse development from proceeding in accordance with The City's statutory plans, including the MDP and the ARP.

The site is subject to a restrictive covenant that restricts the use of, and potential development on, the lot to single and semi-detached dwellings. The restrictive covenant is also hampering progress on construction of a four-unit rowhouse building with an approved development permit. While restrictive covenants are not binding on Council or Administration in making land use or development permit decisions, they present a potential impediment to redevelopment at time of construction should another landowner choose to enforce the restrictive covenant. A civil case regarding this site and the restrictive covenant currently exists. For sites subject to a restrictive covenant that is not in alignment with the policy goals, such as for this site, the ARP supports the policy direction as set out within the ARP and specifically within its policy under section 2.1.2 Context.

If a DC District approach is not supported, there may be impediments to implementing the ARP. The local area plan policy was updated in 2016 and again in 2019. The type of private investment and redevelopment envisioned in the applicable local area plan may not be achievable within 350 metres of the existing LRT station.

A development permit for a four-unit rowhouse with four secondary suites was approved in 2019. The development permit expires 2022 January 03.

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**

Outreach for this application was limited to information sharing only, which included a mail-out to adjacent residents. As part of the development permit application circulation to the adjacent landowners was completed, and meetings with directly impacted neighbours were held.

The Applicant Outreach Summary is included in Attachment 4.

#### **City-Led Outreach**

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

Administration received 15 letters of opposition and two letters of support from the public. The letters of opposition included the following areas of concern:

- use of a DC District fails to meet the requirements of Section 20 of the Land Use Bylaw;
- application is only being used to subvert the legal proceedings that are currently before the court;

**Land Use Amendment in Banff Trail (Ward 7) at 2404 - 22 Street NW, LOC2021-0019**

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- application is a self-serving land use conflict with the restrictive covenant for the applicant in the civil case;
  - it is possible to comply with the ARP and the restrictive covenant by maintaining the current dwellings on the sites;
- restrictive covenants remain a valid planning tool;
  - a DC District was recently created that took a restrictive covenant into consideration – inconsistency in consideration of restrictive covenants that appears to be arbitrary;
- applications should be reviewed solely on their merits, absent consideration of the restrictive covenant;
- developments do not encourage community or family prosperity/not family-friendly; and
- increase in density will further exacerbate traffic congestion and demand for street parking.

The Banff Trail Community Association provided a letter in opposition on 2021 March 12 (Attachment 5) identifying the following concerns:

- proposal provides no legitimate planning rationale, is meritless, unnecessary, and inappropriate;
- does not meet the requirements in the Land Use Bylaw for use of a DC District; and
- there is a development approval, and reinforcement of it is not necessary or defensible.

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

## **IMPLICATIONS**

### **Social**

The proposed land use allows for a greater diversity of housing options in a transit-oriented development area, that is also within proximity to major employment centres in the city including Foothills Hospital, Alberta Children's Hospital, and the University of Calgary.

### **Environmental**

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

### **Economic**

Council approved a city-led redesignation of the subject parcel to R-CG with the ability to develop up to four dwelling units on site as it is consistent with the ARP policy and makes more efficient use of existing infrastructure and services. The City of Calgary is actively investing in the Banff Trail area through pedestrian and transportation improvements along 24 Avenue NW. Intensification throughout this area is in alignment with the investment strategy to utilize public and private funds to improve the 24 Avenue NW corridor from Crowchild Trail to 14 Street NW and the 2017 City initiated land use amendments.

**Planning & Development Report to  
Calgary Planning Commission  
2021 June 3**

**ISC: UNRESTRICTED  
CPC2021-0758  
Page 4 of 4**

**Land Use Amendment in Banff Trail (Ward 7) at 2404 - 22 Street NW, LOC2021-0019**

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**Service and Financial Implications**

No anticipated financial impact.

**RISK**

The restrictive covenant on the subject site impacts The City's ability to implement policy in communities where certain restrictive covenants exist that hinder the type of redevelopment envisioned in some local area plans. Without the proposed DC District, there may be impediments to implementing the ARP.

**ATTACHMENT(S)**

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

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Banff Trail at the northeast corner of 22 Street NW and 23 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size, and is approximately 15 metres wide by 37 metres long. The site is currently developed with a single detached dwelling, and has rear lane access.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District, and R-CG District. Branton Junior High School is located immediately across 23 Avenue NW to the southeast of the site. The subject site was part of several blocks of parcels along strategic corridors that were redesignated to the R-CG District in 2017 as a result of a City-initiated redesignation to support the implementation of the *Banff Trail Area Redevelopment Plan* (ARP).

The Banff Trail Community Association is approximately 350 metres (four-minute walk) to the south of the site, and the Banff Trail LRT Station is approximately 350 metres (four-minute walk) to the southwest. The University of Calgary is approximately one kilometre (12-minute walk) to the northwest, and Confederation Park is approximately 900 metres (11-minute walk) to the north. North Hill Mall is approximately 900 metres (11-minute walk) southeast of the site.

In 2019 September, Council adopted Bylaw 56P2019 to:

- remove the Special Study Area overlay from the intersection of Crowchild Trail NW and 24 Avenue NW; and
- express support for redevelopment in alignment with the goals and objectives of the ARP where it conflicts with a restrictive covenant potentially limiting development to one or two dwelling units, as explained below.

Many properties in Banff Trail are subject to a 1952 restrictive covenant restricting the use of affected lots to single and semi-detached dwellings. Restrictive covenants registered against individual properties and entire subdivision plans, such as this one, were used as an early land use planning tool before municipalities adopted land use bylaws and other planning legislation designed to inform land development. While these restrictive covenants are not binding on Council or Administration in making land use or development permit decisions, they present a potential impediment to redevelopment at the time of construction should another landowner choose to enforce the restrictive covenant. A civil case regarding this site and the restrictive covenant currently exists.

## Community Peak Population Table

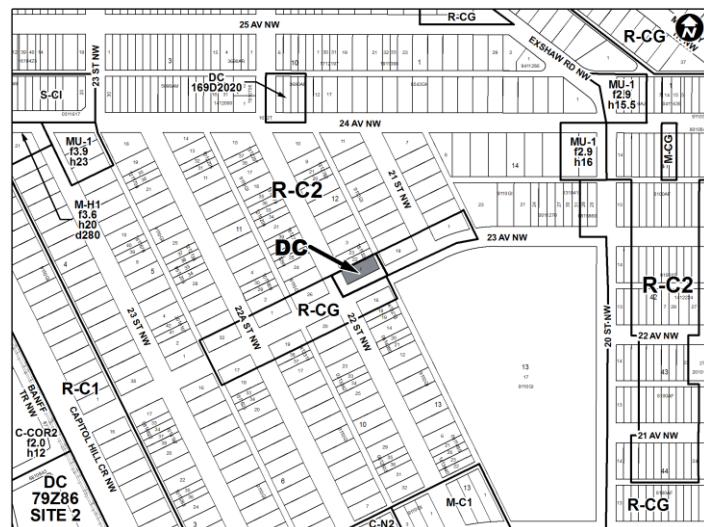
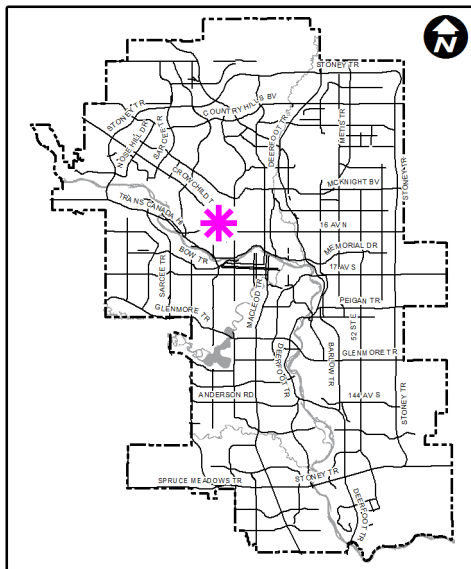
As identified below, the community of Banff Trail reached its peak population in 1968.

<b>Banff Trail</b>	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	- 730
Difference in Population (Percent)	- 14.9%

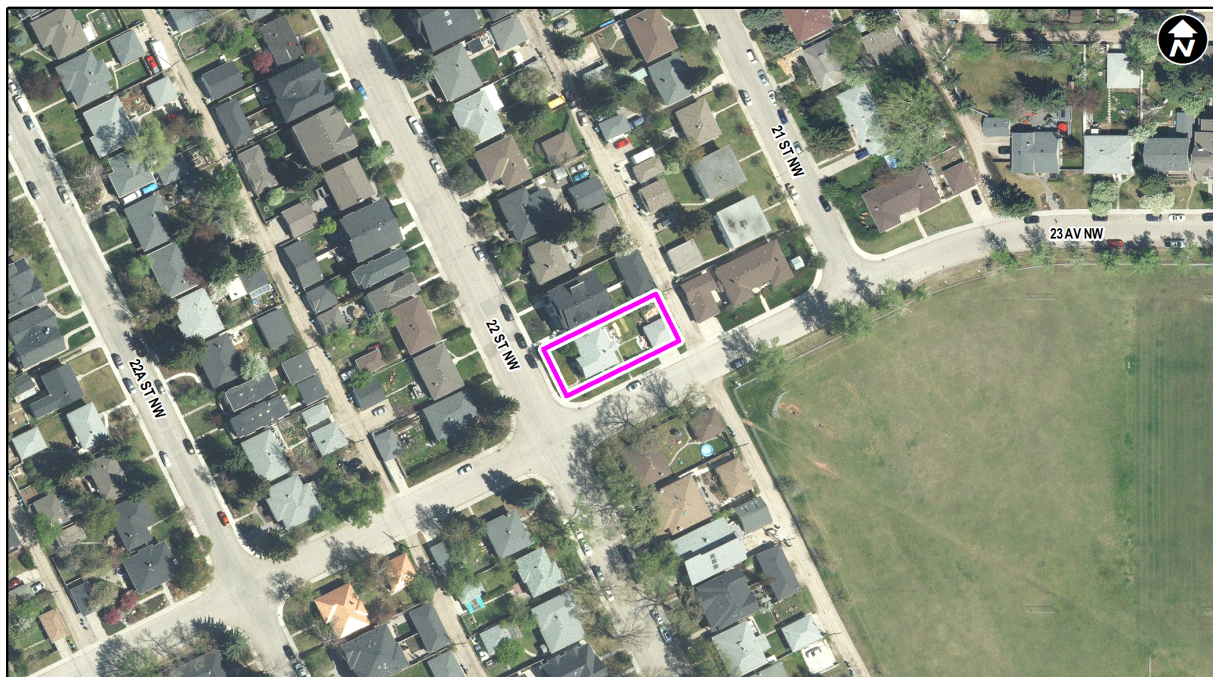
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps









## Previous Council Direction

In 2017, Council approved redesignation of several blocks of parcels along strategic corridors to the R-CG District as a result of a City-initiated redesignation to support the implementation of the *Banff Trail ARP*.

In 2019 September, Council adopted Bylaw 56P2019 to:

- remove the Special Study Area overlay from the intersection of Crowchild Trail NW and 24 Avenue NW; and
- express support for redevelopment in alignment with the goals and objectives of the ARP where it conflicts with a restrictive covenant potentially limiting development to one or two dwelling units.

## Planning Evaluation

### Land Use

The existing R-CG District is a low density residential district that allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would allow up to four dwelling units on the subject site based on parcel area. 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, but the intent of the application is to develop a rowhouse.

The proposed DC District is based on the R-CG District and is for rowhouse development that:

- requires a minimum density of 50 units per hectare, which equates to three dwelling units on the subject site; and
- excludes Single Detached Dwelling, Semi-detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling, and Cottage Housing Cluster as uses.

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.

### ***What is the Purpose of the DC?***

Section 20 of Land Use Bylaw 1P2007 sets out the requirements for the use of a DC District that include unique characteristics, innovative ideas or unusual site constraints, which require specific regulation unavailable in other land use districts.

The existence of the restrictive covenant creates unusual site constraints that prevent the landowners from building their approved development in accordance with the policies of the ARP. The landowners are seeking a way to move forward with their land use and development permit approvals which would implement the vision of the ARP. The intent of the DC is to address the unusual site constraints and allow the landowner to develop their site.

Achieving the vision and goals contained in the City's statutory plans is in the public interest. The DC will allow for more housing opportunities for inner city living with access to alternative transportation modes and a more efficient use of existing infrastructure.

### ***What Does this Mean for The City?***

The applicant has a legal right to make the above noted application to The City. The restrictive covenant on the subject site impacts The City's ability to implement policy in communities where certain restrictive covenants exist that hinder the type of redevelopment envisioned in some local area plans. The City utilizes the policies in place to evaluate the merits of the application when making a planning decision.

The proposed DC District supports redevelopment that aligns with the ARP. The City's approved policy goals and investments may not be realized unless the DC District is supported, which is also required for local area plans to be implementable, and ultimately buildable.

### **Development and Site Design**

If approved by Council, the rules of the proposed DC District and the policies of the *Banff Trail ARP* will enable a rowhouse development on the site.

The corresponding development permit was approved by the Subdivision and Development Appeal Board for a four-unit rowhouse with four secondary suites located in the basement.

### **Transportation**

A Transportation Impact Assessment was not required for this proposal. Pedestrian access is available from the existing sidewalks on 22 Street NW and 23 Avenue NW. Vehicular access to the site will be provided from the existing rear lane. Unregulated on-street parking is available on 22 Street NW and 23 Avenue NW adjacent to the subject site. The subject site is located within Residential Parking Permit Zone E.

The subject site is well served by Calgary Transit service, including bus stops located on 19 Street NW within 400 metres (five-minute walk) of the parcel, and the Banff Trail LRT Station located within 325 metres (four-minute walk) of the parcel.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water and sanitary mains are available on 22 Street NW. A storm sewer main is available from 23 Avenue NW. No upgrades to the mains would be required based on a future development proposal of a four-unit rowhouse with secondary suites.

## **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 subject site is located within the Residential - Developed - Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The proposal contributes to achieving the applicable MDP policies that encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit, while delivering small and incremental benefits to climate resilience. The proposal is a low density proposal in a predominately low density area in close proximity to the existing LRT station.

### **Transit Oriented Development Policy Guidelines (2004)**

The general objectives identified in the [Transit Oriented Development Policy Guidelines](#) provide additional policy support for this project. It should be also noted that many of the applicable transit-oriented development guidelines have been previously incorporated into the ARP, including transit supportive land uses, optimization of density, and pedestrian-oriented design.

### **Climate Resilience Strategy (2018)**

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

### **Banff Trail Area Redevelopment Plan (Statutory – 1986)**

The subject site is located within the Low Density Rowhouse area as identified on Figure 2: Land Use Plan in the [Banff Trail Area Redevelopment Plan](#) (ARP). The Low Density Rowhouse area is intended to allow for a modest increase in density with a greater variety of housing types. Developments should be grade-oriented. The land use does not propose an ARP amendment as the area has provided policy support for the development of rowhousing.

Section 2.1.2 of the ARP also provides specific comment regarding potential for conflict between the policy goals of the ARP and the caveat (restrictive covenant) affecting this site and Section 2.1.2 Context of the ARP states:

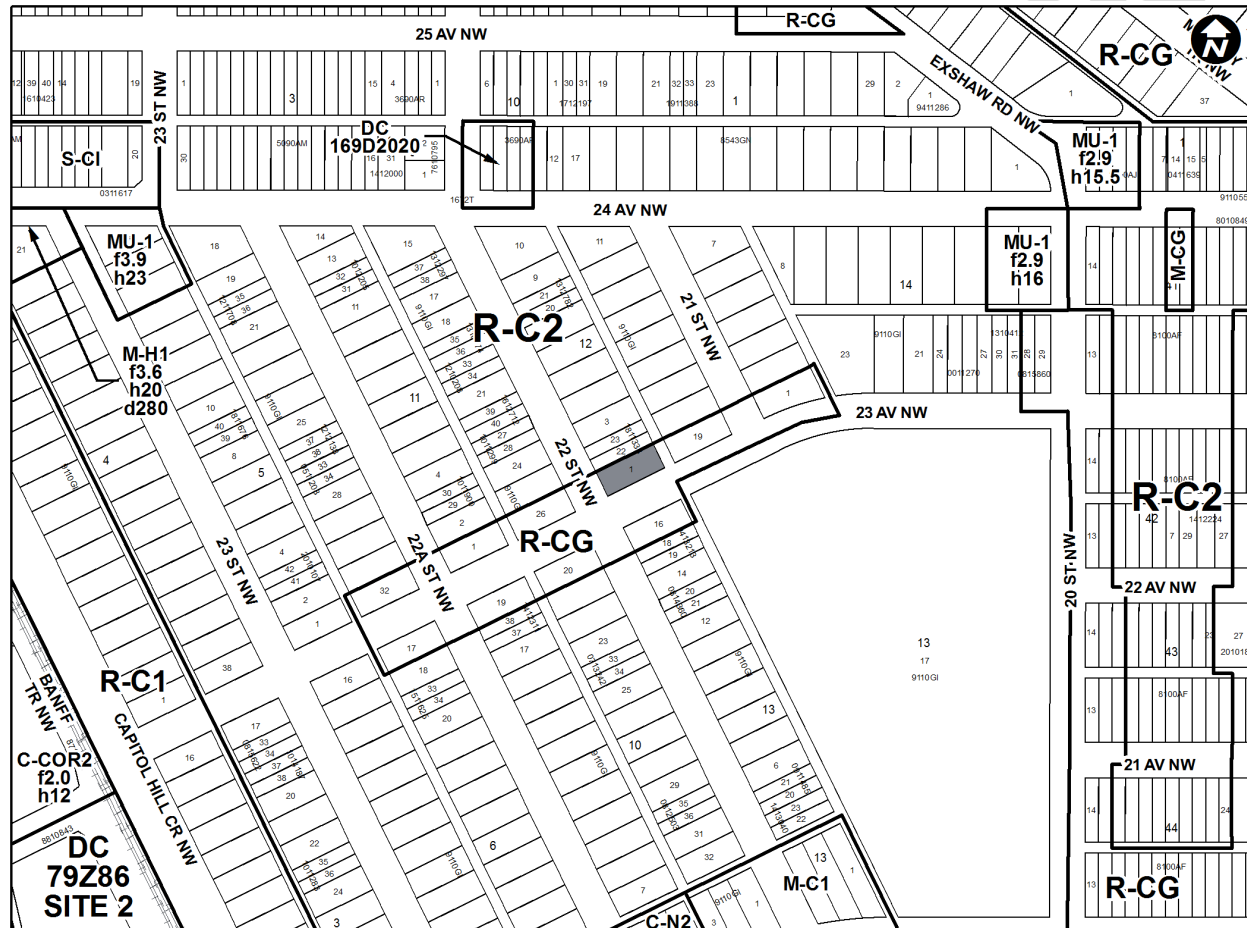
*“Many parcels in Banff Trail have a caveat registered against the certificate of title which may restrict development. These restrictions include, but are not limited to, restricting development to one or two-unit dwellings. In some cases this caveat is not in alignment with the goals and objectives of this Plan and where such conflicts occur, The City of Calgary supports the direction of this Plan.”*

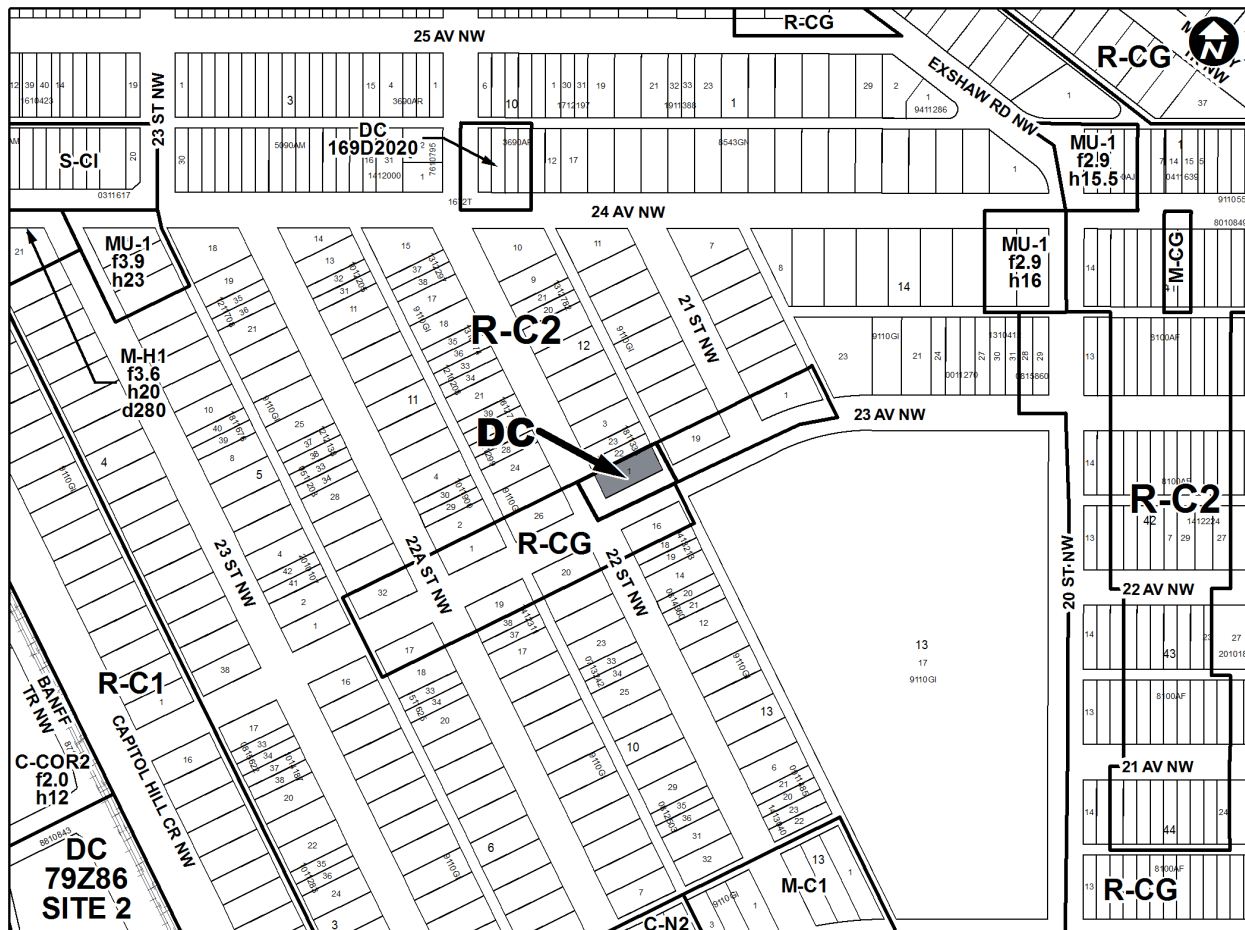
The proposal is in alignment with the ARP.

# 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 implements the transit oriented development vision for this area by accommodating rowhouse development and establishing minimum density 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 Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Contextual Semi-detached Dwelling.**



**Discretionary Uses**

**5** The **discretionary uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:

- (a) **Cottage Housing Cluster;**
- (b) **Duplex Dwelling;**
- (c) **Semi-detached Dwelling; and**
- (d) **Single Detached Dwelling.**

**Bylaw 1P2007 District Rules**

**6** Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

**Density**

- 7**
- (1)** The minimum **density** is 55 **units** per hectare.
  - (2)** The maximum **density** is 75 **units** per hectare.

**Relaxations**

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



# Applicant Submission



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

P 403 201 5305  
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February 2, 2021

## Applicant Submission

On behalf of Stone West Homes, CivicWorks is proposing to redesignate the parcel located at 2404 22 ST NW from Residential - Grade-Oriented Infill (R-CG) to Direct Control (DC). This submission serves to reinforce the original intent of City of Calgary initiated rezoning to R-CG in 2017 and aligns with a Development Permit for a Rowhouse Building approved in 2019.

### City Initiated Land Use Redesignations

In 2016, Council directed Administration to proceed with City-initiated redesignations in Banff Trail to implement portions of the recently revised Banff Trail Area Redevelopment Plan (ARP). The intent was to align with the goals of the Municipal Development Plan by allowing for strategic intensification, more efficient use of serviced land and increasing housing choices within inner city neighbourhoods. As such, City staff initiated an application to redesignate all properties identified in the Banff Trail ARP as "Low Density Rowhouse" to Residential - Grade-Oriented Infill (R-CG). Approved in 2017, the new R-CG designation allowed for Rowhouses in addition to uses and development already allowable on R-C1 and R-C2 properties.

### City-led Engagement

In addition to standard circulation to all affected and adjacent land owners, City Administration hosted two public information sessions in February of 2017. Over 100 citizens attended each session. These sessions were intended to provide Banff Trail and Capitol Hill residents with additional opportunities to learn about the recently revised ARPs, the proposed R-CG district and provide feedback on the comprehensive redesignation application.

### Approved Development Permit

A Development Permit (DP2018-5224) for a Rowhouse Building with Secondary Suites was submitted by FAAS Architecture in 2018. Following Administrative review, the DP was approved in 2019. Subsequent to the approval, an appeal was filed with the Subdivision Appeal Board (SDAB). A written decision by SDAB to uphold the DP approval with conditions was rendered.

### Applicant-led Engagement

In addition to standard circulation to all affected and adjacent land owners, a series of meetings and digital correspondence was undertaken between FAAS Architecture, Stone West Homes, and the neighbours directly north to review architectural plans and discuss any concerns with the proposed development. A series of changes were undertaken to ease neighbour concerns regarding privacy.

### Direct Control Land Use Update

The project team's intent to construct the approved Development Permit remains unchanged. The proposed Direct Control Land Use redesignation seeks only to reinforce existing Council approvals and Development Authority Development Permit approvals in order to move forward with the development of a Rowhouse Building with Secondary Suites. The Direct Control Land Use proposes to set a minimum density as a regulating clause and by restricting the development of lower density (single-detached and semi-detached) building forms that are incompatible with the approved Rowhouse Building Development Permit.



# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

**Project name:** 2404 22 ST Rowhouse

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

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

In 2017, Administration undertook significant stakeholder outreach as part of the Council-directed Banff Trail City-initiated redesignations to R-CG. In 2018, as part of a Development Permit application, standard circulations were sent to all affected and adjacent land owners. A series of meetings were also undertaken with directly impacted neighbours.

### 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 development proposal is approved and is not a significant change for the community. As the development vision and intent remains unchanged, and the associated DC application seeks only to reinforce existing Council approvals in order to move forward with development, this 'house-keeping' type application will be limited to information sharing only.

Our goal is to provide the public with balanced and objective information to assist them in understanding the proposal. Our promise to the public is to keep them informed.

Mail-outs to inform of the land use change will be delivered to all adjacent and affected land owners.

### Stakeholders

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

Adjacent and affected land owners.

Ward 7 Office

[calgary.ca/planningoutreach](https://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.

N/A

### 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.

N/A

The outreach strategy lands within the 'Inform' category of the IAP2 spectrum of public participation.

### 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)

N/A

The outreach strategy lands within the 'Inform' category of the IAP2 spectrum of public participation.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# Community Association Response

Received 2021 March 12

February 24, 2021

Re: LOC2021-0019 (2404 22 ST NW)

To: Madeleine Krizan, File Manager

From: The Banff Trail Community Association

There are current City of Calgary approvals for the proposed development at this location. With that, this new application for a change of land use to a Direct Control (DC) land use, as it is unsupported by the City of Calgary Land Use Bylaw 1P2007, and provides no legitimate planning rationale, is meritless, unnecessary, and inappropriate.

Based on this and what follows, **The Banff Trail Community Association recommends against LOC2021-0019** and recommends that Calgary Planning Commission and Council vote to **NOT** to approve this application if endorsed by administration.

## POLICY BACKGROUND:

Referring to the City of Calgary Land Use Bylaw 1P2007 (accessed online at [lub.calgary.ca](http://lub.calgary.ca)):

### **Direct Control Districts**

**20(1)** *Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.*

**(2)** *Direct Control Districts must **not** be used:*

- (a)** *in substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw; or*
- (b)** *to regulate matters that are regulated by subdivision or development permit approval conditions.*

**(3)** *An applicant for a Direct Control District must provide a written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a land use district in this Bylaw.*

**(4)** *The General Manager must review each application for a Direct Control District and advise Council as to whether or not the same result could be achieved through the use of a land use district in this Bylaw.*

## CONTEXT AND CONSIDERATIONS:

1. There are current City of Calgary approvals for the proposed development at this location.



2. The application is not supported by the City of Calgary Land Use Bylaw 1P2007 (LUB):

- (i) The application clearly states that a written decision was made by the Sub-Division Appeal Board (SDAB) to uphold the existing DP approval. Therefore, LUB Section 20(2) sub sections (a) and (b), cited above, manifestly apply; and with existing City approvals for the proposed development in place, this subsequent application for the employment of a Direct Control (DC) land use here is as unnecessary as it is inappropriate.
- (ii) Furthermore, the application has not satisfied LUB Section 20(3) for DC requirements which is to indicate why a DC is *"necessary, and why the same results cannot be achieved through the use of a land use district in this Bylaw"*. Again, with existing City approvals for the proposed development in place, this subsequent application for the employment of a Direct Control (DC) land use here is unnecessary and inappropriate.
- (iii) Neither does the application satisfy LUB Section 20(1), which states *"Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts."* - because none of these conditions apply here. There is nothing unique or innovative with the development that would justify the DC. Nor, importantly are there any unusual site constraints to consider pertaining to planning matters from *the legally proscribed perspective of City of Calgary Planning Administration, Development Authority, and City Council*.

3. No reinforcement of current City of Calgary approvals as this application seeks is necessary, appropriate, or defensible.

Being unsupported by the City of Calgary Land Use Bylaw 1P2007 and providing no planning rationale this application is meritless.

Given the above, **the Banff Trail Community Association does not support LOC2021-0019** and recommends that Administration, the Calgary Planning Commission and Council **NOT** support it either.

Thank you, The Banff Trail Community Association