



## AGENDA

### CALGARY PLANNING COMMISSION

July 8, 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
  - 3.1. DECLARATION - CONFLICTS OF INTEREST
4. CONFIRMATION OF MINUTES
  - 4.1. Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 June 17
5. CONSENT AGENDA
  - 5.1. DEFERRALS AND PROCEDURAL REQUESTS  
None

5.2. BRIEFINGS

None

5.3. Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 3019 – 46 Street NW, LOC2021-0033, CPC2021-1024

5.4. Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2204 – 35 Street SW, LOC2021-0058, CPC2021-1012

5.5. Land Use Amendment in Bowness (Ward 1) at 8102 and 8104 – 47 Avenue NW, LOC2021-0011 , CPC2021-0961

5.6. Land Use Amendment in Bowness (Ward 1) at 8806 and 8808 – 46 Avenue NW, LOC2021-0021, CPC2021-1010

5.7. Land Use Amendment in Richmond (Ward 8) at 2819 and 2821 – 25 Street SW, LOC2021-0008, CPC2021-0802

5.8. Road Closure and Land Use Amendment in Scarboro/Sunalta West (Ward 8) adjacent to 2312 – 10 Avenue SW, LOC2021-0062, CPC2021-0993

5.9. Street Names in Alpine Park (Ward 13), SN2021-0004, CPC2021-1014

6. POSTPONED REPORTS

*(including related/ supplemental reports)*

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1. DEVELOPMENT ITEMS

None

7.2. PLANNING ITEMS

7.2.1. Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 2787 and 2729 – 86 Avenue SE, LOC2020-0108, CPC2021-1017

7.2.2. Land Use Amendment in Capitol Hill (Ward 7) at 1229 – 20 Avenue NW, LOC2021-0061, CPC2021-1011

7.2.3. Land Use Amendment and Outline Plan in Alpine Park (Ward 13), at multiple properties, LOC2020-0163, CPC2021-1013

7.3. MISCELLANEOUS ITEMS, CPC2021-1053

7.3.1. Pre-App input for PE2021-01609 in Medicine Hill (Ward 6), 8620 Canada Olympic Dr SW (Verbal Report), CPC2021-1053



8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1.1. Discussion of the Symons Valley Centre Integrated Civic Facilities (Verbal),  
CPC2021-1006  
Distributions held confidential pursuant to Section 24 (Advice from officials) of the  
*Freedom of Information and Protection of Privacy Act*.

**Review by: 2022 July 08**

9.2. URGENT BUSINESS

10. ADJOURNMENT





## INDEX FOR THE 2021 JULY 08 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



## CONSENT AGENDA

### 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:

Montgomery (Ward 7)

FILE NUMBER:

LOC2021-0033 (CPC2021-1024)

PROPOSED POLICY AMENDMENTS:

Amendments to the Montgomery Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

3019 – 46 Street NW

APPLICANT:

Synergy Custom Homes and Renovations

OWNER:

RC Capital Consulting Inc

ADMINISTRATION RECOMMENDATION:

**APPROVAL**

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### ITEM NO.: 5.4

Brian Smith

COMMUNITY:

Killarney/Glengarry (Ward 8)

FILE NUMBER:

LOC2021-0058 (CPC2021-1012)

PROPOSED POLICY AMENDMENTS:

Amendment to the Killarney/Glengarry Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2204 – 35 Street SW

APPLICANT:

Horizon Land Surveys

OWNER:

Indrit Bejko  
Elda Suku

ADMINISTRATION RECOMMENDATION:

**APPROVAL**

**ITEM NO.: 5.5**

Katherine Wilson

**COMMUNITY:**

Bowness (Ward 1)

**FILE NUMBER:**

LOC2021-0011 (CPC2021-0961)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

8102 and 8104 – 47 Avenue NW

**APPLICANT:**

Daniel Charron

**OWNER:**

2218461 Alberta LTD (Veronica Pepin)  
Graeme Porter  
Magdala Porter

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 5.6**

Katherine Wilson

**COMMUNITY:**

Bowness (Ward 1)

**FILE NUMBER:**

LOC2021-0021 (CPC2021-1010)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

8806 and 8808 – 46 Avenue NW

**APPLICANT:**

Shaifer Shaikh

**OWNER:**

Shaifer Shaikh  
Naoreen Jahan  
Donnell Iosiflis

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 5.7**

Katherine Wilson

**COMMUNITY:**

Richmond (Ward 8)

**FILE NUMBER:**

LOC2021-0008 (CPC2021-0802)

**PROPOSED REDESIGNATION:**

From: Direct Control District

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

**MUNICIPAL ADDRESS:**

2819 and 2821 – 25 Street SW

**APPLICANT:**

Nathan Luu

**OWNER:**

Nathan Wing  
Hilton Wing  
Michelle Wing  
Tyler Wing

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 5.8**

Kathrine Wilson

**COMMUNITY:**

Scarboro/Sunalta West (Ward 8)

**FILE NUMBER:**

LOC2021-0062 (CPC2021-0993)

**PROPOSED CLOSURE:**

0.05 hectares (0.12 acres ±) of road adjacent to 2312 –  
10 Avenue SW

**PROPOSED REDESIGNATION:**

From: Undesignated Road Right-of-Way

To: Commercial – Corridor 2 f2.0h16  
(C-COR2 f2.0h16) District

**MUNICIPAL ADDRESS:**

2312 – 10 Avenue SW

**APPLICANT:**

McElhanney Ltd

**OWNER:**

The City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 5.9**

Kristine Stephanishin  
(related to Item 7.2.3)

**COMMUNITY:**

Alpine Park (Ward 13)

**FILE NUMBER:**

SN2021-0004 (CPC2021-1014)

**PROPOSED STREET NAME(S):**

Canopy  
Laurentide  
Midway  
Storm  
Snowline

**APPLICANT:**

Stantec Consulting

**OWNER:**

Dream Asset Management Corporation

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## PLANNING ITEMS

### ITEM NO.: 7.2.1

Brad Bevill

**COMMUNITY:**

Shepard Industrial (Ward 12)

**FILE NUMBER:**

LOC2020-0108 (CPC2021-1017)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Millican-Ogden Community  
Revitalization Plan

**PROPOSED REDESIGNATION:**

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

To: Mixed Use - General (MU-1f3.0h50) District and  
Special Purpose – School, Park, and  
Community Reserve (S-SPR) District

**MUNICIPAL ADDRESS:**

2787 – 86 Avenue SE

**APPLICANT:**

B&A Planning Group

**OWNER:**

Caravan Trailer Lodges of Alberta Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 7.2.2

Kelsey Cohen

**COMMUNITY:**

Capitol Hill (Ward 7)

**FILE NUMBER:**

LOC2021-0061 (CPC2021-1011)

**PROPOSED REDESIGNATION:**

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

To: Direct Control District to accommodate a  
courtyard style semi-detached development

**MUNICIPAL ADDRESS:**

1229 – 20 Avenue NW

**APPLICANT:**

Mina Hanna

**OWNER:**

Mina Hanna

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



**ITEM NO.: 7.2.3**

Brendyn Seymour  
(related to Item 5.9)

**COMMUNITY:**

Alpine Creek (Ward 13)

**FILE NUMBER:**

LOC2020-0163 (CPC2021-1013)

**PROPOSED OUTLINE PLAN:**

Subdivision of 57.90 hectares  $\pm$  (143.00 acres  $\pm$ )

**PROPOSED REDESIGNATION:**

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

To: Multi-Residential – High Density Low Rise  
(M-H1) District, Multi-Residential – Medium  
Profile (M-2) District, Residential – Low Density  
Mixed Housing (R-G) District, Commercial  
Community (C-C1) District, Special Purpose –  
Recreation (S-R) District, Special Purpose – City  
and Regional Infrastructure (S-CRI) District,  
Special Purpose – School, Park and Community  
Reserve (S-SPR) District, Special Purpose –  
Urban Nature (S-UN) District and Direct Control  
District to accommodate residential  
development, Direct Control District to  
accommodate mixed use development and  
Direct Control District to accommodate  
educational and recreational development

**MUNICIPAL ADDRESS:**

15113, 15350, 15620, 15717 and 16028 - 37 Street SW

**APPLICANT:**

Stantec Consulting

**OWNER:**

Dream Asset Management Corporation

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## MISCELLANEOUS ITEMS

**ITEM NO.: 7.3.1** Renae Demolitor

**COMMUNITY:** Medicine Hills (Ward 6)

**FILE NUMBER:** PE2021-01609 (CPC2021-1053)

**PROPOSED DEVELOPMENT:** Early input on development for a new multi-residential with commercial at grade

**MUNICIPAL ADDRESS:** 8620 Canada Olympic Drive SW

**ADMINISTRATION RECOMMENDATION:** **RECEIVE FOR THE CORPORATE RECORD**

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## CONFIDENTIAL ITEMS (CLOSED MEETING)

**ITEM NO.: 9.1.1** Coleen Auld

**FILE NUMBER:** CPC2021-1006

**PROPOSED:** Discussion of the Symons Valley Centre Integrated Civic Facilities

**ADMINISTRATION RECOMMENDATION:** **RECEIVE FOR THE CORPORATE RECORD**



## MINUTES

### CALGARY PLANNING COMMISSION

**June 17, 2021, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:**

Director D. Hamilton, Chair  
Director R. Vanderputten, Vice-Chair (Remote Participation)  
Councillor J. Gondek (Remote Participation)  
Councillor E. Woolley (Remote Participation)  
Commissioner M. Landry (Remote Participation)  
Commissioner F. Mortezaee (Remote participation)  
Commissioner A. Palmiere (Remote Participation)  
Commissioner C. Pollen (Remote Participation)  
Commissioner J. Scott (Remote Participation)  
Commissioner J. Sonego (Remote Participation)

**ALSO PRESENT:**

A/ Principal Planner S. Jones  
Legislative Coordinator M. A. Cario  
Legislative Advisor J. Palaschuk

**1. CALL TO ORDER**

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

**ROLL CALL**

Director Vanderputten, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Pollen, Commissioner Sonego, Commissioner Scott, Councillor Gondek, Councillor Woolley, and Director Hamilton.

**2. OPENING REMARKS**

Director Hamilton provided opening remarks at today's Meeting and a traditional land acknowledgement.

**3. CONFIRMATION OF AGENDA**

**Moved by** Director Vanderputten

That the Agenda for the 2021 June 17 Calgary Planning Commission be confirmed, after amendment, by bringing forward Item 7.2.10, Report CPC2021-0749, to be dealt with following the Consent Agenda.

**MOTION CARRIED**

### 3.1 DECLARATIONS - CONFLICT OF INTEREST

The following conflicts of interest were declared with respect to today's agenda:

- Commissioner Landry - None
- Commissioner Mortezaee - Item 7.2.3
- Commissioner Palmiere - Items 7.2.5 and 7.2.9
- Commissioner Pollen - None
- Commissioner Scott - None
- Commissioner Sonogo - Items 5.12 and 7.2.2

### 4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 June 03

**Moved by** Director Vanderputten

That the Minutes of the 2021 June 03 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

### 5. CONSENT AGENDA

**Moved by** Director Vanderputten

That the Consent Agenda be approved as follows:

#### 5.1 DEFERRALS AND PROCEDURAL REQUESTS

- 5.1.1 Deferral Request for CPC2019-1050 to Calgary Planning Commission by 2021 December 16, CPC2021-0877

#### 5.2 BRIEFINGS

None

- 5.3 Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE, LOC2021-0049, CPC2021-0882

- 5.5 Land Use Amendment in Winston Heights/Mountview (Ward 7) at 85 Montrose Crescent NE, LOC2021-0024, CPC2021-0863

- 5.6 Land Use Amendment in Stoney 1 (Ward 3) at 11165 - 14 Street NE, LOC2021-0041, CPC2021-0866

- 5.7 Land Use Amendment in Royal Vista (Ward 1) at 11 Royal Vista Dr NW, LOC2021 0052, CPC2021-0810
- 5.8 Land Use Amendment in Bowness (Ward 1) at 8104 – 46 Avenue NW, LOC2021-0034, CPC2021-0741
- 5.10 Land Use Amendment in Altadore (Ward 8) at 1704 - 37 Avenue SW, LOC2021-0053, CPC2021-0871
- 5.11 Land Use Amendment in Belmont (Ward 13) at 19600 Sheriff King Street SW and 480 - 210 Avenue SW, LOC2021-0038, CPC2021-0773
- 5.13 Street Name in Silverado (Ward 13), SN2021-0003, CPC2021-0897

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

**MOTION CARRIED**

- 5.4 Land Use Amendment in Southview (Ward 9) at 1907 – 26 Street SE, LOC2021-0027, CPC2021-0879

A presentation entitled "LOC2021-0027/CPC2021-0879" was distributed with respect to Report CPC2021-0879.

**Moved by** Commissioner Sonogo

That with respect to Report CPC2021-0879, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 0.26 hectares  $\pm$  (0.63 acres  $\pm$ ) located at 1907 – 26 Street SE (Portion of NW1/4 Section 9-24-29-4, which lies within cutoff 'A' on Plan 7154BM) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Recreation (S-R) District.

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

**MOTION CARRIED**

- 5.9 Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2139 – 26 Avenue SW, LOC2021-0045, CPC2021-0792

A corrected Cover Report was distributed with respect to Report CPC2021-0792.

**Moved by** Councillor Woolley

That with respect to Report CPC2021-0792, the following be adopted, **as amended**:

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.60 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2139 – 26 Avenue **SW** (Plan 4479P, Block 3, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Orientated Infill (R-CG) District.

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

**MOTION CARRIED**

5.12 Road Closure and Land Use Amendment in Rocky Ridge (Ward 1) adjacent to 10313 Eamon Road NW, LOC2020-0202, CPC2021-0830

Commissioner Sonogo declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0830.

Commissioner Sonogo left the Council Chamber at 1:19 p.m. and returned at 1:21 p.m. after the vote was declared.

A letter from the Rocky Ridge Community Association was distributed with respect to Report CPC2021-0830.

**Moved by** Commissioner Pollen

That with respect to Report CPC2021-0830, the following be approved:

That Calgary Planning Commission receive the letter from the Community Association and forward on with the report to Council.

**MOTION CARRIED**

**Moved by** Commissioner Pollen

That with respect to Report CPC2021-0830, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) of road (Plan 2110081, Area 'A'), adjacent to 10313 Eamon Road NW, with conditions (Attachment 4); and
2. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) of the closed road (Plan 2110081, Area 'A') adjacent to 10313 Eamon Road NW from Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District.

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

**MOTION CARRIED**

Commission then dealt with Item 7.2.10, Report CPC2021-0749.

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1390 – 17 Avenue SE, LOC2019-0194, CPC2021-0896

The following documents were distributed with respect to Report CPC2021-0896:

- A presentation entitled "LOC2019-0194 Policy and Land Use Amendment"
- A letter from the Inglewood Community Association

Commissioner Scott left the Remote Meeting at 1:40 p.m.

Dave White, CivicWorks, addressed Commission with respect to Report CPC2021-0896.

**Moved by** Director Vanderputten

That with respect to Report CPC2021-0896, the following be approved:

That the Calgary Planning Commission:

1. Receive the letter from the Community Association for the Corporate Record; and
2. Forward the letter from the Community Association along with the Report to Council.

**MOTION CARRIED**

**Moved by** Councillor Woolley

That with respect to Report CPC2021-0896, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.83 hectares ± (2.05 acres ±) located at 1390 – 17 Avenue SE (Plan 8110528, Block 1) from Industrial – Edge (I-E) District to Direct

Control District to accommodate mixed-use development, with guidelines (Attachment 3).

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

Against: (1): Commissioner Palmiere

**MOTION CARRIED**

7.2.2 Policy Amendment, Land Use Amendment, and Outline Plan in Bridgeland-Riverside (Ward 9) at 15 - 11A Street NE, LOC2020-0079, CPC2021-0857

Commissioner Sonego declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0857.

Commissioner Sonego left the Council Chamber at 2:04 p.m. and returned at 2:14 p.m. after the vote was declared.

A presentation entitled "LOC2020-0079/CPC2021-0857 Policy and Land Use Amendment, and Outline Plan" was distributed with respect to Report CPC2021-0857.

Councillor Woolley left the Remote Meeting at 2:10 p.m.

**Moved by Commissioner Pollen**

That with respect to Report CPC2021-0857, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15 – 11A Street NE (Plan 273JK, Block C, Lot 1) to subdivide 2.51 hectares ± (6.20 acres ±), with conditions (Attachment 10).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 4); and
3. Give three readings to the proposed bylaw for the redesignation of 2.47 hectares ± (6.10 acres ±) located at 15 – 11A Street NE (Portion of Plan 273JK, Block C, Lot 1) from Direct Control District to Mixed Use - General (MU1-f4.0h50) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control District to accommodate mixed-use development, with guidelines (Attachment 3).

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



**MOTION CARRIED**

7.2.3 Land Use Amendment in Banff Trail (Ward 7) at 2020 and 2112 Crowchild Trail NW, LOC2020-0205, CPC2021-0904

Commissioner Mortezaee declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0904.

Commissioner Mortezaee left the Council Chamber at 2:14 p.m. and returned at 2:30 p.m. after the vote was declared.

Commissioner Scott rejoined the Remote Meeting at 2:21 p.m.

A presentation entitled "LOC2020-0205/CPC2021-0904 Land Use Amendment" was distributed with respect to Report CPC2021-0904.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2021-0904, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.79 hectares  $\pm$  (1.96 acres  $\pm$ ) located at 2020 and 2112 Crowchild Trail NW (Portion of Plan 2229GK, Block 2) from Direct Control District to Mixed Use – Active Frontage (MU-2f4.5h55d280) District.

**MOTION CARRIED**

7.2.4 Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 415 - 31 Avenue NE, LOC2021-0006, CPC2021-0880

The following documents were distributed with respect to Report CPC2021-0880:

- A revised Attachment 4
- A presentation entitled "LOC2021-0006 Land Use and Policy Amendment"

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-0880, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.28 hectares  $\pm$  (0.68 acres  $\pm$ ) located at 415 – 31 Avenue NE (Plan 1911238, Block 11, Lot 52) from Multi-Residential Grade Oriented (M-CGd111) District to Direct Control District to accommodate multi-residential development, with guidelines (**Revised** Attachment 4).

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

**MOTION CARRIED**

7.2.5 Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at multiple addresses, LOC2020-0122, CPC2021-0873

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2021-0873.

Commissioner Palmiere left the Council Chamber at 2:39 p.m. and returned at 3:13 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2021-0873:

- A corrected Cover Report
- A presentation entitled "LOC2020-0122 Policy Amendment and Land Use Amendment"

Brian Horton, O2 Planning + Design, addressed Commission with respect to Report CPC2021-0873.

**Moved by** Commissioner Sonogo

That with respect to Report CPC2021-0873, the following be approved, **as amended:**

That Calgary Planning Commission recommend that Council:

1. Give first and second readings to the proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 5);
2. Withhold third reading pending Municipal Historic Designation of the Hillhurst Baptist Church or until any other mechanism to ensure such designation is in place;
3. Give first and second readings to the proposed redesignation of 0.36 hectares  $\pm$  (0.91 acres  $\pm$ ) located at 1110, 1114, 1120, 1124, 1126 Gladstone Road NW (Plan 5609J, Block Q, Lots 19 to 28) from Commercial – Corridor 1 (C-COR1f2.8h13) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control District to accommodate multi-residential development and the preservation of a historic building, with guidelines (Attachment 4); and
4. Withhold third reading pending Municipal Historic Designation of the Hillhurst Baptist Church **or until any other mechanism to ensure such designation is in place.**

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

**MOTION CARRIED**

Commission recessed at 3:13 p.m. and reconvened at 3:45 p.m. with Director Hamilton in the Chair.

**ROLL CALL**

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

Absent from Roll Call: Commissioner Palmiere (rejoined at 3:47 p.m.).

**7.2.6 Policy Amendment and Land Use Amendment in Richmond (Ward 8) at multiple addresses, LOC2021-0017, CPC2021-0895**

The following documents were distributed with respect to Report CPC2021-0895:

- A presentation entitled "LOC2021-0017 Policy and Land Use Amendment"
- A letter from the Marda Loop Business Improvement Area

**Moved by** Director Vanderputten

That with respect to Report CPC2021-0895, the following be approved:

That the Calgary Planning Commission:

1. Receive the letter from the Marda Loop Business Improvement Area for the Corporate Record; and
2. Forward the letter from the Marda Loop Business Improvement Area along with the Report to Council.

**MOTION CARRIED**

**Moved by** Councillor Woolley

That with respect to Report CPC2021-0895, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Marda Loop Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed redesignation of 0.41 hectares  $\pm$  (1.01 acres  $\pm$ ) located at 2202, 2206, 2212, 2216, 2222 and 2226 – 33 Avenue SW (Plan 4479P, Block 56, Lots 1, 2, 4 to 14; Condominium Plan 8010282, Units 1 to 4) from Mixed Use – Active Frontage (M-U2 f3.0h16) District to Mixed Use – Active Frontage (M-U2 f4.0h22) District.

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

**MOTION CARRIED**

Commissioner Palmiere left the Remote Meeting at 4:15 p.m.

**7.2.7 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1624 and 1628 – 33 Avenue SW, LOC2021-0054, CPC2021-0827**

A presentation entitled "LOC2021-0054 Land Use Amendment" was distributed with respect to Report CPC2021-0827.

**Moved by** Commissioner Scott

That with respect to Report CPC2021-0827, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/ Altadore Area Redevelopment Plan (Attachment 4); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 1624 and 1628 – 33 Avenue SW (Plan 4479P, Block 62, Lots 11 to 14) from Mixed Use - General (MU-1f2.55h15) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f3.5h20) District.

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

**MOTION CARRIED**

**7.2.8 Land Use Amendment and Outline Plan in Springbank Hill (Ward 6) at 2848 - 85 Street SW, LOC2020-0110, CPC2021-0906**

The following documents were distributed with respect to Report CPC2021-0906:

- A presentation entitled "LOC2020-0110/COC2021-0906 Outline Plan and Land Use Amendment"
- An email from the Springbank Hill Community Association

**Moved by** Director Vanderputten

That with respect to Report CPC2021-0906, the following be approved:

That the Calgary Planning Commission:

1. Receive the letter from the Springbank Hill Community Association for the Corporate Record; and
2. Forward the letter from the Springbank Hill Community Association along with the Report to Council.

**MOTION CARRIED**

**Moved by** Commissioner Mortezaee

That with respect to Report CPC2021-0906, the following be approved, **as amended**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2848 – 85 Street SW (Plan 3530AK, Block D, Lot 14) to subdivide 1.94 hectares  $\pm$  (4.80 acres  $\pm$ ), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.94 hectares  $\pm$  (4.80 acres  $\pm$ ) located at 2848 – 85 Street SW (Plan 3530AK, Block D, Lot 14) from Direct Control District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

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

**MOTION CARRIED**

7.2.9

Policy Amendment, Land Use Amendment and Outline Plan in Currie Barracks (Ward 8) at multiple addresses, LOC2021-0043, CPC2021-0799

The following documents were distributed with respect to Report CPC2021-0799:

- A corrected Cover Report
- A corrected Attachment 1
- A revised Attachment 3
- A corrected Attachment 5
- A presentation entitled "LOC2021-0043 Land Use Amendment"
- A letter from Mark Yobb, Rutland Park Community Association
- A letter from Leanne Ellis and Craig Marceau, Rutland Park Community Association

Mike Carnegie, City of Calgary, addressed Commission with respect to Report CPC2021-0799.

Councillor Gondek left the Remote Meeting at 4:42 p.m. and rejoined the Remote Meeting at 4:56 p.m.

**Moved by** Councillor Woolley

That with respect to Report CPC2021-0799, the following be approved:

1. That Calgary Planning Commission receive the two Rutland Park Community Association letters for the Corporate Record; and
2. Forward the two Rutland Park Community Association letters with the Report to Council.

**MOTION CARRIED**

**Moved by** Councillor Woolley

That with respect to Report CPC2021-0799, the following be approved:

That Calgary Planning Commission receive the letter from a citizen for the Corporate Record.

ROLL CALL VOTE:

Against: (7): Director Vanderputten, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

**MOTION DEFEATED**

**Moved by** Councillor Woolley

That with respect to Report CPC2021-0799, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan (Attachment 7) located at 2539 – 33 Avenue SW and 3435 Crowchild Trail SW (Portion of NE1/4 Section 6-24-1-5; Portion of Section 7-24-1-5, Subdivisions 1 and 2) to subdivide 2.21 hectares  $\pm$  (5.46 acres  $\pm$ ), with conditions (Attachment 8).

That Calgary Planning Commission recommend that Council:

2. Adopt, by resolution, the amendments to the Revised CFB West Currie Barracks Master Plan (Attachment 3); and
3. Given three readings to the proposed bylaw for the redesignation of 2.21 hectares  $\pm$  (5.46 acres  $\pm$ ) located at 2539 – 33 Avenue SW and 3435 Crowchild Trail SW (Portion of NE1/4 Section 6-24-1-5; Portion of Section 7-24-1-5, Subdivisions 1 and 2) from Special Purpose – Recreation (S-R) District to Mixed Use - General (MU-1h14) District and Mixed Use - General (MU-1f2.0h22) District.

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

Against: (1): Commissioner Pollen

**MOTION CARRIED**

7.2.10 Land Use Amendment and Outline Plan in Pine Creek (Ward 13) at 235 - 210 Avenue SW, LOC2021-0029, CPC2021-0749

This Item was dealt with following Item 5.12, Report CPC2021-0830.

A presentation entitled "LOC2021-0029/CPC2021-0749 Outline Plan and Land Use Amendment" was distributed with respect to Report CPC2021-0749.

**Moved by** Commissioner Scott

That with respect to Report CPC2021-0749, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 235 – 210 Avenue SW (Portion of NE1/4 Section 10-22-1-5) to subdivide 3.35 hectares  $\pm$  (8.28 acres  $\pm$ ), with conditions (Attachment 5); and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 2.89 hectares  $\pm$  (7.14 acres  $\pm$ ) located at 235 – 210 Avenue SW (Portion of NE1/4 Section 10-22-1-5) from Residential – One Dwelling (R-1s) District and Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District.

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

**MOTION CARRIED**

Commission then returned to the Agenda to deal with Item 7.2.1, Report CPC2021-0896.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

## 9.2 URGENT BUSINESS

None

## 10. ADJOURNMENT

**Moved by** Director Vanderputten

That this meeting adjourn at 5:21 p.m.

### **MOTION CARRIED**

The following items have been forwarded on to the 2021 July 26 Combined Meeting of Council:

#### PLANNING MATTERS FOR PUBLIC HEARING

#### CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE, LOC2021-0049, CPC2021-0882
- Land Use Amendment in Southview (Ward 9) at 4907 – 26 Street SE, LOC2021-0027, CPC2021-0879
- Land Use Amendment in Winston Heights/Mountview (Ward 7) at 85 Montrose Crescent NE, LOC2021-0024, CPC2021-0863
- Land Use Amendment in Stoney 1 (Ward 3) at 11165 - 14 Street NE, LOC2021-0041, CPC2021-0866
- Land Use Amendment in Royal Vista (Ward 1) at 11 Royal Vista Dr NW, LOC2021-0052, CPC2021-0810
- Land Use Amendment in Bowness (Ward 1) at 8104 – 46 Avenue NW, LOC2021-0034, CPC2021-0741
- Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2139 – 26 Avenue SW, LOC2021-0045, CPC2021-0792
- Land Use Amendment in Altadore (Ward 8) at 1704 - 37 Avenue SW, LOC2021-0053, CPC2021-0871
- Land Use Amendment in Belmont (Ward 13) at 19600 Sheriff King Street SW and 480 - 210 Avenue SW, LOC2021-0038, CPC2021-0773
- Road Closure and Land Use Amendment in Rocky Ridge (Ward 1) adjacent to 10313 Eamon Road NW, LOC2020-0202, CPC2021-0830
- Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1390 – 17 Avenue SE, LOC2019-0194, CPC2021-0896
- Policy Amendment, Land Use Amendment, and Outline Plan in Bridgeland-Riverside (Ward 9) at 15 - 11A Street NE, LOC2020-0079, CPC2021-0857



- Land Use Amendment in Banff Trail (Ward 7) at 2020 and 2112 Crowchild Trail NW, LOC2020-0205, CPC2021-0904
- Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 415 - 31 Avenue NE, LOC2021-0006, CPC2021-0880
- Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at multiple addresses, LOC2020-0122, CPC2021-0873
- Policy Amendment and Land Use Amendment in Richmond (Ward 8) at multiple addresses, LOC2021-0017, CPC2021-0895
- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1624 and 1628 – 33 Avenue SW, LOC2021-0054, CPC2021-0827
- Land Use Amendment and Outline Plan in Springbank Hill (Ward 6) at 2848 - 85 Street SW, LOC2020-0110, CPC2021-0906
- Policy Amendment, Land Use Amendment and Outline Plan in Currie Barracks (Ward 8) at multiple addresses, LOC2021-0043, CPC2021-0799
- Land Use Amendment and Outline Plan in Pine Creek (Ward 13) at 235 - 210 Avenue SW, LOC2021-0029, CPC2021-0749

#### PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

#### CALGARY PLANNING COMMISSION REPORTS

- Street Name in Silverado (Ward 13), SN2021-0003, CPC2021-0897

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 July 8 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

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CHAIR

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ACTING CPC SECRETARY



**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 3019 – 46 Street NW, LOC2021-0033**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 3019 – 46 Street NW (Plan 485GR, Block 5, Lot 38) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**HIGHLIGHTS**

- The proposed land use amendment seeks to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- This application represents an appropriate density increase of a residential site, allows for development compatible with the character of the existing neighbourhood, and aligns with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? The proposed R-C2 District would allow for greater housing choice within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would accommodate the evolving needs of different age groups, lifestyles, and demographics.
- Amendments to the *Montgomery Area Redevelopment Plan* (ARP) are required for the proposal.
- No development permit application has been submitted at this time.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

The applicant, Synergy Custom Homes and Renovations, submitted this application on behalf of the landowner, RC Capital Consulting Inc, on 2021 February 26, with the intent of developing two single detached homes on the site, as per the Applicant Submission (Attachment 3).

The 0.06 hectare site is located in the community of Montgomery at a mid-block location facing 46 Street NW. The site is currently developed with a single detached dwelling.

To accommodate the proposed R-C2 District, an exception to Policies R.4 and R.5 of the *Montgomery Area Redevelopment Plan* is required (Attachment 2).

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 Montgomery (Ward 7) at 3019 - 46 Street NW, LOC2021-0033

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### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Public Engagement was undertaken
- ☒ Public/Stakeholders were informed

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate.

The applicant undertook community outreach in the form of direct communication with some neighbours, a Montgomery Community Association Planning Committee member and the Ward Councillor's office. Feedback received by the applicant in response to the community outreach included:

- a land use amendment from R-C1 to R-C2 for detached homes considered within allowable zoning for this location but would not be supported by the community association;
- individual opposition to more density/development; and
- support for increased density, less sprawl.

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 31 letters of opposition, 2 letters of support, and a petition with 115 signatories from the public. The letters and petition in opposition focused on the following areas of concern:

- impacts on gardening and environmental stewardship;
- crime;
- construction inconvenience/ noise;
- increased density;
- parking and traffic;
- tree loss;
- inconsistent with ARP;
- housing affordability;
- loss of community character; and
- loss of community cohesiveness.

The letters of support focused on the following areas of encouragement:

- reduction of urban sprawl;
- large lot sizes suitable for additional density; and

## **Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 3019 - 46 Street NW, LOC2021-0033**

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- age of existing housing appropriate for redevelopment.

The Montgomery Community Association provided a letter on 2021 April 26 (Attachment 4) stating that the application is not supported. Concerns include:

- inconsistent with ARP; and
- precedent for future R-C1 to R-C2 applications.

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

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

### **IMPLICATIONS**

#### **Social**

The proposed land use would allow for subdivision and development to accommodate two single detached dwellings where development of one single detached dwelling is currently permitted.

#### **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 would be explored and encouraged at subsequent development approval stages.

#### **Economic**

The ability to develop up to two single detached homes will make more efficient use of existing infrastructure and services.

#### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no significant risks associated with this application.

### **ATTACHMENT(S)**

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

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

**ISC: UNRESTRICTED  
CPC2021-1024  
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 3019 -  
46 Street NW, LOC2021-0033**

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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 Montgomery, mid-block on the north side of 46 Street NW between Montana Drive NW and Montalban Drive NW. The site is approximately 0.06 hectares (0.15 acres) in size. Site dimensions are approximately 16 metres wide by 36 metres long. A single detached dwelling exists on the parcel. Direct lane access is provided along the northwest side of the site.

Surrounding development consists of single detached dwellings designated as R-C1 District. R-C2 District land uses exist approximately 245 metres southeast of the subject site adjacent to 23 Avenue NW. Terrace Road Public Elementary School is approximately 520 metres southeast of the site. The subject parcel is approximately 500 metres (7-minute walk) from local transit located on 48 Street NW.

## Community Peak Population Table

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

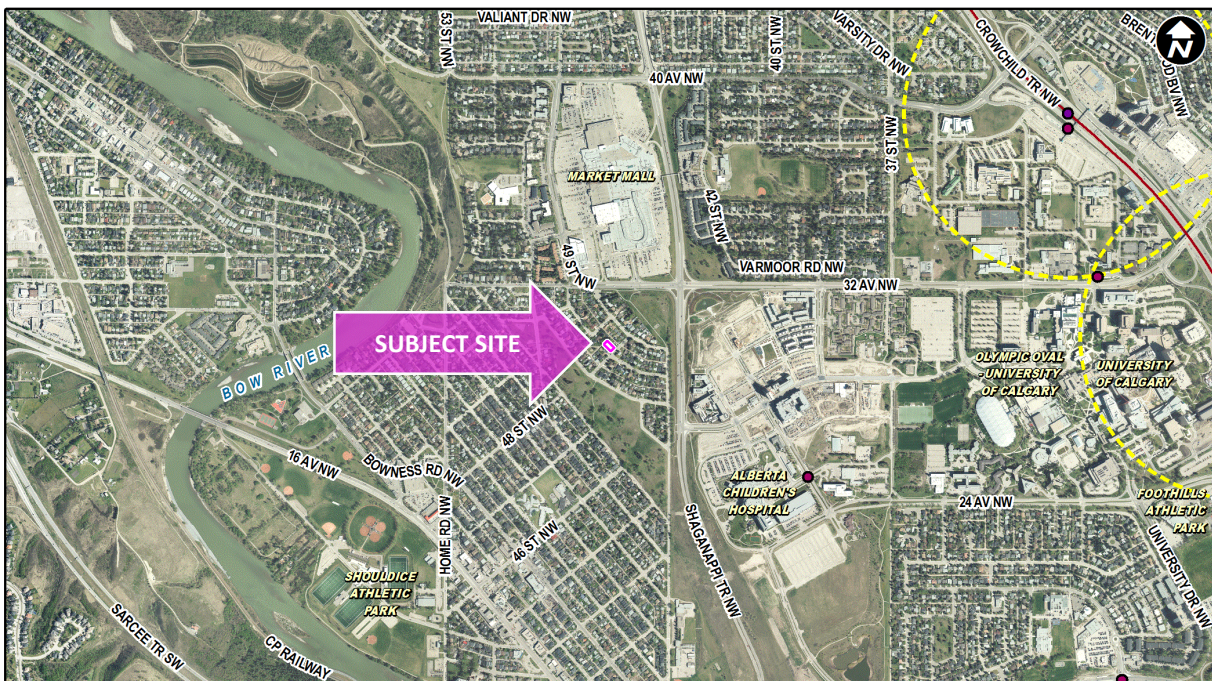
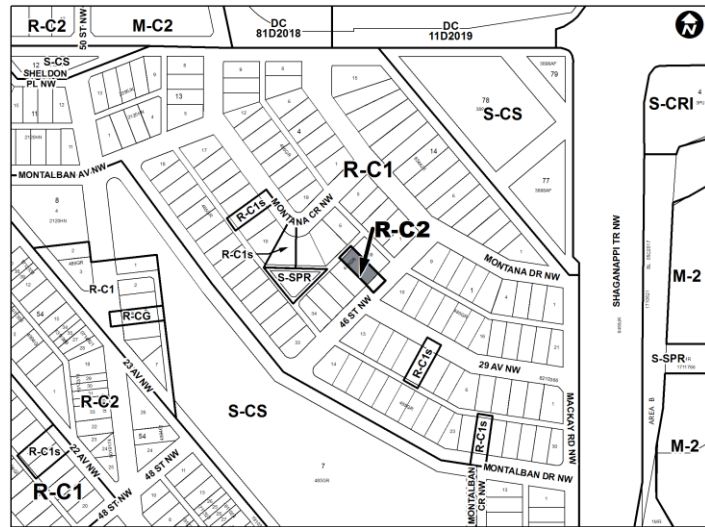
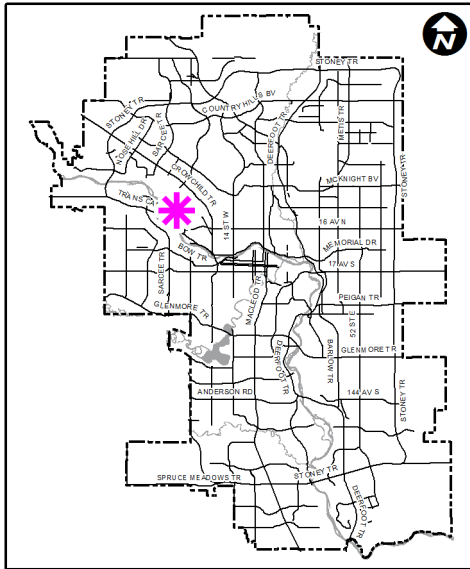
<b>Montgomery</b>	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

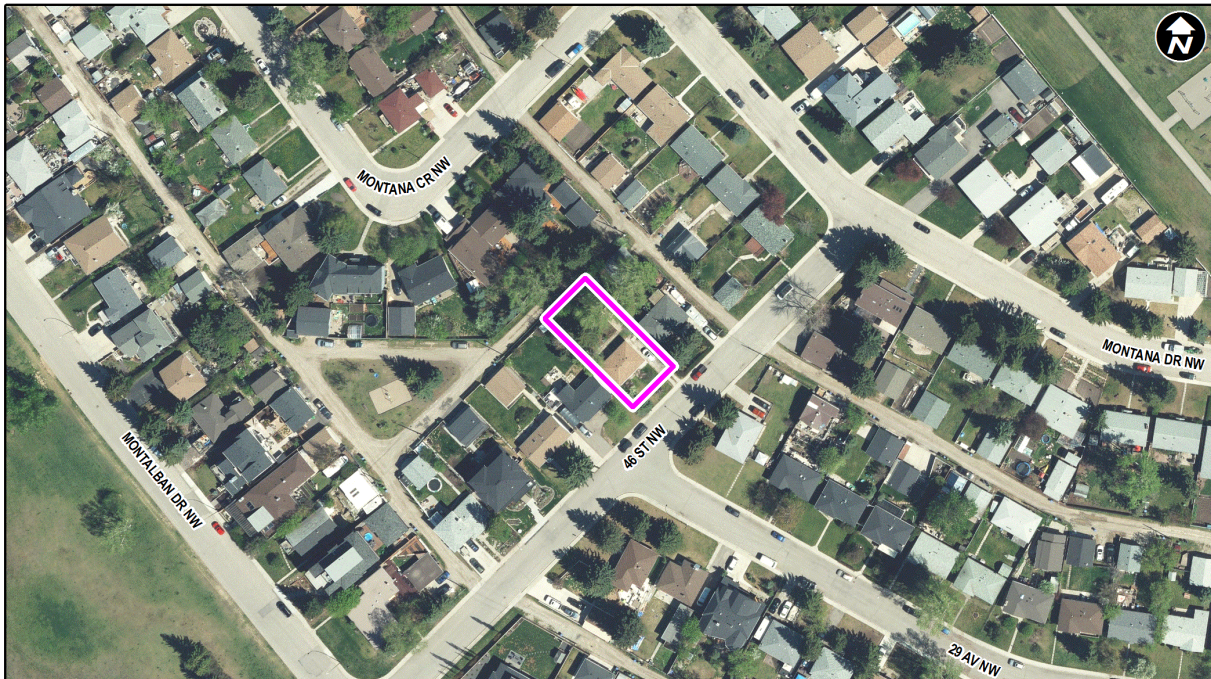
Additional demographic and socio-economic information may be obtained online through the [Montgomery](#) community profile.



## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C1 District is a residential designation applied to developed areas that is primarily for single detached dwellings that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres, a maximum density of one unit with a secondary suite and a minimum parcel width of 12 metres.

The proposed R-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres, a maximum density of two dwelling units, and a minimum parcel width of 7.5 metres for parcels containing a single detached dwelling or 13 metres for parcels containing a duplex dwelling or semi-detached dwelling.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-C2 District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls subject to the rules of the R-C2 District.

### Development and Site Design

If approved by Council, the rules of the R-C2 District and policies of the *Montgomery ARP*, as amended, would provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking.

### **Transportation**

Pedestrian access to the site is available from an existing sidewalk along 46 Street NW. Direct vehicular access for new development shall be from the rear lane. The subject parcel is approximately 500 metres (7-minute walk) from local transit located on 48 Street NW.

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

### **Environmental Site Considerations**

There are no environmental concerns associated with the site or this proposal.

### **Utilities and Servicing**

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

## **Legislation and Policy**

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

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) 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 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.

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

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

### **Montgomery Area Redevelopment Plan (Statutory – 2005)**

The parcel is subject to the Residential policies of the [Montgomery ARP](#). The ARP was adopted prior to the MDP (2009) and Land Use Bylaw 1P2007. The subject site's residential policies are designed to preserve Montgomery's small-town character by ensuring residential development contributes to preserving its predominantly low-density

land uses. R-C2 is considered a low density district with a built form very similar to the existing R-C1 District.

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



## Proposed Amendments to the Montgomery Area Redevelopment Plan

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
  - (a) For Policy R4, at the end of the sentence, add the following address “3019 – 46 Street NW” to the list of exempt sites.
  - (b) For Policy R5, at the end of the sentence, add the following address “3019 – 46 Street NW” to the list of exempt sites.

TEXT FOR DISCUSSION



# Applicant Submission

Company Name (if applicable):

Synergy Custom Homes and Renovations

Applicant's Name:

Synergy Custom Homes and Renovations

Date:

Februaury 26, 2021

LOC Number (office use only):

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

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

The subject site is located at 3019 46st NW in the community of Montgomery. It is approximately 0.061 hectares in size and is currently developed with a single detached house. The parcel is surrounded by low density residential development in the form of single dwellings. . Please note that there has been lots of Land Use Redesignations APPROVED in the community of MONTGOMERY. The following is a list of a few:

Secondary Suite approved at 4731 Montana Crescent NW (DP2020-5192)

R-C1s was approved at 4635 29ave NW (DP2019-0458)

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

R-C1s was approved at 4520 21ave NW.

R-C2 was approved at 4611 21ave NW (LOC2020-0035).

R-C2 was approved at 5003 21ave NW (LOC2019-0190).

R-C2 was approved at 4504-21ave NW (LOC2020-0117).

The site is in close proximity to Market Mall and its many business establishments, and the University District, which are positive factors for this proposal. In a broad sense, the site is less than 1km away from University of Calgary, 150m from Market Mall and 500m to The Children's Hospital.

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

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

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# Community Association Response



April 26, 2021

Matt Rockley  
Planning Development and Assessment  
City of Calgary  
Matt.Rockley@calgary.ca

Dear: Matt

**RE: LOC2021-0033**  
3019 46th Street NW

The planning committee does not support this Land Use Amendment application.

Spot rezoning is not supported by the statutory Montgomery ARP. There are no mitigating circumstances to justify a deviation from the ARP for this property. It is not near any other RC-2 or RC-G, Transit, schools, shops... it is in the middle of the RC-1 portion of Montgomery. This is the first property of this kind and we feel it would set a precedent for other applications within the RC-1 zone in Montgomery.

When the community was working with the city on the ARP/amended ARP there were compromises made to accommodate the increased density that was required by the city and the maintenance of the integrity of our existing community, but they were agreed to because they support the thoughtful densification of our neighbourhood. But lately, there have been discretionary deviations from the ARP that seem to be working in counter purposes to the agreed upon redevelopment plans for Montgomery.

This application also has impacts on many long term residents, and new RC-1 homeowners who purchased their homes with the understanding that they were located on a quiet, low density area in Montgomery.

Generally, there is support for the Secondary Suite changes that help with providing affordable housing and increased density in our neighbourhoods, but those changes have impacted all RC-1 properties in the city equally. However, this random rezoning seems to be driven solely by the existence of an application without consideration to the Montgomery ARP.

There are many properties within the ARP identified zones slated for densification. If the city does not enforce the ARP developers will continue to purchase cheaper RC-1 properties knowing that they will likely be able to capitalize further on the easy re-zoning application process.

Regards,

Jane Durango,  
Planning Committee Chair  
Montgomery Community Association

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

Montgomery Community Association, 5003 16<sup>th</sup> Ave NW Calgary AB T3B-0N2

[planning@mcacpeople.com](mailto:planning@mcacpeople.com)



# Applicant Outreach Summary

## **COMMUNITY OUTREACH FOR LOC2020-0033**

As requested by the Detailed Team Review for LOC2021-0033, I have communicated with some of the neighbors, Councillor Druh Farrell, and a representative from the Montgomery Community Association. The contact at the Montgomery Community Association that I communicated with is Dave Barker. He is part of the Montgomery planning committee. I told him that we planned to build two DETACHED homes on this site and mentioned that my request to have the density increased from R-C1 to R-C2 was within the allowable zoning for this location. I assured him that we would build homes that respect the context and style of the existing neighborhood, but he insisted that they would not support this application, as I expected. He told me that the Montgomery Community Association does not support any R-C1 rezoning to R-C2. The Calgary Planning Commission has approved every Land Use Re-designation in Montgomery, that I know of.

I also reached out to Ward 7 Councillor Druh Farrell. Her Senior Policy & Planning Advisor Dale Calkins replied, "Thank you for reaching out to Councillor Farrell about this. Council has recently approved a number of R-C1 to R-C2 applications in Montgomery lately. Druh will help to inform her vote by considering community feedback, professional planning recommendations, relevant City policies, and sound planning principles."

The neighbors had mixed reactions to the proposed Land Use Re-designation. As expected, some were against more density/development, while others thought it would be a good idea to increase density and help prevent urban sprawl. Some thought it would help increase their property values.

The house on this property, like most old homes in this neighborhood, is in poor condition and has reached its end date.

According to the Montgomery ARP "R-C2 is considered a low-density district with a built form very similar to the existing R-C1 District" and notes "the importance of increasing and stabilizing Montgomery's population, which has declined significantly since its peak in the 1960s".

Considering the location of the site, this proposal represents a very minor increase in density and respects the immediate context and scale of adjacent developments. Many other applications to re-zone from R-C1 to R-C2 have been approved in the same neighborhood, only steps away.

Thank you for your attention to this application!

Sincerely,

Roger Grewal (Synergy Custom Homes and Renovations)



**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at  
2204 – 35 Street SW, LOC2021-0058**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 4); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 Acres  $\pm$ ) located at 2204 – 35 Street SW (Plan 3310AJ, Block 6E, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the building types already allowed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed R-CG District would allow for a greater housing choice within a community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for a greater housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- An amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

**DISCUSSION**

This application, located in the southwest community of Killarney, was submitted by Horizon Land Surveys on behalf of the landowners, Indrit Bejko and Elda Suku, on 2021 April 12. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the intent is to submit a future development permit for a four-unit rowhouse.

The 0.06 hectare (0.14 acre) site is located at the corner of 21 Avenue SW and 35 Street SW, adjacent to the parking lot for Holy Name Church. The site is currently developed with a single detached dwelling with rear lane access. An amendment to Map 2 of the *Killarney/Glengarry ARP* is required to accommodate the proposed R-CG District (Attachment 4).

## **Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2204 - 35 Street SW, LOC2021-0058**

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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**

Prior to the submission of the proposed land use amendment, the applicant used the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant conducted a post card drop and door-knocking campaign to houses within a 90 metres radius of the subject site, and initiated communication with the Killarney-Glengarry Community Association and the Ward Councillor's office. 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 five letters of opposition from the public. The letters included the following areas of concern:

- rowhouse type development within the community;
- increased height;
- increased density;
- increased traffic; and
- parking concerns.

The Killarney/Glengarry Community Association has declined to comment at this time, and is encouraging the applicant to engage with their neighbours and the surrounding properties.

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

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

### **IMPLICATIONS**

#### **Social**

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

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at  
2204 - 35 Street SW, LOC2021-0058**

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**Environmental**

The applicant has indicated in their Climate Resilience Inventory form that they plan to pursue specific measures as part of a future development permit which will align with The City's [Climate Resilience Strategy](#) (programs: Renewable and low-carbon energy systems and Electric and Low-Emissions Vehicles). 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 or backyard suites would allow for an efficient use of land, existing infrastructure, and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

This 0.06 hectare parcel is located in the southwest community of Killarney, on the southeast corner of 21 Avenue SW and 35 Street SW, adjacent to the parking lot for Holy Name Church. The immediate area is characterized by low density development (single and semi-detached dwellings), with the R-C2 District as the primary land use near the site.

Approximately one block to the north and one block to the west, the land use changes to a strip of R-CG District. Beyond that strip, along 17 Avenue SW and 37 Street SW, is the Multi-Residential – Contextual Low Profile (M-C1) District. These M-C1 parcels primarily remain as single and semi-detached dwellings, but are anticipated to redevelop over time, in keeping with the objectives of the [Main Streets initiative](#).

The subject site has approximate dimensions of 15 metres by 36 metres. The laned parcel is currently developed with a single detached dwelling and a rear detached garage. Vehicular access to the detached garage is currently provided from 21 Avenue SW.

No development permit application has been submitted at this time.

## Community Peak Population Table

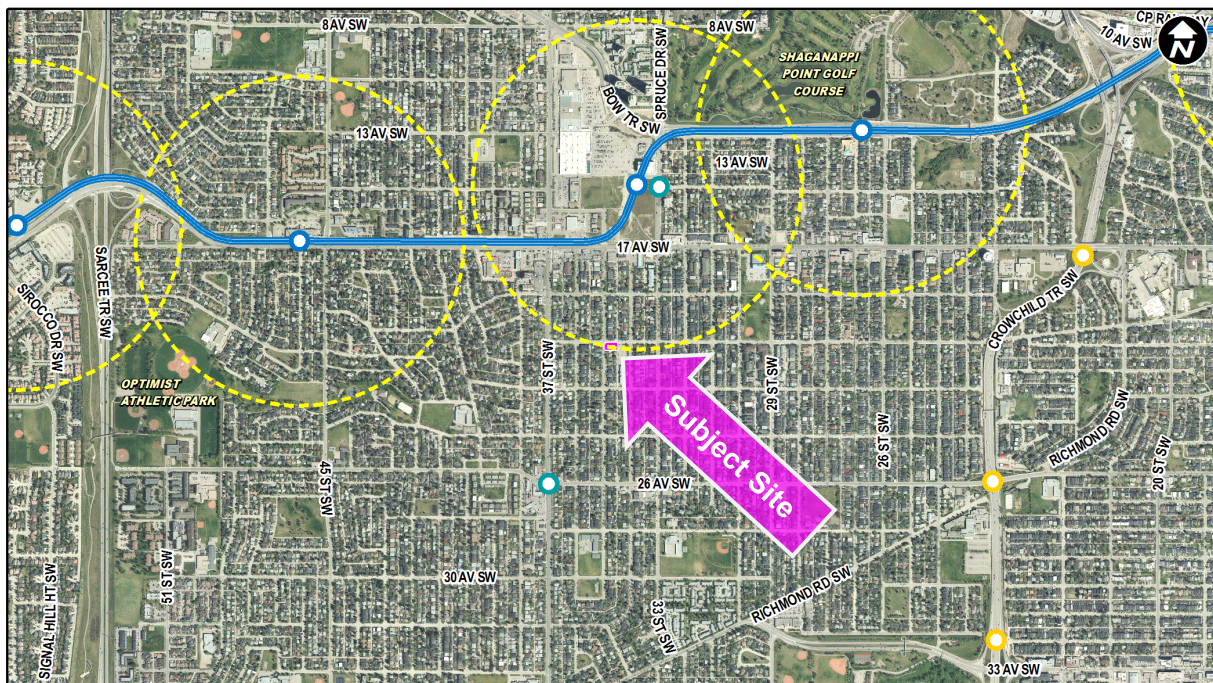
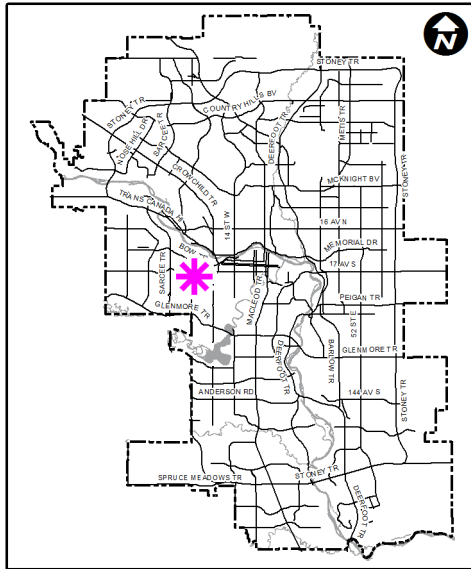
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

<b>Killarney/Glengarry</b>	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

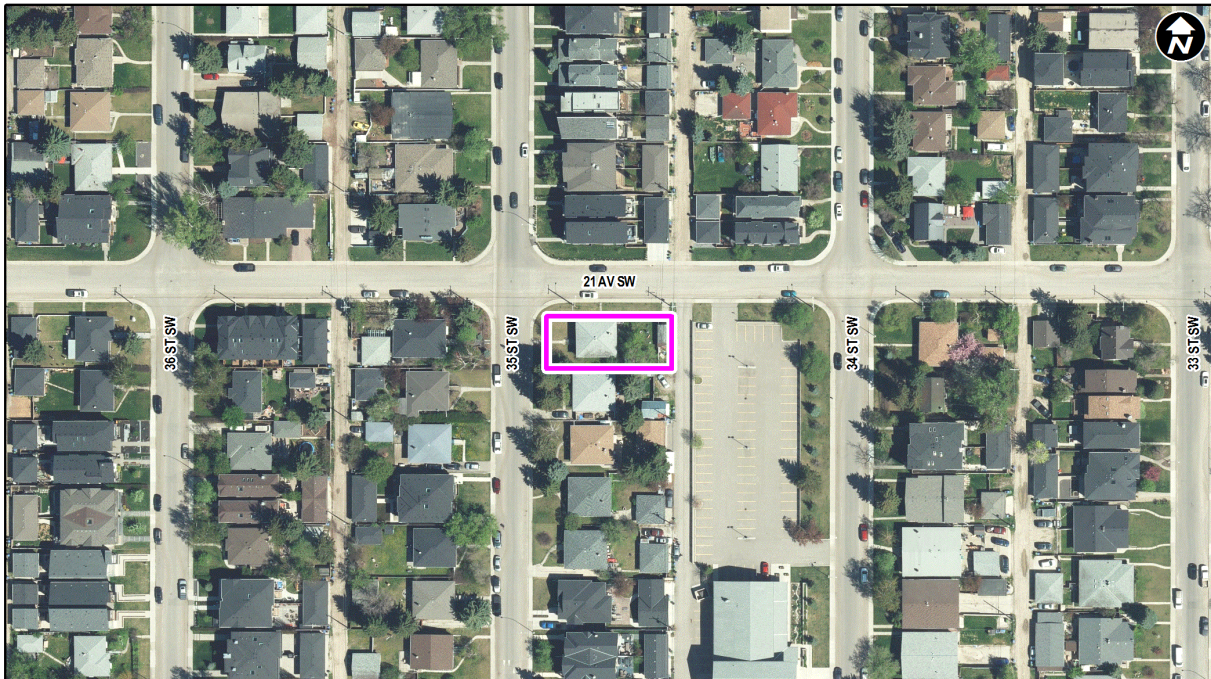
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Killarney/Glengarry 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 main 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 a maximum of four dwelling units on the site in rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may 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 and the applicable policies of the ARP will 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 will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 21 Avenue SW and 35 Street SW frontages; and
- height, massing, parcel coverage, and privacy concerns in relation to the adjacent properties and the low density development on the rest of the block.

### **Transportation**

Pedestrian and vehicular access is available from 21 Avenue SW and 35 Street SW as well as the rear lane. The site is located approximately 235 metres (3-minute walk) from a transit stop that provides access to Route 9 which services the Westbrook and Chinook LRT Stations. This site is also within 650 metres (7-minute walk) to the Westbrook LRT Station.

On-street parking adjacent to the site is available along both 21 Avenue SW and 35 Street SW and is not regulated by the Calgary Parking Authority.

### **Environmental Site Considerations**

There are no known environmental concerns associated with the proposal and/or site at this time.

### **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 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 parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

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

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) programs and actions. The applicant has committed to providing electric vehicle charging stations as part of a future development permit application. This supports Program 4: Electric and Low-Emissions Vehicles of the Climate Resilience Strategy. The

applicant has also considering the use of solar panels in support of Program 3: Renewable and Low-Carbon Energy Systems.

**Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)**

This application aligns with the residential land use and development objective of the [Killarney/Glengarry Area Redevelopment Plan](#) of accommodating a variety of housing types while preserving the existing low density residential character of the neighbourhood (Section 2.1.1).

A policy amendment to Map 2: Land Use Policy to classify the property as Low Density Townhousing would be required to accommodate this application (Attachment 4).

**Westbrook Communities Local Area Planning Project**

The Killarney/Glengarry ARP is under review as Administration is currently working on the [Westbrook Communities Local Area Planning](#) project which includes Killarney/Glengarry and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.



# Applicant Submission

April 12, 2021

On Behalf of the landowner, please accept this application to redesignate a ± 0.056 hectare site from R-C2 to R-CG to allow for:

- rowhouses, in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites).
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres).
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units).

The subject site, 2204 35 Street SW is located in the community of Killarney/Glengarry at the corner of 21st Ave SW and 35 Street SW. Surrounding land uses are mostly R-C2 single detached dwelling with S-CI Special Purpose Community Institution Church across the lane. The site is also only half a block away from R-CG use along 36 Street and two blocks away from M-C1 use along 37 Street.

The site is approximately 0.056 hectares in size with rear lane existing to the east of the site. The property is currently developed with a one-storey single detached dwelling built in the 50s. Vehicle access to the parcel is available and is currently through the lane. The subject lot is located approximately 800 metres from Westbrook LRT station and 300 to 450 metres away from bus stops, providing service throughout South Calgary, Mount Royal and Glendale as well as into the Downtown Core and other LRT stations.

## Public Engagement

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach the community association, local residents within a 90 metre radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

In addition, we have also reached out to the Community Association and Ward Councillor Woolley's office for their comments.

## Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is keeping with the relevant policies of the MDP as the rules of the R-CG provide for

development forms that may be sensitive to existing residential development in terms of height, built form and density.

We ask the city to support our application based on the reasons listed above. In addition, it also meets most of the criteria for Multi-Residential Infill including:

- within 400 metres of a transit stop
- direct lane access
- close to existing open space or park or community amenity (Holy Name Church)
- along or in close proximity to an existing or planned corridor or activity centres (walking distances from commercial establishments along 37 Street and 17 Avenue)
- On a corner parcel



# Applicant Outreach Summary



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

Please complete this form and include with your application submission.

**Project name:** 2204 35 Street SW

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

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

### Outreach Strategy

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

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

On March 13th, 2021, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home.

On April 12th, we had email correspondences with the development advisor of ward8 councilor's office, who also think this site suitable for R-CG. Councilor's office also advise us to approach community association. So we have also emailed and phoned community association. So far we haven't received their reply yet.

### Stakeholders

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

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

[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.

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

Some people also express concerns over property value and crime.

### How did stakeholder input influence decisions?

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

We believe those concerns can be properly dealt with at the development permit stage.

According to R-CG bylaw, the side setback is increased to 3 meters on the side neighbouring another residential dwelling. Also even though, the maximum height is 1 meter higher, R-CG bylaw require lower height at perimeter.

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

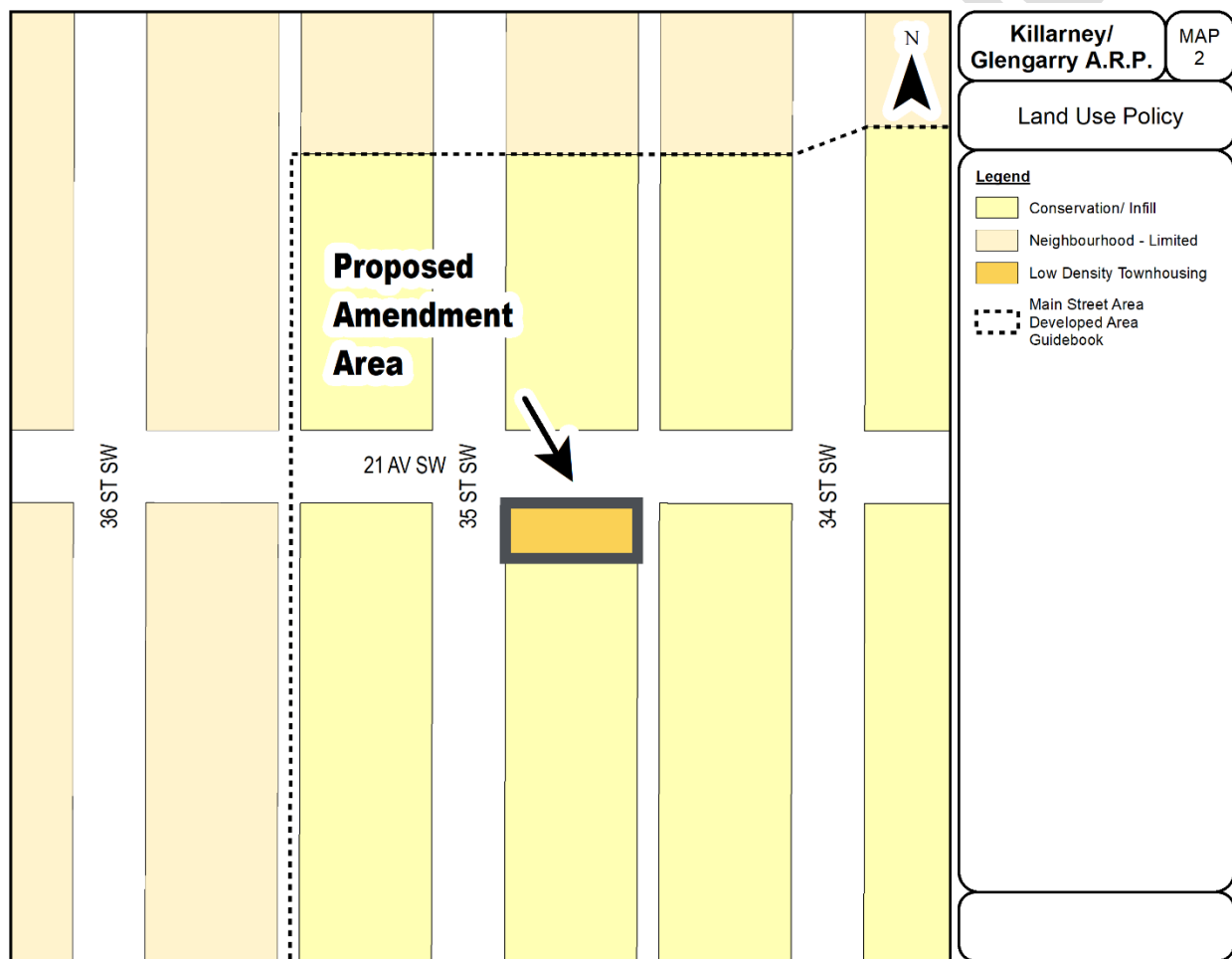
Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with Councillor office and community association. And better explain to local residents about proposed developments and restrictions under R-CG.

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

# Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan

1. The Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2204 – 35 Street SW (Plan 3310AJ, Block 6E, Lots 21 and 22) from 'Conservation/ Infill' to 'Low Density Townhousing' as generally illustrated in the sketch below:





**Land Use Amendment in Bowness (Ward 1) at 8102 and 8104 – 47 Avenue NW,  
LOC2021-0011**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw to the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 8102 and 8104 – 47 Avenue NW (Plan 2660AP, Block 3, Lot 13) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site in order to bring the existing semi-detached dwelling into conformity, and to allow for the legalization of two existing secondary suites in the basements.
- The application represents the appropriate density increase of a residential site and allows for development form that is compatible with the existing neighbourhood. The application aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed R-C2 District would allow for greater housing choice within the Bowness community and more efficient use of the existing infrastructure and nearby amenities.
- Why does this matter? The proposal would accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a secondary suite has been submitted for 8104 – 47 Avenue NW. No development permit has been submitted for 8102 – 47 Avenue NW.
- 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 Daniel Charron on 2021 January 26 on behalf of the landowners, Veronica Pepin of 2218461 Alberta LTD, and Graeme and Magdala Porter. The site consists of two parcels currently developed with a semi-detached dwelling. Each side of the semi-detached dwelling has a separate address.

The Applicant Submission (Attachment 2) indicates that the landowner is seeking to allow the semi-detached dwelling and legalize the existing secondary suites located in the basement of each unit. The applicant is aware of the need to obtain the relevant or necessary City permits to ensure both suites meet all Land Use Bylaw and building code requirements. A development permit application (DP2020-5330) has been submitted for the secondary suite at 8104 – 47 Avenue NW. The application is currently on hold pending the decision of the subject land use amendment.

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 Bowness (Ward 1) at 8102 and 8104 - 47 Avenue NW,  
LOC2021-0011**

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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 this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant had discussions with surrounding neighbours about the proposal. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

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

Administration received one letter of objection to the application which raised the following concerns:

- the current use of the property (main dwelling and garage); and
- the impact on street parking.

The Bowness Community Association provided a letter on 2021 June 03 (Attachment 4) raising no objections to the application and making the observation that "this application is to legalize an existing secondary suite in one half of a duplex. Historically, this area was originally zoned R-C2 and rezoned to R-C1 under the direction of the Councillor at the time in response to over development of the duplex typology".

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

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

**IMPLICATIONS**

**Social**

The proposed R-C2 District allows for a wider range of housing types than the existing R-C1 District and, as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Planning & Development Report to  
Calgary Planning Commission  
2021 July 8

ISC: UNRESTRICTED  
CPC2021-0961  
Page 3 of 3

**Land Use Amendment in Bowness (Ward 1) at 8102 and 8104 - 47 Avenue NW,  
LOC2021-0011**

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**Environmental**

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

**Economic**

The ability to allow secondary suites on the site would make for an efficient use of land, existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The subject site is in the community of Bowness, located on the northwest corner of 47 Avenue and 79 Street NW. The site has an approximate area of 0.06 hectares and is approximately 14 metres wide by 36 metres long. The site is currently developed with a semi-detached dwelling fronting 47 Avenue NW, one side of the semi-detached dwelling has a double garage, whilst the other side has a single garage and a parking pad, all accessible from the rear lane behind 79 Street NW.

The surrounding lands are developed with a mix of single and semi-detached homes.

## Community Peak Population Table

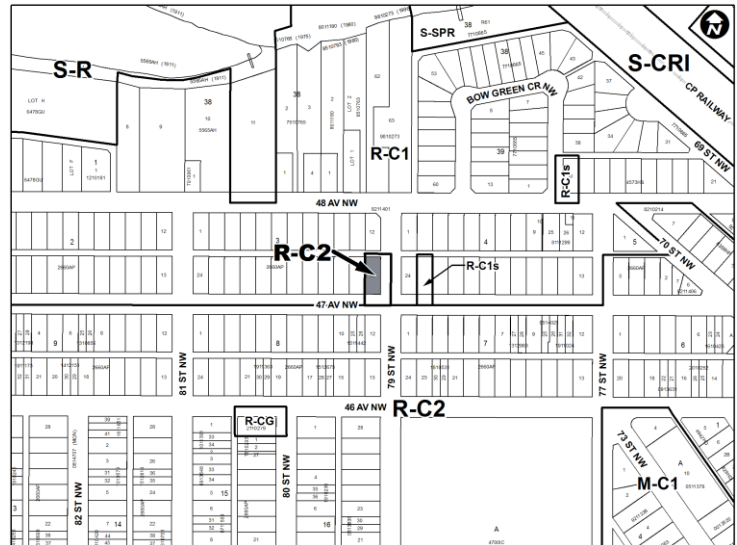
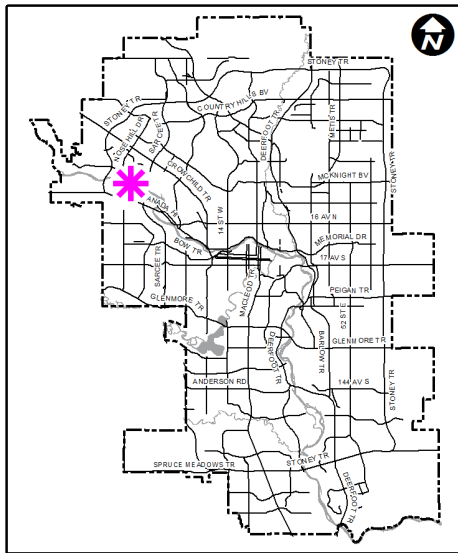
As identified below, the community of Bowness reached its peak population in 1982.

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

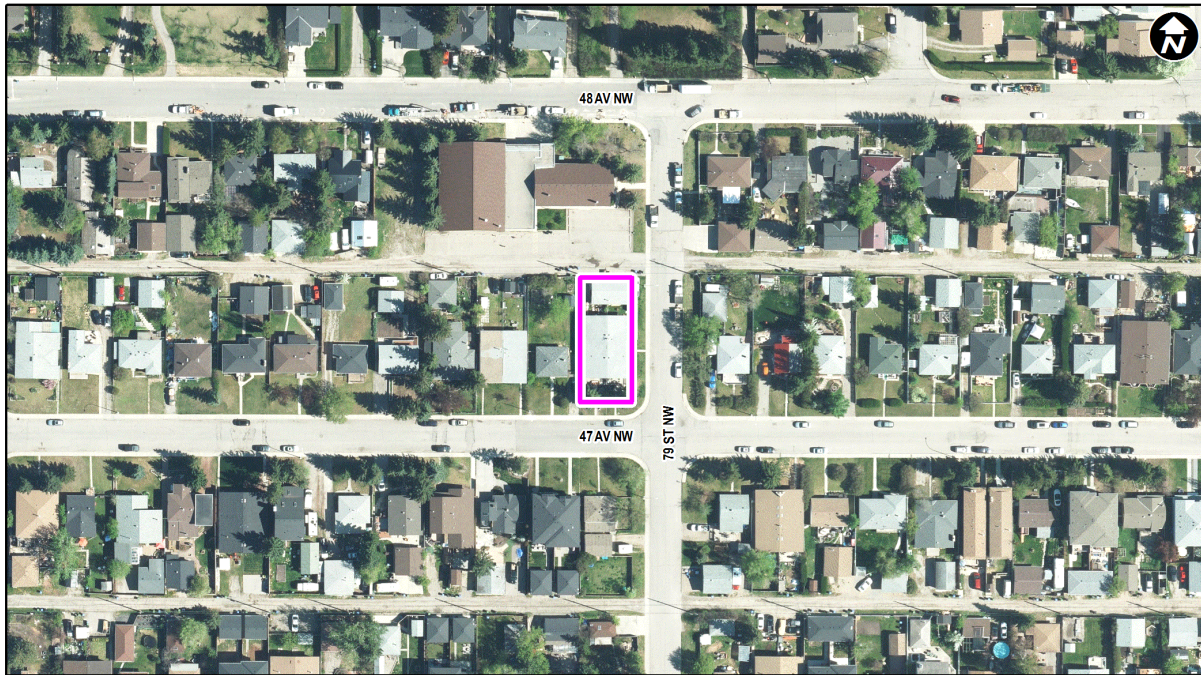
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None

## Planning Evaluation

### Land Use

The existing R-C1 District is a residential designation applied to developed areas that is primarily for single detached dwellings. The district allows for a maximum building height of 10 metres and a maximum density of one main dwelling per parcel. Semi-detached dwellings are not a listed use within the R-C1 District. Although secondary suites are a listed use in the R-C1 District, they can only be approved within a single detached dwelling.

The proposed R-C2 District is primarily for single detached, semi-detached, and duplex dwellings. Secondary suites are a permitted use in the R-C2 District. The district allows for a maximum building height of 10 metres and a maximum density of one main dwelling unit per parcel. The proposed district would allow for one semi-detached dwelling, which would include one main dwelling unit on each parcel, and one secondary suite on each parcel. The intent of the proposed land use redesignation from R-C1 to R-C2 is to bring the existing semi-detached dwelling into conformity with the land use bylaw and formally legalize the existing basement suites. As mentioned, Secondary Suites are a permitted use within the R-C2 District and therefore are exempt from requiring a development permit if the relevant rules of the Land Use Bylaw are met. A building permit is still required to ensure that the secondary suite meets relevant building codes.

### Development and Site Design

If the land use amendment is approved by Council, the rules of the proposed R-C2 District would provide guidance for the potential future redevelopment of the site, including number of

dwelling units and suites, appropriate uses, building height and massing, landscaping and parking.

### **Transportation**

Pedestrian access to the site is available from existing sidewalk along 47 Avenue NW. Street parking is also available on both 47 Avenue NW and 79 Street NW.

The area is well served by Calgary Transit, and the subject site is within 280 metres of the Route 40 bus stop. The westbound route provides service to the Crowfoot LRT Station and the southbound route provides service to the Lions Park LRT Station.

Vehicular access is available from the rear lane for both parcels.

The current and potential future development permits for the site will review the required car parking requirements.

### **Environmental Site Considerations**

No environmental concerns were identified

### **Utilities and Servicing**

All necessary services including water and sanitary mains are available to this site.

## **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 parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-C2 District provides for contextually sensitive redevelopment in a form that is sensitive to existing residential development in terms of height, scale and massing. The intent of the proposal is to maintain the existing residential development on site and legalize existing suites in the basement.

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

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

**Bowness Area Redevelopment Plan (Statutory – 1989)**

The subject property is located in the [Bowness ARP](#) – Residential: Low Density, Conservation & Infill are as depicted on Map 2 – Land Use Policy Area. The ARP speaks to protecting the existing residential character and supporting sensitive infill development and renovations. The proposed land use amendment is in alignment with the applicable policies of the ARP.



# Applicant Submission

2218461 ALBERTA LTD.  
Daniel Charron  
January 25, 2021

Our property has had a downstairs illegal suite for over 15 years according to the MLS history. When we bought the property we wanted to make it a legal suite.

We made a secondary suite application to The City of Calgary and one discrepancy came up. The Land Use Bylaw Sustainment team have determined that the proposed suite will require a Land Use Amendment to legalize.





# Applicant Outreach Summary



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

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

**Project name:** 8104-47 Ave NW Calgary AB

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

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

### Outreach Strategy

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

I dropped off a letter to my surrounding neighbors.

The letter is to inform my neighbors adjacent to our property located 8104-47 Ave NW, that we are in the process of making an application to the city of Calgary for a land use redesignation from a RC-1 to a RC-2. As well informing them that the purpose of the zoning change is part of the approval process for a secondary suite.

### Stakeholders

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

[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.

None

### How did stakeholder input influence decisions?

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

No one responded back from the letter i left.

### 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)

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

# Community Association Response

From: Sydney Empson  
Sent: Thursday, June 3, 2021 10:37 AM  
To: Wilson, Katherine  
Subject: [EXT] LOC2021-0011 8102 47 Ave NW

Hello Katherine

The Planning and Development Committee of the Bowness Community Association has reviewed this application and provides the following comment:

This application is to legalize an existing secondary suite in one half of a duplex. Historically, this area was originally zoned R-C2 and rezoned to R-C1 under the direction of the Councillor at the time in response to over development of the duplex typology. As these applications will come through on a one off basis we will end up with a real patchwork of zoning throughout the community.

Sydney

## Sydney Empson

Planning and Development Coordinator  
Bowness Community Association  
[www.mybowness.com](http://www.mybowness.com)  
Phone: 403-288-8300 x 134  
E-mail: [planning@mybowness.com](mailto:planning@mybowness.com)



**Land Use Amendment in Bowness (Ward 1) at 8806 and 8808 – 46 Avenue NW,  
LOC2021-0021**

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**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 8806 and 8808 – 46 Avenue NW (Plan 4690AP, Block 5, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site in order to bring the existing semi-detached dwelling into conformity with the Land Use Bylaw, and this will then allow for the legalization of the existing secondary suite in each of the two basements.
- The application represents an appropriate density increase of a residential site, allows for a development form that may be compatible with the character of the existing neighbourhood, and aligns with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed R-C2 District would allow for a greater housing choice within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit for a secondary suite has been submitted for 8808 - 46 Avenue NW.
- 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 the landowner of 8808 – 46 Avenue NW, Shafer Shaikh, on 2021 February 09 on behalf of Donnell Iosifelis, the landowner of 8806 – 46 Avenue NW and Naoreen Tumpa. The site consists of two parcels currently developed with a semi-detached dwelling. Each side of the semi-detached dwelling has a separate address.

The Applicant Submission (Attachment 2) indicates that the landowner is seeking to legalize the existing secondary suites located in the basements of the semi-detached dwelling units. The applicant is aware of the need to obtain the relevant or necessary City permits to ensure both suites meet all Land Use Bylaw and building code requirements. A development permit application (DP2020-6452) has been submitted for a secondary suite at 8808 – 46 Avenue NW. The application is currently on hold pending the outcome of the subject land use amendment.

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

Planning & Development Report to  
Calgary Planning Commission  
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ISC: UNRESTRICTED  
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Page 2 of 3

**Land Use Amendment in Bowness (Ward 1) at 8806 and 8808 - 46 Avenue NW,  
LOC2021-0021**

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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 this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant had discussions with surrounding neighbours and the Bowness Community Association about the proposal. 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 did not receive any letters from the public.

The Bowness Community Association provided a letter on 2021 March 15 advising no objections to the application (Attachment 4).

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

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

**IMPLICATIONS**

**Social**

The proposed R-C2 land use district allows for a wider range of housing types than the existing R-C1 District and, as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

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

**Economic**

The ability to allow secondary suites on the site would make for an efficient use of land, existing infrastructure and services.

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

**ISC: UNRESTRICTED  
CPC2021-1010  
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**Land Use Amendment in Bowness (Ward 1) at 8806 and 8808 - 46 Avenue NW,  
LOC2021-0021**

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**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

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

Department Circulation

General Manager	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The subject site is in the community of Bowness, located mid-block on the north side of 46 Avenue NW. The site has an approximate area of 0.06 hectares and is approximately 14 metres wide by 36 metres long. The site is currently developed with a semi-detached dwelling fronting 46 Avenue NW. One side of the semi-detached dwelling has a rear parking pad, whilst the other side has a driveway and parking pad at the front, with space for additional parking at the rear.

The surrounding lands are developed with a mix of single and semi-detached homes. Across 46 Avenue NW, to the south, is Belvedere Parkway Elementary School.

## Community Peak Population Table

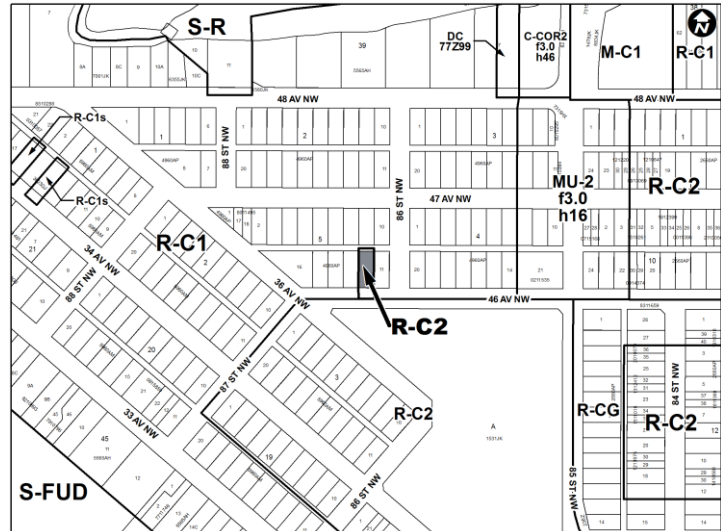
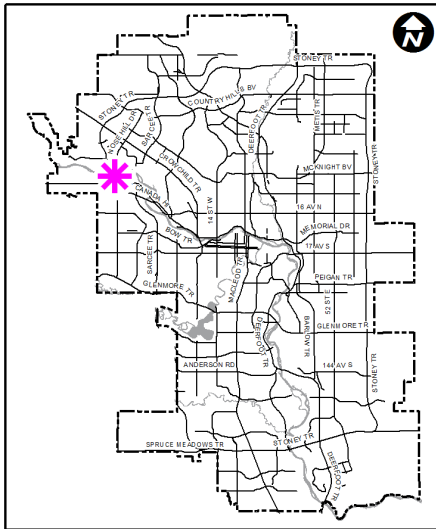
As identified below, the community of Bowness reached its peak population in 1982.

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

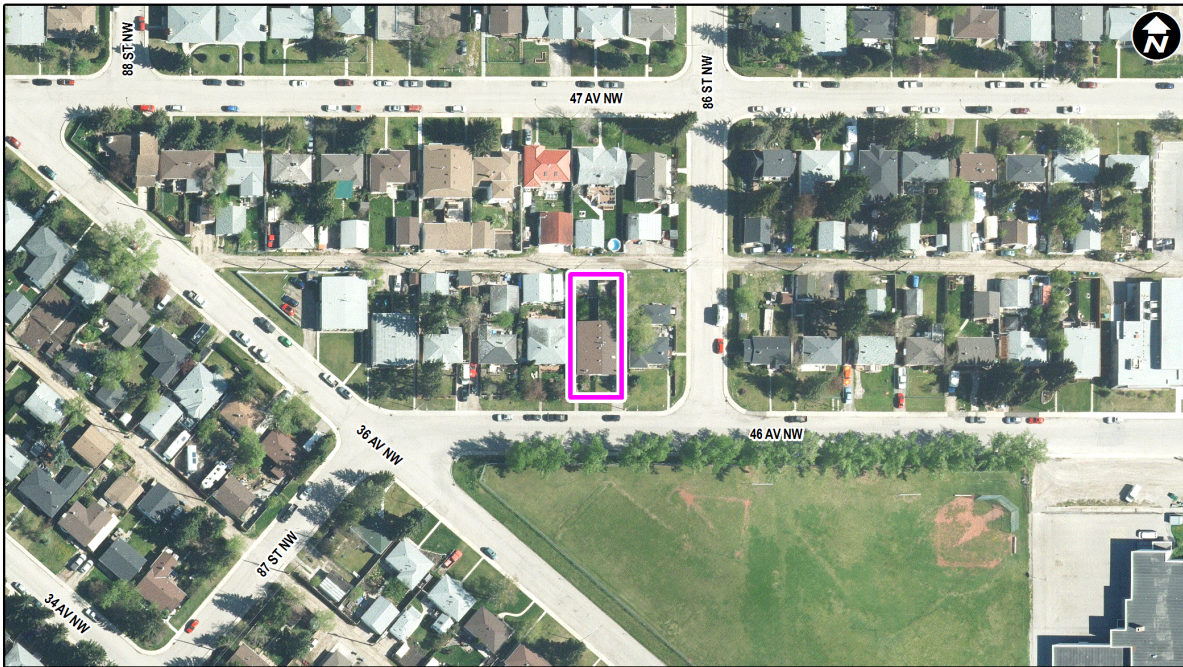
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C1 District is a residential designation applied to developed areas that is primarily for single detached dwellings. The district allows for a maximum building height of 10 metres and a maximum density of one main dwelling unit per parcel. Semi-detached dwellings are not a listed use in the R-C1 District. Although secondary suites are a listed use in the R-C1 District, they can only be approved within a single detached dwelling. The subject application will address the need to redesignate the parcel to R-C2 which will accommodate the principal use of semi-detached dwelling, and, accommodate secondary suites within these dwellings.

The proposed R-C2 District is primarily for single detached, semi-detached, and duplex dwellings. Secondary suites are a permitted use in the R-C2 District. The district allows for a maximum building height of 10 metres and a maximum density of one main dwelling unit per parcel. The proposed district would allow for one semi-detached dwelling, which would include one main dwelling unit on each parcel, and one secondary suite on each parcel. The intent of the proposed land use redesignation from R-C1 to R-C2 is to bring the existing semi-detached dwelling into conformity with the land use bylaw and formally legalize the existing basement suites. As mentioned, Secondary Suites are a permitted use within the R-C2 District and therefore are exempt from requiring a development permit if the relevant rules of the Land Use Bylaw are met. A building permit is still required to ensure that the secondary suite meets relevant building codes.

### **Development and Site Design**

If the land use amendment is approved by Council, the rules of the proposed R-C2 District would provide guidance for the potential future redevelopment of the site, including number of dwelling units and suites, appropriate uses, building height and massing, landscaping and parking.

### **Transportation**

Pedestrian access to the site is available from an existing sidewalk along 46 Avenue NW. Street parking is also available on 46 Avenue NW. The area is well served by Calgary Transit, and the subject site is within 245 metres of the northbound, and southbound Route 01 bus stops. The northbound route terminates at a bus loop near Bowness Park, while the southbound route provides service through Bowness, Montgomery, Kensington, and into the downtown core with access to LRT. Primary Transit is approximately 12 kilometres away. Vehicular access is available from the rear lane. At the time of development permit application, required on-site parking will be reviewed.

### **Environmental Site Considerations**

No environmental concerns were identified

### **Utilities and Servicing**

All necessary services including water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit stage.

## **Legislation and Policy**

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

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

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

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

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

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-C2 District provides for contextually sensitive redevelopment in a form that is sensitive to existing residential development in terms of height, scale and massing. The intent of the proposal is to maintain the existing residential development on site and legalize existing suites in the basement.

**Climate Resilience Strategy (2018)**

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

**Bowness Area Redevelopment Plan (Statutory – 1989)**

The subject property is located in the [Bowness ARP](#) – Residential: Low Density, Conservation & Infill as depicted on Map 2 – Land Use Policy Area. The ARP speaks to protecting the existing residential character and supporting sensitive infill development and renovations. The proposed land use amendment is in alignment with the applicable policies of the ARP.



# Applicant Submission

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

THIS REDESIGNATION WAS REQUESTED IN ORDER TO LEGALIZE AND EXISTING SECONDARY SUITE THAT HAS BEEN THERE FOR WELL OVER 15 YEARS. THE OWNER BEFORE ME ALSO PURCHASED THE PROPERTY WITH THE SECONDARY SUITE. THE BENEFITS WOULD BE SAFETY & COMPLIANCE. IT WOULD BE AFFORDABLE HOUSING. IT WOULD ALLOW FOR MY INLAW'S TO STAY IN THE PROPERTY INSTEAD OF ELSEWHERE.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

CITY DID PLACE POSTER/SIGN BOARD BACK IN NOVEMBER REGARDING OUR INTENTIONS OF LEGALIZING SECONDARY SUITE. THE NEIGHBOURS ARE WELL AWARE OF THE EXISTING SECONDARY SUITE.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

We have adequate parking for both suites through the back lane.

- 4) Are there any potential negative impacts of this development that you are aware of?

We are not aware of any negative impacts, we are trying to legalize an existing secondary suite.





# Applicant Outreach Summary



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

Please complete this form and include with your application submission.

---

**Project name:**

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

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

### Outreach Strategy

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

The owners of proposed unit connected with surrounding neighbours and community association in this given area. Owners and neighbours selected a date (beginning of April) and both owners talked with the neighbours (in front of neighbour's house) in person. Both owners talked with approximately 6 neighbours surrounding the house. Our neighbours did not raise any particular concerns regarding our project. However, one of the neighbours had question regarding parking spots and we showed them our designated car parking stalls at the back our house.

### Stakeholders

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

We connected with  
1. Neighbours  
2. Community Association  
3. Ward Councillor  
4. Home Builders



## 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.

When we were connecting with our neighbours no major issues were raised by participants. However, as mentioned earlier on of the neighbours were asking about if we have sufficient parking stalls with our house. We showed them our designated parking stalls at the back of our house. Another issue was raised regarding property tax. The neighbour was wondering if the property tax will be going up once the project will be done. Since the owners of the house were not sure about this particular concern, the neighbour was given information of the city planner to communicate to clarify this particular issue.

### 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.

Input provided by different stakeholders definitely influence our decision. Owners have mentioned two particular concerns raised by stakeholders. One of the concerns were addressed by owners and another concern was forwarded to the city planning department. However, one thing is very clear and owners have understood by talking with neighbours that all our neighbours, community associations and other stakeholders want to make their community to safer place for people to live. Therefore, we think by implementing city regulated safety measures in our house to make bring it up to the code is one of the best ways to make our community not only a safer place but also an affordable community for people to live in and raise their families.

### 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)

When we were talking with our neighbours, community associations and other stakeholder we documented their concerns and we shared those documented concerns with all our neighbours and various stakeholders in the community. We went to talk with our neighbours in person and discuss with them about the concerns/issues raised by other neighbours and asked if they have any other particular concerns they want us to address. After our discussion we gathered their signatures to make sure our neighbours are ok if we decide to continue with our project.

# Community Association Response

From: Sydney Empson  
Sent: Monday, March 15, 2021 12:46 PM  
To: Wilson, Katherine  
Subject: [EXT] LOC2021-0021 8808 46 Ave NW

Hello Katherine

The Planning and Development Committee of the Bowness Community Association met on March 3 to discuss this application. As this application will legalize an existing secondary suite and we have not received any comments from adjacent property owners we have no concerns.

Thank you for the opportunity to respond.

Sydney

## Sydney Empson

Planning and Development Coordinator  
Bowness Community Association  
[www.mybowness.com](http://www.mybowness.com)  
Phone: 403-288-8300 x 134  
E-mail: [planning@mybowness.com](mailto:planning@mybowness.com)



**Land Use Amendment in Richmond (Ward 8) at 2819 and 2821 – 25 Street SW,  
LOC2021-0008**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2819 and 2821 – 25 Street SW (Plan 5661O, Block 46, Lots 9 and 10) from Direct Control District to Residential – Contextual One / Two Dwelling (R-C2) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site with the intention of legalizing the two secondary suites in the basements of the existing semi-detached dwelling.
- The application represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood, and aligns with applicable policies of the *Municipal Development Plan* (MDP) and the *Richmond Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed R-C2 District would allow for a greater housing choice within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would 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 regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

**DISCUSSION**

This land use amendment application was submitted on 2021 January 20 by Nathan Luu on behalf of the landowners, Nathan Wing, Michelle Wing, Tyler Wing, and Hilton Wing. The two parcels are currently developed with a semi-detached building. Each of the semi-detached dwelling units have an existing illegal secondary suite in the basement.

The Applicant Submission (Attachment 2) indicates that the landowner is seeking to legalize the existing secondary suites. The applicant is aware of the need to obtain the relevant or necessary City permits to ensure both suites meet all Land Use Bylaw and building code requirements.

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

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

**Land Use Amendment in Richmond (Ward 8) at 2819 and 2821 - 25 Street SW,  
LOC2021-0008**

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**Applicant-Led Outreach**

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant had discussions with surrounding neighbours about the proposal. 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 did not receive any letters from the public.

The Richmond Knob Hill Community Association (CA) provided a letter on 2021 February 04 with a query regarding the intention of the application and regarding the parking supply. On 2021 February 10, a further letter was received with a query regarding potential future parking relaxations based on the distance to transit. Administration followed up with the CA on 2021 June 21 and 2021 June 30 for an updated submission, and did not receive a response.

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

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

**IMPLICATIONS**

**Social**

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

**Environmental**

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

**Economic**

The ability to allow secondary suites on the site would make for an efficient use of land, existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

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Calgary Planning Commission  
2021 July 8

ISC: UNRESTRICTED  
CPC2021-0802  
Page 3 of 3

**Land Use Amendment in Richmond (Ward 8) at 2819 and 2821 - 25 Street SW,  
LOC2021-0008**

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**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The subject site is in the southwest community of Richmond, located mid-block on the west side of 25 Street SW, to the north of Richmond Road SW. The site is approximately 0.08 hectares in size and is approximately 15 metres wide by 35 metres deep. The parcels are currently developed with a semi-detached dwelling, one side of the semi-detached dwelling has a rear parking pads, whilst the other side has a single garage at the rear, both accessible via the rear lane.

Surrounding development is characterized primarily by a mix of single and semi-detached dwellings. A place of worship is located to the south of the subject site on the corner of Richmond Road SW and 25 Street SW.

## Community Peak Population Table

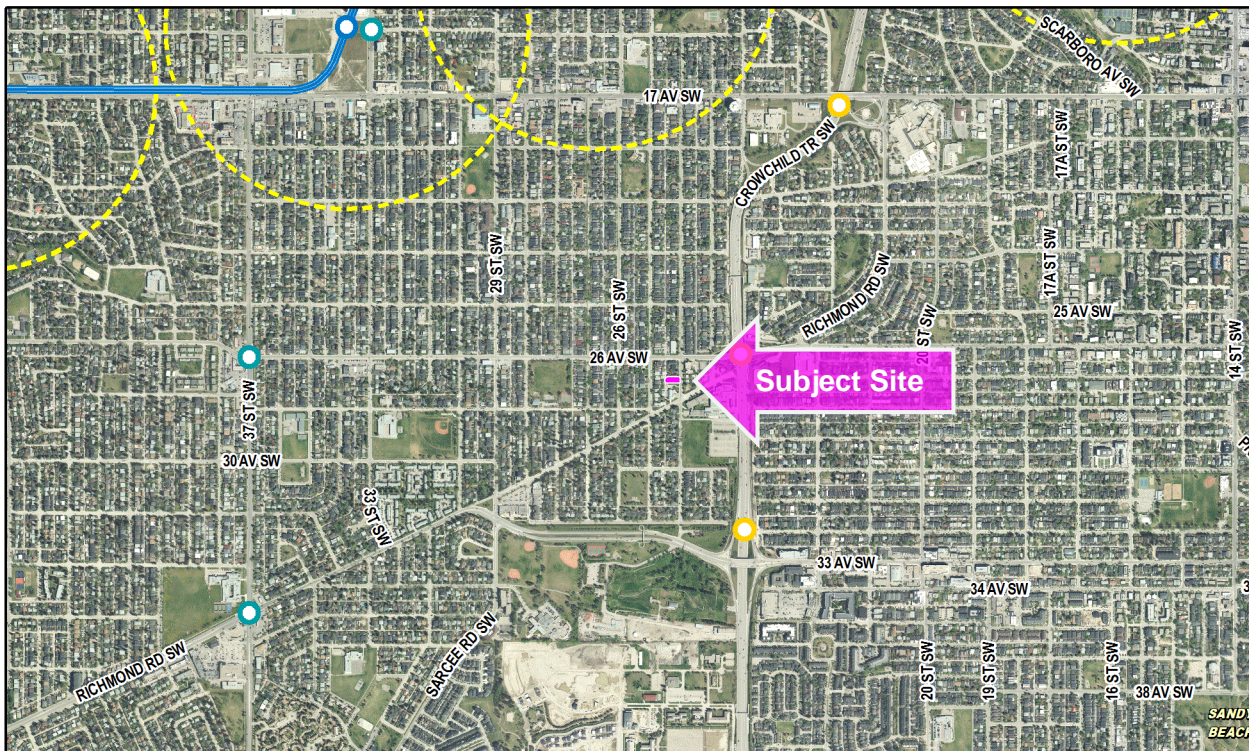
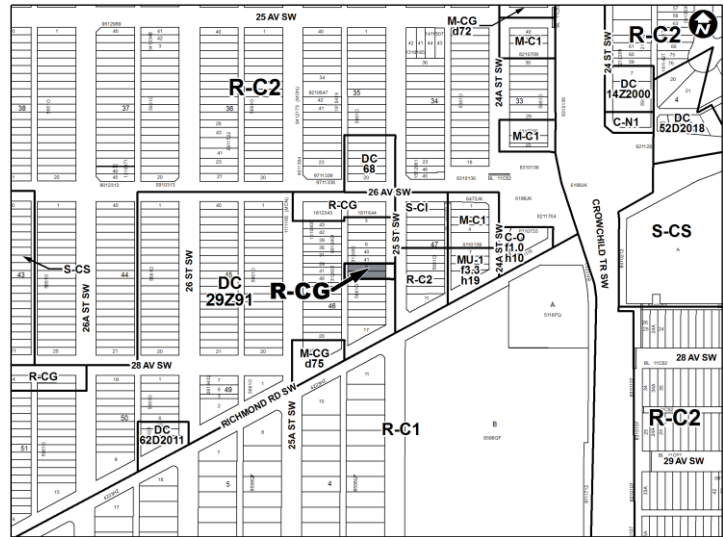
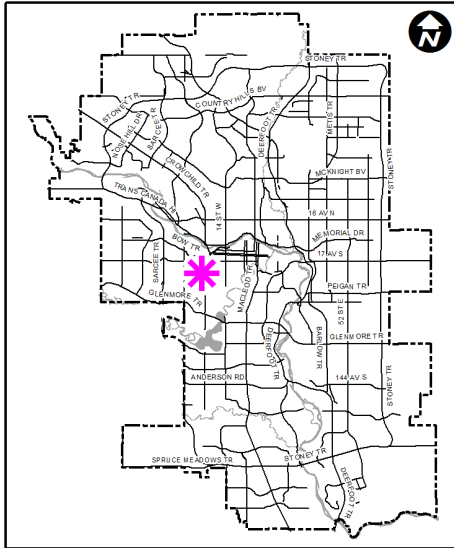
As identified below, the community of Richmond reached its peak population in 1968.

<b>Richmond</b>	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.3%

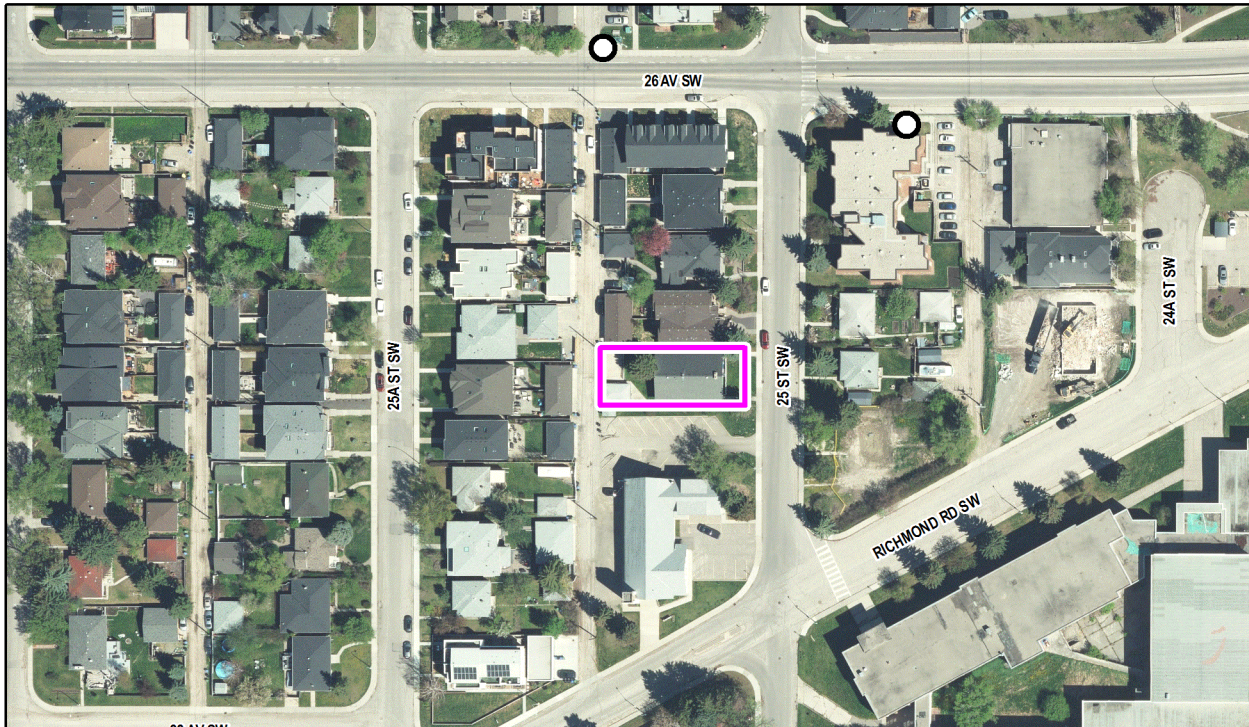
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing DC District (Bylaw [29Z91](#)) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80. The purpose of this district is to provide for low density residential development in the form of single detached, semi-detached and duplex dwellings. The District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. Secondary suites are not a listed use within the R-2 District.

The proposed R-C2 District is primarily for single detached, semi-detached, and duplex dwellings. Secondary suites are a permitted use in the R-C2 District. The district allows for a maximum building height of 10 metres and a maximum density of one main dwelling unit per parcel. The proposed district would allow for one semi-detached dwelling, which would include one main dwelling unit on each parcel, and one secondary suite on each parcel. The intent of the proposed land use redesignation from DC to R-C2 to allow for and legalize the existing basement suites. As mentioned, Secondary Suites are a permitted use within the R-C2 District and therefore are exempt from requiring a development permit if the relevant rules of the Land Use Bylaw are met. A building permit is still required to ensure that the secondary suite meet the relevant building codes.

### Development and Site Design

If the land use amendment is approved by Council, the rules of the proposed R-C2 District would provide guidance for the future redevelopment of the site, including number of dwelling units and suites, appropriate uses, building height and massing, landscaping and parking.

## **Transportation**

Pedestrian access to the site is available from existing sidewalks along 25 Street SW. Street parking is available on 25 Street SW. Future direct vehicular access is to be directed to the lane only.

The subject site is approximately 120 metres from both an eastbound and westbound Killarney Route 6 bus stop. The eastbound route provides service through South Calgary, Mount Royal, Beltline, and to the Downtown core with access to the LRT and other bus routes. The westbound route provides service through Killarney, Glendale, and on to the Westhills bus loop, with access to other bus routes.

The subject site currently has adequate parking for the proposed land use, by way of a single garage, and three surface parking stalls off the lane.

## **Environmental Site Considerations**

No environmental concerns were identified.

## **Utilities and Servicing**

Water, sanitary and storm sewer are available to service existing and potential future development on the subject site. Specific details of site servicing and stormwater management will be reviewed at the development permit stage

## **Legislation and Policy**

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

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

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

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

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

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit. 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.

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

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

**Richmond Area Redevelopment Plan (Statutory – 1986)**

Map 2: Land Use Policy of the [Richmond ARP](#) indicates that the parcels are located within Conservation and Infill land use category. The Conservation and Infill area is intended to support infill development in the form of single and semi-detached dwellings. The proposed R-C2 District is in alignment with the intent of the area redevelopment plan.



# Applicant Submission

January 20, 2021

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

The Land Use Redesignation request is to bring in line, the Land Use with the original build purpose of a side by side duplex with lower suites. The building was built in 1976 as a 4 plex, a party wall separating the north and south section of the building and each side having a lower suite. Both sides are separately titled. The current DC land use designation puts the property out of compliance.

The benefit to the city and public is to continue the use of the property as a 4 plex to provide affordable housing.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?  
What was the response?

Neighboring Land owners have not been engaged. The property has operated as a 4plex without any issues or complaints from the community.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

The property has existing off street parking for all dwellings. There is a single detached garage and a 3 parking stalls at the rear of the property.

- 4) Are there any potential negative impacts of this development that you are aware of?

There are no negative impacts of this land use redesignation.





# Applicant Outreach Summary



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

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

---

**Project name:** LOC2021 - 0008

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

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

The project has very little impact on the community. Due to covid restrictions, there are no social gatherings where we can present our project.

### Outreach Strategy

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

### Stakeholders

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

Neighbours were contacted to inform about the legalization of secondary suites.

[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.

Neighbours had no complaints

### 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.

They did not. Neighbours had no comments on the project.

### 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)

Neighbours were supportive of the project and had no comments or concerns.

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





**Road Closure and Land Use Amendment in Scarboro/Sunalta West (Ward 8)  
adjacent to 2312 – 10 Avenue SW, LOC2021-0062**

---

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.05 hectares (0.12 acres ±) of road (Plan 2111098, Area A), adjacent to 2312 – 10 Avenue SW, with conditions (Attachment 4); and
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) of the closed road (Plan 2111098, Area A) located adjacent to 2312 – 10 Avenue SW from Undesignated Road Right-of-Way to Commercial – Corridor 2 f2.0h16 (C-COR2 f2.0h16) District.

**HIGHLIGHTS**

- This application proposes to close a small portion of road right-of-way adjacent to 2312 – 10 Avenue SW and redesignate it to Commercial – Corridor 2 f2.0h16 (C-COR2 f2.0h16) District to allow for the sale of this land that is currently not used as road.
- The proposal is keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Sunalta Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? This proposal would enable more efficient use of existing infrastructure and services.
- Why does this matter? The proposal would allow the adjacent landowner to consolidate this portion of road with their parcel, and take ownership of land that is already being used under a licence of occupation.
- There is no previous Council direction regarding this proposal
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

**DISCUSSION**

This road closure and land use amendment application was submitted on 2021 April 21 by McElhanney Ltd on behalf of the landowner, The City of Calgary. As indicated in the Applicant Submission (Attachment 2), the road closure and land use amendment would allow the adjacent property, at 2312 – 10 Avenue SW, to consolidate the road right-a-way with their land and formalize ownership as they already occupy the land through a License of Occupation agreement with The City.

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

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

## Road Closure and Land Use Amendment in Scarboro/Sunalta West (Ward 8) adjacent to 2312 - 10 Avenue SW, LOC2021-0062

---

### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

#### Applicant-Led Outreach

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

#### City-Led Outreach

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

Administration received one letter from the public stating a concern regarding the shape/location of the proposed road closure. Their concern is that it would restrict vehicle access from the roadway/ramp under Crowchild Trail SW to the parcel of land to the rear of 2312 – 10 Avenue SW, which is owned by Canadian Pacific Railway. In response to the concerns raised the shape of the road closure was amended by the applicant to remove the portion fronting the aforementioned roadway/ramp. The concerned party has been informed of the amendment and has no further objection to the application as it currently stands.

Administration received a letter from the Shaganappi Community Association on 2021 June 15 (Attachment 3), advising that they had no objections to the proposed road closure and land use amendment.

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

This proposal will allow for a more efficient use of land and infrastructure.

#### Environmental

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

#### Economic

The closure of the road right-of-way and consolidation with adjacent property would enable more efficient use of existing infrastructure and services.

#### Service and Financial Implications

No anticipated financial impact.

Planning & Development Report to  
Calgary Planning Commission  
2021 July 8

ISC: UNRESTRICTED  
CPC2021-0993  
Page 3 of 3

**Road Closure and Land Use Amendment in Scarboro/Sunalta West (Ward 8)  
adjacent to 2312 - 10 Avenue SW, LOC2021-0062**

---

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

This 0.05 hectare site is located in the community of Scarboro/Sunalta West, immediately west of Crowchild Trail and north of 10 Avenue SW. The site is currently an undesignated road right-of-way which adjoins 2312 – 10 Avenue SW along sections of the southern and eastern property lines.

Surrounding development is primarily comprised of commercial and industrial warehouses designated Commercial – Corridor 2 (C-COR2) District. The adjoining property to the west is a car dealership and uses the subject land for parking through a current Licence of Occupation, issued by The City. As indicated in the Applicant Submission (Attachment 2), the road closure and land use amendment would allow adjacent property, to consolidate with the portion of land subject to this application and formalize ownership and usage of the land.

## Community Peak Population Table

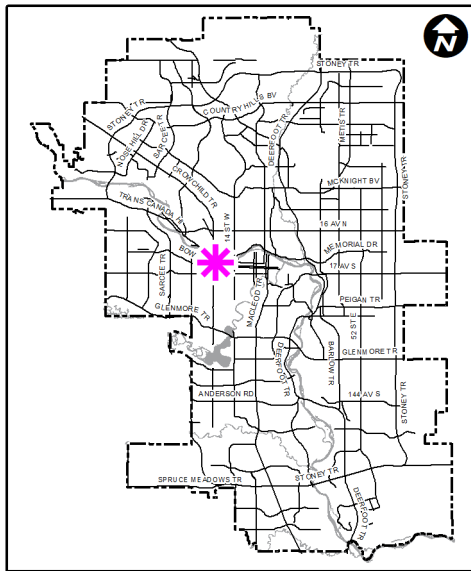
As identified below, the community of Scarboro/Sunalta West reached its peak population in 1968.

<b>Scarboro/Sunalta West</b>	
Peak Population Year	1968
Peak Population	620
2019 Current Population	401
Difference in Population (Number)	-219
Difference in Population (Percent)	-35.3%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Scarboro/Sunalta West Community Profile](#)

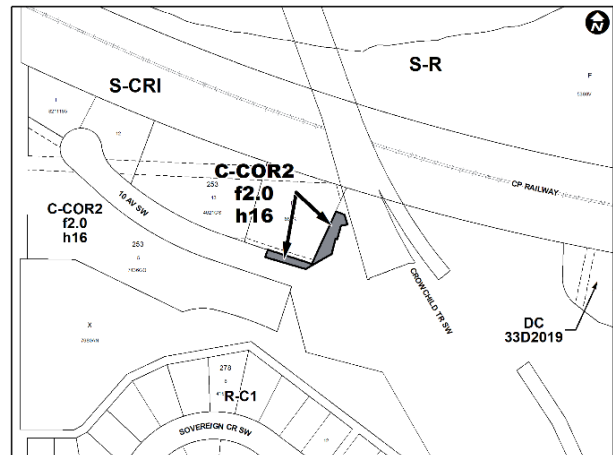
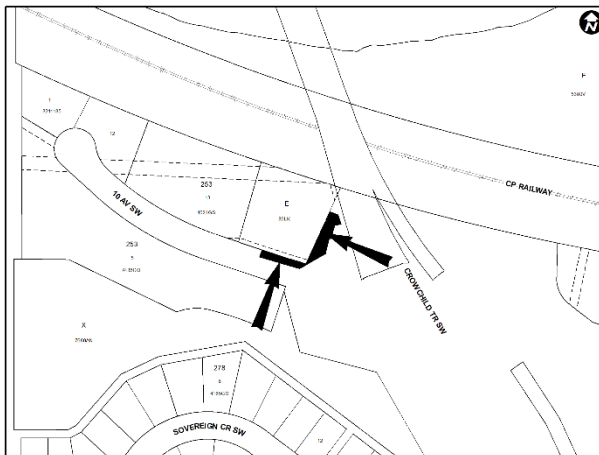
## Location Maps

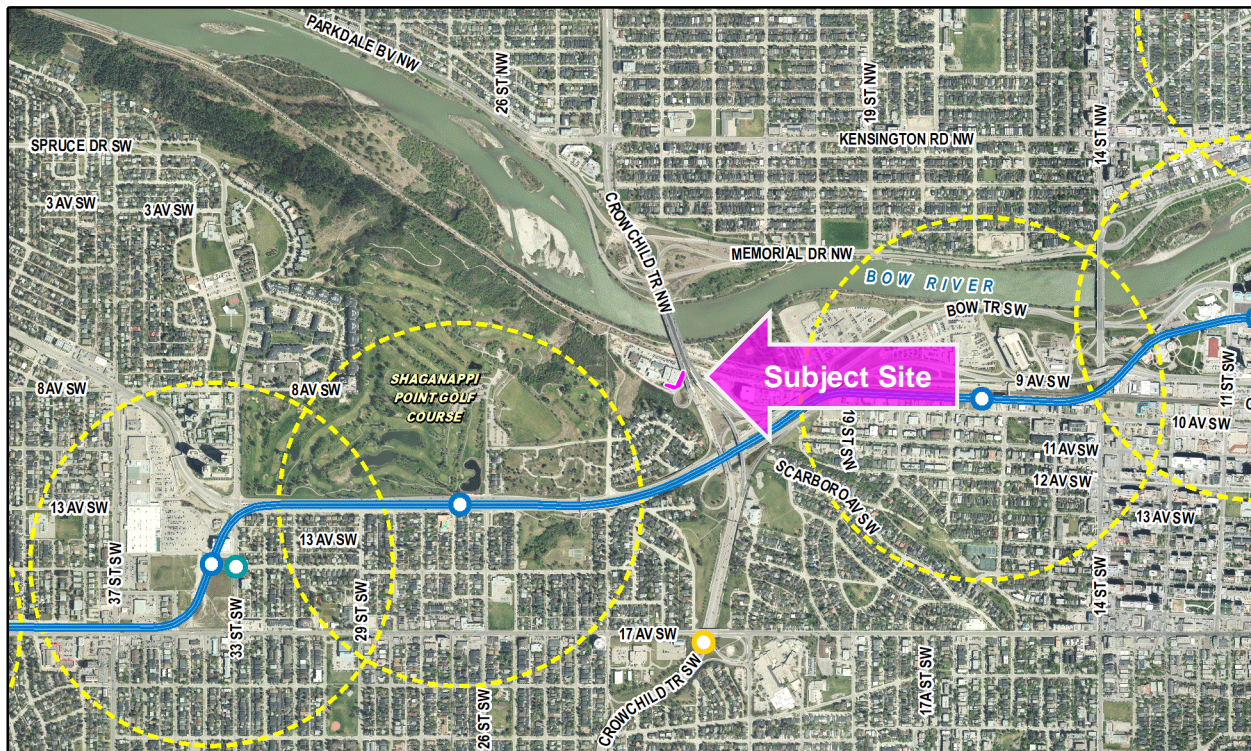


Road Closure Map



Proposed Land Use





## Previous Council Direction

None.

## Planning Evaluation

## Road Closure

The application proposes to close a 0.05 hectare portion of road right-of-way adjacent to 2132 – 10 Avenue SW and redesignate the land to C-COR2 f2.0h16. The adjacent landowner currently has a Licence of Occupation over this portion of land and utilizes it for parking. The Conditions of Approval for the road closure can be found in Attachment 3.

## Land Use

This application proposes redesignating the undesignated road right-of-way to the C-COR2 f2.0h16 District. This is in alignment with the neighbouring adjacent parcel and along the remainder of 10 Avenue SW. The C-COR2 f2.0h16 District accommodates a range of commercial uses, allows for a maximum floor area ratio of 2.0 and a maximum building height of 16.9 metres (approximately four storeys). The redesignation to C-COR f2.0h16 allows for a seamless consolidation with the neighbouring parcel to the west which shares this designation.

## Development and Site Design

If approved by Council, the rules of the proposed C-COR2 District will provide guidance for future development of the site. Future redevelopment is not expected on the road closure area alone, but could occur on the consolidated parcels.



## **Transportation**

A Transportation Impact Assessment and parking study were not required as part of the land use amendment application. Future redevelopment of the site is not intended or expected based on the size of land; however, if future redevelopment occurs, compliance with the Land Use Bylaw including transportation requirements will be reviewed at that time.

## **Environmental Site Considerations**

No environmental concerns were identified.

## **Utilities and Servicing**

All utilities that exist within the subject parcel are to be protected by a utility right-of-way. There is an existing Oil Grit Separator (OGS) located within the road closure area. This must be maintained by the owner and located within the utility right-of-way, and the License of Occupation should remain for the OGS.

## **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 application 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 Developed – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP encourages efficient use of existing infrastructure and public facilities. The proposal is in keeping with relevant MDP policies.

### **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.

### **Sunalta Area Redevelopment Plan (Statutory – 1983)**

The site is located within Office Commercial area as identified on Map 2: Land Use Policies of the [Sunalta Area Redevelopment Plan](#) (ARP). The general commercial land use policies of the ARP relate to the subject site. As there is no intention to develop the portion of land, it is considered that the proposal conforms to the relevant ARP policies.

# Applicant Submission

Company Name (if applicable):

McElhanney Ltd.

LOC Number (office use only):

Applicant's Name:

Scott Dufor, ALS, CLS

Date:

April 18, 2021

The application is being led by the City of Calgary Land Agent, Real Estate & Development Services Department (David Faulkenham) and pertains to a road closure of a small land area (0.055 ha) that is located on the west side of the Crowchild Trail bridge. The road closure is being undertaken with a concurrent land use redesignation application to ensure the future parcel has land use. The proposed Land Use District is an extension of the adjacent C-COR (f2.0, h16) districting, which relates to a car dealership operation (Mercedes).

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



## Community Association Response

**Wilson, Katherine**

---

**From:** Mike Wilhelm [REDACTED]  
**Sent:** Tuesday, June 15, 2021 7:21 PM  
**To:** Wilson, Katherine; development@shaganappicommunity.ca  
**Cc:** CPAG Circ  
**Subject:** [EXT] RE: LOC2021-0062 - Circulation Package

Thanks Katherine,

I don't see us having any objection to this.

Mike Wilhelm  
President, Shaganappi Community Association  
[REDACTED]









## Road Closure Conditions

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



## **Street Names in Alpine Park (Ward 13), SN2021-0004**

### **RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Adopt, by resolution, the proposed street names: Canopy, Laurentide, Midway, Storm and Snowline.

### **HIGHLIGHTS**

- This application proposes new street names in the southwest community of Alpine Park.
- Administration recommends approval of the proposed street names Canopy, Laurentide, Midway, Storm and Snowline as they comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*.
- What does this mean to Calgarians? Municipal naming of communities and streets plays an important role in simple and unambiguous identification for location and navigation within Calgary.
- Why does this matter? The proposal will assist citizens and emergency services operators with navigation to and within the developing community of Alpine Park.
- The application is associated with a land use and outline plan application, LOC2020-0163, and an approved community and street name application SN2019-0007.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

### **DISCUSSION**

This application was submitted by Stantec Consulting on behalf of the landowners, Dream Asset Management Corporation, on 2021 May 07. The subject land is located in southwest Calgary, west of Stoney Trail SW, south of Alpine Park Stage 1 and the Tsuut'ina First Nation, and north of 162 Avenue SW. Location maps are provided in Attachment 1.

A concurrent land use amendment and outline plan application (LOC2020-0163, Attachment 2) for a residential neighbourhood has been submitted and is also on the this agenda (CPC2021-1013).

The following street names have been proposed: Canopy, Laurentide, Midway, Storm and Snowline. The street names generally reflect the theme of Alpine Park which is related to mountainous features, parks, and trails in Alberta. More information can be found in the Applicant's Submission in Attachment 3.

All proposed street names comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*. The Policy Steward's Compliance Report can be found in Attachment 4.

Administration has considered the relevant planning issues and stakeholder feedback specific to the application and has determined the proposal to be appropriate.

## **Street Names in Alpine Park (Ward 13), SN2021-0004**

### **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

#### **Applicant-Led Outreach**

Applicant-led outreach was not required for this application.

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

In keeping with Administration's practices, this application was circulated to stakeholders. Administration received no objections to the proposed street names. There is no community association for the subject area.

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

### **IMPLICATIONS**

#### **Social**

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

#### **Environmental**

There are no concerns associated with this application.

#### **Economic**

There are no concerns associated with this application.

#### **Service and Financial Implications**

No anticipated financial impact.

#### **RISK**

There are no known risks associated with this proposal.

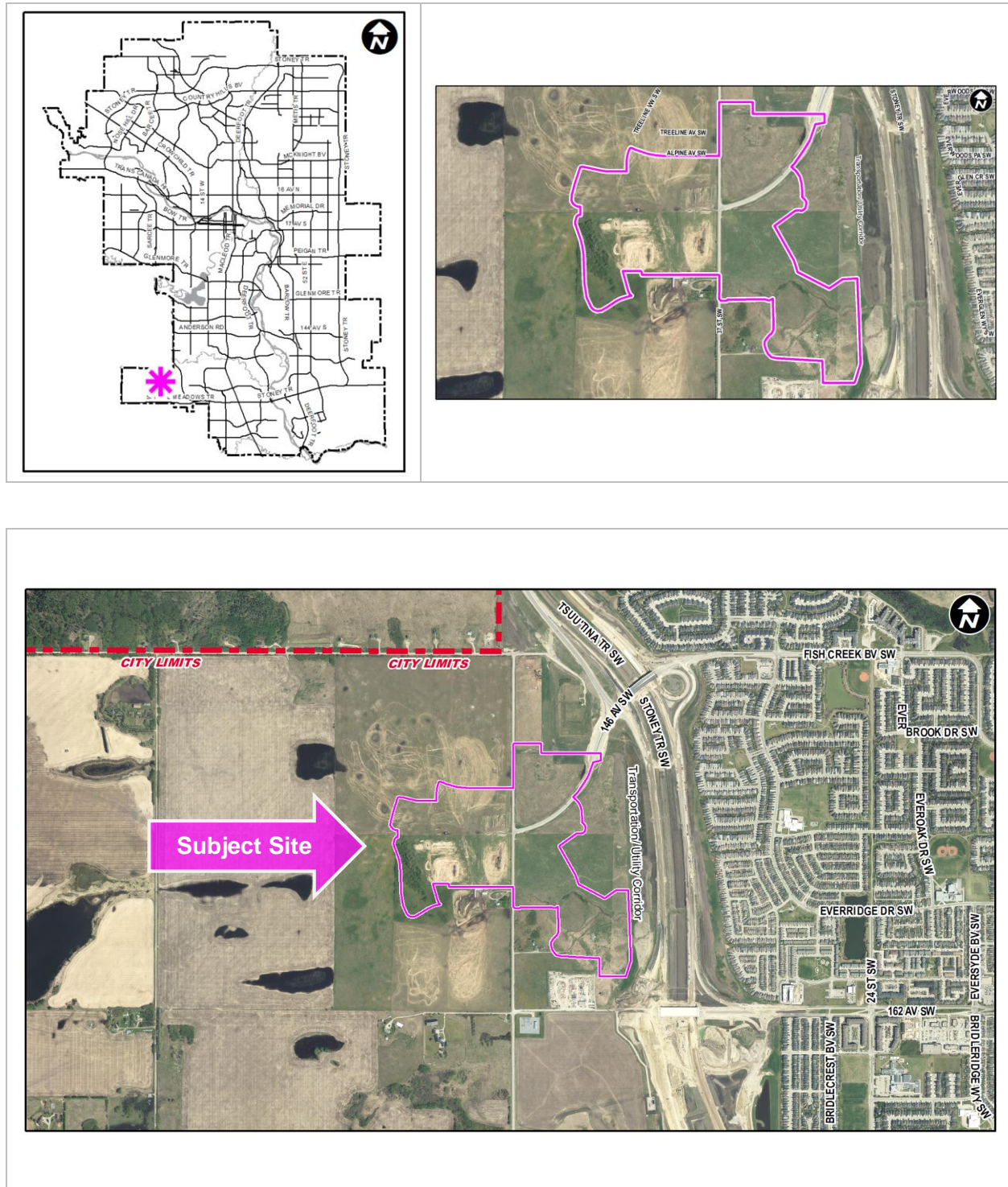
### **ATTACHMENT(S)**

1. Location Maps
2. Associated Outline Plan (LOC2020-0163)
3. Applicant Submission
4. Policy Steward's Compliance Report

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

## Location Maps







Associated Outline Plan (LOC2020-0163)

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



Legend

- Outline Plan Boundary
- Neighbourhood Activity Centre Boundary
- Community Retail Centre Boundary
- 3.0m Regional Pathway
- 3.0m Multi-Use Pathway
- 2.5m Local Pathway
- Local Pathway
- Maintenance Pathway
- Potential Access Locations
- Proposed Mid-Block Crossing
- Proposed Sanitary Sewer/Manhole
- Proposed Storm Sewer/Manhole
- Proposed Water Main
- Proposed Hydrant
- Proposed Sanitary Sewer/Manhole
- Proposed Storm Sewer/Manhole
- Proposed Water Main
- Proposed Hydrant

Notes

- All walkways are intended to be 3.0m in width. Where the are required for underground utilities or overland drainage the appropriate easements will be provided.
- All lanes are 7m unless otherwise noted.
- All lane cornercuts are to be 3m x3m.
- All road cornercuts are to be 4.5m x4.5m.
- Storm Park:
  - Please refer to the Landscape Concept and SMDP for design details
  - SMDP Concept 1 shown for Storm Park. Detailed concep options provided in SMDP.
  - All controls structures are within PUL.
  - All inlets/outlets are within the PUL.
  - There is no UR/W within the pond site at this time.



# Applicant Submission



Stantec Consulting Ltd.  
200 – 325 25 Street SE, Calgary AB T2A 7H8

May 7, 2021  
File: 116500707 / 745

**Attention: Brendyn Seymour**  
Planner II  
City of Calgary  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

Dear Mr. Seymour,

**Reference: Alpine Park Outline Plan Street Naming Proposal (LOC2020-0163)**

On behalf of Dream Development, Stantec Consulting Ltd. is proposing the following street names for consideration in the community of Alpine Park.

The proposed naming convention follows the established theming of "alpine" (relating to high mountains) from Stage 1, with names chosen to reflect mountainous features, parks, and trails from Alberta. Additionally, select street names are proposed to correspond with key features of the Stage 2 Outline Plan, including Canopy Park and Storm Park. The new street names proposed for Stage 2 (illustrated in **Figure 1.0** attached) include the following:

- **Canopy**
- **Laurentide**
- **Midway**
- **Storm**

Additionally, we are seeking approval to reserve the following name for future use in the Stage 3 Outline Plan:

- **Snowline**

Should you have any questions, please do not hesitate to contact the undersigned.

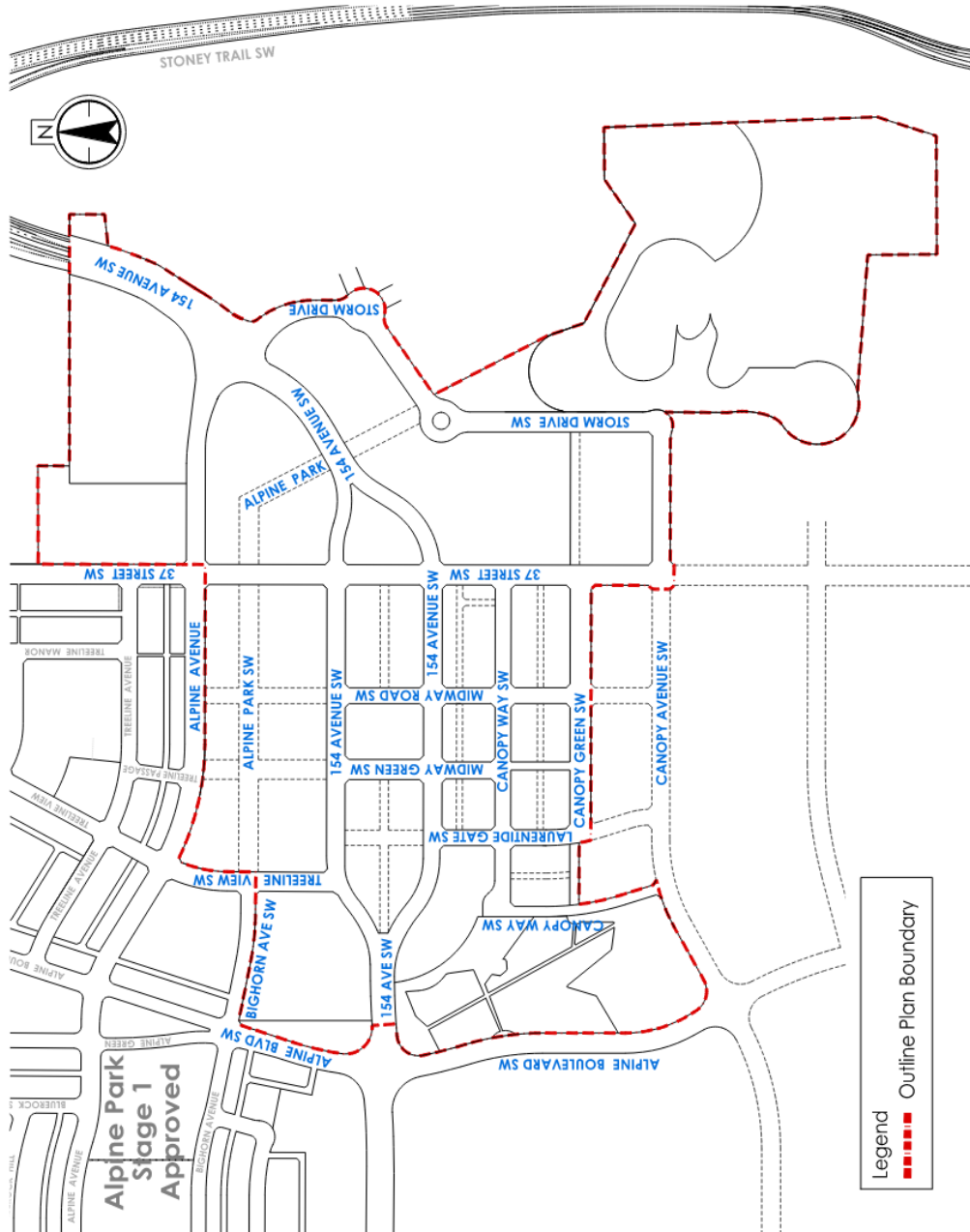
Regards,

**Stantec Consulting Ltd.**

A handwritten signature in black ink, appearing to read "David Symes".

**David Symes** PMP, RPP, MCIP  
Senior Planner, Project Manager  
Interim Planning Team Lead  
Phone: 403.716.1477  
Mobile: 403.830.2277  
david.symes@stantec.com

Design with community in mind



V:\116500707\116500707\_200\_alpine.pdm\00\_cpn\116500707\_ap-alc2.dwg Layout:rd name

FIGURE 1.0 | ALPINE PARK STAGE 2

## Road Naming Application



**Stantec**

**dream**

**CONCEPT ONLY**  
THIS DRAWING IS AN ARTISTIC REPRESENTATION OF  
DESIGNS PREPARED BY STANTEC FOR CONCEPTUAL  
USE ONLY. IT IS CONCEPTUAL IN NATURE AND NOT A  
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May 2021

116500707

# Policy Steward's Compliance Report



SN2021-0004 Policy Steward's Compliance Report  
Proposed Public Residential Roadway Naming in the Community of Alpine Park  
June 2, 2021

**Proposed Roadway Name(s):** Canopy, Laurentide, Midway, Storm, Snowline

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

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



SN2021-0004 Policy Steward's Compliance Report  
Proposed Public Residential Roadway Naming in the Community of Alpine Park  
June 2, 2021

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

**Prepared by:** Svetlana Montuffar Simonova

**Business Services, Leader:** Robert Lewis

**Policy Steward:** Steve Wyton

**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 2787 and 2729 – 86 Avenue SE, LOC2020-0108**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Community Revitalization Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for redesignation of 4.16 hectares  $\pm$  (10.28 acres  $\pm$ ) located at 2787 and 2729 – 86 Avenue SE (Plan 011270, Block 1, Lot 1 and Plan 375AM, Block 38, Lot 26) from Special Purpose – Future Urban Development (S-FUD) District to Mixed Use - General (MU-1f3.5h50) District and Special Purpose – School, Park, and Community Reserve (S-SPR) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for transit supportive mixed-use development as well as to accommodate a future public park to be developed on the site.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Transit-Oriented Development Guidelines*.
- What does this mean to Calgarians? The proposal would provide for the efficient redevelopment of a parcel nearby a future Green Line LRT station. It would provide for additional housing and commercial opportunities in a developing transit-oriented area and allow for an efficient use of the existing and planned City infrastructure.
- Why does this matter? The landowners wish to leverage the planned infrastructure investment of the Green Line.
- Amendments to the *Millican-Ogden Community Revitalization Plan* are required for the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city that moves.

**DISCUSSION**

This application was submitted on 2020 July 24 by B&A Planning Group on behalf of the landowners, Caravan Trailer Lodges of Alberta Ltd and The City of Calgary. The site is approximately 4.16 hectares (10.28 acres) in size and is currently developed with a mobile home park. The site is located along 86 Avenue SE, approximately 250 metres to the south of Glenmore Trail SE and approximately 150 metres (2-minute walk) to the planned South Hill Green Line LRT Station.

While no development permit has been submitted at this time, the Applicant Submission (Attachment 3), indicates their intent to redevelop the subject site for a fifteen storey, transit-supportive mixed-use development, as well as plan for future Municipal Reserve (MR) owed on the parcel. The Mixed Use - General (MU-1f3.5h50) District is being proposed to provide a land



**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at  
2787 and 2729 - 86 Avenue SE, LOC2020-0108**

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use framework to accommodate flexibility in uses and design. The Special Purpose – School, Park and Community Reserve (S-SPR) District is specifically designed for Municipal Reserve parcels.

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 this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. In response, the applicant sent 1,700 outreach letters to local area residents including residents of the mobile home park on the subject site, held two online engagement meetings, met with the Riverbend Community Association, and provided updates on the proposal throughout the process. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

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

Administration received one letter from the public stating concerns that local industrial development to the east of the subject site may conflict with the proposed development by way of hours of operation, dust, or other nuisances. Administration addressed these concerns by amending the plan to include a portion of the S-SPR (Municipal Reserve) parcel between the subject site and the industrial land to the east.

The South Hill Mobile Home Resident's Association, which is the mobile home park located to the south of the subject site, provided a package of 24 letters from local residents stating concerns with the proposed building height, increased traffic, and the perception of the erosion of safety. In response to these concerns, the proposed height was reduced from 20 storeys to 15 storeys, and a one-hectare open space is proposed between the subject site and the South Hill Mobile Home site.

As the subject site is located within the Shepard Industrial area, the area does not have a community association. Given this, the adjacent Riverbend Community Association was circulated for comment on this file. Administration did not receive any comments from the Community Association. Administration also provided application updates to the Millican-Ogden Community Association.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The building and site design, number of dwelling units, building configuration, parking, and material design will be determined at the development permit stage.



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

**ISC: UNRESTRICTED  
CPC2021-1017  
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**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at  
2787 and 2729 - 86 Avenue SE, LOC2020-0108**

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

## **IMPLICATIONS**

### **Social**

The proposed application would allow for a mix of uses for Calgarians to live, work and play within this developing node along the Green Line LRT alignment. The proposed districts will facilitate the dedication of natural park space as well as provide additional housing choices by accommodating a range of unit types and sizes supportive of different mobility choices.

### **Environmental**

Although this proposal does not include specific actions at the land use amendment stage to address the objectives of the [Climate Resilience Strategy](#), further opportunities to align future development on this site will be explored and/or implemented at the development permit and building permit stages.

### **Economic**

Redevelopment of the site could capitalize on the investment of the nearby future Green Line LRT station by adding approximately 110,250 square metres (1,186,721 square feet) of residential and commercial floor area. Future residents and commercial opportunities could further support the local economy while providing additional opportunities for local small businesses to grow.

### **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 Amendment to Millican-Ogden Community Revitalization Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

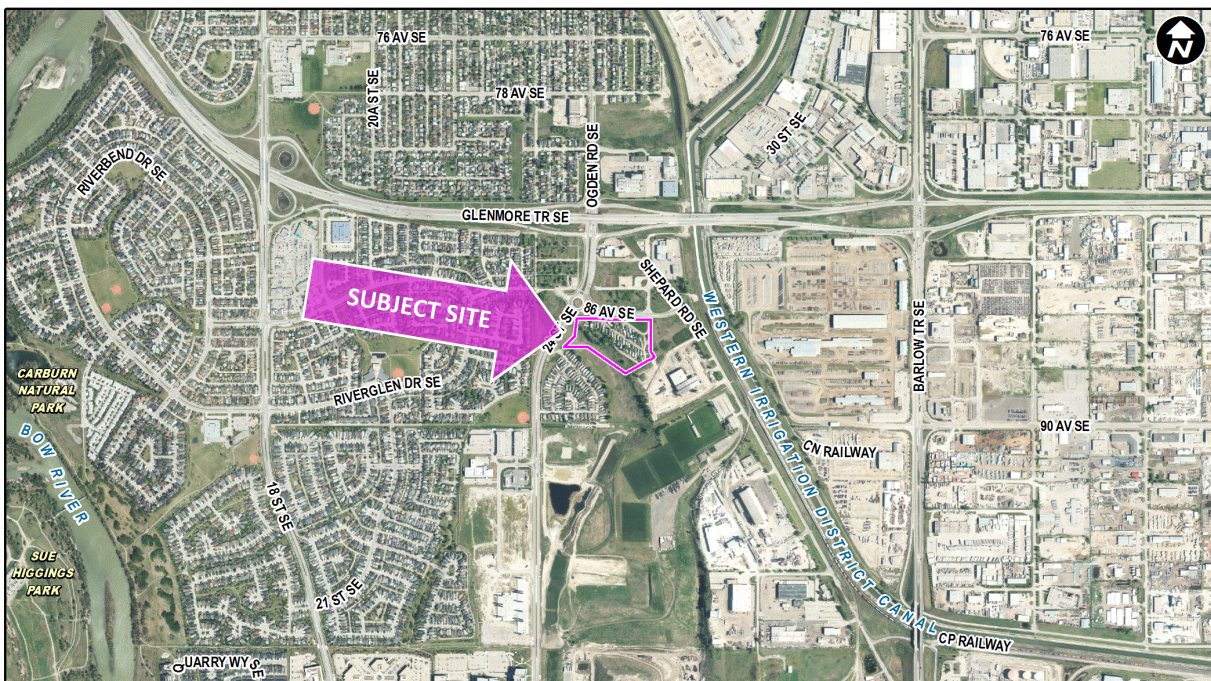
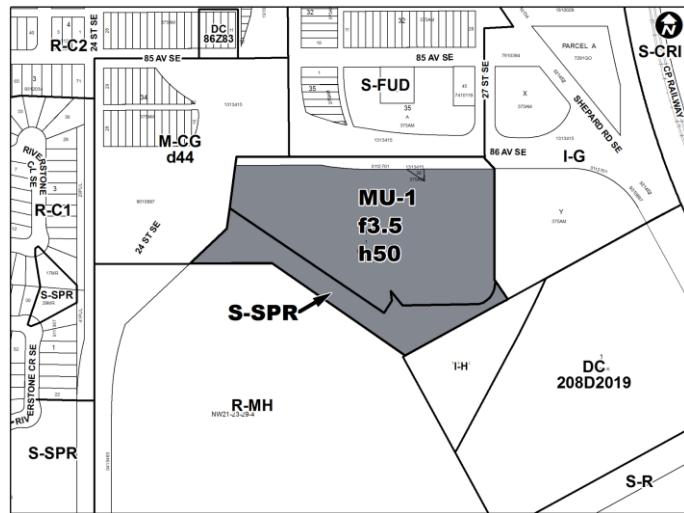
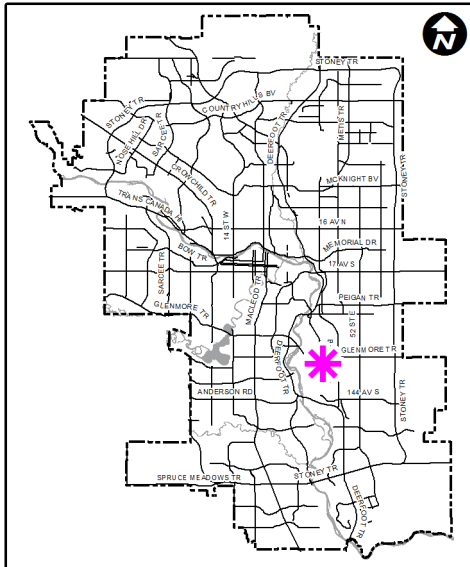
The subject site is located in the community of Shepard Industrial, adjacent to 86 Avenue SE and approximately 150 metres southwest of the future South Hill Green Line LRT Station. The approximately 4.16 hectare (10.28 acre) site is currently developed with the Caravan Mobile Home Park.

The southern portion of the parcel is gently sloping land with the majority of the site being predominantly flat at the top of the slope. There is an industrial development to the southeast of the site, and the South Hill Mobile Home Park to the southwest. The remainder of the immediate area has recently gone through significant transportation infrastructure re-alignment and upgrades which required the expropriation of many sites and as such the area is currently largely undeveloped. The future South Hill Green Line LRT Station is currently planned and funded as part of the ongoing Green Line LRT project.

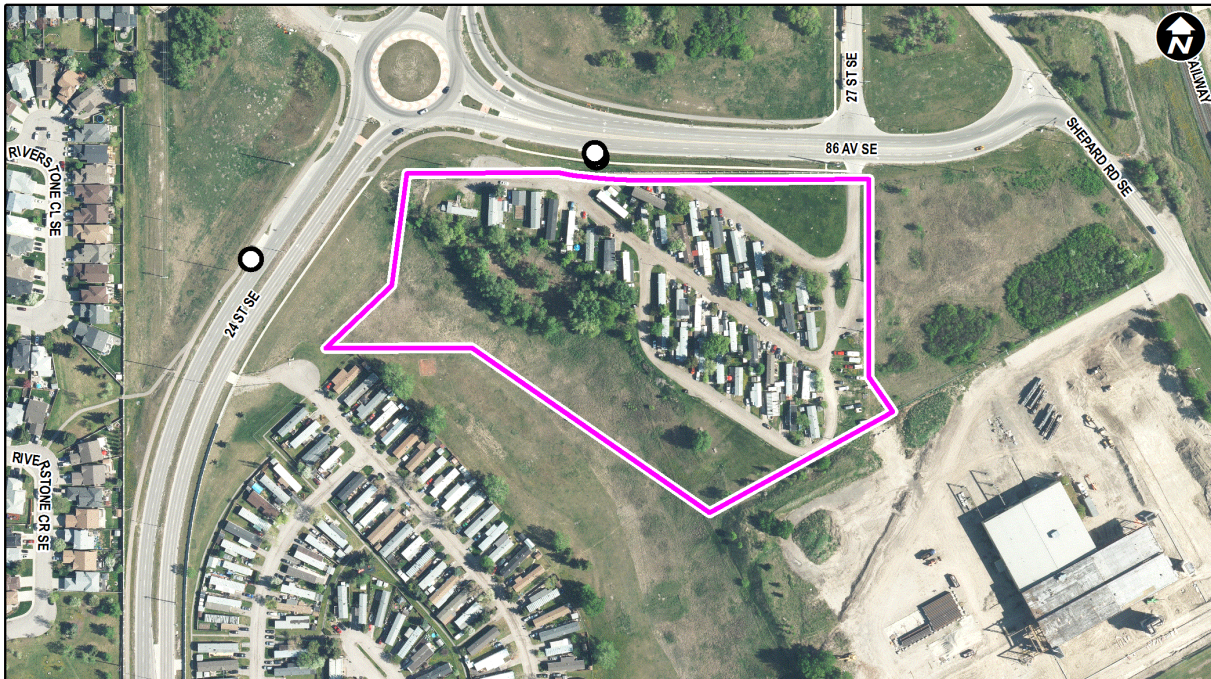
## Community Peak Population Table

There is no community population data for the industrial community of Shepard Industrial.

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject site is currently designated as the S-FUD District. This land use district is intended to protect lands for future development at appropriate density by restricting premature subdivision and development. The S-FUD District provides for a limited range of temporary uses that can be removed when development occurs.

The proposed MU-1f3.5h50 District is intended to accommodate mixed-use development with flexibility to provide commercial uses within the building. The district is characterized by street-oriented building design with facades that have multiple uses and frequent entries at-grade facing the street. The maximum floor area ratio (FAR) is 3.5 which would allow for a potential 110,250 square metres of developable floor area on this site. The maximum proposed building height is 50.0 metres (approximately 15 storeys).

The proposed S-SPR District is intended to provide for schools, parks, open space and recreation facilities. This land use district should only be applied to land dedicated as municipal school reserve, Municipal Reserve (MR) and other reserve dedications pursuant to the *Municipal Government Act*. The proposed S-SPR District will facilitate the development of future MR on this site triggered by a future subdivision of the parcel. An outline plan is normally required for redesignation applications which include a subdivision in order to lay out the land use framework, road network and public utility infrastructure. Due to there being no public roads or utility infrastructure on this site, an outline plan is not required as part of this application.

### **Development and Site Design**

If this application is approved by Council, the subject site represents an opportunity to provide transit-oriented development in conjunction with associated public open space. The rules of the proposed M-U1f3.5h50 District will provide guidance for site development including appropriate uses, height, building setbacks, parking, and landscaping.

### **Site and Building Design**

Given the size and location of the subject site, careful consideration of tower location and separation, floor plate size, orientation, internal street wall design, access, and internal pedestrian and vehicle circulation will be required. Reduction of building mass through podium articulation, step backs and tower forms to follow the recommendations in policy and best practice employed in other areas of Calgary will also be required.

The parcel directly to the east will be subdivided in the future to provide for the Green Line LRT alignment. As such, at the development permit stage, consideration on this subject site will be required in order to ensure adequate access for the parcel directly to the east once subdivision is complete.

At the development permit stage, the application will be circulated to City Wide Urban Design, presented to the Urban Design Review Panel and will be referred to the Calgary Planning Commission for decision.

### **Municipal Reserve**

The applicant has indicated that a subdivision will occur on this parcel in the future. As a result, Administration sought the S-SPR land use to account for future MR dedication. The required 10 percent reserve dedication amounts to 0.41 hectares; however, the applicant agreed the 1.0 hectare of S-SPR (MR) makes sense and will be provided at the subdivision stage. The future MR parcel is located on the south edge of the site as shown with the S-SPR District and is intended to support the retention of tree stands associated with the slope. The MR parcel will also include a regional pathway connection that will link the South Hill Mobile Home Park and 24 Street SE to the future South Hill Green Line LRT Station. It will also include natural play elements to support nearby residents. The MR parcel is intended to connect further north from the eastern edge of the parcel through the City owned parcel connecting to 86 Avenue SE, as a future subdivision to facilitate the Green Line alignment will also require municipal reserve dedication.

### **Transportation**

Pedestrian access to the site is currently available from 86 Avenue SE and 24 Street SE. Future active mode infrastructure is anticipated as the area develops, in association with the proposed South Hill Green Line LRT Station. Active mode infrastructure may include cycling facilities along 84a Avenue SE to the north, connecting to communities to the west, and along the subject site on 86 Avenue SE. Pathway connections are also anticipated along 24 Street SE connecting to communities to the north and south. Improved pedestrian facilities are anticipated to provide connection to the proposed South Hill LRT Station from 24 Street SE via 84A Avenue, 86 Avenue and 90 Avenue SE.

Vehicular access is provided from 86 Avenue SE, with the primary access being located at the intersection with 27 Street SE and an additional right-in / right-out access located further to the west on 86 Avenue SE. An additional emergency access to 86 Avenue SE may be pursued at the development permit stage pending the ultimate density proposed.

A future Green Line LRT station (South Hill LRT Station) will be constructed within 150 metres northeast of the site along Shepard Road SE. South Hill LRT Station is part of the Primary Transit Network and includes a Primary Transit Hub. A Primary Transit Hub is a major transfer point between two modes of transit (in this case bus and LRT) and will include enhanced waiting amenities for passengers. Passenger transfers will also occur between buses at South Hill Station. The subject site is also located along 24 Street SE which includes a bus transit stop approximately 130 metres to the northwest serving Route 149 Great Plains Industrial, Route 148 Point Trotter Industrial, and Route 43 McKnight-Westwinds Station/Chinook Station. This location also serves as a BRT stop for Route 302 BRT Southeast/City Centre.

A Transportation Impact Assessment was submitted in support of this application. The transportation network in the South Hill area provides accessibility for all transportation modes while emphasizing mobility for pedestrians, cyclists, and transit users. The report identified potential impacts to 86 Avenue SE resulting from traffic generated by this development. Traffic impacts would be mitigated through signalization of site access intersections which will be pursued further at the development permit stage.

### **Environmental Site Considerations**

A Phase I Environmental Site Assessment report was submitted in support of the application, and, based on the findings, no further assessment was required. The southeast portion of the site is within the non-operating Ogden Dry Waste Landfill 300 metre setback boundary. Development restrictions will affect this area, as detailed in Section 13 of the Subdivision and Development Regulation (AR 43/2002). The proposed land use districts comply with the Subdivision and Development Regulations.

### **Utilities and Servicing**

A Sanitary Servicing Study was prepared in support of the application. The existing sanitary network can support the proposed land use amendment without the need for upgrades. There are existing public water and sanitary mains that run through the site, and the developer will be responsible for relocating these mains upon redevelopment. A servicing memo that reviewed options for site stormwater management was prepared, and an update to the area Stormwater Management Report will be required with the future development permit or tentative plan, along with an updated Water Network Plan.

## **Legislation and Policy**

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

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

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

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed policy and 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 a Community Activity Centre as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposed land use policy and

amendment is in keeping with the MDP policies for Community Activity Centre areas providing for a minimum 150 jobs and population intensity per hectare.

The proposal meets the MDP policies by:

- shaping a compact urban form by implementing a mixed-use development within close proximity to a future primary transit network;
- increasing transit ridership by facilitating transit-oriented development in close proximity to the future South Hill Green Line Station;
- linking land use direction with transit and optimizing infrastructure; and
- concentrating jobs and people in well-connected locations.

Section 2.2 (Shaping a More Compact Urban Form) in the MDP provides policies to foster distinctive, complete communities with a strong sense of place. Complete communities are vibrant and green. They are safe places where people of all ages, incomes, and lifestyles feel comfortable and can choose between a variety of housing types and locations in which to live. The proposed land use is in alignment with the MDP, and has considered and accommodated the policies for complete communities.

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

The subject site is situated within a 150 metre radius (2-minute walk) of the future South Hill Green Line LRT Station. The [Transit Oriented Policy Guidelines](#) seeks to implement a sustainable approach to urban planning and land use with social, environmental, and economic objectives. The proposed land use districts support transit-oriented development in close proximity to The City's Primary Transit Network.

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

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

### **Subdivision and Development Regulations (Alberta Regulation – 2002)**

The south east portion of the site is within a legislated setback from the landfill and is governed by Section 13 of the Province of Alberta [Subdivision and Development Regulation \(AR 43/2002\)](#). These regulations will limit certain uses (residences, food establishments, schools, hospitals, etc.) from locating within the prescribed setback (within 300 metres of the disposal area) through the subdivision and development permit process.

### **Millican-Ogden Community Revitalization Plan (Statutory – 1999)**

The subject site is identified as Policy Review on Map 7: Proposed Land Use Policies in the [Millican-Ogden Community Revitalization Plan](#). The policy document speaks directly to the Caravan Mobile Home site and recommends that it become permanent residential in this location. The proposal requires amendments to the Plan to identify the site as appropriate for mixed-use development (Attachment 2).

### **South Hill Station Area Plan (Draft)**

The [South Hill Station Area Plan](#), which includes the subject site, is currently on hold and will be incorporated into the Area 34 local area plan in the future. Planning applications are being accepted for processing during the local area plan process. The proposal is in alignment with the draft *South Hill Station Area Plan*.

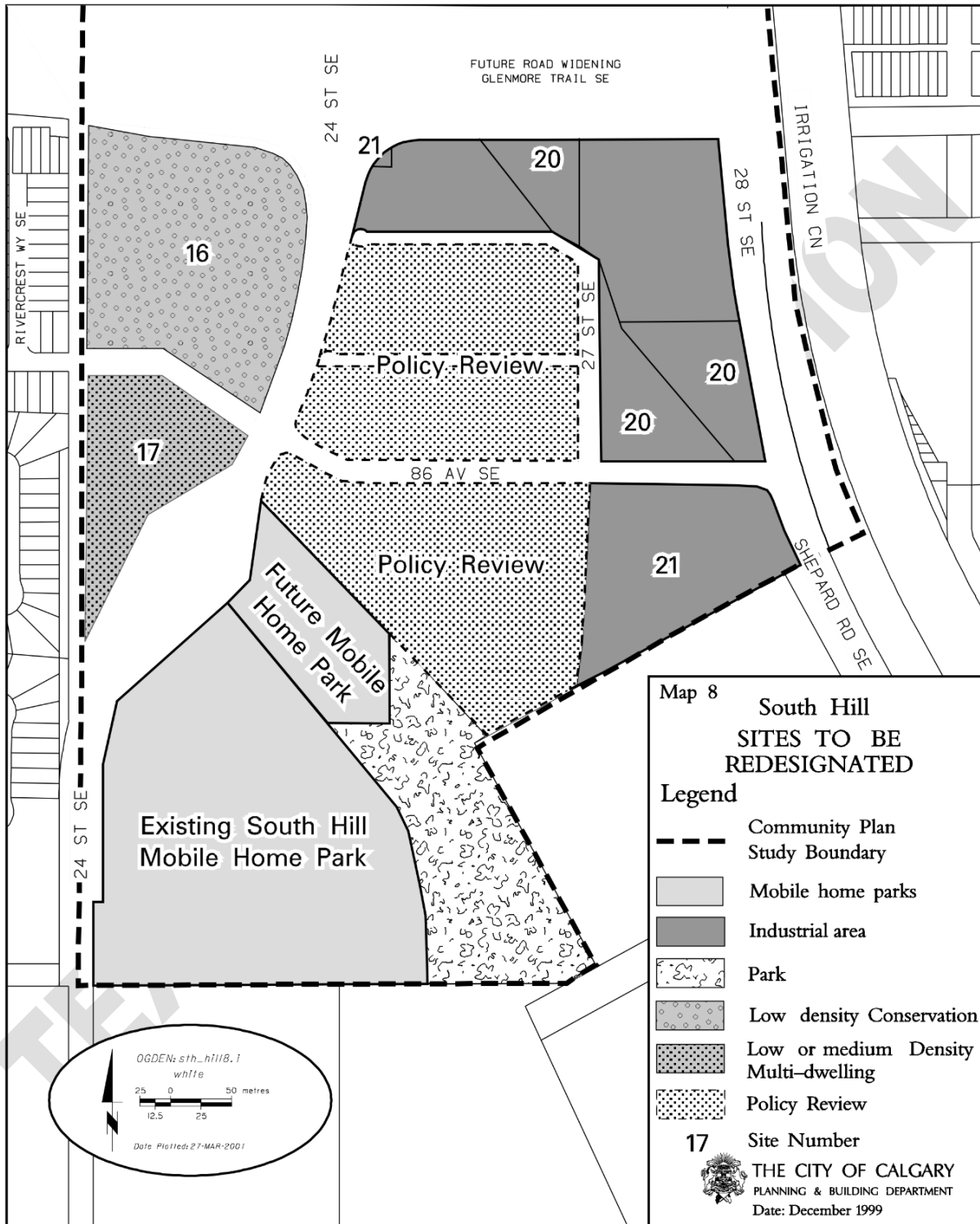


# Proposed Amendments to the Millican-Ogden Community Revitalization Plan

1. The Millican-Ogden Community Revitalization Plan attached to and forming part of Bylaw 8P99, as amended, is hereby further amended as follows:
  - (a) In Section 3.4.3.5 South Hill, 3.4.3.5.2 Policies:
    - (i) delete policy 3 in its entirety and replace with the following:

“3. The former Caravan Mobile Home Park site, located at 2787 – 86 Avenue SE, is appropriate for mixed-use development of a height of up to 15 storeys.”; and
    - (ii) In Section 3.4.3.5 South Hill, 3.4.3.5.2 Policies, delete policy 5 in its entirety.
  - (b) In Section 3.4.3.5 South Hill, 3.4.3.5.3 Implementation, policy 1, delete the second sentence.
  - (c) In Section 3.4.3.5 South Hill, 3.4.3.5.3 Implementation, policy 1, after Table 4a, delete bullet b and the subsequent table 4b.
  - (d) Delete the existing Map 8 entitled “South Hill Sites to be Redesignated” and replace with the revised Map 8 entitled “South Hill Sites to be Redesignated” as attached in Schedule A.

# **SCHEDULE A**



# Applicant Submission



**PLANNING  
GROUP**

June 2021

## Applicant's Submission

On behalf of Caravan Trailer Lodges of Alberta Limited, B&A Planning Group prepared this Land Use Redesignation application for 4.15 hectares (10.25 acres) of land located in the community of Shepard Industrial, east of the established community of Riverbend. The application enables future redevelopment of the Caravan Mobile Home Park located at 2787 86th Avenue SE, into a transit-oriented community.

### Strategic Location

The site offers a redevelopment opportunity for the future Green Line's South Hill Station transit-oriented neighbourhood. This application provides a framework for redevelopment that aligns with the policy and the aspirational goals of the City and Council, while leveraging investments in the Green Line LRT network and a major employment area. The site is:

- Within 400 metres of the Future Green Line South Hill LRT Station and future transit-oriented neighbourhood.
- Will be contained within a Major Transit Hub.
- Central to Major Employment Areas (Southeast Industrial Area)
- Will be easily accessible by all transportation modes.
- Located on Primary Transit Network & Skeletal Road Network (i.e. Glenmore Trail);
- Connected to the Regional Multi-use Pathway System.
- Adjacent to available, vacant, and underutilized City-owned lands.

The City's commitment to the Greenline, policy vision for TOD, and overall land use goals encouraging intensification no longer align with existing S-FUD land use of the site. The proximity to the future South Hill Station has unlocked redevelopment potential, creating an ability to complement one of Calgary's largest and growing employment nodes (Foothills Industrial Area). Upon thorough consideration of the site, B&A prepared a Concept Plan to rationalize the land use application and to convey how the site may develop over time.

### Application Evolution

The project team undertook an extensive engagement program including two online community meetings and attended the Riverbend Community Association Annual Meeting. Feedback received throughout these events, alongside feedback provided through individual phone calls and email communication between residents and the project team has been compiled into a Public Outreach Summary.

The resulting application has been revised throughout the planning process and key changes include:

- Decreased the maximum height from 26 to 15 storeys or 50 metres (42% reduction);
- Significant Private Open Space changed to S-SPR District to be future MR over dedication (23% of site); and
- The proposed S-SPR District provides a critical regional pathway connection to the South Hill Station that navigates sloping lands.

### Land Use Redesignation

The application proposes to redesignate the subject lands from S-FUD (Special Purpose – Future Urban Development District) to MU-1h50 (Mixed Use - General District) to accommodate future development and S-SPR (Special Purpose – School, Park and Community Reserve District) to provide for a public park and regional pathway.

Overall, the application enables a land use mix that supports a future primary transit station and the development of a mix of higher intensity of housing, employment, services, and amenities. The anticipated pedestrian environment will enhance connectivity to the future station and throughout the site.

B&A Planning Group, on behalf of the ownership group, seeks Council's support on this application to realize the redevelopment potential of the site and contribute to development along Calgary's Green Line.



# Applicant Outreach Summary



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

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

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**Project name:** Caravan Land Use Redesignation

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

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

### **Outreach Strategy**

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

B&A planning group undertook a public outreach program with Caravan Mobile Home Park Residents, adjacent neighbours, and the Riverbend Community Association since June 2020.

1,700 project flyers were delivered, with a public outreach goal to inform stakeholders about the project prior to submitting the Land Use Redesignation application. B&A tailored the communications approach to the diversity of the directly adjacent neighbours which includes residents of the area, adjacent businesses, and individuals employed in the area. Due to social distancing measures, tactics did not require in-person meetings.

The project team held two online community meetings (June 29 and July 8, 2020) and attended the Riverbend Community Association Annual Meeting (October 2020). Feedback received throughout these events, alongside feedback provided through

### **Stakeholders**

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

Caravan Mobile Home Park Residents  
1,700 Adjacent Residents and Local Businesses  
Riverbend Community Association

[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.

During outreach, area stakeholders provided questions and comments on area transportation, the preliminary development concept, the proposed land use and impacts from City plans such as the South Hill Area Plan and the Green Line project. The project team has summarized the Questions and Answers in a Public Outreach Summary to respond to all stakeholder queries received during outreach. Current residents of Caravan Mobile Home Park expressed concerns about the uncertainty on timelines for development and transition options available.

See Public Outreach Summary for details.

### How did stakeholder input influence decisions?

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

The concept plan has been revised throughout the planning process and key changes include:

- Decreased the maximum height from 26 to 15 storeys or 50 metres (42% reduction);
- Significant public park over-dedication (23% of the site);
- Providing a critical pathway connection between two City-owned parcels that navigates significant slope challenges.

### 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)

Providing an update to the Community Association, Caravan Mobile Home Park Residents, and our stakeholder list.

**Land Use Amendment in Capitol Hill (Ward 7) at 1229 – 20 Avenue NW, LOC2021-0061**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1229 – 20 Avenue NW (Plan 3150P, Block 18, Lots 25 and 26) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate a courtyard style semi-detached development, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a courtyard-style semi-detached 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 to 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 the landowner, Mina Hanna, on 2021 April 16. The subject site is located in the northwest community of Capitol Hill on 20 Avenue NW between 12 Street NW and 11 Street NW. The site is currently vacant and has lane access.

No development permit application has been submitted at this time. As indicated in the Applicant Submission (Attachment 3), the owner has expressed the desire to accommodate a courtyard style semi-detached development where two semi-detached units face 20 Avenue NW and two semi-detached units face an interior courtyard.

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 1229 - 20 Avenue NW, LOC2021-0061

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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 reached out to the Ward Councillor, the Capitol Hill Community Association, and spoke to neighbours. The Applicant Outreach Summary can be found in Attachment 4.

#### City-Led Outreach

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

Administration received one objection letter from the public, including a petition signed by four neighbouring households. Their concerns were related to the following:

- privacy and shadowing in the neighbouring yards; and
- safety due to increased traffic.

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 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 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 in the community. In addition, the proposal allows



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2021 July 8**

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CPC2021-1011  
Page 3 of 3**

**Land Use Amendment in Capitol Hill (Ward 7) at 1229 - 20 Avenue NW, LOC2021-0061**

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for greater flexibility in arrangement of the homes for a 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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Capitol Hill and is located midblock on the south side of 20 Avenue NW, between 12 Street NW and 11 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 36 metres deep. The parcel is currently vacant with lane access. There is no direct vehicular access to 20 Avenue NW.

The area is generally characterized by a mix of rowhouses, single detached dwellings and semi-detached dwellings designated as Residential – Grade-Oriented Infill (R-CG) or Residential – Contextual One / Two Dwelling (R-C2). There is a small heritage grocery store located on the same block. The site is located approximately 170 metres from the entrance of Confederation Park, as well as 400 metres from the Capitol Hill Community Association site and commercial services along 14 Street NW. King George School is located 300 metres to the east and the Southern Alberta Institute of Technology (SAIT) is 400 metres to the south.

## Community Peak Population Table

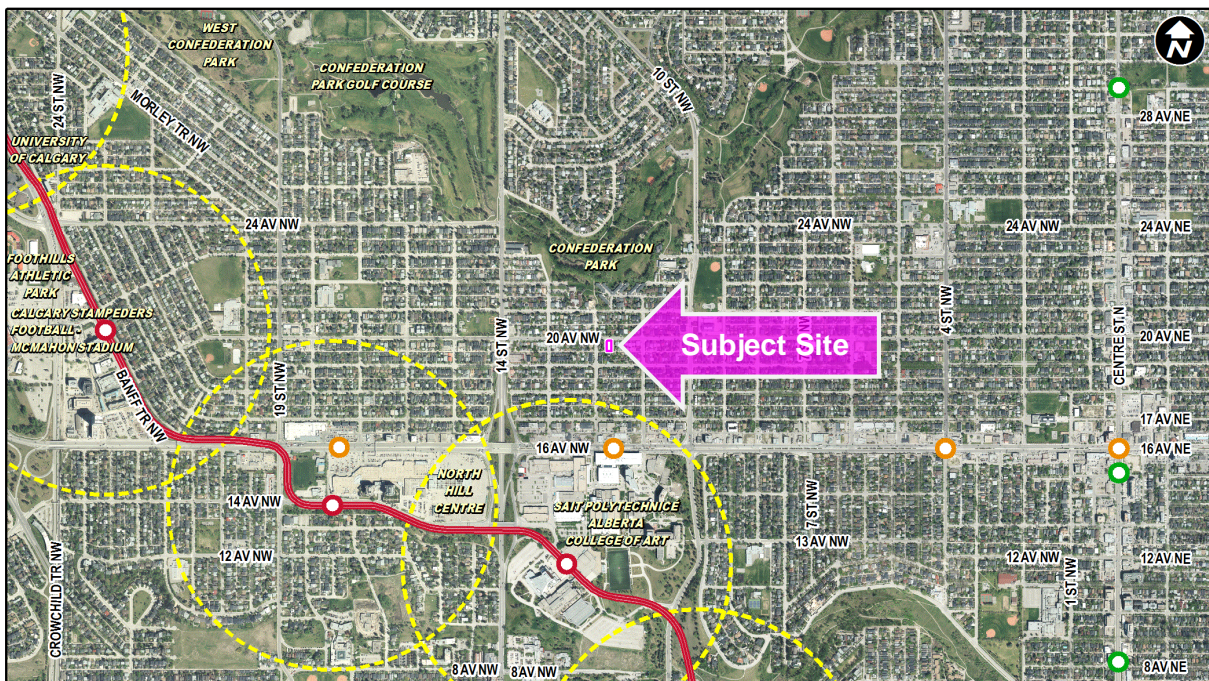
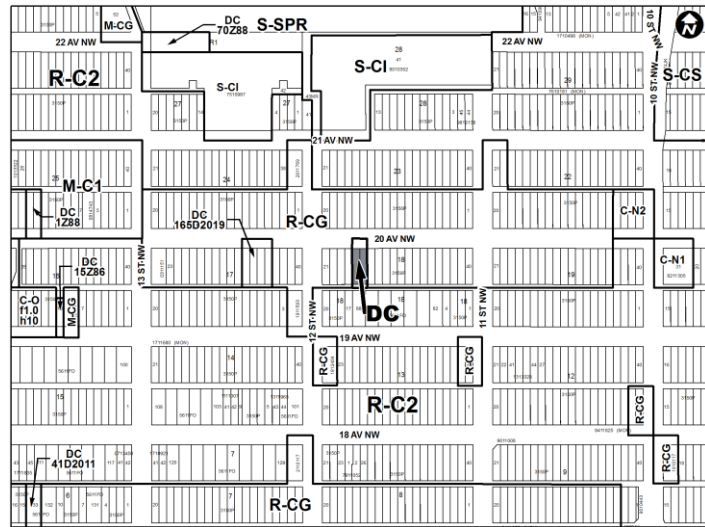
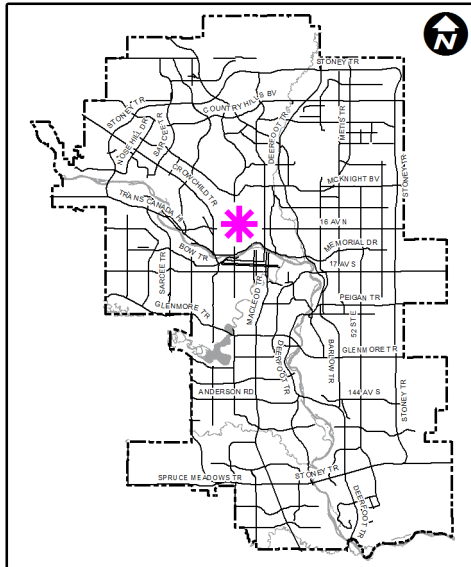
As identified below, the community of Capitol Hill reached its peak population in 2019.

<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%

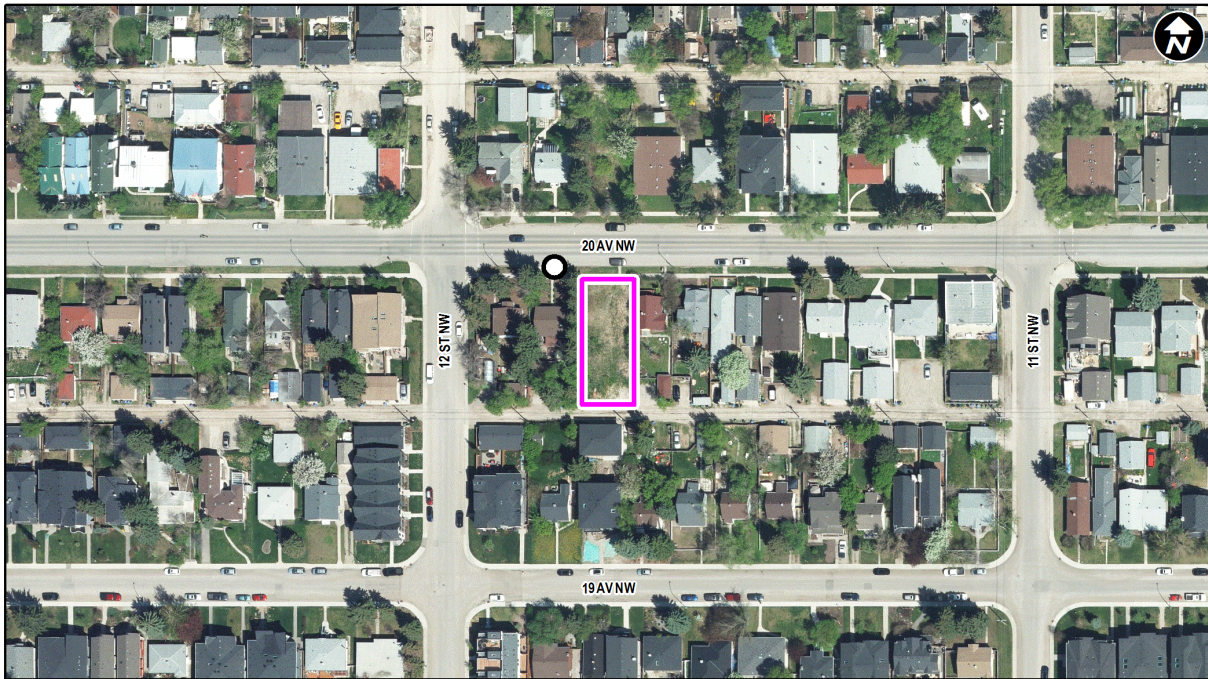
Source: *The City of Calgary 2019 Civic Census*

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 is a residential designation applied to developed areas to accommodate low density grade-oriented development. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare, which would enable up to four dwelling units on the subject site based on parcel area.

The proposed DC District, based on the R-CG District, would allow for mid-block courtyard style building form that is sensitive to the neighbouring low density context. 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. As a result, the proposed DC District would allow for a low-density building form consistent with R-CG, but with a courtyard style grade-oriented development that prohibits stacked individual units.

The proposed building height rules would require a third storey building stepback when a property line is shared with a low density residential district or Multi-Residential – Contextual Grade-Oriented (M-CG) District. These considerations would 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 would allow 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 District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this rule is to ensure that rules regulating aspects of development that are not specifically regulated by the proposed DC District can also be relaxed in the same way that they would be in a standard district.

Lastly, the proposed DC District includes 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, and the R-CG base 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 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 400 metres (six-minute walk) west 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 550 metres (seven-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 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 Rowhouse area on Map 4 of the [North Hill ARP \(2000\)](#). The Low Density Rowhouse policy indicates that grade-oriented residential development is appropriate within these areas. The proposal is in alignment with the ARP.

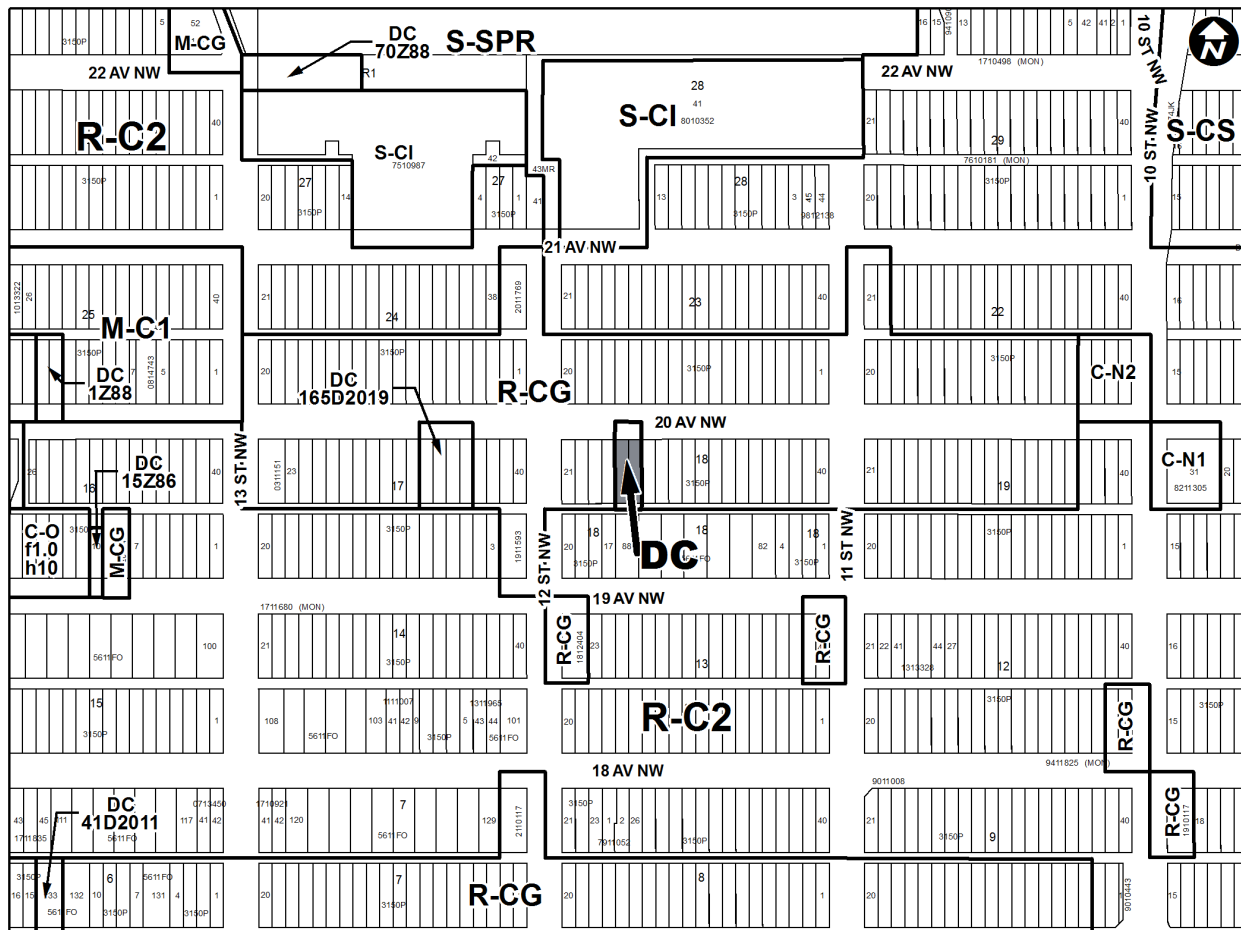
### **North Hill Communities Local Area Plan (Proposed – 2021)**

The *North Hill Communities Local Area Plan* has received first reading from Council and is currently being circulated to the Calgary Metropolitan Region Board (CMRB). Following approval from the CMRB, the Plan will return to Council for second and third reading in September 2021. Planning applications are being accepted for processing during the local area planning process. The proposed land use is in alignment with the Urban Form and Building Scale categories of the proposed *North Hill Communities LAP*.





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 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** in a **Grade-Oriented Rowhouse**.
- (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) For the purposes of subsection (1) 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) For the purposes of subsection (1) 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;  
and
  - (b) 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)(b).

**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

April 16, 2021

This is a proposal to redesignate the parcel 1229 - 20 Avenue NW to DC (based on R-CG) from the current zoning of R-CG, to allow for a density of 4 units (same as current density) and a height of 11m (same as current allowed height), for a development consisting of 4 units, 2 in a building in the front of the property, facing the street, and 2 in the rear. A courtyard will separate the two buildings.

This is an ideal use for this site due to its proximity to parks, schools, and shopping and being on 20 Avenue, which is a busy street close to many bus stops. It further contributes to achieving appropriate density allowed by current zoning and provide diverse housing opportunities and encourage alternative transportation and allow more residents to live very close to parks. It also aligns with the Municipal Development Plan, and North Hill Proposed LAP.

North Hill (Capitol Hill) is a vibrant inner-city community, a unique place to live, study, work and play, due to the very close proximity to SAIT and Confederation Park. One that feels like home because of the sense of community and the diverse places to live, places to shop, to socialize, to go to school and to enjoy the outdoors. And the subject site location is only one street from Confederation Park and four streets from SAIT, and it is a great place that people want to live and spend time, be it outdoors or indoors, for its unique location and its close proximity to shops, restaurants and parks and also easy access to transportation.

1229 - 20 Avenue is a rectangular site, a vacant lot (mid-block) centrally located between 10 Street and 14 Street NW and in very close proximity to Confederation Park, SAIT, schools, shops and also two blocks away from a new mixed-use building (under construction) at the corner of 20 Avenue and 14 Street. 20 Avenue is a neighbourhood corridor going east west with very easy access to downtown.

We are proposing a redesignation to a DC based on R-CG. Parking will be provided at the back of the property accessed from the back lane. The subject site is located only three houses away from similar designated lots (located at 1309 and 1313 - 20 Avenue NW). In proximity are R-CG lots with the potential of higher density due to the following:

- 20 Avenue is a relatively high traffic street and considered a neighbourhood corridor
- 20 Avenue has a bus route and the subject site is close to 14 Street, 10 Street and 16 Avenue NW
- More attractive place to live
- Providing housing for people who want to live near schools, parks, shops, near downtown but not directly downtown.



# Applicant Outreach Summary

April 16, 2021

**Project name:** 1229 20 Ave NW Rezoning From R-CG to DC (R-CG)

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

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

## Outreach Strategy

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

- 1) Contacted the community association by email and made them aware of my application and the potential rezoning
- 2) Contacted the office of Councillor Druh Farrell and made them aware of my application and the potential rezoning
- 3) Spoke with few neighbors and explained to them the rezoning application

## Stakeholders

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

- 1) Contacted the community association by email and made them aware of my application and the potential rezoning
- 2) Contacted the office of Councillor Druh Farrell and made them aware of my application and the potential rezoning
- 3) Spoke with few neighbors and explained to them the rezoning application

**What did you hear?**

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

- 1) I still haven't received a reply from the community association
- 2) I still haven't received a reply from the office of the councillor
- 3) neighbors did understand that there is no change in density or height and everything will be based on the current zoning and I didn't hear any opposition.

**How did stakeholder input influence decisions?**

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

The rezoning permit will not have any change on the density nor the height, it will only change the the 4 units arrangement.

Stakeholders understand that, and there should be no issue that will influence the project decision.

**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)

This is an ongoing process, during the progress of the rezoning application, I will continue to inform all stakeholders of the progress and make sure they are aware of any decision.

**Land Use Amendment and Outline Plan in Alpine Park (Ward 13), at multiple properties, LOC2020-0163**

**RECOMMENDATION(S):**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15113, 15350, 15620, 15717 and 16028 - 37 Street SW (Portions of NE1/4 Section 36-22-2-5; Portions of NW1/4 Section 31-22-1-5; Portions of Section 31-22-1-5, Subdivision 5; Portions of SE1/4 Section 36-22-2-5; Portions of Section 31-22-1-5, Subdivisions 3, 4 and 6) to subdivide 57.90 hectares  $\pm$  (143.00 acres  $\pm$ ), with conditions (Attachment 9).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 41.01 hectares  $\pm$  (101.34 acres  $\pm$ ) located at 15113, 15350, 15620, 15717 and 16028 – 37 Street SW (Portions of NE1/4 Section 36-22-2-5; Portions of NW1/4 Section 31-22-1-5; Portions of Section 31-22-1-5, Subdivision 5; Portions of SE1/4 Section 36-22-2-5; Portions of Section 31-22-1-5, Subdivisions 3, 4 and 6) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District, Residential – Low Density Mixed Housing (R-G) District, Commercial – Community (C-C1) District, Special Purpose – Recreation (S-R) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Direct Control District to accommodate residential development, with guidelines (Attachment 5).
3. Give three readings to the proposed bylaw for the redesignation of 9.11 hectares  $\pm$  (22.50 acres  $\pm$ ) located at 15113 and 15350 – 37 Street SW (Portions of NE1/4 Section 36-22-2-5; Portions of NW1/4 Section 31-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control District to accommodate mixed-use development, with guidelines (Attachment 6).
4. Give three readings to the proposed bylaw for the redesignation of 7.77 hectares  $\pm$  (19.19 acres  $\pm$ ) located at 15350 and 15620 – 37 Street SW (Portions of NW1/4 Section 31-22-1-5; Portions of Section 31-22-1-5, Subdivision 5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control District to accommodate educational and recreational development, with guidelines (Attachment 7).

**HIGHLIGHTS**

- This application seeks to establish a subdivision framework and redesignate the second stage of the Alpine Park community to allow for a mixed-use commercial and residential village centre, additional residential uses, institutional and indoor recreational uses, open spaces, and roadways.
- This application would accommodate a range of housing types including single and semi-detached dwellings, rowhouse buildings and multi-residential developments, a

Approval: **S. Lockwood** concurs with this report. Author: **B. Seymour**

## **Land Use Amendment and Outline Plan in Alpine Park (Ward 13), at multiple properties, LOC2020-0163**

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significant pathway system through the proposed Municipal Reserve and Environmental Reserve parcels, and is in keeping with the applicable policies of the *Municipal Development Plan* and the *Providence Area Structure Plan* (ASP).

- What does this mean to Calgarians? This would allow for increased diversity in housing opportunities, more compact development in a greenfield setting with better use of proposed infrastructure, and homes in close walking distance to commercial amenities.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

### **DISCUSSION**

This application was submitted on 2020 October 30 by Stantec Consulting on behalf of the landowner, Dream Asset Management Corporation (Attachment 2). The approximately 58.10 hectare site is in the developing community of Alpine Park, west of Stoney Trail SW, near the city limit boundary that runs along the Tsuut'ina First Nation. The site is an extension of the recently approved outline plan and land use amendment application (LOC2017-0308) for Dream's first neighbourhood that is currently under construction in Alpine Park.

The proposed outline plan and land use amendment application area is anticipated to have 1,889 units, with a population of 4,569 people and 1,006 jobs. This equates to a density of 38.9 units per hectare (15.7 units per acre). The proposal includes a highly walkable, block-based layout focused around a village centre. The proposed village centre, which encompasses a Neighbourhood Activity Centre and Community Retail Centre, as required by the *Providence ASP*, will act as an anchor for the community. The village centre is intended to include retail, restaurants, a supermarket, and high density residential all centred on a pedestrian-oriented high street that will be privately owned but publicly accessible. Adjacent to the village centre will be medium and high density residential, a central park, a community association site, and a sport and well-being district that will include educational, institutional, and indoor recreational facilities. Also adjacent to the village centre is a local arterial street in the form of a one-way 'couplet', which has westbound traffic (two lanes) one block north of the eastbound traffic (two lanes). The couplet system, short blocks and frequent intersections will help to achieve a more pedestrian-friendly street environment. The remainder of the plan area includes community commercial, low density residential, a storm water park proposed as a reconstructed wetland and a park called Canopy Park.

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

### **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

## **Land Use Amendment and Outline Plan in Alpine Park (Ward 13), at multiple properties, LOC2020-0163**

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### **Applicant-Led Outreach**

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. The applicant conducted extensive outreach with Tsuut'ina First Nation as part of their initial outline plan and land use amendment (LOC2017-0308) for their stage one development directly to the north of the subject site. Following the approval of the stage one outline plan and land use amendment, the two groups held a pipe ceremony prior to the ground-breaking of the stage one lands. The Nation was supportive of the stage one outline plan and land use amendment. The applicant has also had ongoing coordination with the adjacent landowner, Qualico, particularly with construction along their shared boundary. Further information on the applicant-led outreach can be found in Attachment 3.

### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners. No public meetings were conducted in direct relation to this application.

The subject area does not have a Community Association therefore the application was circulated to the adjacent Community Association of Evergreen in December 2020 and again in June 2021. The Evergreen Community Association did not provide a response.

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

The application was also circulated to the Tsuut'ina First Nation in December 2020 and again in June 2021, however no response from the Nation was received.

As per the *Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary*, the application was circulated to Foothills County for review and comment, and no concerns were identified.

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

## **IMPLICATIONS**

### **Social**

The proposal allows for a variety of housing choices in low, medium and high density residential building forms, including housing options for aging in place. The proposal may accommodate the housing needs of a more diverse population as a result.

### **Environmental**

This application addresses objectives of the [Climate Resilience Strategy](#), related to land use and transportation planning and enhancement of natural infrastructure through green spaces and natural areas to support mitigation. As part of the outline plan, this includes a 'storm park'

**Planning & Development Report to  
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2021 July 8**

**ISC: UNRESTRICTED  
CPC2021-1013  
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**Land Use Amendment and Outline Plan in Alpine Park (Ward 13), at multiple properties, LOC2020-0163**

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Stormwater Kidney™ system, preservation of existing tree stands, and provision of a dense and highly connected urban form.

**Economic**

Development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits. The plan also proposes a private educational, institutional, and recreational facility that will create numerous jobs in Calgary.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Land Use District Map
5. Proposed Direct Control District (R-Gm)
6. Proposed Direct Control District (MU-1)
7. Proposed Direct Control District (S-CI)
8. Proposed Outline Plan
9. Proposed Outline Plan Conditions of Approval
10. Proposed Outline Plan Data Sheet

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the developing community of Alpine Park in the southwest quadrant of the City. The site is approximately 57.90 hectares (143.00 acres) in size and is the second stage of the applicant's development, forming an extension to the already approved stage one to the north. The site is characterized by its location adjacent to the Southwest Ring Road and south of the Tsuut'ina Nation. Vehicular access to the site is currently available from 146 Avenue SW via the Southwest Ring Road.

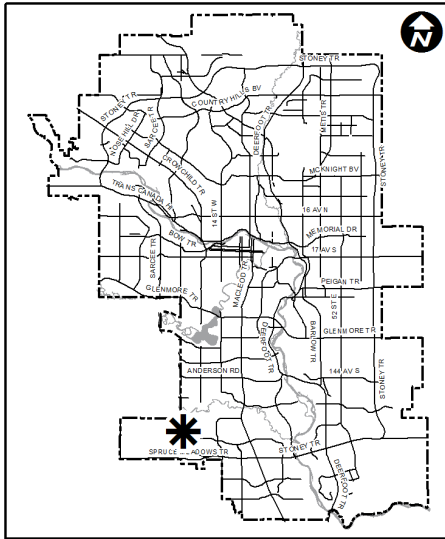
The subject site is currently undeveloped and has been used for agricultural purposes. It is characterized by rolling terrain that slopes generally from west to east, and southwest to central east and includes an Aspen forest in one area. There are five waterbodies located on the site including an ephemeral wetland, two temporary marshes, an ephemeral drainage/riparian marsh wetland and a large seasonal wetland.

The subject lands are adjacent to two recently approved outline plan and land use amendment applications, both of which are for neighbourhoods that form the community of Alpine Park. Directly to the north of the subject site is Dream's first stage of Alpine Park (LOC2017-0308). To the northwest of the subject site is Qualico's approved outline plan and land use application (LOC2017-0378) for Vermillion Hill. Figure 1, as shown below, outlines the location of the subject lands in relation to the other developments in Alpine Park. Limited development has now begun to the north of the subject lands and the first homes are anticipated to be completed later this year.

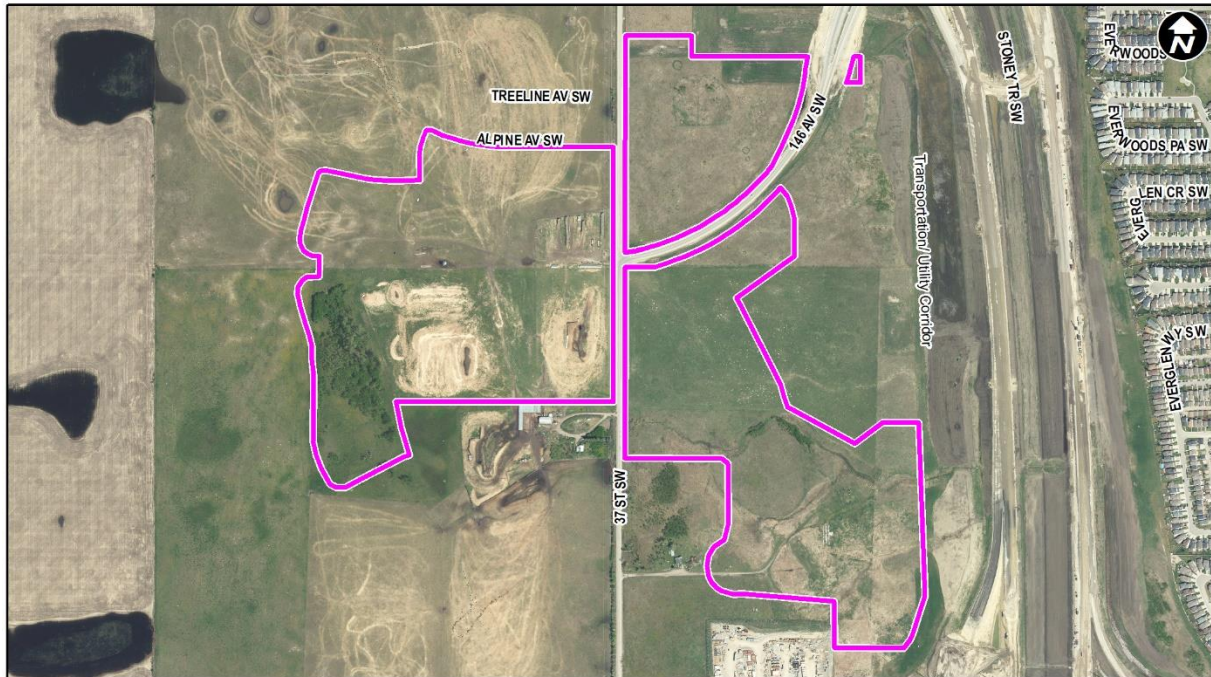
Figure 1 – Outline Plan Context Map



## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing land use on this site is the S-FUD District intended for lands awaiting urban development and utility servicing.

This application proposes a number of residential, commercial, direct control and special purpose districts on these lands:

- Residential – Low Density Mixed Housing (R-G) District;
- Multi-Residential – High Density Low Rise (M-H1) District;
- Multi-Residential – Medium Profile (M-2) District;
- Commercial – Community (C-C1) District;
- Direct Control District based on the Mixed Use - General (MU-1) District;
- Direct Control District based on the Residential – Low Density Mixed Housing (R-Gm) District;
- Direct Control District based on the Special Purpose – Community Institution (S-CI) District;
- Special Purpose – Recreation (S-R) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

The distribution of these districts can be seen in the proposed outline plan in Attachment 8.

The focal point of the plan area is the village centre, which is proposed as a DC District based on the MU-1 District, on two sites. The intent of the DC is to create a comprehensively planned, walkable, and mixed-use residential and commercial urban district and establish a high street village centre precinct that is the primary commercial and entertainment heart of Alpine Park. The proposed DC District generally follows the MU-1 District with additional site specific rules and discretionary uses. The proposed maximum building height and floor area ratio (FAR) in the DC District are 26 metres and 4.0 respectively. The proposed DC is included as Attachment 6.

Adjacent to the village centre are parcels proposed as the M-H1 District. The M-H1 District is intended for tall high density residential development and has a maximum building height of 26 metres and a maximum FAR of 4.0.

The proposed M-2 District is intended for medium height and medium density residential development with a maximum building height of 16 metres and a maximum FAR of 3.0.

The proposed R-G District is intended to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12.0 metres. The application proposes laned R-G parcels only.

The second proposed DC District based on the R-Gm District is the exact same DC District that was approved by Council for the applicant's first outline plan and land use application for the site to the north. The DC allows for smaller than typical minimum parcel sizes and minimum parcel depths for rowhouse units. The proposed DC District can be found in Attachment 5.

The third proposed DC District (Attachment 7) based on the S-CI District is intended to provide for:

- a comprehensively planned, mixed-use district with large-scale culture, education, office, and institution facilities;
- a spectator sports facility and an indoor recreation facility, with student and visiting athlete boarding dormitories as an ancillary use to the principal educational and sport facility uses; and
- multi-residential opportunities that are integrated and supportive of adjacent commercial, institutional, and office uses.

The proposed C-C1 District is intended for small to medium-scale commercial developments.

The proposed S-R District is intended to accommodate a range of indoor and outdoor recreation uses.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. As shown in Attachment 4, this district is proposed for the stormwater pond (storm park) area along the eastern portion of the site and will be designated as a Public Utility Lot (PUL) as per the *Municipal Government Act* (MGA).

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities, with parcels of varying sizes and use intensities. This district is only applied to lands that will be dedicated as School Reserve or other forms of Municipal Reserve (MR) pursuant to the MGA.

The proposed S-UN District is intended for lands that provide for landforms, natural vegetation or wetlands. In addition, the S-UN District is used for lands that preserve existing characteristics of a natural plant or animal community or are undergoing naturalization. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. Within the subject plan area, this district will protect a sloping area with tree stands, as well as provide for the development of a constructed wetland as part of the proposed storm park.

### **Subdivision Design**

The proposed outline plan comprises of approximately 57.9 hectares (143.0 acres) of land. Proposed at the heart of the neighbourhood is a mixed-use village centre with high density residential as well as commercial, retail and entertainment uses centred on a pedestrian-oriented privately owned but publicly accessible high street. Included in the village centre are a Neighbourhood Activity Centre and Community Retail Centre which are required by the *Providence ASP*. The proposed village centre is strategically located in the centre of the overall Alpine Park community allowing residents to walk or bike to the various commercial and entertainment amenities and services. Other features of the proposal include:

- high, medium and low density residential in the form of apartments, townhouses, rowhouses and semi and single detached homes where the density decreases further from the village centre;
- a high density residential parcel directly to the north/northeast of the village centre that is intended to house senior citizens;
- community commercial near the entrance to the community from the ring road;
- a community association site which is required by the *Providence ASP*;
- a private educational, institutional and recreational facility; and
- a block-based grid street network that fosters strong pedestrian and cycling connectivity.

This proposed outline plan and block layout provides a seamless extension and connection to the street and block pattern in Dream's first outline plan which was approved immediately to the north. Directly to the north, northwest and west of this subject area are smaller than typical rowhouse parcels and medium and high density residential uses provided in a grid layout. These have been strategically located to have immediate access to the village centre in the subject site.

The proposed design also accounts for laned vehicular access for lower density residential, or consolidated vehicle access points for larger sites. This will ensure a strong public realm with a focus on the pedestrian experience.

### **Open Space**

Open space is provided through a comprehensive park system that links the previously approved Alpine Park Stage 1 (LOC2017-0308) to this stage of Alpine Park. Throughout the outline plan area, parks are provided that serve varying functions and recreational opportunities. An enhanced community association (CA) site is located at the gateway to the community and incorporates a centrally located site with proposed upfront landscaping funded by the developer. The CA site will feature a bicycle pump track, a multi-use all season hardcourt, and a designated parking area. Another key feature park is the proposed canopy park which preserves an existing aspen forest that has a high environmental significance. Additional parks

in the community provide open play areas, an adventure play area with logs, boulders, etc. and a traditional playground.

The outline plan proposes 4.08 hectares (10.08 acres) of S-SPR area, to be dedicated as Municipal Reserve (MR), in the form of active and passive park spaces. This equates to an 8.4 percent MR dedication which is 1.6 percent short of the usual 10 percent MR requirement. The remaining 0.78 hectares (1.92 acres) (1.6 percent) of MR is proposed to be deferred to an adjacent future phase (Alpine Park Stage 3) as this area has a large school site which will limit the opportunity for neighborhood parks. This reallocation will allow for a more equitable distribution of park spaces throughout all stages. This deferment of MR was presented and approved by the Joint Use Coordinating Committee (JUCC) on 2021 May 20.

The S-UN area, to be dedicated as Environmental Reserve (ER), comprises of 9.33 hectare (23.06 acres) and is proposed to retain an ephemeral drainage/riparian marsh (Class III) wetland and a large seasonal reconstructed (Class III) wetland as well as an aspen stand rated as having a high environmental significance. A re-constructed wetland is proposed to provide stormwater management for the project and a portion of the ephemeral drainage/riparian marsh will be retained and incorporated along with the large seasonal wetland that will be re-constructed will form a portion of the stormwater facility; referred to as a “storm park”. The proposed storm park is an innovative stormwater management system which focuses on producing high quality stormwater for reuse and redistribution with a recreational amenity focus. The combination of ER and Public Utility Lot (PUL) integrates open space (pathways and passive recreational elements) in a natural form within the storm park and will be a positive amenity for the community.

#### Pathways

Regional, multi-use and local pathways form a comprehensive pathway network and are located throughout the outline plan area. These are also integrated with the existing and future phases of Alpine Park to form key connections between the areas.

#### **Density and Intensity**

At build-out, the subject area is expected to have an anticipated density of 1,889 units with a maximum density of 3,321 units (Attachment 10). The proposed DC/MU-1 (Site 1) parcel is expected to account for 551 of these units, the M-H1 parcel to account for 900 units, the M-2 parcel for 297 units, the R-G parcel for 72 units and the DC/R-G parcel for 70 units.

With a total site area of 48.56 gross developable hectares (119.98 acres), not including Environmental Reserves (ER), the proposed development would achieve an anticipated residential density of 38.9 units per hectare (15.7 units per acre) with a maximum unit density of 68.4 units per hectare (27.7 units per acre).

The *Providence ASP* (Appendix A: Achieving Minimum Intensity Thresholds and Density Targets) identifies a minimum required Neighbourhood Area intensity of 60 people and jobs per hectare and a minimum of 20 units per gross developable hectare. The anticipated population and jobs of the proposed development is 4,569 people and 1,006 jobs and therefore the anticipated intensity is 149 people and jobs per net developable hectare and 96 people and jobs per gross developable hectare, exceeding the minimum ASP requirement. The proposed residential density of the subject lands of 38.9 units per hectare (15.7 units per acre) also exceeds the minimum density requirement.

The MDP also sets out minimum density and intensity (population and jobs) targets for new

communities at a density of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare, respectively. As mentioned, at a minimum, the site is anticipated to have a residential density of 38.9 units per hectare (15.7 units per acre) which meets the density targets of the MDP. The subject lands are anticipated to have a total population of approximately 1,006 persons, with a residential intensity of approximately 96 persons per gross developable hectare. This is above the minimum set out by the MDP.

### **Transportation**

The transportation network has been designed to support multi-modal connectivity for local and regional trips to and within the plan area. The layout of the mobility system aligns with the *Providence ASP* and would help provide enhanced connectivity for future residents and businesses to the Providence area and beyond.

A key feature of the plan is the 154 Avenue SW one-way couplet system that connects Stoney Trail through the dual lane roundabout at the entrance to the community to areas to the west. It has been designed as an east and westbound one-way local arterial street systems with on-street parking, transit stops and a regional pathway on the eastbound couplet. A corridor study was provided to help inform the design of the corridor and will be updated at initial tentative plan for further detailed design review of the dual lane roundabout and corridor intersections.

The street network surrounding the couplet along with planned pathways and park space, provides additional opportunities for pedestrians and cyclists to enjoy enhanced connectivity within the area. Staging of the proposed development through to completion is planned to provide connectivity to the regional transportation network, with primary access to Stoney Trail SW at 154 Avenue SW. Opportunities for connections to the south into future outline plan areas, including an additional connection to Stoney Trail SW via 162 Avenue SW are shadowed in with the plan.

To facilitate development of the subject and adjacent lands, phasing of development has been discussed and will be reviewed at each tentative plan. This includes registering a Road Plan for 154 Avenue SW and Alpine Avenue SW at the initial tentative plan which protects the future rights-of-way for the street connections that connects this plan area, and adjacent plan areas, directly to Stoney Trail SW.

Public transit will be introduced in phases over time and is expected to include several bus routes running along the one-way couplet system and surrounding streets with connections to future Bus Rapid Transit along 162 Avenue SW connecting to the Somerset-Bridlewood LRT Station with future outline plans to the south.

A system of regional, multi-use and local pathways are provided that establishes both strong east-west and north-south connections within and adjacent to the plan area. Local pathways strengthen the regional system and provide key linkages through private sites and park areas.

### **Environmental Site Considerations**

The application was reviewed by the Environmental & Safety Management group at the City of Calgary and no environmental issues were identified.

## Utilities and Servicing

### **Water Servicing**

The subject lands are divided into two pressure zones – the Starlight Pressure Zone and the Westview Pressure Zone. A capital-funded dual zone phased pump station (Starlight Pump Station) is required and designed to accommodate the ultimate servicing of the *Providence ASP*. Starlight Pump Station's first permanent phase is required for the Starlight Pressure Zone portion of the subject lands to develop. The Westview Pressure Zone portion of the subject lands requires two water tie-ins (which are both available) east of the Transportation Utility Corridor.

### **Sanitary Servicing**

An existing sanitary main with sufficient capacity is available to the subject lands.

### **Stormwater Servicing**

The storm water will be directed to an engineered stormwater management facility in the southeast corner of the plan area. Future downstream storm trunks are planned along the west side of the Ring Road (Transportation Utility Corridor) with an outfall to Fish Creek. A Staged Master Drainage Plan (SMDP) was submitted by the applicant and was reviewed and accepted by Water Resources.

## Legislation and Policy

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

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

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

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

### **Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)**

The site is located in the IDP Plan Area of Map 1: Plan Area of the [Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary](#) (IDP). The circulation protocols of the IDP were followed and Foothills County identified no objections to the proposal.

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

The subject site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The *Providence ASP* is therefore the appropriate policy plan to provide specific direction for development of these subject lands. As mentioned earlier, the application exceeds the minimum intensity requirements of people and jobs per hectare and exceeds the minimum density requirements as outlined in the MDP. The proposal is in alignment with the MDP.



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

This application addresses objectives of the [Climate Resilience Strategy](#), related to land use and transportation planning and enhancement of natural infrastructure through green spaces and natural areas to support mitigation. As part of the outline plan, the applicant has proposed a 'storm park' Stormwater Kidney™ system, which produces high quality stormwater for reuse and redistribution. The applicant is also proposing to preserve existing tree stands as key features of the community and open space provision, retention of existing topographic features of the land, and provision of a dense urban form and configuration that has an efficient use of land for a greenfield location.

### **Providence Area Structure Plan (Statutory – 2020)**

The subject site is identified as part of the Neighbourhood Area within the [Providence Area Structure Plan](#) (ASP) as per Map 2: Land Use Concept. The ASP Land Use Concept also identifies a Neighbourhood Activity Centre (NAC), a Community Retail Centre (CRC) and Community Association site within the subject site area. The NAC will contain mixed-use development, including multi-residential, retail, commercial, entertainment uses and transit stops. This application builds on the applicant's approved stage one development to the north and fulfills the vision and policy objectives of this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area and will be serviced by Calgary Transit.



# Applicant Submission

October 30, 2020

## **SITE CONTEXT**

Located within the developing community of Alpine Park in southwest Calgary, the Alpine Park Stage 2 Outline Plan represents 58.05 ha (143.44 ac) of land located largely within the quarter sections of SE, NE 36-022-02-W5M and NW 31-022-01-W5M. The plan area is surrounded by Stoney Trail to the east, future residential areas of Alpine Park (Area 1) currently in construction to the north (and Tsuut'ina Nation further north), and future residential development, by others, to the west.

The plan area is in close proximity to Highway 22X to the south and has direct access to the southwest portion of Stoney Trail via the Fish Creek Boulevard/146 Ave SW interchange as of October 2020. This interchange provides convenient access both to the Stage 2 plan area, as well as access from Alpine Park to greater Calgary and surrounding areas.

## **PROPOSED DEVELOPMENT**

Alpine Park Stage 2 is proposed as a mixed-use residential, retail, commercial, service, institutional, and activity hub for the community of Alpine Park and larger southwest Calgary. It is envisioned as a comprehensively planned, experiential mixed use, compact activity district to reflect the Community Retail Centre (CRC) and Neighbourhood Activity Centre (NAC) development identified in the Providence Area Structure Plan (ASP) along 154 Ave SW. These elements are intended to accommodate small to mid-sized retail uses within a compact form, creating walkable destinations for residents and integrate multi-residential housing, open spaces, public plazas, local commercial/retail opportunities, and services reflective of the CRC and NAC goals established by the Providence ASP.

A complementary range of multi-family dwelling types are also proposed in the area including rowhomes and mid-rise apartments (both standalone and mixed use) required to achieve critical mass of people to support the local retail and commercial activity centre and meet city-wide density targets outlined in the Municipal Development Plan (MDP). The built form will seamlessly transition with the medium to low density residential development to the north, as well as future low density residential envisioned for the area south of this Outline Plan.

A large open space, central to Alpine Park, is also proposed along the western boundary of the plan area. Referred to as 'Canopy Park', this open space will be a unique, publicly accessible amenity to Calgary with a form and function that will cater to all interests and lifestyles for residents of and visitors to Alpine Park. The concept takes advantage of the existing, natural cottonwood grove and aspen forest tree canopy, views, and aspects prevalent from the site to provide a range of active and passive uses for the wider Alpine Park community and greater Providence area.

The Stage 2 Outline Plan also integrates a unique stormwater management system that effectively combines experiential open space programming within the large footprint required for stormwater facilities. Similar to Dale Hodges Park in northwest Calgary, the plan contains a stormwater retention and treatment precinct that blends immersive elements of passive recreational opportunities with the natural landscape, seamlessly integrated with the larger open space network in Alpine Park. Like Canopy Park, this feature will serve as a destination location for residents of the community as well as and greater Calgary for an open space experience unlike any other in an urban setting.

Finally, a Centre for Sport and Well-Being precinct is proposed to accommodate a flexible mix of unique institutional, recreational, and employment in a campus format. Centrally located within the plan area, this precinct promotes a unique market opportunity and to achieve a distinct set of users and functions to Alpine Park, while also fulfilling the employment land requirements outlined in the Providence ASP. The Stage 2 Outline Plan also places a significant emphasis on active modes connectivity throughout. The off-street dedicated cycling infrastructure along major transportation corridors will provide safe, comfortable, attractive, and convenient active modes connections throughout the plan area. These

dedicated cycleways, in addition to an abundant network of local and regional path connections, will provide widespread coverage for pedestrians and cyclists alike throughout Alpine Park, connecting residents and visitors with the abundant amenities and employment opportunities highly reflective of complete streets principles and policies.

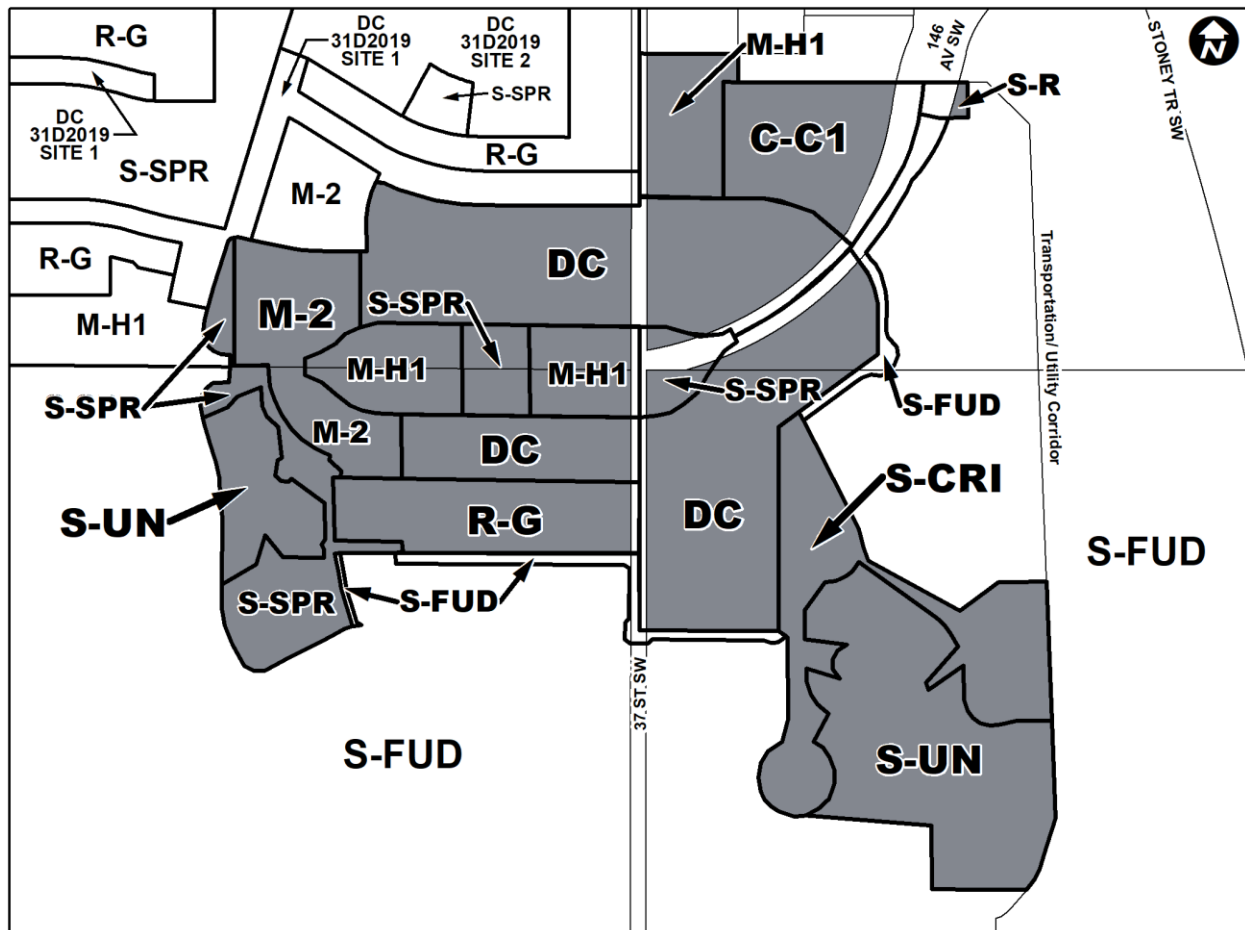
## Applicant Outreach Summary

The applicant conducted extensive outreach with Tsuut'ina First Nation as part of their initial outline plan and land use amendment for their stage one development directly to the north of the subject site (LOC2017-0308). This included multiple meetings with the Nation's Consultation Directors Office and Nation elders, as well as meetings with the Nation residents who live along 146 Avenue SW. In addition, the applicant continues to build their relationship with the Tsuut'ina Nation beyond their stage one outreach work. Since approval of the stage one outline plan and land use in February 2019, the two groups held a pipe ceremony prior to the ground-breaking of the stage one lands, as well as committed and executed construction updates for those living in proximity to 146 Avenue SW through the Consultation Directors Office at the Nation. Furthermore, direct contact information has been provided to those residents, should concerns arise. The Nation was supportive of the stage one land use amendment and outline plan.

The applicant chose not to conduct wider outreach with adjacent landowners beyond coordination with Qualico regarding construction on their shared boundary as the applicant undertook outreach in 2017 with adjacent landowners and the subject site for this application is also mostly bounded by land owned by Dream.



## Proposed Land Use District Map



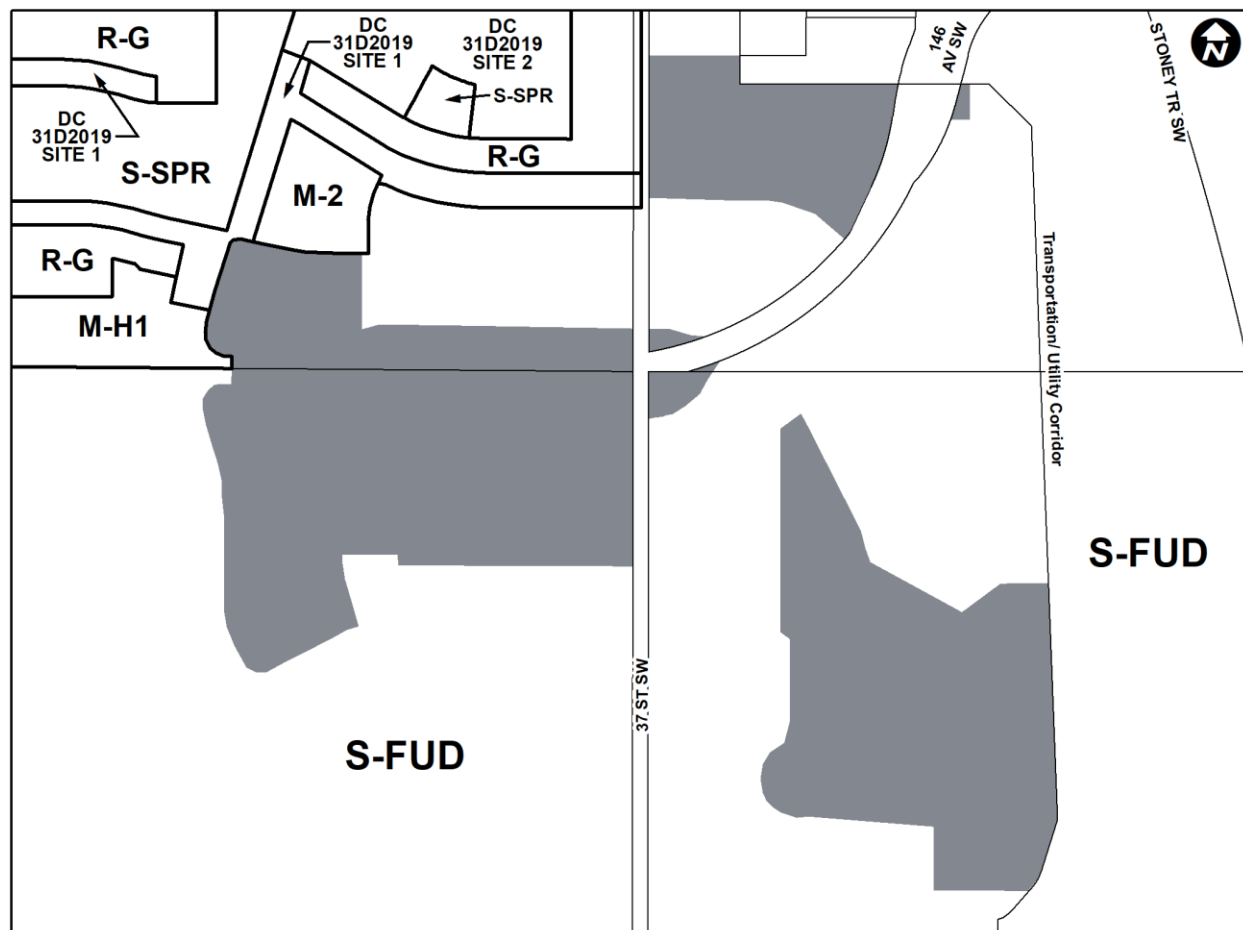


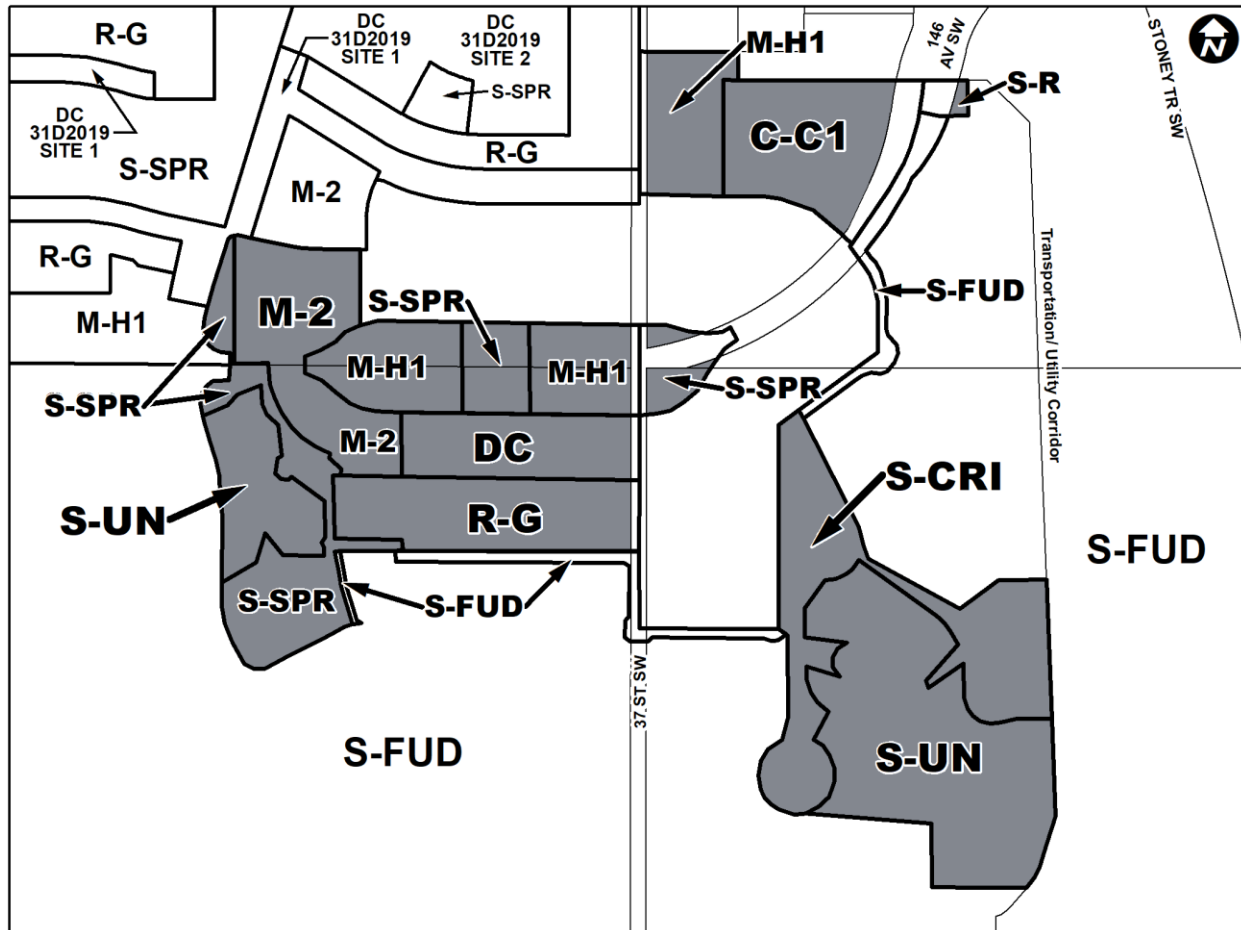


## Proposed Direct Control District (R-Gm)

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".

### SCHEDULE A



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

- 1 This Direct Control District Bylaw is intended to accommodate street-oriented residential development in the form of semi-detached dwellings and rowhouse buildings on smaller lots.

**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 – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

**Discretionary Uses**

- 5 The **discretionary uses** of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

**Bylaw 1P2007 District Rules**

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

**Parcel Area for Rowhouse Buildings**

- 7 The minimum area of a **parcel** for a **Rowhouse Building** is 90.0 square metres per **Dwelling Unit**.

**Building Setback Areas**

- 8 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 and Section 9 of this Direct Control District Bylaw.

**Building Setback from Rear Property Line**

- 9 The minimum **building setback** from a **rear property line** for any portion of a **building** is 0.6 metres.

**Outdoor Private Amenity Space**

- 10 Each **Dwelling Unit** must have direct access to **private amenity space** that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a **motor vehicle parking stall**;
- (c) has a minimum total area of 15.0 square metres;
- (d) has no dimension of less than 2.0 metres; and
- (e) may be located at **grade**, or above **grade** when part of the **main residential building**.

**Relaxations**

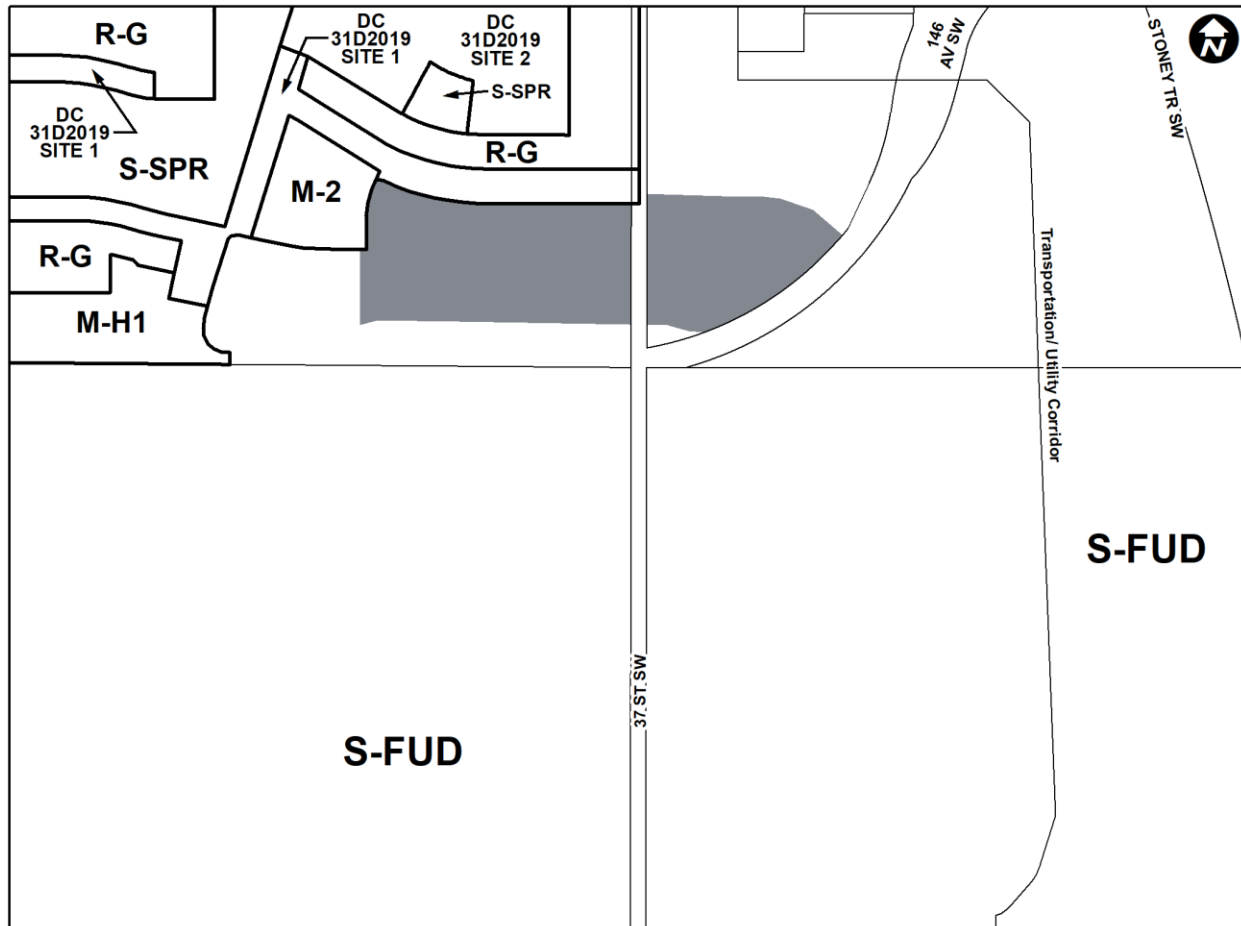
- 11 The **Development Authority** may relax the rules contained in Sections 6 through 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

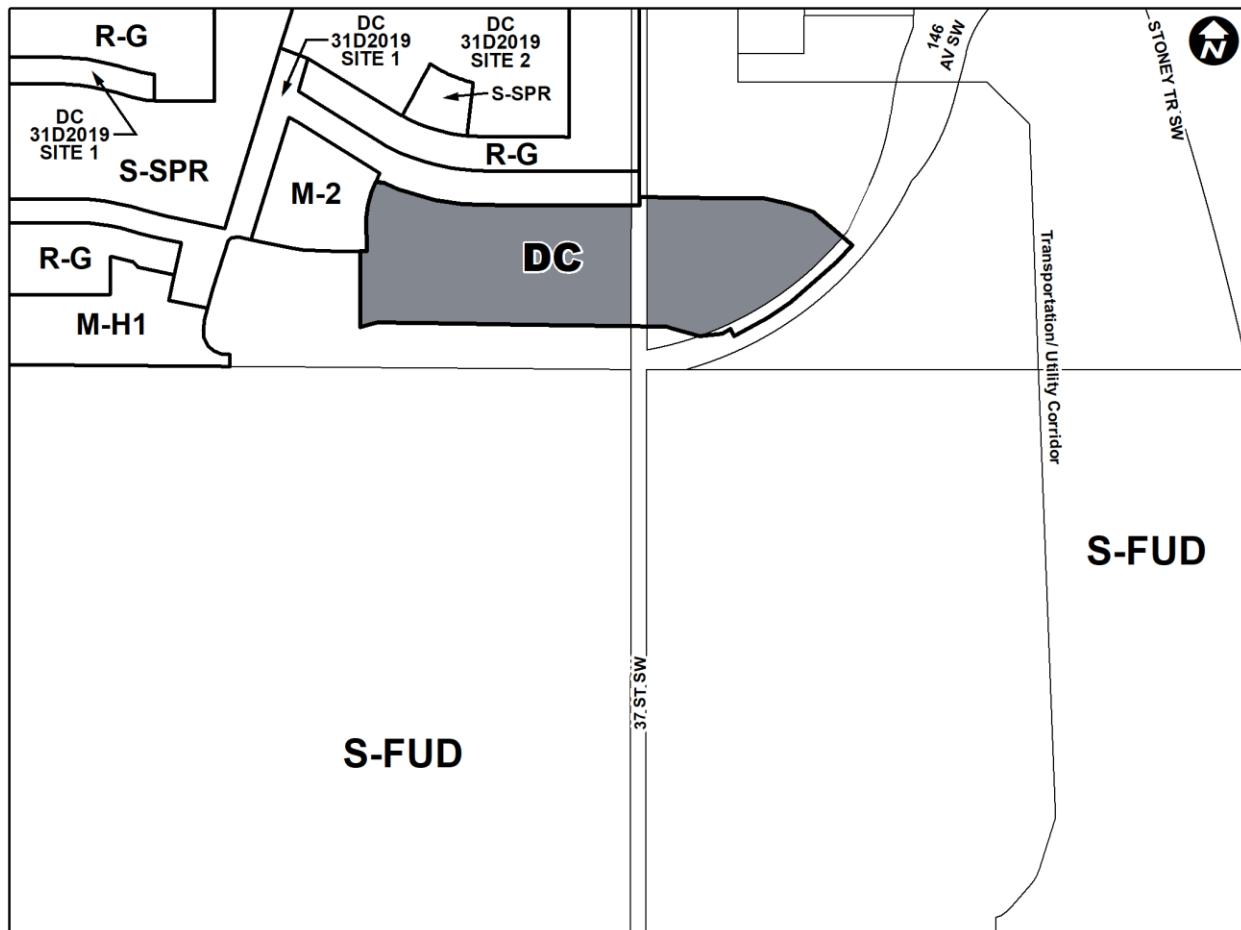


## Proposed Direct Control District (MU-1)

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

### SCHEDULE A



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

- 1** This Direct Control District Bylaw is intended to:
  - (a) create a comprehensively planned, walkable and mixed-use urban district; and
  - (b) establish a village centre precinct that is the primary commercial and entertainment centre of Alpine Park.

**Compliance with Bylaw 1P2007**

- 2** Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, and 4 of Bylaw 1P2007 apply.

**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** of 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** of this Direct Control District with the addition of:

- (a) **Amusement Arcade;**
- (b) **Cinema;**
- (c) **Conference and Event Facility;**
- (d) **Dinner Theatre;**
- (e) **Drinking Establishment – Medium;**
- (f) **Multi-Residential Development;**
- (g) **Museum; and**
- (h) **Performing Arts Centre.**

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of 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 4.0.

**Building Height**

- 8 The maximum **building height** is 26 metres.

**Rules for Facades Facing a Street**

- 9 Section 1340 of Bylaw 1P2007 does not apply in this Direct Control District.

**Rules for Supermarkets Facing a Street**

- 10 (1) Unless otherwise provided in subsection (2), a minimum of two façades of a **building** containing a **Supermarket** located on the floor closest to **grade** and facing a **street** must include unobstructed windows with transparent glass that:
- (a) occupy a minimum of 20.0 per cent of the façade between a height of 0.6 metres and 2.4 metres at minimum; and
  - (b) where the entire area described in subsection (a) allows views of the indoor space.
- (2) Where the façade of a **building** contains **Dwelling Units**, that portion of the façade is not required to meet the requirements of subsection (1).

**Setback Area**

- 10 (1) Unless otherwise provided in subsection (2), there is no minimum requirement for a **setback area**.

- (2) Where a **parcel** containing a **Multi-Residential Development** shares a **property line** with a **street**, the minimum **building setback** from that **property line** is 3.0 metres.

### Landscaping in Setback Areas

- 10 Where a **setback area** shares a **property line** with a **street**, the **setback area** may include **soft surfaced landscaped areas** or **hard surfaced landscaped areas**.

### Additional Landscaping Requirements

- 11 Section 1347 of Bylaw 1P2007 does not apply in this Direct Control District Bylaw.

### Residential Amenity Space

- 12 (1) A **patio** may be located in a **setback area** between a **building** and a **property line** shared with a **street**.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (4) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (5) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** must be included to satisfy the **amenity space** requirement.
- (6) Where a **patio** is located within 4.0 metres of a **lane** or another **parcel**, it must be **screened**.
- (7) **Private amenity space** must:
- (a) be in the form of a **balcony**, **deck** or **patio**; and
  - (b) have no minimum dimensions of less than 2.0 metres.
- (8) **Common amenity space**:
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
  - (b) must be accessible from all the **units**;
  - (c) must have a contiguous area of not less than 50.0 square metres, with no dimension less than 6.0 metres; and
  - (d) must not be located in a required **setback area**.



- (9) **Common amenity space – indoors** may only be provided to satisfy the **amenity space** requirement as part of a **development** with 100 or more **units**.
- (10) A maximum of 10.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (11) **Common amenity space – outdoors:**
- (a) must provide a **balcony**, **deck** or **patio** and at least one of the following as permanent features:
    - (i) a barbeque; or
    - (ii) seating; and
  - (b) must be used in the calculation of the required **landscaped area**.

#### **Vehicle Access**

- 13** Section 1355 of Bylaw 1P2007 does not apply in this Direct Control District.

#### **Relaxations**

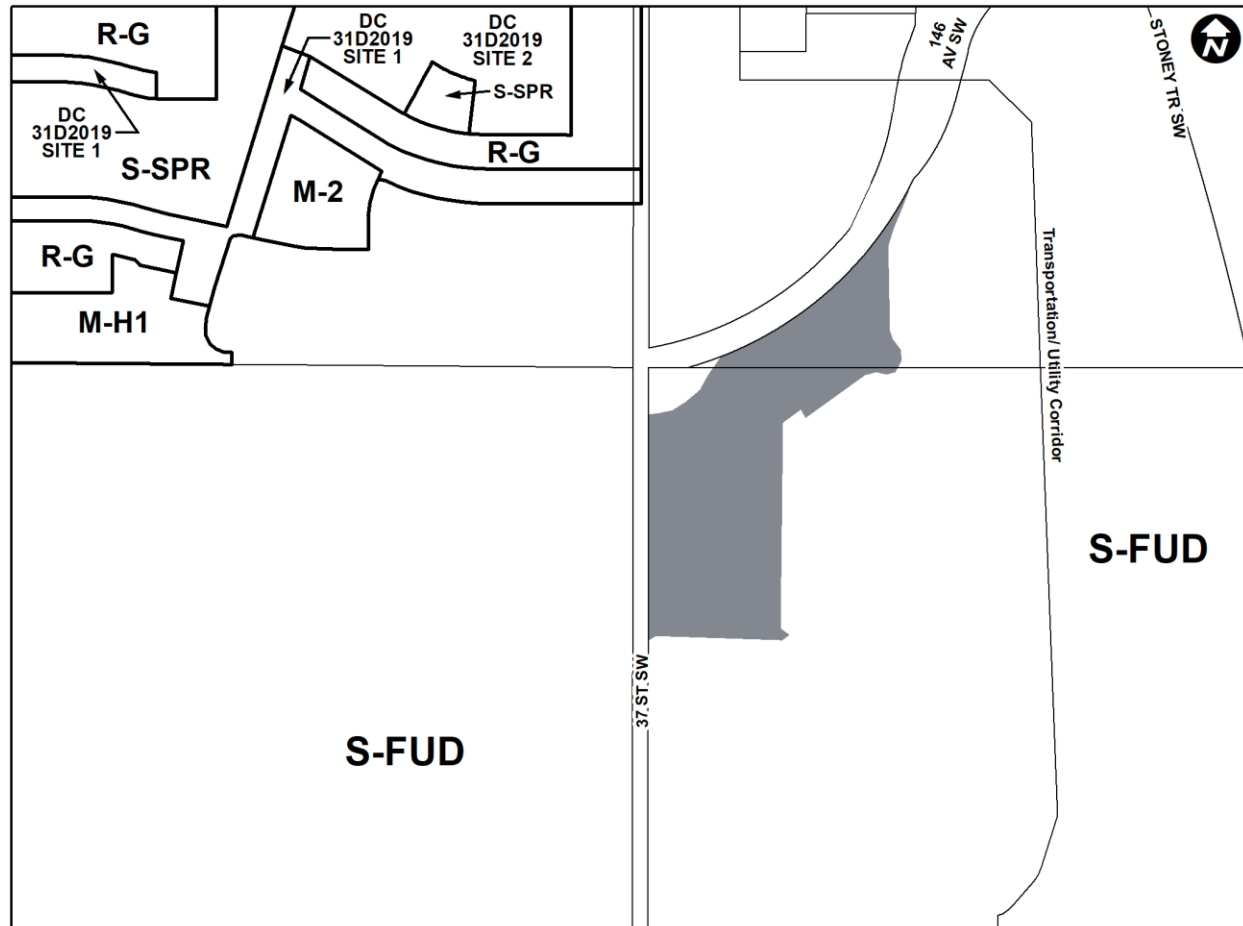
- 14** The **Development Authority** may relax the rules contained in Sections 6, 9 and 11 of this Direct Control District Bylaw, in accordance with sections 31 and 36 of Bylaw 1P2007 being met.

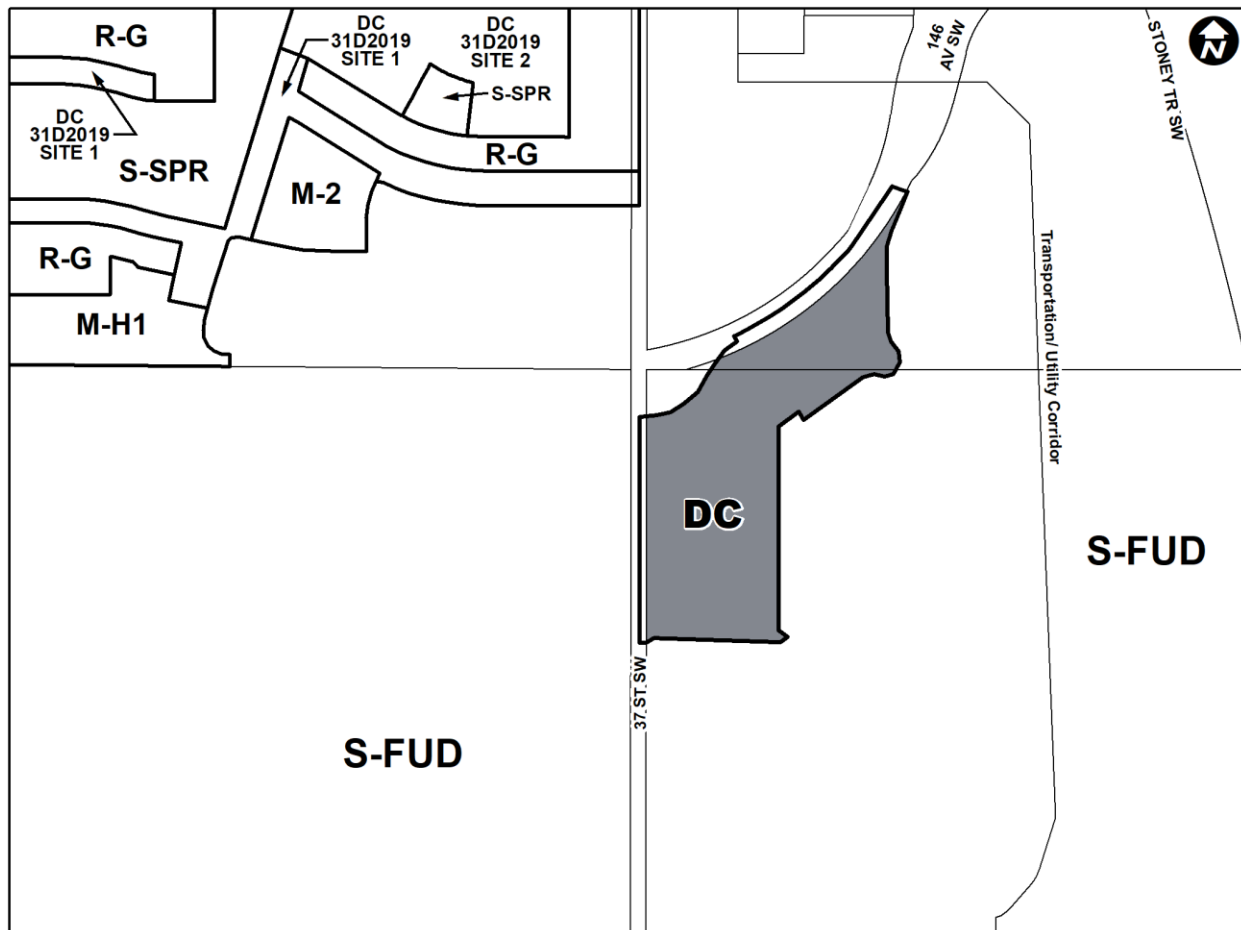


## Proposed Direct Control District (S-CI)

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".

### SCHEDULE A



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

- 1** This Direct Control District Bylaw is intended to:
- (a) provide for a mix of uses that include large scale culture, education, office and institutional facilities;
  - (b) provide opportunities for a spectator sports facility and indoor recreation facility; and
  - (c) provide for multi-residential opportunities that are integrated and supportive of adjacent commercial, institutional and office uses.

**Compliance with Bylaw 1P2007**

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

**Reference to Bylaw 1P2007**

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

**Permitted Uses**

- 4 The **permitted uses** of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

**Discretionary Uses**

- 5 (1) The **discretionary uses** of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District with the addition of:

- (a) **Amusement Arcade;**
- (b) **Assisted Living;**
- (c) **Cinema;**
- (d) **Community Recreation Facility;**
- (e) **Drinking Establishment - Small;**
- (f) **Indoor Recreational Facility;**
- (g) **Information and Service Provider;**
- (h) **Fitness Centre;**
- (i) **Medical Clinic;**
- (j) **Multi-Residential Development;**
- (k) **Outdoor Café;**
- (l) **Outdoor Recreation Area;**
- (m) **Office;**
- (n) **Parking Lot – Structure;**
- (o) **Retail and Consumer Service; and**
- (p) **Take Out Food Service.**

- (2) Sections 1055(2) and 1055(3) of Bylaw 1P2007 do not apply in this Direct Control District Bylaw.

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 apply to this Direct Control District.

**Building Height**

- 7 The maximum **building height** is 26 metres.

**Front Setback Area**

- 8 The **front setback area** must have a minimum depth of 3.0 metres.

**Landscaping In Setback Areas**

- 9 (1) All **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.

- (2) All **setback areas** must provide a minimum of:
- (a) 1.2 trees for every 70.0 square metres for the **use** of **School Authority – School**; and
  - (b) 1.0 trees and 2.0 shrubs for every 45.0 square metres for all other **uses**.

**Underground Irrigation for School Authority – School**

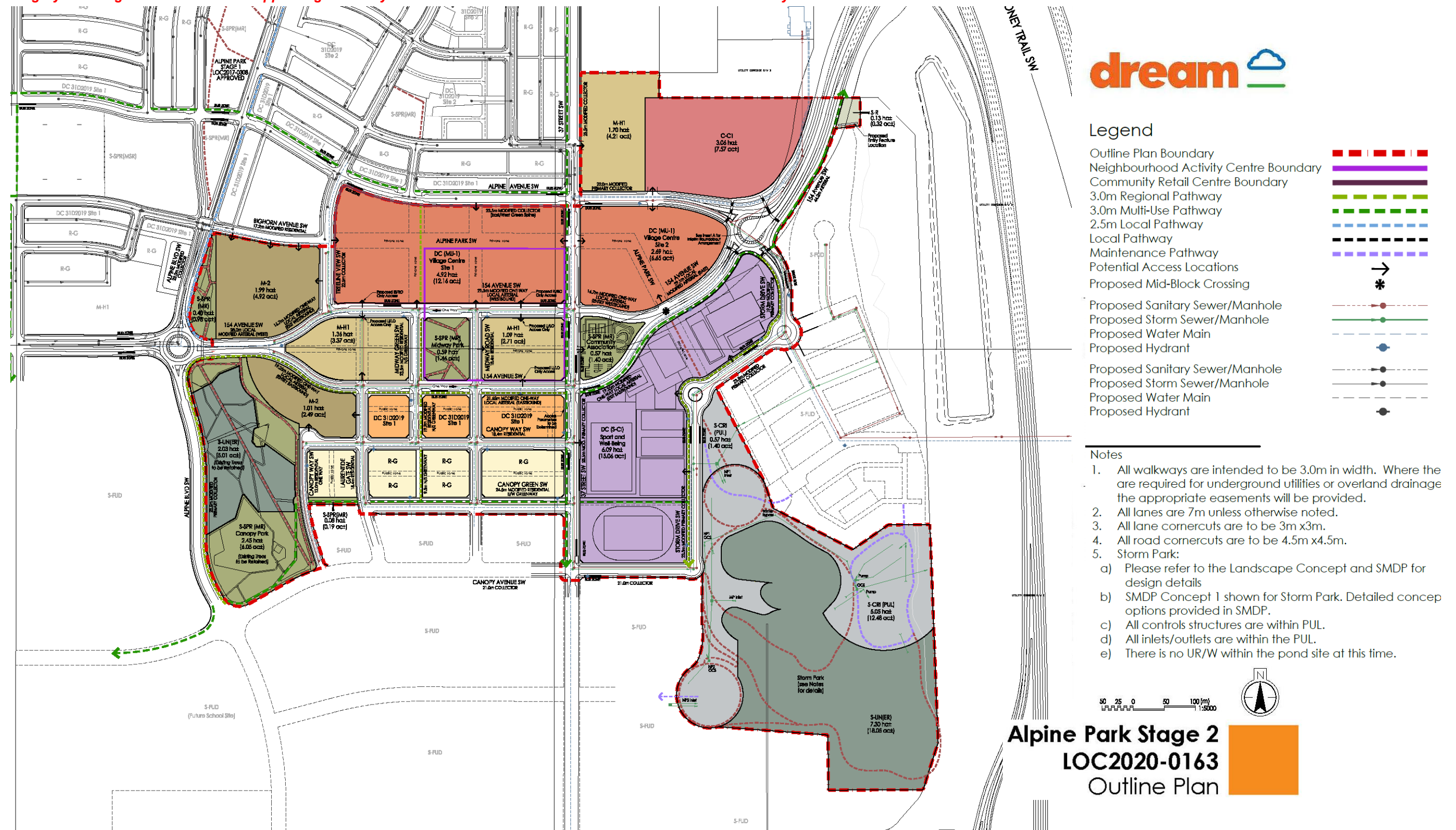
- 10** All **soft surfaced landscaped areas** on a **parcel** with **buildings** used or previously used for **School Authority – School** do not require an underground irrigation system.

**Relaxations**

- 11** The **Development Authority** may relax the rules contained in Sections 6, 8 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

## Proposed Outline Plan

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



OUTLINE PLAN STATISTICS				
TOTAL AREA OUTLINED		57.89 ha	143.04 ac	
less ENVIRONMENTAL RESERVE (S-UN)		9.33 ha	23.06 ac	
GROSS DEVELOPABLE AREA (GDA)		48.56 ha	119.98 ac	100.0%
		Frontage Units		
RESIDENTIAL		15.85 ha	39.18 ac	32.7%
Low Density		3.77 ha	9.32 ac	7.8%
RG		2.25 ha	5.57 ac	
Anticipated Number of Units (9.0m lot width)			652m	72 units
Maximum Number of Units (6.0m lot width)				108 units
DC 31D2019 Site 1		1.52 ha	3.75 ac	
Anticipated Number of Units (7.3m lot width)			509m	70 units
Maximum Number of Units (5.0m lot width)				101 units
Total frontage			1,161m	
Multi-Residential/Mixed-Use		12.08 ha	29.86 ac	24.9%
M-H1		4.16 ha	10.29 ac	
Anticipated number of units (216upha based on # of units indicated)				900 units
Maximum number of units (Max 4.0 FAR assuming avg 100sqm/unit)				1667 units
M-2		3.00 ha	7.41 ac	
Anticipated number of units (99upha based on # of units indicated))				297 units
Maximum number of units (Max 3.0 FAR assuming avg 100sqm/unit)				894 units
DC (MU-1) Site 1		4.92 ha	12.16 ac	
Anticipated/Maximum number of units (112upha)				551 units
TOTAL UNITS			Anticipated	1889 units
			Maximum	3321 units
DENSITY		Anticipated:	1889 units	Maximum: 3321 units
			48.56 ha (119.98 ac)	48.56 ha (119.98 ac)
			= 38.9 upha	= 68.4 upha
			= 15.7 upac	= 27.7 upac
COMMERCIAL/INSTITUTIONAL		11.85 ha	29.28 ac	24.4%
C-C1		3.06 ha	7.57 ac	
DC (MU-1) Site 2		2.69 ha	6.65 ac	
DC (S-CI)		6.09 ha	15.06 ac	
OPEN SPACE		4.21 ha	10.40 ac	8.7%
S-SPR - Credit Open Space		4.08 ha	10.08 ac	8.4% *
*1.92 ac of MR deferred to development in Stage 3. 10% overall dedication will be adhered to for the overall Alpine Park development				
S-R - Non-Credit Open Space		0.13 ha	0.32 ac	0.2%
PUBLIC DEDICATION		16.64 ha	41.12 ac	34.3%
S-CRI		5.62 ha	13.88 ac	
Roads and Lanes		11.03 ac	27.24 ac	



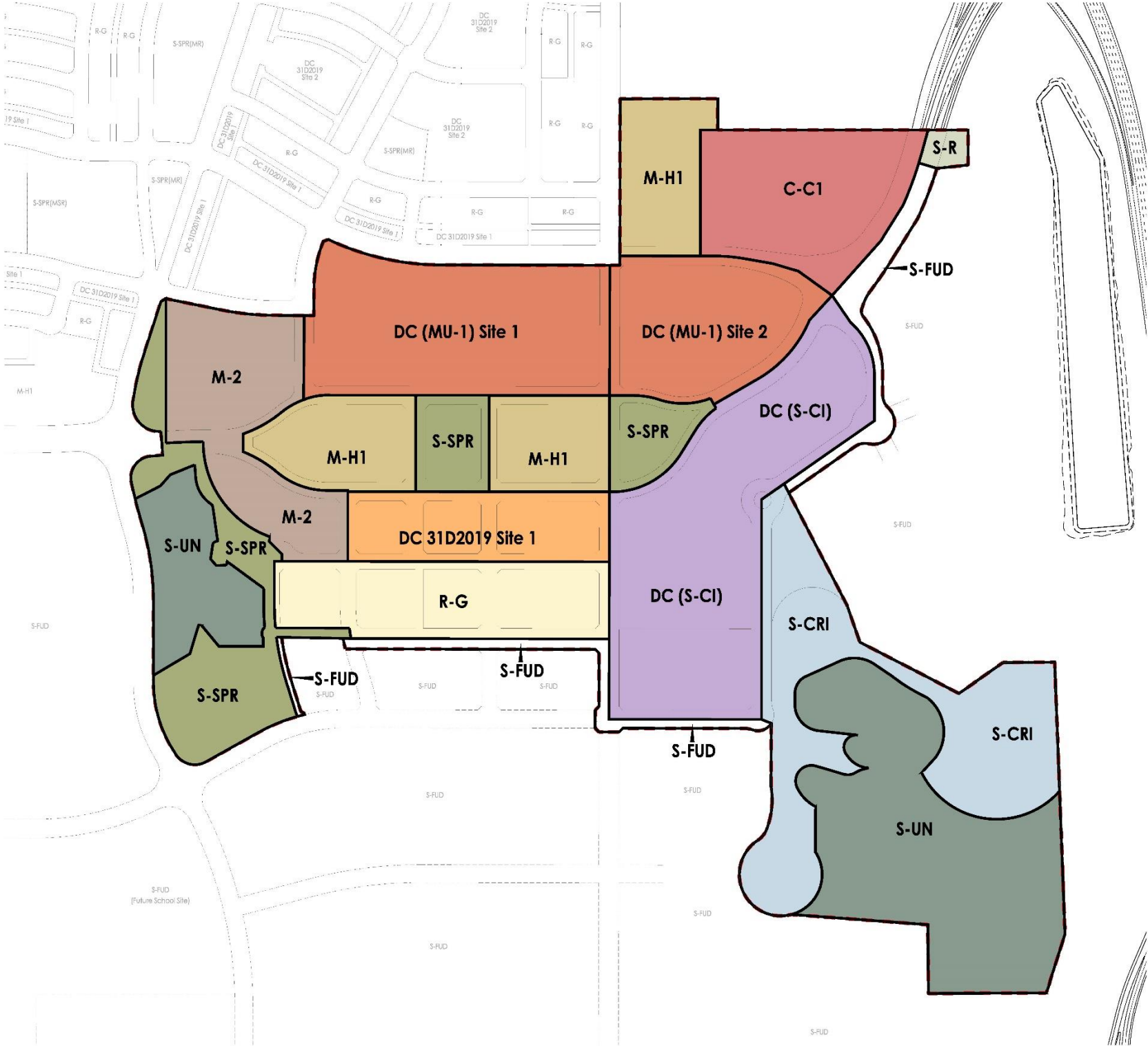
NEIGHBOURHOOD ACTIVITY CENTRE		
Overall NAC	3.93 ha	9.71 ac
Commercial	1.63 ha	4.03 ac
Residential	1.10 ha	2.73 ac
MR (Greenway Park)	0.60 ha	1.47 ac
Roads	0.60 ha	1.48 ac
Anticipated Density (DC MU-1)		112 upa
Anticipated ppl/unit		1.7 ppl/unit
Anticipated jobs per m2	1 job/28 sq m of GFA	
Jobs		233
Population		419
Anticipated ppl & jobs per ha		166



Alpine Park Stage 2  
LOC2020-0163  
Outline Plan - Statistics







LAND USE STATISTICS		
S-FUD to R-G	3.44 ha	8.50 ac
S-FUD to DC 31D2019 Site 1	2.51 ha	6.21 ac
S-FUD to M-2	3.67 ha	9.07 ac
S-FUD to M-H1	5.31 ha	13.12 ac
S-FUD to DC (S-CI)	7.77 ha	19.19 ac
S-FUD to DC (MU-1) Site 1	5.57 ha	13.76 ac
S-FUD to DC (MU-1) Site 2	3.54 ha	8.74 ac
S-FUD to C-C1	3.82 ha	9.44 ac
S-FUD to S-SPR	5.04 ha	12.46 ac
S-FUD to S-CRI	5.99 ha	14.79 ac
S-FUD to S-R	0.22 ha	0.55 ac
S-FUD to S-UN	9.35 ha	23.11 ac
S-FUD to Remain S-FUD	1.66 ha	4.10 ac
Total Redesignation	57.89 ha	143.04 ac

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Alpine Park Stage 2

LOC2020-0163

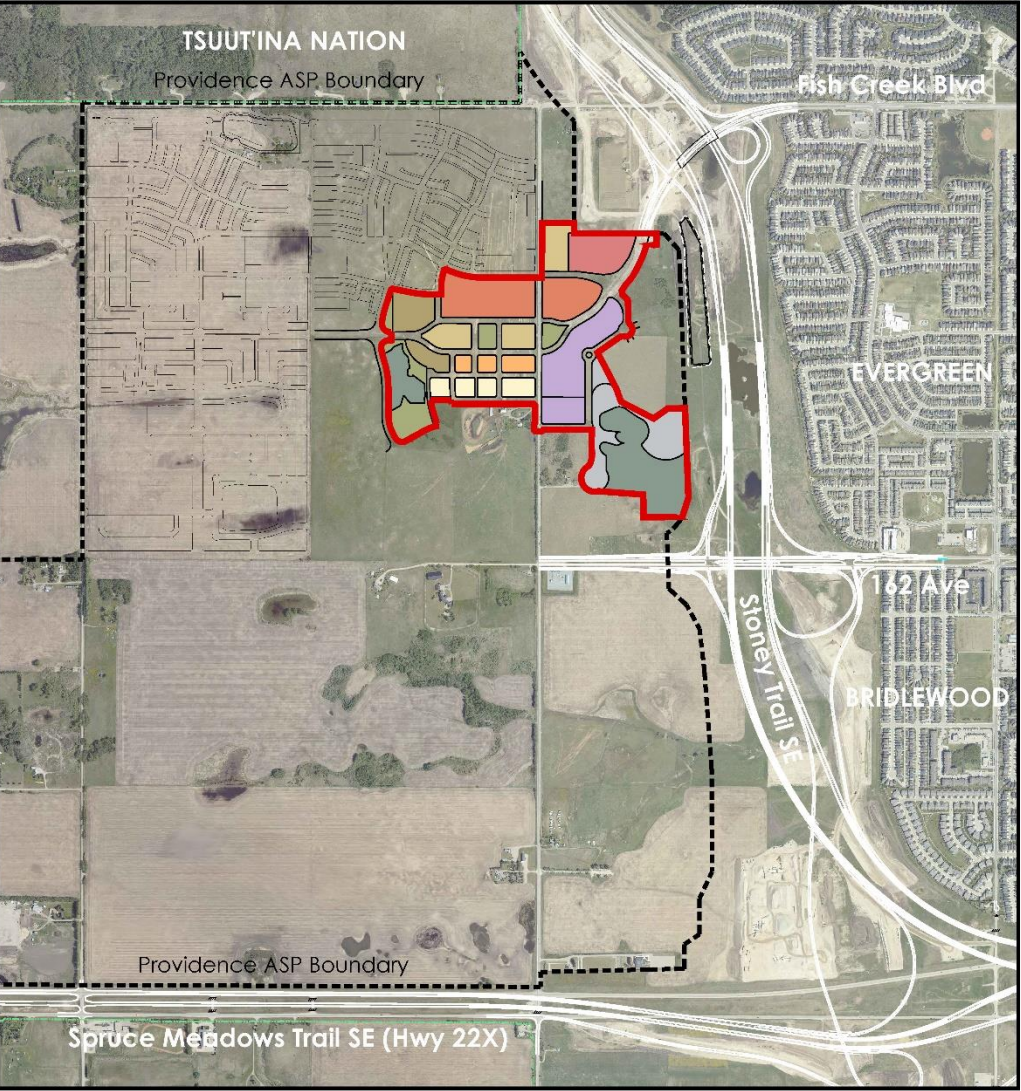
Proposed Land Use



Active Mode Infrastructure



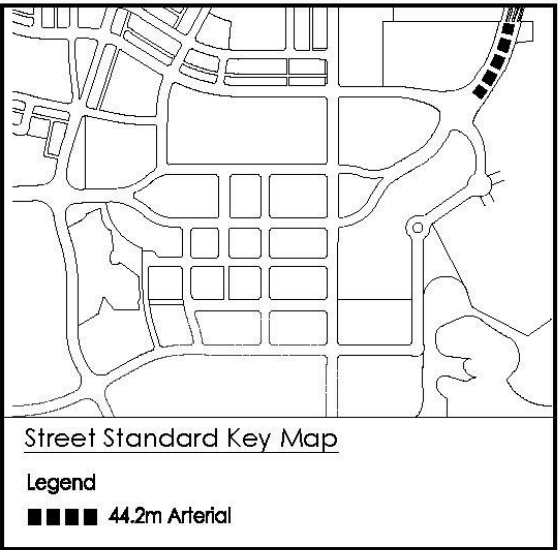
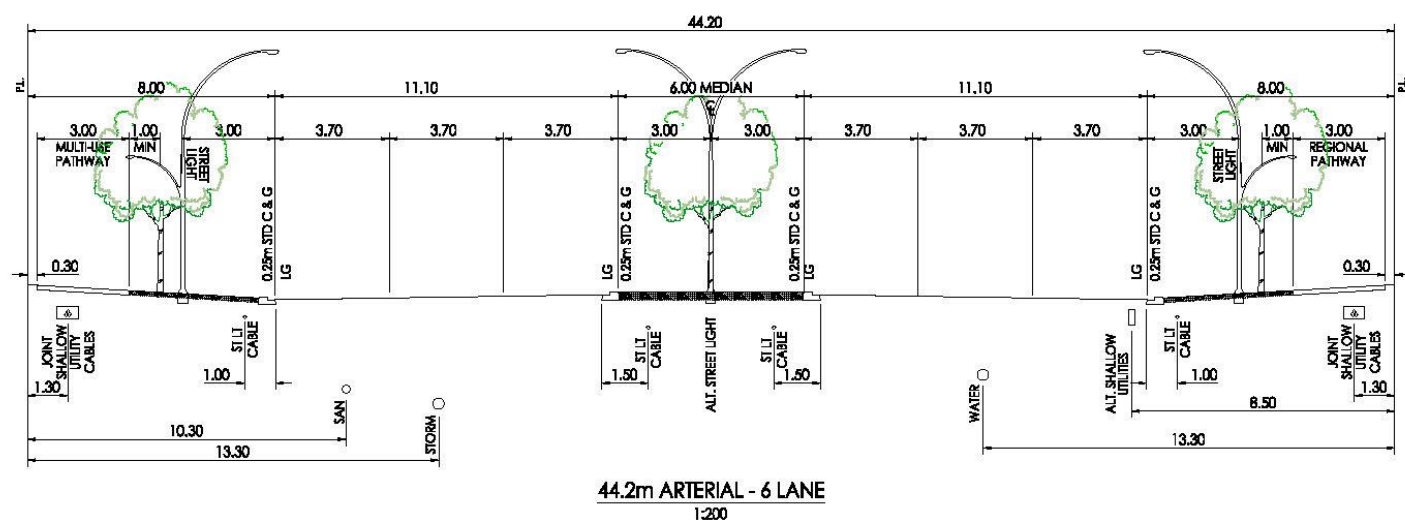
Site Context



**Alpine Park Stage 2**  
**LOC2020-0163**

Active Mode Infrastructure & Site Context



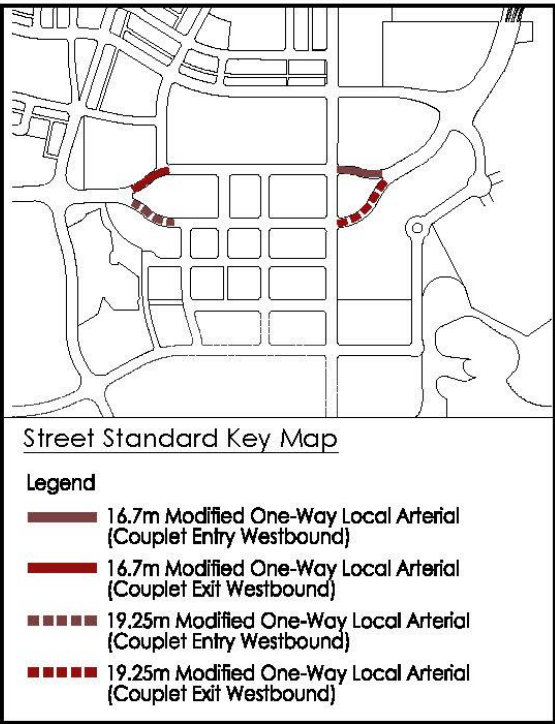
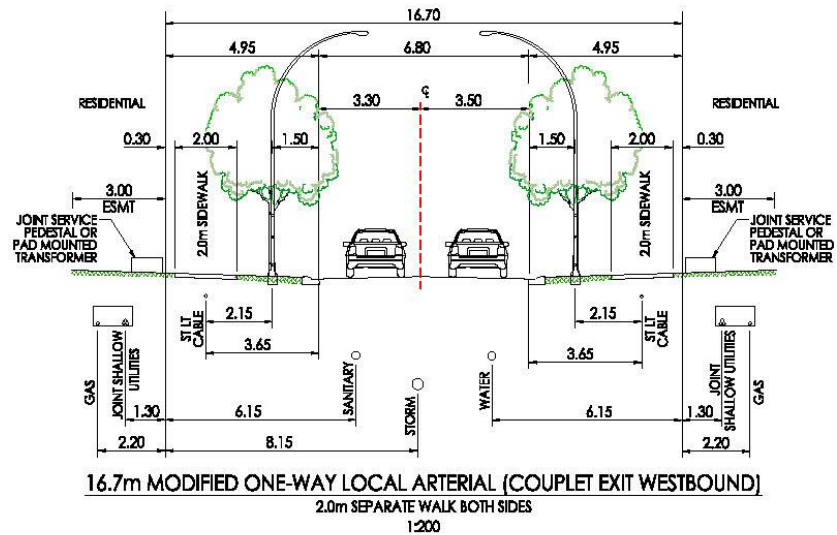
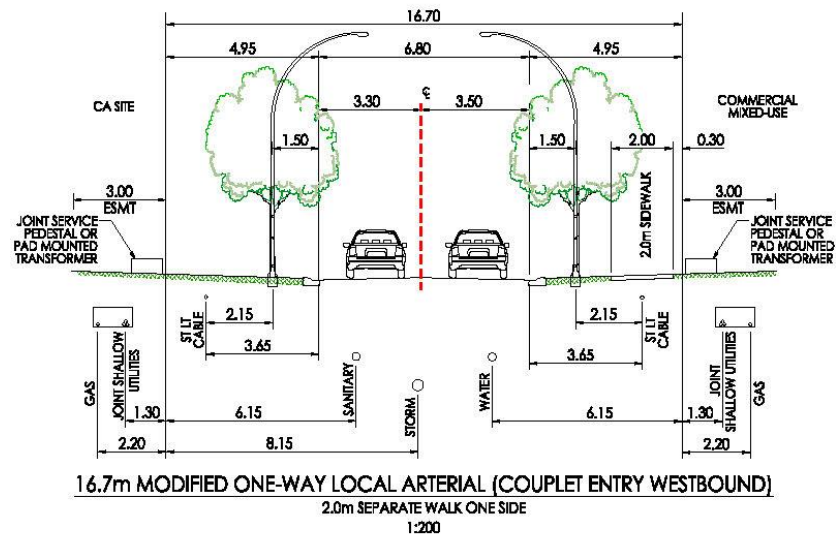
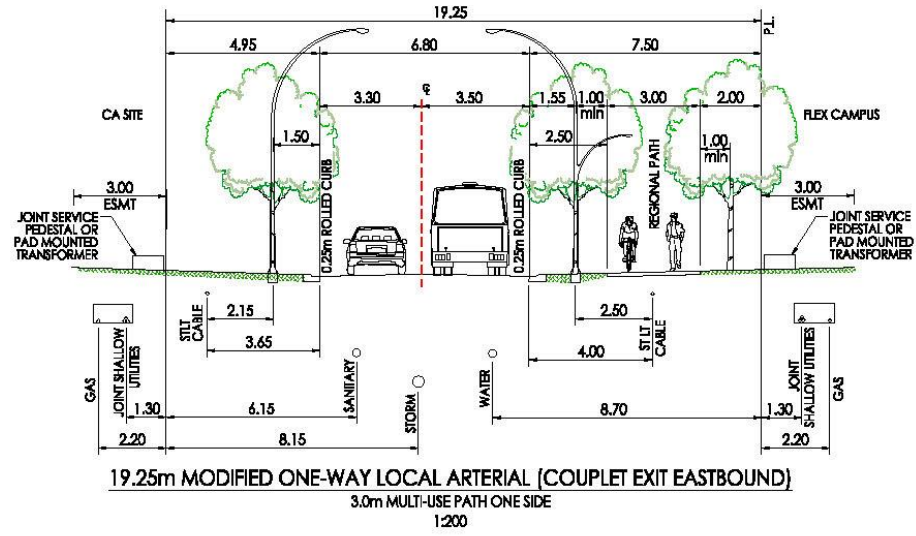
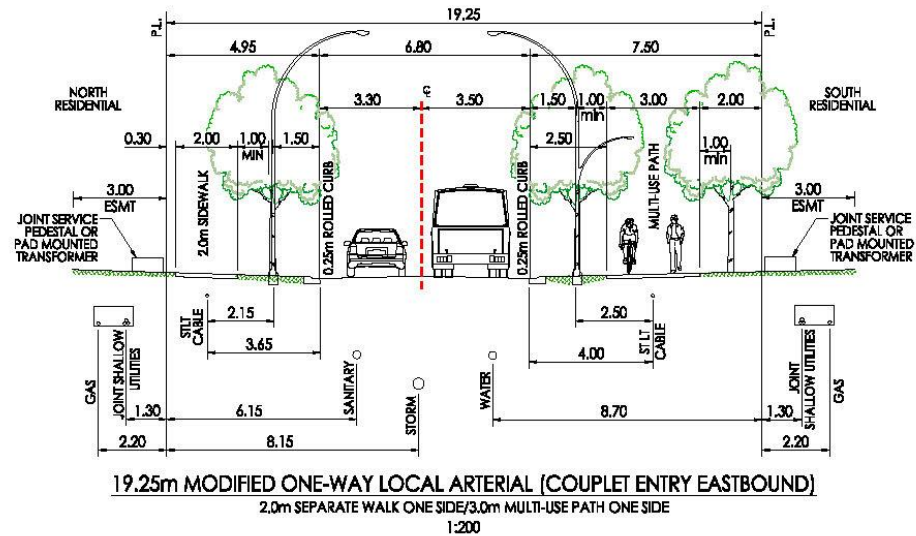


**Alpine Park Stage 2**  
**LOC2020-0163**  
Road Sections - Arterial





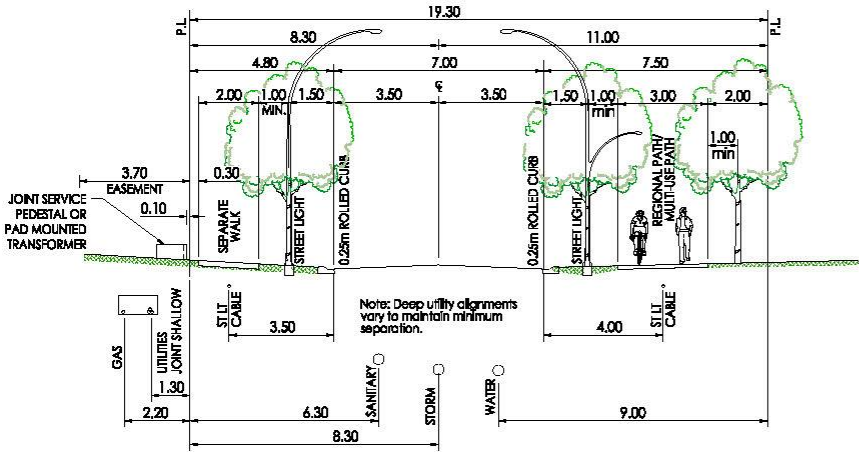




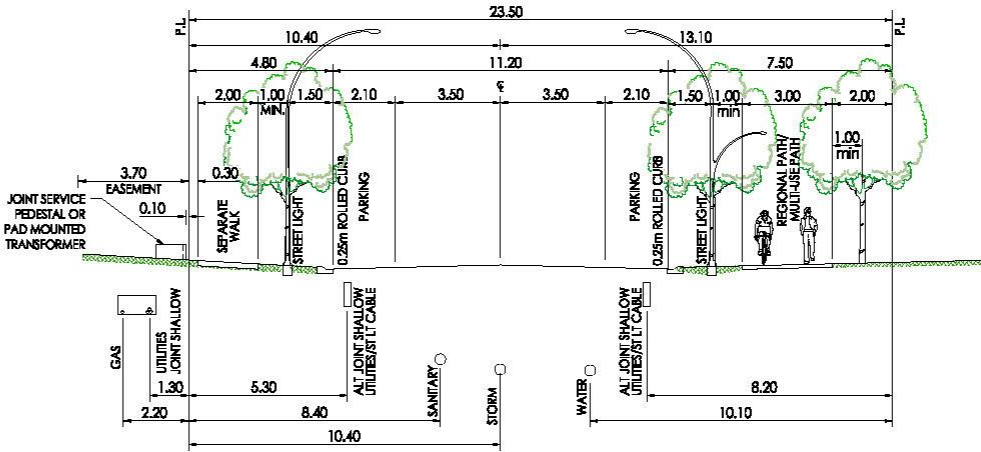
## Alpine Park Stage 2 LOC2020-0163

Road Sections - Modified Local Arterial

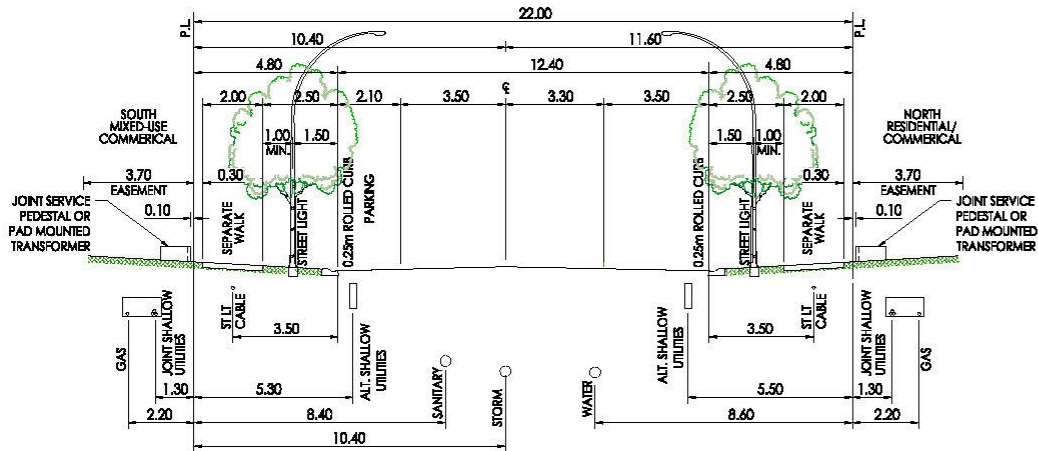




19.3m MODIFIED PRIMARY COLLECTOR  
2.0m SEPARATE WALK ONE SIDE / 3.0m REGIONAL PATH ONE SIDE  
1:200

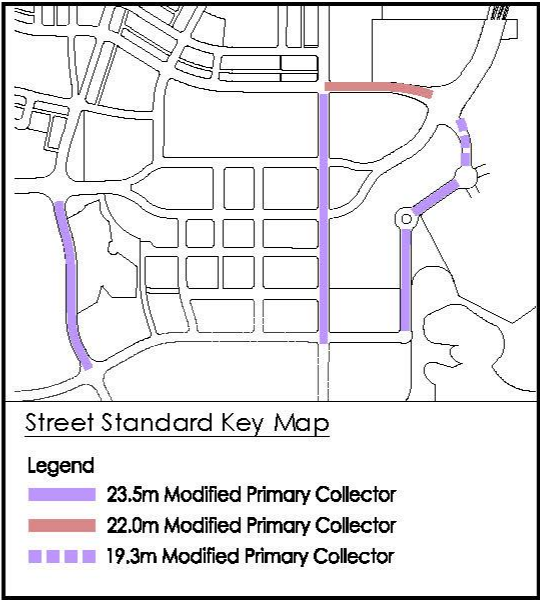


23.5m MODIFIED PRIMARY COLLECTOR  
2.0m SEPARATE WALK ONE SIDE / 3.0m REGIONAL PATH ONE SIDE  
1:200



22.0m MODIFIED PRIMARY COLLECTOR  
2.0m SEPARATE WALK BOTH SIDES  
BUS ROUTE  
1:200

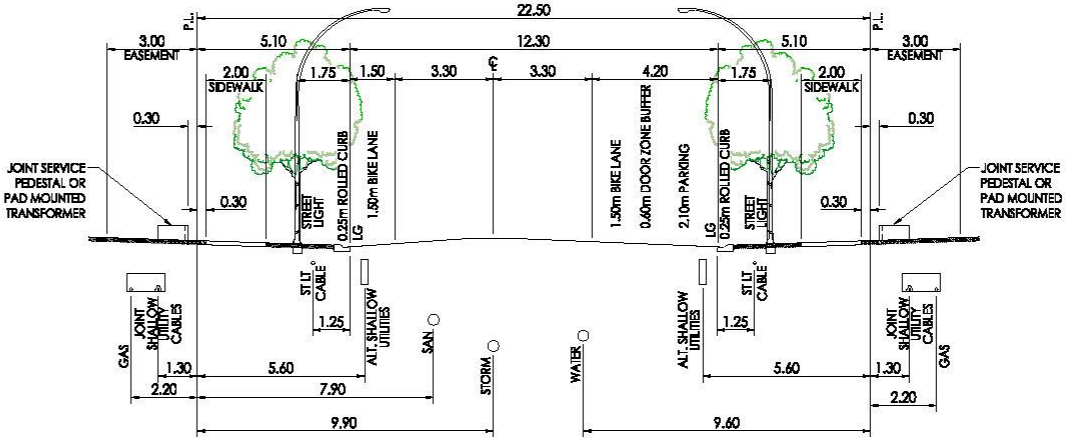
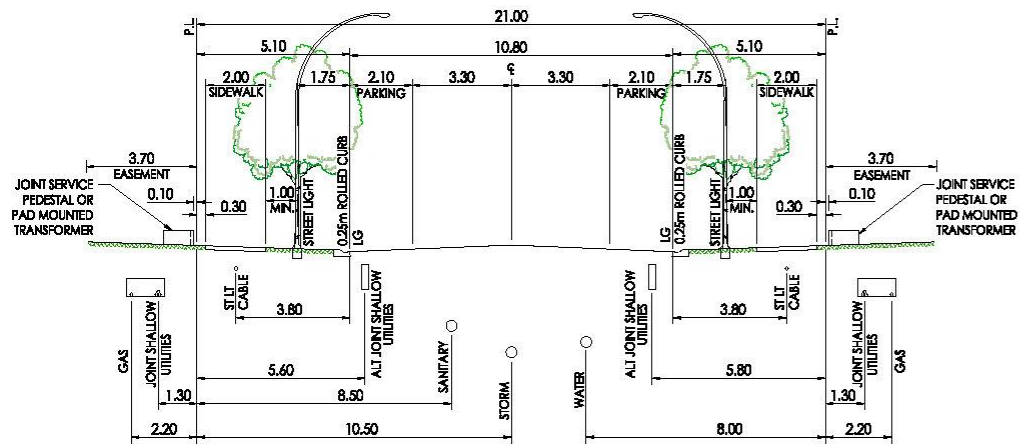
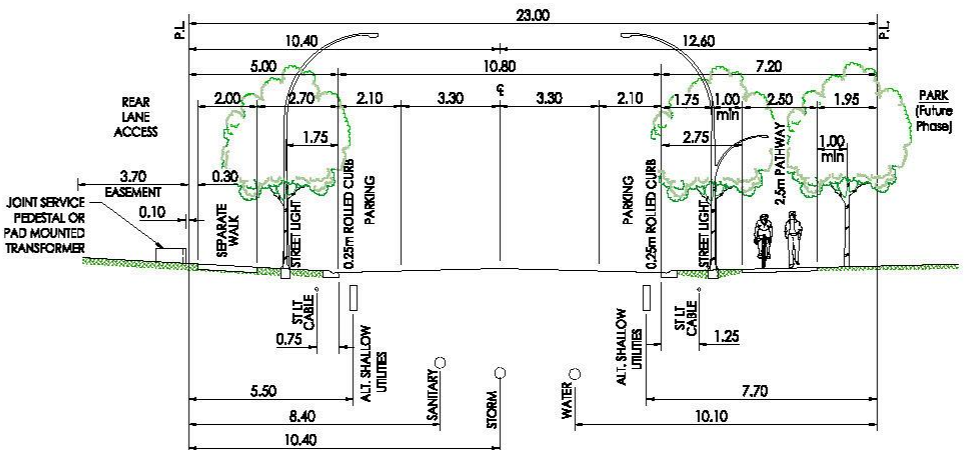
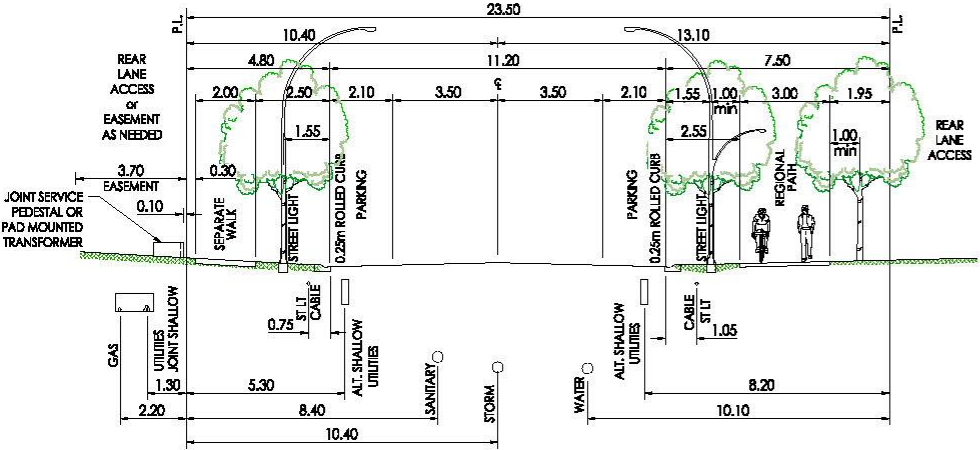
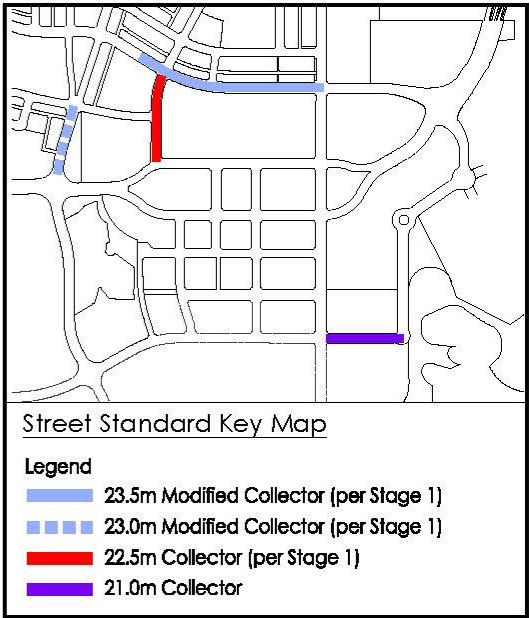
Note: Multi-Residential/Commercial on both sides



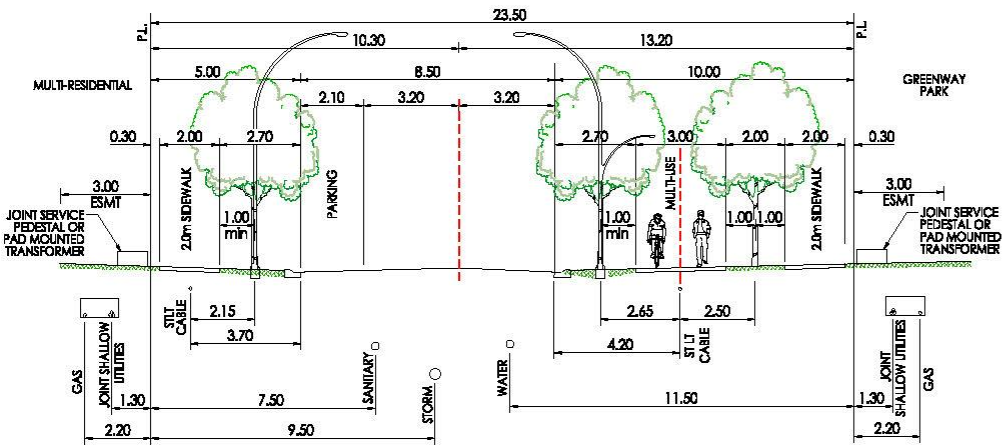
Alpine Park Stage 2  
LOC2020-0163  
Road Sections - Modified Primary Collector



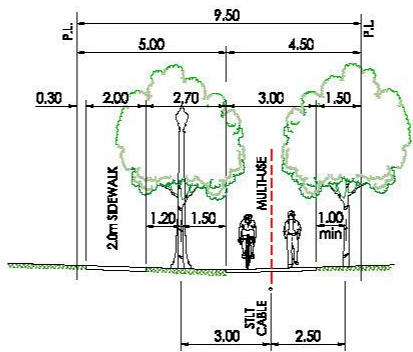




Alpine Park Stage 2  
LOC2020-0163  
Road Sections - Collector



23.5m NORTH/SOUTH GREEN WAY  
2.0m SEPARATE WALK ONE SIDE/3.0m MULTI-USE PATH & 2.0m SEPARATE WALK ONE SIDE  
1:200



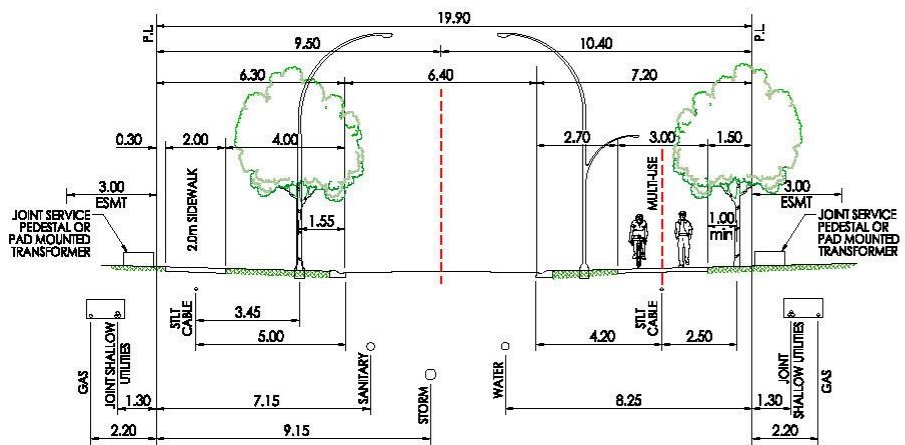
9.5m NORTH/SOUTH GREEN WAY  
2.0m SEPARATE WALK and 3.0m MULTI-USE PATH  
1:200



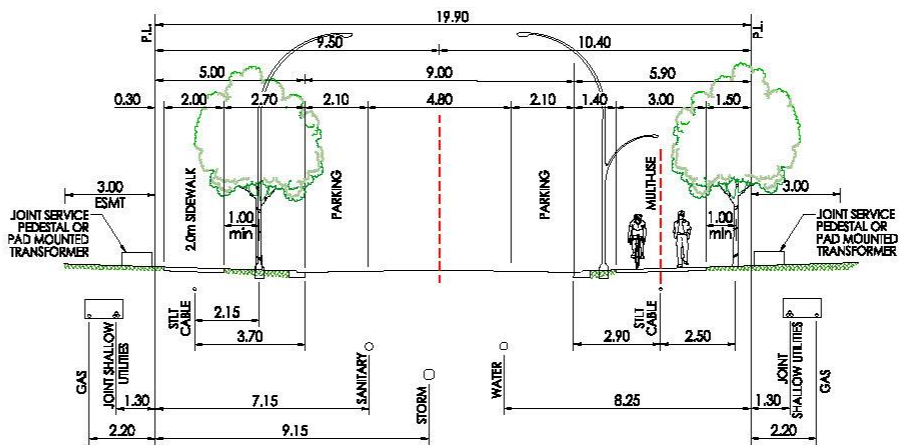
Street Standard Key Map

Legend

- 23.5m North/South Greenway
- 19.9m North/South Greenway - No Parking
- 19.9m North/South Greenway - Parking
- 9.5m North/South Greenway



19.9m NORTH/SOUTH GREEN WAY - No Parking  
2.0m SEPARATE WALK ONE SIDE/3.0m MULTI-USE PATH ONE SIDE  
1:200



19.9m NORTH/SOUTH GREEN WAY - Parking  
2.0m SEPARATE WALK ONE SIDE/3.0m MULTI-USE PATH ONE SIDE  
1:200

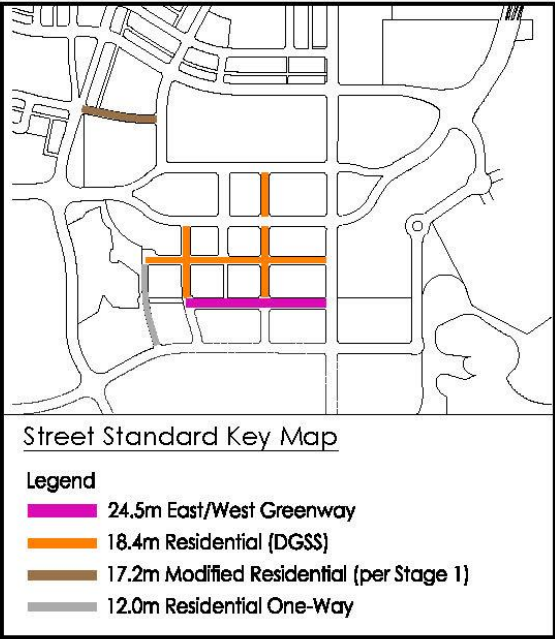
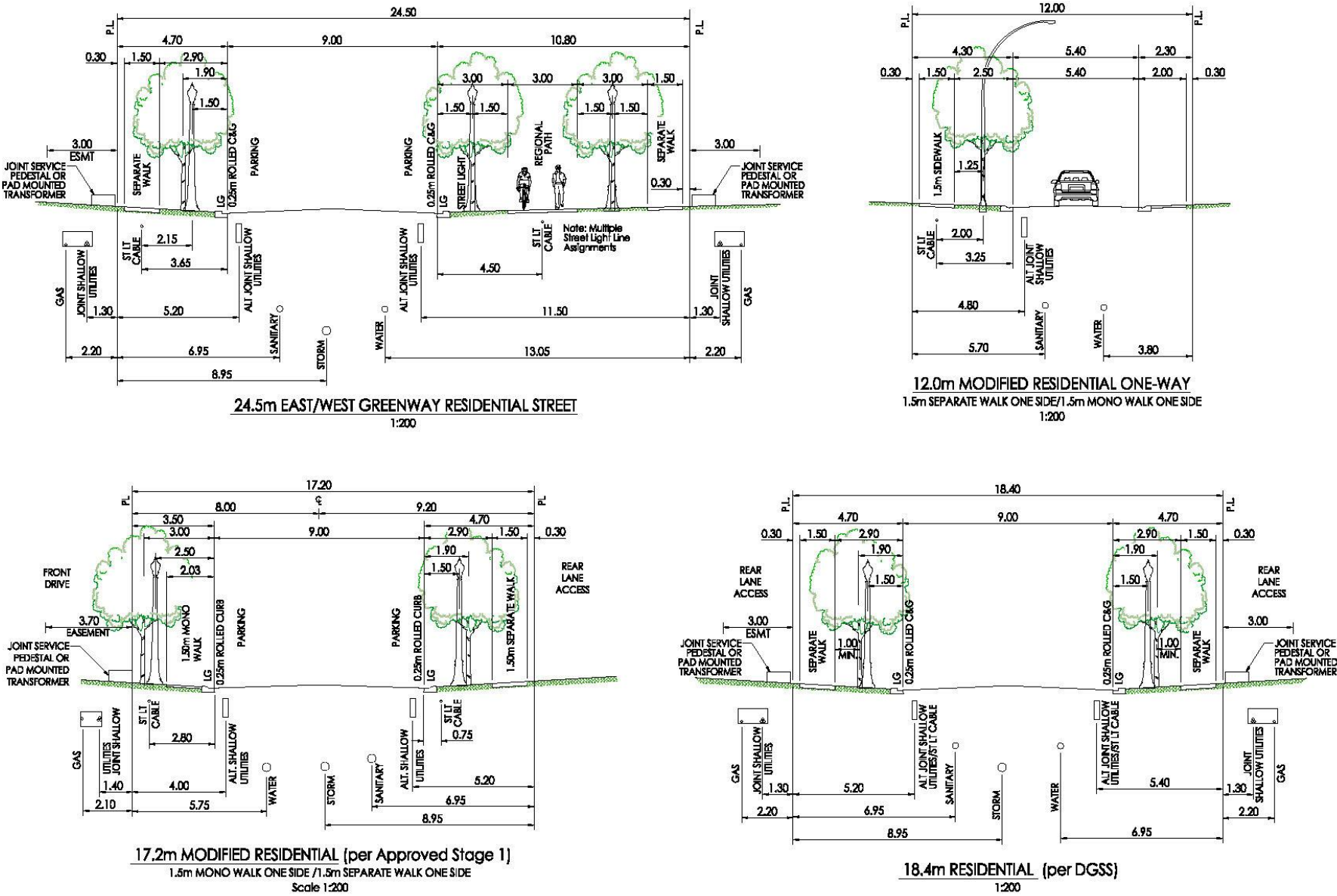


Alpine Park Stage 2  
LOC2020-0163

Road Sections - North/South Greenway







**Alpine Park Stage 2**  
**LOC2020-0163**  
Road Sections - Residential





# Proposed Outline Plan Conditions of Approval

*These conditions relate to the approval of the Outline Plan (Recommendation 1) where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.*

**The following Conditions of Approval shall apply:**

## **Planning:**

1. The proposal as submitted has an over-dedication of roadways/public utilities. If the total area for Roads & Public Utility Lot dedication is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
2. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached or rowhouse dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
3. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument.
4. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities in accordance with the Area Structure Plan.
5. Prior to approval of any affected Tentative Plan and / or submission of construction drawings, the proposed street names shall be submitted and approved, to the satisfaction of the Subdivision Authority. The street names will need Council approval prior to endorsement of the legal plan. SN2021-0004 is currently under review.
6. Relocation of any utilities shall be the developer's expense and to the appropriate standards.
7. Prior to Tentative Plan approval, submit and obtain approval of a new road closure and land use amendment application for the portions of public road right-of-way along 146 Avenue SW east of 37 Street SW that need to be closed for development pursuant to the Outline Plan to take place.

## **Development Engineering:**

8. **Prior to approval of the first tentative plan**, provide updated cross-sections that include the future Starlight and Westview water feeder mains to the satisfaction of Water Resources and Transportation. Required feeder main alignments are on the "Alpine Park Stage 2 by Dream Development Water Main Layout Dated: June 16, 2021". Cross-section amendments that affect any other piece of infrastructure or planting need to be reviewed and approved by respective departments through the modified cross-section review process. If amendments are required to the cross-sections that affect any approved reports, such as a Sanitary Servicing Study (SSS), the affected report must be amended to the satisfaction of Water Resources or its respective department.

9. Development within the Starlight Pressure Zone will not be supported until the Permanent Phase 1 Starlight Pump Station is operational. Note that the phases will be Interim, Permanent Phase 1 and Permanent Phase 2.
10. Subject lands to be constructed in accordance with the Alpine Park Stage 2 by Dream Development Water Main Layout Dated: June 16, 2021.
11. Subject lands to be constructed in accordance with "Dream Development, Alpine Park Stage 2 – Staged Master Drainage Plan, Version 2", created by Magna Engineering Services Inc., on May 13, 2021.

NOTE: An interim storm servicing solution must be provided should the development and pond construction precede the operation of the Fish Creek outfall.

12. Subject lands to be constructed in accordance with the Sanitary Servicing Study – LOC2020-0163 - Alpine Park Stage 2 created by EXP Services Inc., on April 19, 2021.
13. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - 1) Slope Stability Review (Revision 3), Alpine Park Stage 2, Calgary, AB. prepared by EXP (File No. CGY-00258594-00), dated January 25, 2021.
  - 2) Geotechnical Evaluation Report, Geotechnical Evaluation for Alpine Park (Area 2) prepared by EXP (File No CGY-00258594-00), dated March 12, 2020.
  - 3) Geotechnical Evaluation Report, Geotechnical Evaluation for Alpine Park (Area 3) prepared by EXP (File No CGY-00258595-00), dated March 31, 2020.
14. **Prior to affected tentative plan approval or development permit approval**, submit an electronic version of a Post-Development Slope Stability Report to the Development Engineering Generalist. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads.  
  
If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument/prior to release of the development permit, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.
15. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.
16. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

17. Prior to Endorsement of the final instrument, execute a Development Agreement / Indemnification Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-8223 or email: [deborah.meili@calgary.ca](mailto:deborah.meili@calgary.ca)
18. Pursuant to Bylaw 2M2016, off-site levies are applicable.
19. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
  - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
  - b) Construct the underground utilities (sanitary sewer, storm sewer, water mains) and surface improvements along the boundary of the plan area.
  - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
  - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
  - e) Construct the MR/ ER/PUL, Regional Pathways in and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development

### Transportation:

20. **Prior to Decision of the Initial Tentative Plan**, updates to the Corridor Study shall be submitted as a component of the Tentative Plan submission package to the satisfaction of the Director of Transportation Planning. The package shall include staged development of arterial, local arterial, and collector streets, inclusive of the staged development of at-grade intersections, where applicable. This work shall also include a multi-modal safety analysis and detailed design for the proposed dual lane roundabout and detailed design of the 154 Avenue corridor from the Stoney Trail/Fish Creek Boulevard SW interchange (to the west side of 37 Street SW). Further updates to the corridor study for the remainder of the corridor will be required at subsequent tentative plan stages. Additional right-of-way or property line changes may be required to accommodate transitions and local widenings at intersections.

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

21. **In conjunction with the Initial Tentative Plan**, the Developer shall register a road plan for Alpine Avenue to the satisfaction of the Director, Transportation Planning to facilitate the ultimate Right-of-Way requirement of Alpine Avenue SW (from the dual lane roundabout to 37 Street SW)

22. **In conjunction with the Initial Tentative Plan**, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning along the entire 154 Avenue SW corridor to facilitate the Right-of-Way requirement of 154 Avenue SW (from dual lane roundabout to Alpine Boulevard SW). Within the couplet system, initial Road plan would be for northern (westbound) couplet. Road plans for southern couplet (eastbound) would be required at subsequent tentative plan stages.
23. **In conjunction with the applicable Tentative Plan or Development Permit** for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning. All bus zones shall be located:
- Where the grades and site lines are compatible to install bus zones; and
  - Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
24. **In conjunction with the applicable Tentative Plan**, a restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
25. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to 154 Avenue SW, north of the dual lane roundabout to either the CC-1 site or any potential development lands to the east. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
26. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to 154 Avenue SW to the DC Sports campus site, (from the dual lane roundabout to 37 Street SW). Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
- If vehicular access is proposed to 154 Avenue from the private lane at tentative plan, updated analysis and design of the access within the Corridor Study will be required at applicable tentative plan stage.
27. **In conjunction with the applicable Tentative Plan**, access from 154 Avenue SW to DC (MU1) site (between 37 Street SW and dual lane roundabout) will be limited to a single right-in/right out access as shown on the outline plan. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
28. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to 154 Avenue SW to the SSPR-Community Association site. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
29. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to 154 Avenue SW (EB Couplet) to the DC31D 2019 site 1 parcels. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.

30. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to 154 Avenue SW to the M2 sites on west side of the outline plan. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
31. **In conjunction with the applicable Tentative Plan**, private or public east-west lanes identified in the outline plan for the DC31D2019 Sites 1 shall be located and designed to the satisfaction of Transportation Planning at applicable tentative plan stages.
32. No direct vehicular access shall be permitted to crosswalk/wheelchair ramp locations for any proposed intersections within the outline plan area.
33. **In conjunction with the applicable tentative plans** and prior to construction permission, the Developer shall provide signage within the road right-of-way or on city public land at the terminus of roads that are intended to continue with future planning. Signage shall be designed and located to the satisfaction of the Director of Transportation Planning. All work associated with the supply and installation of the signage will be at the Developer's expense.
34. **In conjunction with the applicable Tentative Plan**, collector standard roads (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.
35. **In conjunction with each Tentative Plan**, the Developer shall register road plans for Collector standard roadways within the subject lands to the satisfaction of the Director, Transportation Planning that provides continuous active modes and vehicle routing through the community with at least two points of public access around the Tentative Plan boundary to the arterial road network.

The continuous collector road network is required to ensure that efficient Transit routing through the plan area can be accommodated, while the tow points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.

36. **In conjunction with the applicable Tentative Plan**, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Director, Transportation Planning for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way or property lines to meet the approved design. Further street cross-section review may be required at tentative plan or detailed design stage.
37. **In conjunction with the applicable Tentative Plan**, all roads and intersections within the plan area shall be located, designed, and constructed at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
38. **In conjunction with the applicable Tentative Plan or Development Permit**, access to multi-family and commercial sites shall be located and designed to the satisfaction of the Director, Transportation Planning.

39. **In conjunction with the applicable Tentative Plan or Development Permit**, temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.
40. **In conjunction with the applicable Tentative Plan or Development Permit**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance
41. **In conjunction with the applicable Tentative Plan or Development Permit**, all community entrance features must be located outside the public right-of-way.
42. **In conjunction with the applicable Tentative Plan**, prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.
43. **In conjunction with the applicable Tentative Plan**, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are agreed upon by the developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:
  - at mid-block crossing on 37 ST SW at the regional pathway;
  - at mid-block crossing on Residential 3 ST SW at the regional pathway;
  - at mid-block crossing on Collector 1 at the regional pathway;
  - at both ends of the couplet (MU-1/Sports campus sites and west end crosswalk between M2 sites).

Pedestrian crossing warrants shall be provided for crosswalks at either end of the couplet system and any proposed midblock crossings. The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative Plan applications.

44. **In conjunction with the applicable development permit**, public access easement agreements for all transportation modes will be required for private streets/lanes/greenways within the DC (MU-1 sites 1 and 2) and MH1 sites.

A public access easement (for pedestrians/cyclists) will be required for

- a) east-west pathway on the Sports Campus site, aligning with Canopy Green SW.
- b) local pathway on Sports Campus site aligning with access to MU1 site north of 154 Avenue SW.



45. Design and classification of Alpine Boulevard (south of 154 Avenue) and for Canopy Avenue (outside plan area) will be reviewed and approved through future Outline Plans in the area. Updated cross-section details and Transportation Analysis may be required. Right-of-way details or dimensions may change following review at future outline plan stage.
46. At applicable tentative plan stage, noise analysis may be required for residential projects adjacent to 154 Avenue SW and couplet system (from the Stoney Trail interchange to the western outline plan boundary).

**Parks:**

47. Dream Asset Management Corporation will, at its sole cost and expense, complete construction of the Community Association (CA) site no later than the completion of the first two phases of development of LOC2020-0163.
48. **Prior to endorsement of the affected Tentative Plan**, Landscape Construction Drawings for the CA site as per the Calgary Parks Development Guidelines and Standard Specifications: Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html> that are reflective of the subject Tentative Plan for the proposed CA (MR) site are to be submitted to the Calgary Parks Coordinator - Development, please contact: Nathan Grimson at 403.681.2718 or [nathan.grimson@calgary.ca](mailto:nathan.grimson@calgary.ca) for review and approval prior to construction.
49. That Dream Asset Management Corporation will be responsible for building and constructing the CA site including, but not limited to the following elements: bicycle pump track, multi court, parking lot, and open lawn areas, etc. as per the preliminary Landscape Concept provided under LOC2020-0163 and subsequent approved Landscape Construction Drawings and that the construction will be to the Calgary Parks Development Guidelines and Standard Specifications: Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>
50. **Prior to approval of the affected/associated Tentative Plan**, Dream Asset Management Corporation shall enter into an agreement with Calgary Parks for the funding, removal/rehabilitation, maintenance and operation obligations of the proposed Community Association (CA) site. This agreement will include:
  - a. That Dream Asset Management Corporation will be responsible for maintaining the CA site for 15 years to Calgary Park's standards or better.
  - b. That Dream Asset Management Corporation will provide the funds (upfront) for the full cost for removing/rehabilitating the CA site of the non-standard assets upon execution of the agreement. The amount of the funds required under the agreement will be decided solely by Calgary Parks. The amount of the fund shall equal the average of 3 quotes as provided by the operator to remove the amenity and rehabilitate the landscape. The City shall have the right to reject any or all of the quotes.

- c. The agreement shall be finalized and signed prior to issuance of the Final Acceptance Certificate (FAC) for the CA site.
  - d. That Dream Asset Management Corporation will be responsible for regular inspections of the CA amenities, garbage removal and answering any public inquiries regarding the CA site during the 15-year maintenance period.
  - e. That General Liability Insurance will be required.
51. **Prior to approval of the first tentative plan**, initiate discussions with Calgary Parks on the proposed potential Canopy Park elements – Canopy Walk, Canopy Plaza and 4.0 metre Concrete Transect Pathway areas as these elements are to be further discussed with Calgary Parks in terms of: their placement within ER extents, their management, funding, maintenance and lifecycle costs, etc. Note that a Landscape Maintenance Agreement or Optional Amenities Agreement may be required for these elements.
  52. All non-standard elements contained within any proposed MR/ER extents will require a Landscape Maintenance Agreement or Optional Amenities Agreement for these elements.
  53. **Prior to endorsement of the first tentative plan**, the applicant is to enter into a deferred reserve caveat for the proposed deferment of 0.78 ha/1.92 ac of MR – Municipal Reserve from LOC2020-0163 to the future Alpine Park Stage 3 (Remaining portions of SE36-22-2-W5M & SW31-22-1-W5M).
  54. **Prior to the affected tentative plan**, revise the Local Pathway on the west side of the proposed Triangle Park to a 3.0 metre Multi-Use Pathway.
  55. All Local Pathways contained within proposed MR extents are to be 2.5 metres Asphalt Local Pathways.
  56. A revised Biophysical Impact Assessment (BIA) was received on May 13, 2021 and Calgary Parks issued an approval letter for the report on May 19, 2021. Please note that recommendations and mitigation measures outlined in the BIA must be followed through subsequent planning and development stages. Any changes to the project design for which the BIA was prepared may trigger requirements to update the BIA and/or complete additional studies.
  57. **Prior to approval of the affected tentative plan**, the number and location/alignment of trails within the proposed Canopy Park are to be confirmed in the field/field fit with Calgary Parks – Planning, Urban Forestry, Pathway, Urban Conservation and Development.
  58. Community Gardens are only permitted in MR upon approval from Calgary Parks.
  59. **Prior to approval of the affected Tentative Plan or Stripping and Grading Permit** (whichever comes first), regarding the proposed Canopy Park MR - provide a Tree Inventory from a qualified Arborist providing and delineating significant trees, construction mitigation, construction staging areas, pathway staking and alignment,

construction sequence for planting and a maintenance plan. The Tree Inventory is to be scoped with Calgary Parks, Urban Forestry – contact Leah Dallas at [Leah.Dallas@calgary.ca](mailto:Leah.Dallas@calgary.ca) or (403) 993-7238 or Michael Alkema at [Michael.Alkema@calgary.ca](mailto:Michael.Alkema@calgary.ca) or (403) 669-4821.

60. The MR deferred from Alpine Park Stage 2 (LOC2020-0163) to Alpine Park Stage 3 must reflect the deferred amount area plus 10% of the Net Developable Area for Stage 3.
61. A Tree Protection Plan will be required when for all existing future public trees to be retained on site (Canopy Park). For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search “protecting trees during construction and development;” alternatively, call 311.
62. All street cross-sections are to ensure that there is a minimum of 1.0m from the edge of the proposed Regional/Multi-Use Pathways, free of all obstructions and collision hazards. If 1.0m cannot be achieved, move proposed trees away from edge of the pathways and wrap light posts with retro-reflective material at 4 ft. height.
63. Utilities are not permitted within ER/MR parcels and all stormwater infrastructure (inlets, outlets, OGS, maintenance access roads, and emergency outflows, etc.) are to be designated P.U.L. - Public Utility Lot.
64. Proposed trapped lows or catch basins for adjacent private residential lot drainage into MR/ER parcels is not permitted unless otherwise approved by the Director of Calgary Parks.
65. Storm water or other drainage from privately-owned parcels onto adjacent ER parcels is not permitted. Any unauthorized drainage from private parcels onto adjacent municipal reserve, environmental reserve or municipal school reserve parcels must be resolved to the satisfaction of the Director, Parks and any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector.
66. There shall be no retaining walls placed within the MR and ER lands. Grade matching and slope stability is to be handled within the confines of private property boundaries.
67. Backsloping of private lots into ER and MR lands will not be permitted. Site grading on private lots shall match the grades of adjacent MR and ER lands with all grading confined to private property, unless otherwise approved by the Director of Parks.
68. At Engineering Design, for the proposed modified road cross-sections, ensure all shallow utilities, including the street light cable are set back a minimum of 1.5 metres from the City boulevard tree alignment in accordance with Section 4.1.3 of the Calgary Parks Development Guidelines and Standard Specifications for Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>

69. All landscape construction of parks (MR/ER) and Pathways (Regional, Local and Trails) are to be constructed by the developer according to approved drawings and Calgary Parks Development Guidelines and Standard Specifications: Landscape Construction (DGSS), current edition:  
<https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>
70. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands **prior to the commencement of any stripping and grading related to the site** and during all phases of construction. Contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca to approve the location of the fencing prior to its installation.
71. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), the developer shall ensure the boundaries of the Environmental Reserve are surveyed. An onsite meeting shall be arranged to ensure the boundaries are approved by Parks. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting. This meeting should be coordinated through the Parks CPAG Generalist Curesha Moodley at [curesha.moodley@calgary.ca](mailto:curesha.moodley@calgary.ca) or 403.268.5635.
72. No disturbance of Environmental Reserve lands is permitted without written permission from the Parks Generalist for this area. The Parks Generalist (listed above) can be reached at 403-268-5635.
73. The developer shall minimize stripping and grading within the Environmental Reserve. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks **prior to stripping and grading**.
74. Any damage to Environmental Reserve lands shall be restored to a natural state at the developer's expense, to the satisfaction of Park. If disturbance occurs to Environmental Reserve, a Restoration Plan shall be submitted to the satisfaction of Parks Urban Conservation.
75. The developer shall restore, to a natural state, any portions of the Environmental Reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.
76. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.

77. All landscape rehabilitation on Parks land and assets shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition). The disturbed area shall be maintained until establishment and approved by the Parks Development Inspector. Contact the Parks Development Inspector (Rob May, 403-804-9417) to arrange an inspection.
78. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems. Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control for more information.
79. Construction access through Environmental Reserve lands is not permitted, unless otherwise authorized by Parks in writing.
80. Stockpiling or dumping of construction materials on Environmental Reserve lands is not permitted, unless otherwise authorized by Parks in writing.
81. Rehabilitate all portions of the ER lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Calgary Parks.
82. Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the wetland/ravine to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's "Guidelines for Erosion and Sediment Control", to the satisfaction of the Manager of Urban Development and the Director of Calgary Parks. Contact the Parks Development Inspector Rob May at (403) 804-9417 or [robert.may@calgary.ca](mailto:robert.may@calgary.ca) to approve the location prior to commencement of Stripping and Grading activities.
83. **Prior to approval of the affected tentative plan**, finalized Landscape Concepts as per Section 2.1 (page 44) of the Calgary Parks Development Guidelines and Standard Specifications for Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html> shall be submitted for Calgary Parks' review and approval for all Municipal Reserve (MR) / Environmental Reserve (ER) (if applicable) sites and will be refined to add:
  - a. A site plan showing general conformance to Outline Plan Landscape Concepts, intended park program, site layout, fencing and preliminary planting.
  - b. Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.
  - c. Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
84. **Prior to endorsement of the tentative plan**, Landscape Construction Drawings as per the Calgary Parks Development Guidelines and Standard Specifications for Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html> that are reflective of the subject Tentative Plan for the

proposed Municipal Reserve/Environmental Reserve lands are to be submitted to the Calgary Parks Coordinator - Development, please contact: Nathan Grimson at 403.681.2718 or [nathan.grimson@calgary.ca](mailto:nathan.grimson@calgary.ca) for review and approval prior to construction.

85. The wetland(s) identified within the Outline Plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan (the "Plan") and its "no net loss" policy. All Class III and above wetland(s) (as defined by the Stewart and Kantrud Wetland Classification System) identified within the Outline Plan area qualify as Environmental Reserve ("ER") pursuant to the Municipal Government Act (Alberta) ("MGA") and are to be dedicated to The City of Calgary as ER, pursuant to the MGA. Pursuant to the Plan, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected Tentative Plan and/or Development Permit, the applicant shall provide the City of Calgary Parks department with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s).
86. Pursuant to Part 4 of the *Water Act* (Alberta), the applicant shall promptly provide Parks with a copy of the *Water Act* approval, issued by Alberta Environment, for the proposed wetland disturbance.
87. Until receipt of the *Water Act* approval by the applicant from Alberta Environment, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
88. Prior to approval of the first Tentative Plan or related Stripping and Grading Permit, the developer shall submit:
  - Detailed finalized concept drawings (including cross-sections) and a Restoration Plan for the Environmental Reserve wetland and storm water management facility, with the Restoration Plan to include a functional wetland edge (transitional zone) and an upland grassland;
  - Details on how construction to expand an existing wetland will impact existing soils, water level fluctuations, vegetation (including aquatic) and habitat zones;
  - Plans that clearly indicate specific stock piling locations for all salvaged wetland soils to be reused in the re-created wetland. These are not to be combined with other loam piles and it must be demonstrated how the soils will be kept viable; and
  - Cross-section details for the PUL infrastructure located adjacent to the Environmental Reserve and Municipal Reserve lands.
89. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed constructed wetland/storm pond to both Water Resources and Calgary Parks for review.
90. **Prior to the approval of the affected Tentative Plan**, it shall be demonstrated through concepts and cross-sections that the Local and Regional Pathways around constructed wetland/storm pond are located outside of the high water line.
91. Plant all public trees in compliance with the approved Public Landscaping Plan.

92. **Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan**, Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.
93. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as Environmental Reserve, requires approval from the Director of Calgary Parks.
94. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR and ER parcels to the satisfaction of the Director, Calgary Parks.
95. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.
96. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director, Calgary Parks.





# Proposed Outline Plan Data Sheet

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

	HECTARES	ACRES
<b>GROSS AREA OF PLAN</b>	57.89	143.04
<b>LESS: ENVIRONMENTAL RESERVE</b>	9.33	23.06
<b>LESS: LAND PURCHASE AREA</b>		
<b>NET DEVELOPABLE AREA</b>	48.56	119.98

LAND USE (Residential)	HECTARES	ACRES	ANTIPCATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G	2.25	5.57	72	
DC (R-Gm)	1.52	3.75	70	
M-H1	4.16	10.29		900
M-2	3.00	7.41		297
<b>Total Residential</b>	10.93	27.02	142	1197

LAND USE (Mixed Use)	HECTARES	ACRES	ANTIPCATED # OF RESIDENTIAL UNITS	ANTICIPATED COMMERCIAL AREA (SQ.M)
DC (MU-1)	7.61	18.81	551	
DC (S-CI)	6.09	15.06		
<b>Total Mixed Use</b>	13.70	33.87	551	

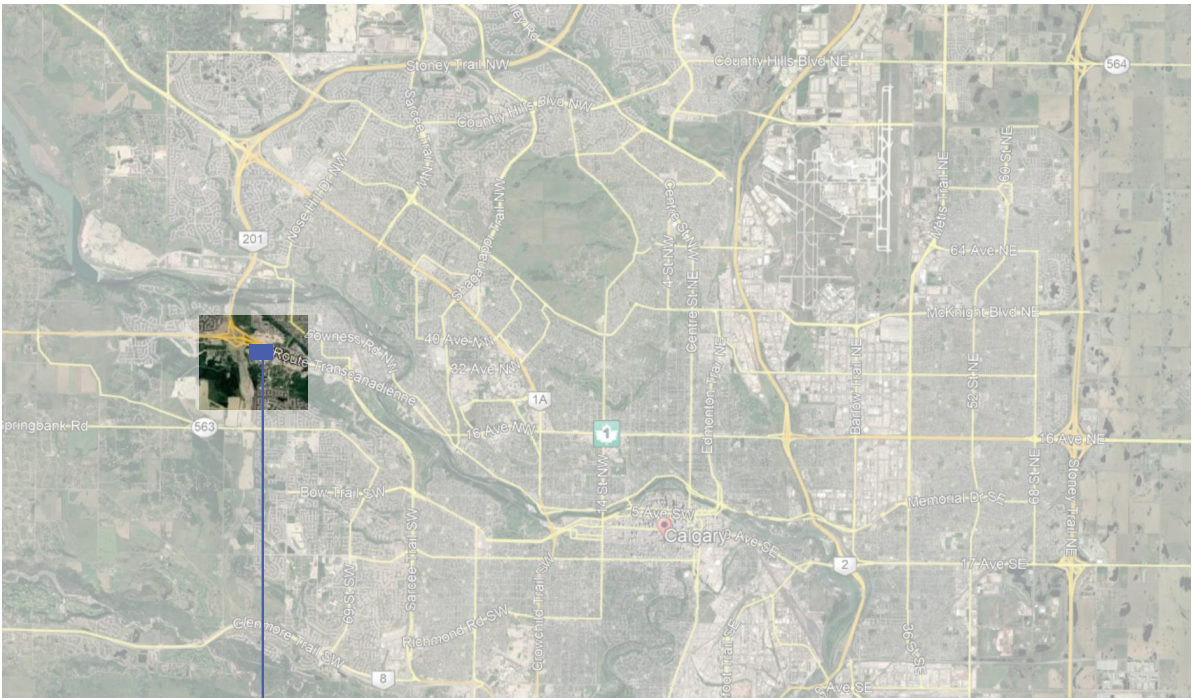
LAND USE (Commercial / Institutional)	HECTARES	ACRES	ANTIPCATED # OF LOTS	ANTICIPATED AREA (SQ.M) IF AVAILABLE
C-C1	3.06	7.57	1	
<b>Total Commercial</b>	3.06	7.57	1	
<b>Total Commercial / Institutional</b>	3.06	7.57	1	

	HECTARES	ACRES	% OF NET AREA
<b>ROADS (Credit)</b>	11.03	27.24	19.1
<b>PUBLIC UTILITY LOT (S-CRI)</b>	5.62	13.88	9.71

RESERVES	HECTARES	ACRES	% OF NET AREA
<b>MR Credit (S-SPR)*</b>	4.08	10.40	8.40
<b>Non-Credit (S-R)</b>	0.13	0.32	0.20

\* 0.78 ha (1.92 ac) of MR deferred to development in Stage 3. 10% overall dedication will be adhered to for the overall Alpine Park development.

	UNITS	UPH	UPA
<b>ANTICIPATED # OF RESIDENTIAL UNITS</b>	1,889		
<b>ANTICIPATED DENSITY</b>		38.9	15.7
<b>ANTICIPATED INTENSITY</b>		96 ppl+jobs/ha	237 ppl+jobs/ac



**TRINITY MIXED USE DEVELOPMENT**





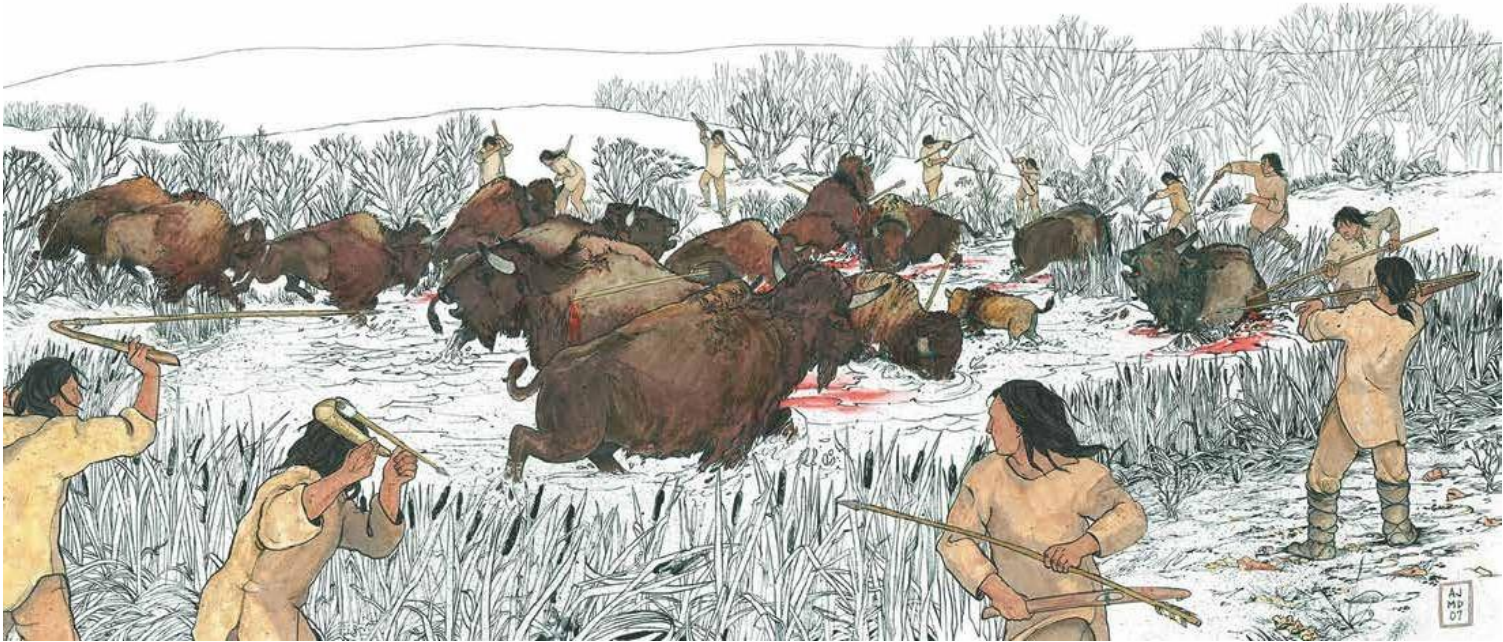


TRINITY HILLS DEVELOPMENT

## SITE LOCATION AND HISTORICAL CONTEXT

### Paskapoo Slopes and Valley Ridge Natural Area Parks

#### Slopes to the east and west of Canada Olympic Park



On Calgary's western edge, there are two areas of archaeological site concentration that reflect specific long-standing repeated land-use patterns. These clusters of sites form the Paskapoo Slopes and Valley Ridge phases, respectively.

The Paskapoo Slopes Phase is represented by a significant concentration of pre-contact sites along the Paskapoo slopes. Most are large bison killsites and associated butchering and processing camps found on the upper benchlands. These sites represent the intentional construction of corrals or traps and repeated use of these throughout one or more winter/spring seasons to trap cow and calf groups. The location of the processing sites along the slopes is associated with the location of the free-flowing springs. These provided water for drinking, boiling, and cooking. In addition, the plentiful supply of balsam poplar (cottonwoods) for building fires and constructing the bison traps—both on the slopes as well as in the ravines—attracted people to this area. In contrast to the sites on the upper slopes, the ridges and benches near the bottom of the slopes are characterized by small artifact scatters and isolated stone cairns. Recent excavations (Vivian and de Mille 2016) suggest that lower slopes may have been used opportunistically or seasonally for activities peripheral to the larger communal-scale hunting represented on the upper slopes.

While some ravine killsites are older than 7,000 years in age, most of the slope and ravine sites date to the last 3,000 years. Artifacts unearthed at these sites indicate communal hunting along these slopes is most associated with the Pelican Lake Phase (around 2,500 years ago). It is now recognized as a single bison hunting 'complex' of Provincial Significance. These sites helped define the Paskapoo Slopes Phase (Reeves et al. 2001) as a local variant of the Pelican Lake Phase, a time when communal bison hunting as a way of life was perfected on the Northern Plains. Archaeologists now recognize the pattern of bison processing and killsites on the slopes as being regionally distinctive.

To the west of the Paskapoo slopes lies the Valley Ridge area that encompasses the 10 metre high terrace remnant above the Bow River. The south edge of this terrace is defined by the toe of the Paskapoo Slopes. Archaeological excavations completed here over the past four decades have revealed a rich history of occupation and resource exploitation along much of this terrace. Interestingly, many of the investigated sites have been found to be associated with the Besant Phase (ca. 2,500 - 1,500 years ago). This led to the formulation of the Valley Rim Subphase, a local expression of the Besant Phase, by Reeves et al. (2001). Unlike the earlier bison hunting on the upper Paskapoo slopes, the Valley Rim Subphase appears to involve land-use patterns, centered on hunting and killing bison on the wide benches and lower slopes along the edge of the Bow River and wintering on the adjacent lower river terraces, in locations which provided shelter and ready supplies of wood and food resources. ■

OPPOSITE: Early Middle transition period bison kill.  
Illustration: Amanda Dow

LEFT: Archaeologist mapping a bison bone bed at a site excavated at Paskapoo. Photo credit: Lifeways of Canada

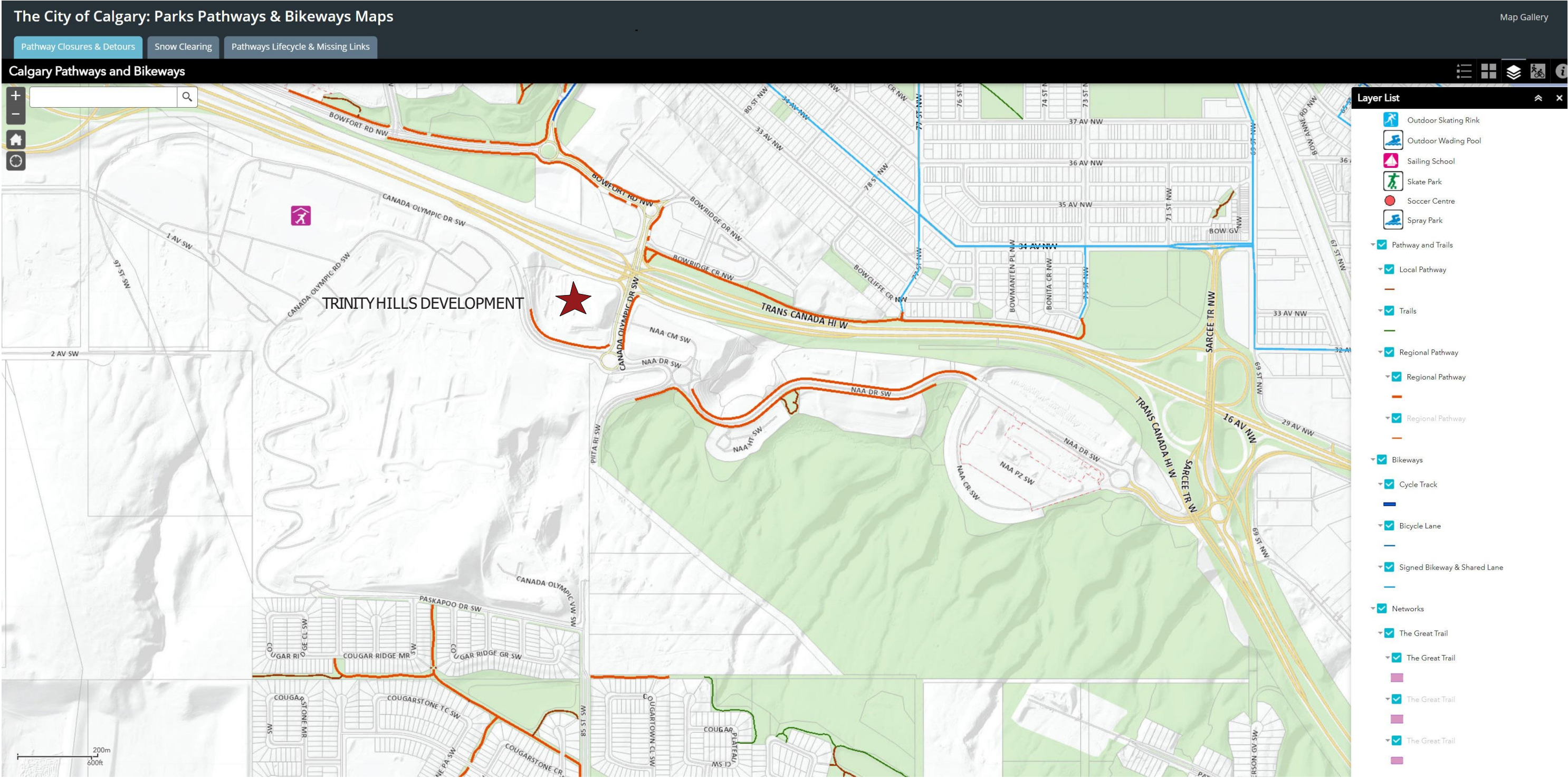




**TRANSIT ROUTE AND BUS STOP**



# BIKE AND WALKING TRAILS IN AREA







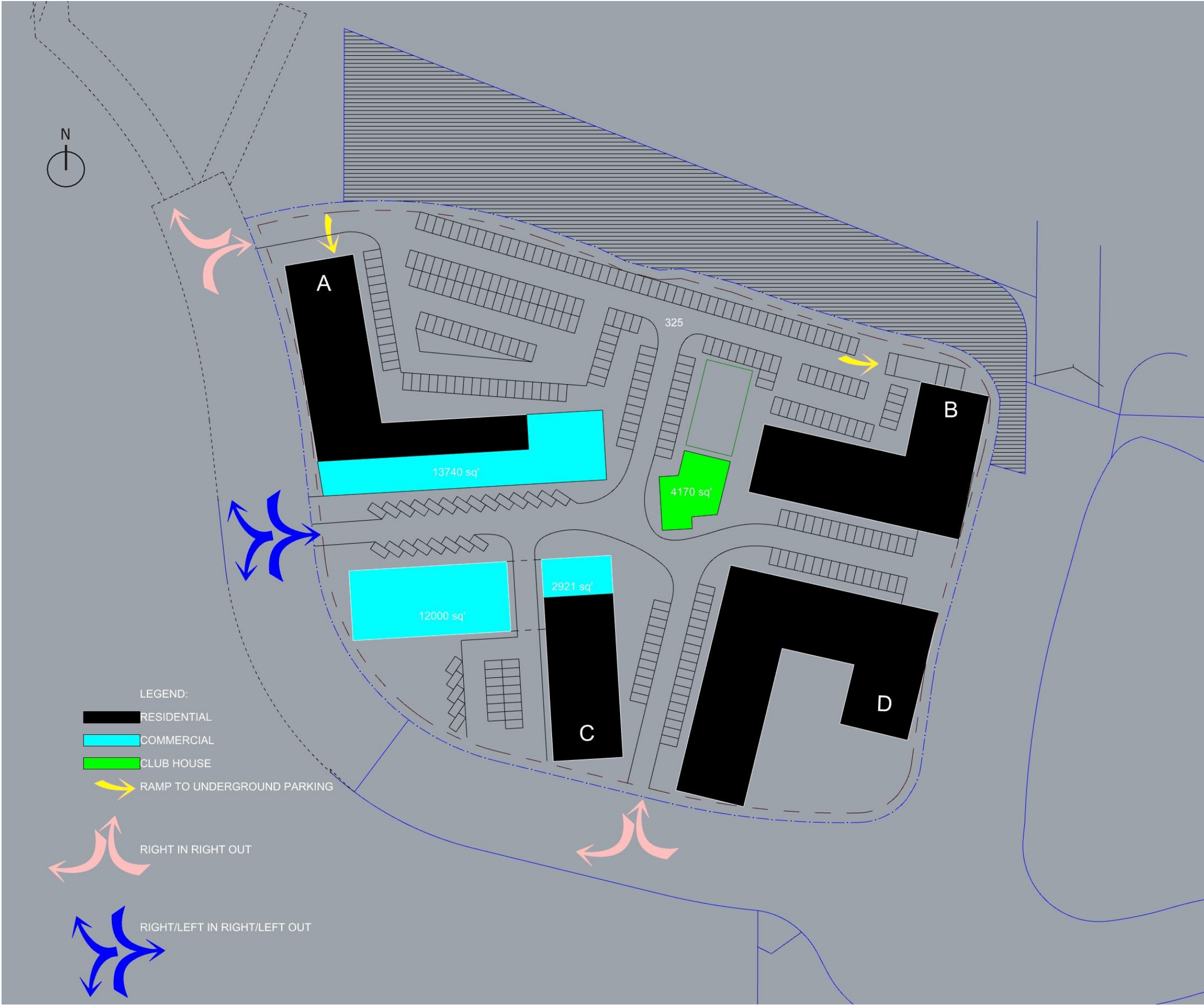
**SITE METRIC:**  
site area: 369,115sq' =34,292 sm





**PEDESTRIAN AND  
VEHICLE  
CONNECTIVITY**

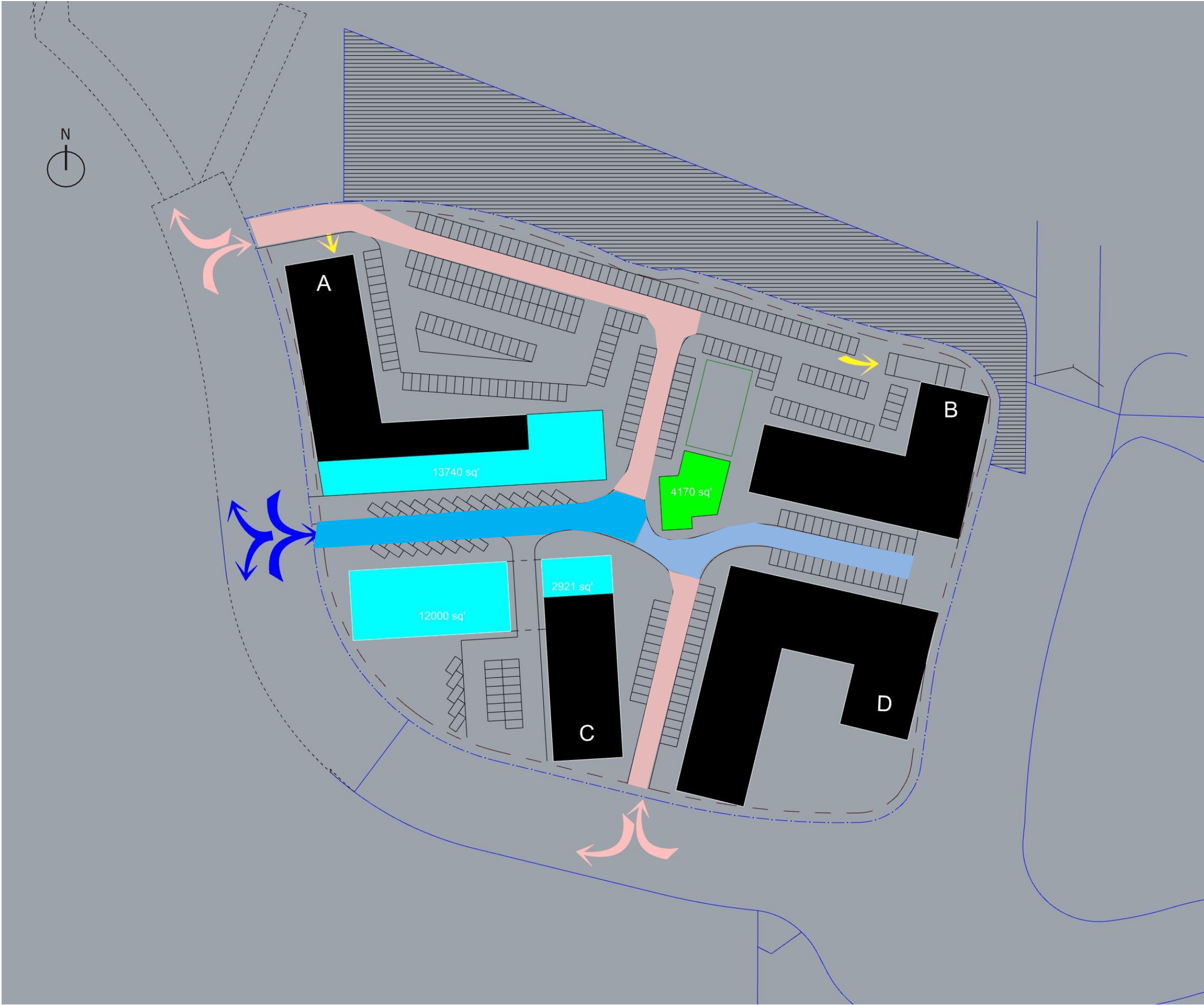
site area: 82,419 sq' = 7657 sm



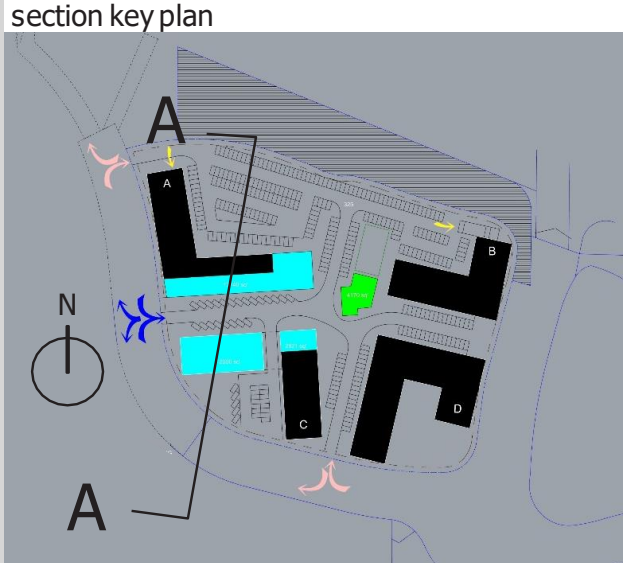
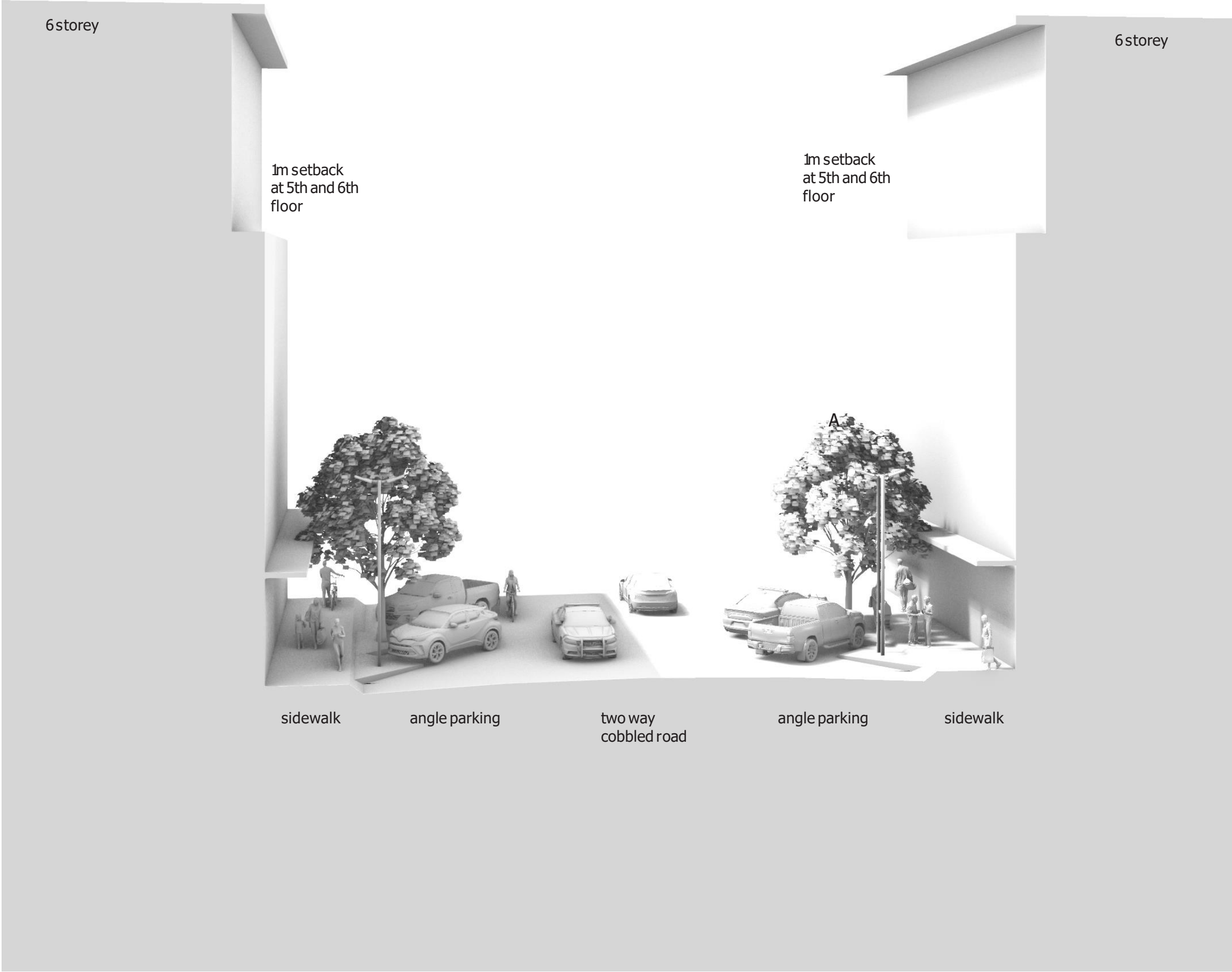


ROAD CLASSIFICATION

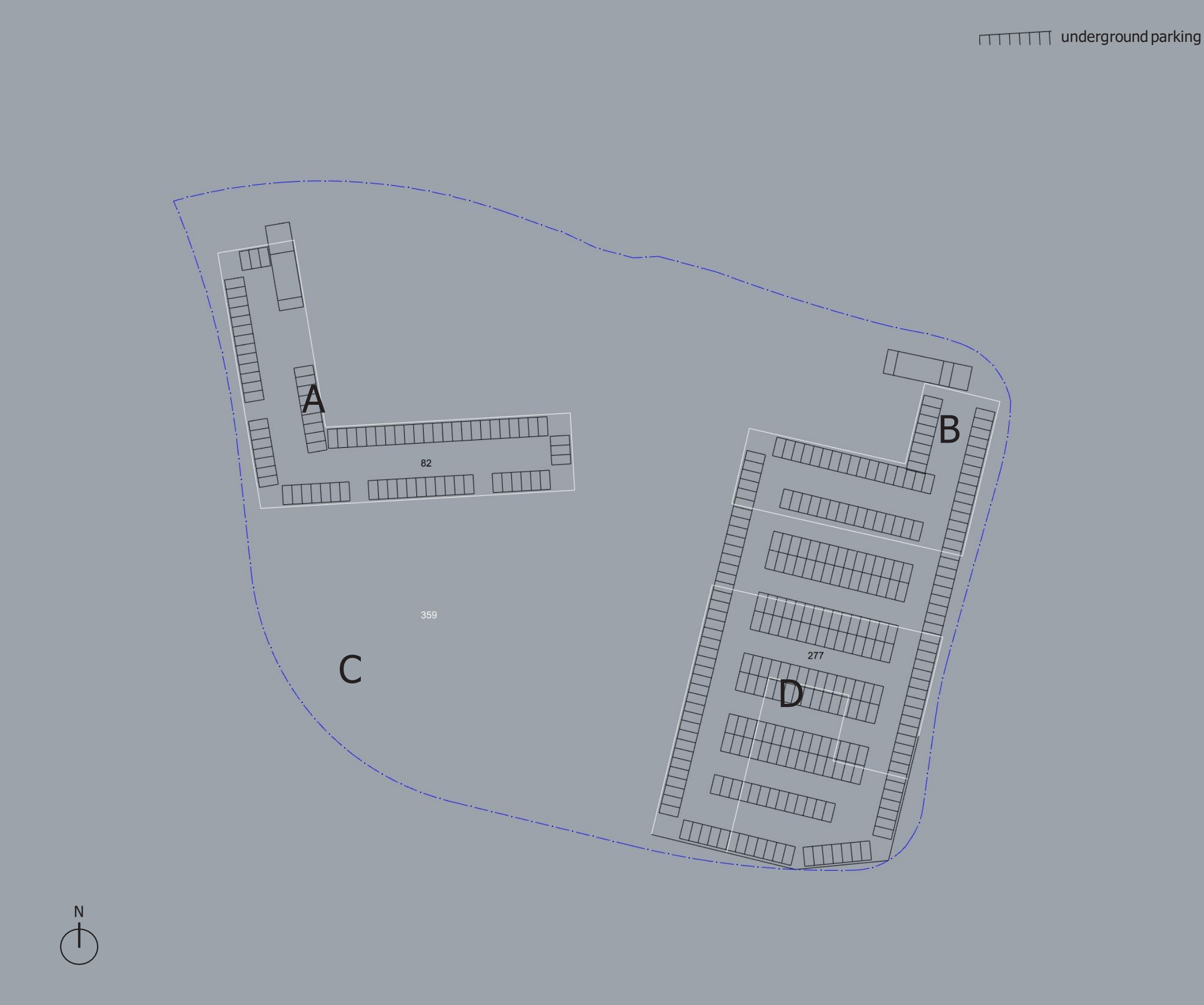
- Main Street (SPARK)
- Secondary Street (w/ possible programming)
- Secondary Street



MAIN STREET  
SECTION A-A



**UNDERGROUND  
PARKING LAYOUT**





# CLUBHOUSE INSPIRATION

Taken from past Deveraux Projects (The Summit  
at Seasons, Winnipeg, Manitoba)

