



AGENDA

CALGARY PLANNING COMMISSION

August 19, 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. DECLARATIONS - CONFLICTS OF INTEREST
4. CONFIRMATION OF MINUTES
 - 4.1. Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 August 05
5. CONSENT AGENDA
 - 5.1. DEFERRALS AND PROCEDURAL REQUESTS

5.1.1. Procedural Request-Regular Meetings of the Calgary Planning Commission be scheduled on 2021 October 07 and 2021 October 21 at 1:00 p.m. (Verbal), CPC2021-1228

5.2. BRIEFINGS
None

5.3. Land Use Amendment in Glendale (Ward 6) at 4107 – 17 Avenue SW, LOC2021-0063, CPC2021-1199

5.4. Policy Amendment and Land Use Amendment in Killarney (Ward 8) at 2239 – 27 Street SW, LOC2021-0074, CPC2021-1176

5.5. Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1704 – 48 Avenue SW, LOC2020-0155, CPC2021-0436

5.6. Land Use Amendment in Killarney/Glengarry (Ward 8) at 2808 – 31 Street SW, LOC2021-0016, CPC2021-1195

5.7. Land Use Amendment in Altadore (Ward 8) at 1747 – 34 Avenue SW, LOC2021-0025, CPC2021-1197

6. POSTPONED REPORTS
(including related/ supplemental reports)

6.1. Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1744 - 33 Street SW, LOC2021-0022, CPC2021-1019

6.2. Policy and Land Use Amendment in Shaganappi (Ward 8), at 1706 - 33 Street SW, LOC2021-0023, CPC2021-1023

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1. DEVELOPMENT ITEMS

7.1.1. Development Permit in Springbank Hill (Ward 6) at 8233 – 19 Avenue SW, DP2020-5757, CPC2021-1015

7.2. PLANNING ITEMS

7.2.1. Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 10811 – 84 Street SE, LOC2021-0085, CPC2021-1088

7.2.2. Land Use Amendment in Spruce Cliff (Ward 8) at 3404 Bow Trail SW, LOC2021-0068, CPC2021-1114

7.2.3. Policy Amendments to the West Springs Area Structure Plan (Ward 6), LOC2021-0086, CPC2021-1098

7.2.4. Policy and Land Use Amendment in Richmond (Ward 8) at 2137 – 31 Avenue SW,
LOC2021-0119, CPC2021-1183

7.3. MISCELLANEOUS ITEMS
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
None

9.2. URGENT BUSINESS

10. ADJOURNMENT



INDEX FOR THE 2021 AUGUST 19 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



CONSENT AGENDA

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Colleen Renne-Grivell

COMMUNITY:

Glendale (Ward 6)

FILE NUMBER:

LOC2021-0063 (CPC2021-1199)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4107 – 17 Avenue SW

APPLICANT:

K5 Designs

OWNER:

17 Avenue GP Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Renae DeMolitor

COMMUNITY:

Killarney/Glengarry (Ward 8)

FILE NUMBER:

LOC2021-0074 (CPC2021-1176)

PROPOSED POLICY AMENDMENT:

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:

2239 – 27 Street SW

APPLICANT:

David Collins

OWNER:

2283189 Alberta Inc (Nil Patel)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.5

Tom Schlodder

COMMUNITY:

Altadore (Ward 8)

FILE NUMBER:

LOC2020-0155 (CPC2021-0436)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

1704 – 48 Avenue SW

APPLICANT:

Permit Masters

OWNER:

Bassi Holdings Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.6

Tom Schlodder

COMMUNITY:

Killarney/Glengarry (Ward 8)

FILE NUMBER:

LOC2021-0016 (CPC2021-1195)

PROPOSED REDESIGNATION:

From: Direct Control District

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

MUNICIPAL ADDRESS:

2808 – 31 Street SW

APPLICANT:

Chen Urban Homes

OWNER:

Julin Zhang

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.7

Tom Schlodder

COMMUNITY:

Altadore (Ward 8)

FILE NUMBER:

LOC2021-0025 (CPC2021-1197)

PROPOSED REDESIGNATION:

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

To: Direct Control District to accommodate the
additional use of Health Care Service

MUNICIPAL ADDRESS:

1747 – 34 Avenue SW

APPLICANT:

Jeannine Hollman

OWNER:

Jeannine Hollman

ADMINISTRATION RECOMMENDATION:

APPROVAL

POSTPONED ITEMS

ITEM NO.: 6.1 Brendyn Seymour

COMMUNITY: Shaganappi (Ward 8)

FILE NUMBER: LOC2021-0022 (CPC2021-1019)

PROPOSED POLICY AMENDMENT: Amendment to the Westbrook Village Area
Redevelopment Plan

PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Medium Profile
(M-C2) District

To: Mixed Use - General (MU-1f4.0h26) District

MUNICIPAL ADDRESS: 1706 – 33 Street SW

APPLICANT: CivicWorks

OWNER: Ana Management Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.2 Brendyn Seymour

COMMUNITY: Shaganappi (Ward 8)

FILE NUMBER: LOC2021-0023 (CPC2021-1023)

PROPOSED POLICY AMENDMENT: Amendment to the Westbrook Village Area
Redevelopment Plan

PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Medium Profile
(M-C2) District

To: Mixed Use - General (MU-1f4.6h25) District

MUNICIPAL ADDRESS: 1706 – 33 Street SW

APPLICANT: CivicWorks

OWNER: 1498361 Alberta Ltd (Tony Trutina)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

DEVELOPMENT ITEMS

ITEM NO.: 7.1.1

Johnson Kwan

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

DP2020-5757 (CPC2021-1015)

PROPOSED DEVELOPMENT:

New: Multi-Residential Development (3 buildings)

MUNICIPAL ADDRESS:

8223 – 19 Avenue SW

APPLICANT:

Casola Koppe Architects

OWNER:

Aspen Springs GP Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.:	7.2.1	Wallace Leung
COMMUNITY:		Residual Sub-Area 12A (Ward 12)
FILE NUMBER:		LOC2021-0085 (CPC2021-1088)
PROPOSED REDESIGNATION:		From: Industrial – Outdoor (I-O) District To: Industrial – General (I-G) District
MUNICIPAL ADDRESS:		10811 – 84 Street SE
APPLICANT:		Carswell Planning
OWNER:		Make Space Alberta Property GP Inc (Adam Nesbitt)
ADMINISTRATION RECOMMENDATION:		APPROVAL

ITEM NO.:	7.2.2	Jarred Friedman / Joseph Yun
COMMUNITY:		Spruce Cliff (Ward 8)
FILE NUMBER:		LOC2021-0068 (CPC2021-1114)
PROPOSED REDESIGNATION:		From: Commercial – Neighbourhood 2 (C-N2) District To: Mixed Use – General (MU-1f2.0h30) District
MUNICIPAL ADDRESS:		3404 Bow Trail SW
APPLICANT:		MTA Urban Design Architecture Interior Design Inc
OWNER:		Closer to Home Community Services Society
ADMINISTRATION RECOMMENDATION:		APPROVAL

ITEM NO.: 7.2.3

Johnson Kwan

COMMUNITY:

West Springs Area Structure Plan

FILE NUMBER:

LOC2021-0086 (CPC2021-1098)

PROPOSED POLICY AMENDMENTS:

West Springs Area Structure Plan

APPLICANT:

Civicworks

OWNER:

Truman Development Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Johnson Kwan

COMMUNITY:

Richmond (Ward 8)

FILE NUMBER:

LOC2021-0119 (CPC2021-1183)

PROPOSED POLICY AMENDMENT:

Richmond Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2137 – 31 Avenue SW

APPLICANT:

Civicworks

OWNER:

SC31 Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL



MINUTES

CALGARY PLANNING COMMISSION

**August 5, 2021, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director R. Vanderputten, Acting-Chair
Director J. White, Acting Vice-Chair (Remote Participation)
Commissioner M. Landry (Remote Participation)
Commissioner F. Mortezaee (Remote Participation)
Commissioner A. Palmiere (Remote Participation)
Commissioner J. Sonogo (Remote Participation)

ABSENT: Councillor J. Gondek (Personal)
Councillor E. Woolley (Personal)
Commissioner C. Rollen (Personal)
Commissioner J. Scott (Personal)

ALSO PRESENT: A/CPC Secretary L. Gibb
Legislative Advisor D. Williams

1. **CALL TO ORDER**

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

ROLL CALL

Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere,
Commissioner Sonogo, Director White and Director Vanderputten.

2. **OPENING REMARKS**

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

3. **CONFIRMATION OF AGENDA**

Moved by Director White

That the Agenda for the 2021 August 05 Calgary Planning Commission be confirmed,
after amendment, by bringing forward Item 7.2.6 Land Use Amendment in Rossbarrock
(Ward 8) at multiple addresses, LOC2019-0138, CPC2021-1052 to be dealt with prior to
Item 7.2.1 Land Use Amendment in Residual Sub-Area 1K (Ward 1) at 9700 Country
Hills Boulevard NW, LOC2021-0007, CPC2021-1059, and by postponing the following
Items to the next meeting of the Calgary Planning Commission scheduled for 2021
August 19 at 1:00 p.m.:

- 7.2.9 Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1744 - 33 Street SW, LOC2021-0022, CPC2021-1019
- 7.2.10 Policy and Land Use Amendment in Shaganappi (Ward 8), at 1706 - 33 Street SW, LOC2021-0023, CPC2021-1023

MOTION CARRIED

3.1 DECLARATIONS - CONFLICTS OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 July 22

Moved by Commissioner Landry

That the Minutes of the 2021 July 22 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Director White

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

- 5.3 Land Use Amendment in Highland Park (Ward 4) at 204 – 33 Avenue NE, LOC2020-0194, CPC2021-1043

- 5.4 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1030 – 19 Avenue NW, LOC2021-0057, CPC2021-1126

- 5.5 Land Use Amendment in North Glenmore Park (Ward 11) at 2144 – 51 Avenue SW, LOC2021-0077, CPC2021-1068

- 5.6 Community Name and Street Name in Residual Ward 1 – Calgary West (Ward 1), SN2020-0001, CPC2021-1128

- 5.7 Secondary Street Name in Montgomery (Ward 7) for Bowness Road NW, SN2021-0005, CPC2021-1149

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

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Varsity (Ward 01) at 3740 - 32 Avenue NW, DP2019-6254, CPC2021-1130

A presentation entitled "DP2019-6254 Development Permit August 5th, 2021" was distributed with respect to Report CPC2021-1130.

The following speakers addressed Commission with respect to Report CPC2021-1059:

1. Susan Specht, Facility Management, City of Calgary
2. Nathaniel Wagenaar, Marc Boutin Architectural Collaborative inc

Moved by Director White

That with respect to Report CPC2021-1130, the following be approved:

Recommend the Development Authority, without having to return to Calgary Planning Commission, APPROVE Development Permit DP2019-6254 of a New: Protective and Emergency Service, Multi-Residential Development, Office, Child Care Service (60 children), Power Generation Facility – Small, Sign – Class B (Fascia Signs - 3), and Sign - Class C (Freestanding Sign - 1) at 3740 – 32 Avenue NW (Plan 1799GC, Block 2, Lot 9), with conditions (Attachment 3), subject to the approval of the land use amendment associated with LOC2019-0189 by Council.

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

MOTION CARRIED

- 7.1.2 Development Permit in Rundle (Ward 10) at 4225 – 26 Avenue NE, DP2020-4959, CPC2021-1069

A presentation entitled "DP2020-4959 Development Permit August 5, 2021" was distributed with respect to Report CPC2021-1069.

Pablo Batista, 5468796 Architecture, addressed Commission with respect to Report CPC2021-1069.

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-1069, the following be approved:

That Calgary Planning Commission APPROVE Development Permit DP2020-4959 for a New: Multi-Residential Development (3 buildings) at 4225 – 26 Avenue NE (Plan 7611338, Block 12, Lot 92), with conditions (Attachment 2).

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

MOTION CARRIED

Commission then dealt with Item 7.2.6.

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Residual Sub-Area 1K (Ward 1) at 9700 Country Hills Boulevard NW, LOC2021-0007, CPC2021-1059

Commission dealt with this Item following Item 7.2.6.

A presentation entitled "LOC2021-0007 Land Use Amendment August 5th, 2021" was distributed with respect to Report CPC2021-1059.

Moved by Commissioner Landry

That with respect to Report CPC2021-1059, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 5.3 hectares \pm (13.0 acres \pm) located at 9700 Country Hills Boulevard NW (Portion of Plan 2110521, Block 3, Lot 2) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Recreation (S-R) District.

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

MOTION CARRIED

7.2.2 Land Use Amendment in North Airways (Ward 3) at 4239 – 19 Street NE, LOC2021-0070, CPC2021-1055

A clerical correction was noted to the title contained in on all the pages of the Cover Report by deleting the words "Ward 3" and by substituting with the words "Ward 10".

A presentation entitled "LOC2021-0070 Land Use Amendment August 5th, 2021" was distributed with respect to Report CPC2021-1055.

Moved by Commissioner Sonogo

That with respect to Report CPC2021-1055, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.57 hectares \pm (1.42 acres \pm) located at 4239 – 19 Street NE (Plan 731392, Block 2, Lot 3) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

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

MOTION CARRIED

- 7.2.3 Land Use Amendment in Westwinds (Ward 5) at multiple properties, LOC2021-0069, CPC2021-1144

Moved by Commissioner Palmiere

That with respect to Report CPC2021-1144, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 2.44 hectares \pm (6.03 acres \pm) located at 3660 and 3690 Westwinds Drive NE (Plan 0410759, Block 5, Lot 2 and portion of Lot 1) from Direct Control District to Direct Control District to accommodate additional commercial uses, with guidelines (Attachment 2).

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

MOTION CARRIED

- 7.2.4 Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2021-0036, CPC2021-1150

A presentation entitled "LOC2021-0036 Land Use Amendment August 5, 2021" was distributed with respect to Report CPC2021-1150.

Moved by Commissioner Palmiere

That with respect to Report CPC2021-1150, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 206, 210 and 214 – 19 Street NW (Plan 8942GB, Block 19, Lots 5 to 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f3.3h19) District; **and**
2. **Direct Administration to refer the initial Development Permit for this site to Calgary Planning Commission for decision.**

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

MOTION CARRIED

Commission recessed at 3:12 p.m. and reconvened at 3:22 p.m. with Director Vanderputten in the Chair.

ROLL CALL

Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, Commissioner Sonogo, Director White and Director Vanderputten.

Commission returned to Item 7.2.6.

7.2.5 Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 7888 Country Hills Boulevard NE, LOC2021-0042, CPC2021-1143

Commission dealt with this Item following the reconsideration of Item 7.2.6.

Moved by Commissioner Palmiere

That with respect to Report CPC2021-1143, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7888 Country Hills Boulevard (Portion of the E1/2 Section 25-25-29-4) to subdivide of 1.33 hectares \pm (3.28 acres \pm), with conditions (Attachment 6).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 4.87 hectares \pm (12.03 acres \pm) located at 7888 Country Hills Boulevard NE (Portion of the E1/2 Section 25-25-29-4) from Residential – Low Density Multiple Dwelling (R-2M) District and Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District.

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

MOTION CARRIED

7.2.6 Land Use Amendment in Rosscarrock (Ward 8) at multiple addresses, LOC2019-0138, CPC2021-1052

Commission dealt with this item following Item 7.1.2.

A presentation entitled "LOC2019-0138 Land Use Amendment August 4, 2021" was distributed with respect to Report CPC2021-1052.

April Kojima, Rick Balbi Architect Ltd. addressed Commission with respect to Report CPC2021-1052.

Moved by Director White

That with respect to Report CPC2021-1052, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.53 acres \pm) located at 1635 and 1639 – 38 Street SW and 3902 – 17 Avenue SW (Plan 8070AJ, Block 31, Lots 20 and 21; Plan 1712173, Block 31, Lot 46; Plan 1711466, Block 31, Lot 45) from Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 2 (C-COR2f3.0h23) District, and Commercial – Corridor 2 (C-COR2f1.0h10) District to Mixed Use - General (MU-1f3.0h26) District.

ROLL CALL VOTE:

For: (1): Director Vanderputten

Against: (5): Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonogo

MOTION DEFEATED

Moved by Commissioner Palmiere

That Calgary Planning Commission refer this application back to the Administration to return no later Q4 2021 to review the land use schedule to better reflect the encumbered lands and further outreach with the community association and adjacent landowners.

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

MOTION CARRIED

Commission returned to this Item following the afternoon recess.

Moved by Director White

That the Calgary Planning Commission reconsider their decision with respect to Item 7.2.6, Report CPC2021-1052.

MOTION CARRIED

Commission recalled the Applicant to speak to the reconsideration of this item.

Moved by Director White

That with respect to Report CPC2021-1052, the following be approved:

That Calgary Planning Commission recommend that Council:

File and abandon the proposed bylaw for the redesignation of 0.21 hectares \pm (0.53 acres \pm) located at 1635 and 1639 – 38 Street SW and 3902 – 17 Avenue SW (Plan 8070AJ, Block 31, Lots 20 and 21; Plan 1712173, Block 31, Lot 46; Plan 1711466, Block 31, Lot 45) from Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 2 (C-COR2f3.0h23) District, and Commercial – Corridor 2 (C-COR2f1.0h10) District to Mixed Use - General (MU-1f3.0h26) District.

For: (5): Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonego

Against: (1): Director Vanderputten

MOTION CARRIED

Commission then dealt with Item 7.2.5

- 7.2.7 Policy Amendment and Land Use Amendment in Richmond (Ward 8) at multiple addresses, LOC2021-0082, CPC2021-1093

A presentation entitled "LOC2021-0082 Land Use Amendment August 5th, 2021" was distributed with respect to Report CPC2021-1093.

Ben Bailey, CivicWorks, addressed Commission with respect to Report CPC2021-1093.

Moved by Director White

That with respect to Report CPC2021-1093, the following be approved:

That Calgary Planning Commission recommend 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 0.19 hectares \pm (0.48 acres) located at 2003, 2009 and 2015 – 22 Street SW (Plan 7197FT, Block 3, Lots 5 to 8) from Residential – Contextual One Dwelling (R-C1) District to Direct Control District to accommodate a low density development, with guidelines (Attachment 5).

For: (6): Director Vanderputten, Director White, Commissioner Landry, Commissioner Mortezaee, Commissioner Palmiere, and Commissioner Sonego

MOTION CARRIED

- 7.2.8 Policy Amendment and Land Use Amendment in Bowness (Ward 1) at 6105 – 32 Avenue NW, LOC2020-0180, CPC2021-0165

A presentation entitled "LOC2020-0180 Land Use Amendment" was distributed with respect to Report CPC2021-0165.

Moved by Director White

That with respect to Report CPC2021-0165, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bowness Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.90 hectares \pm (2.20 acres \pm) located at 6105 – 32 Avenue NW (Plan 2110672, Block 1, Lot 24) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f4.0h22) District.

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

MOTION CARRIED

- 7.2.9 Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1744 - 33 Street SW, LOC2021-0022, CPC2021-1019

This Item was postponed to the next meeting of the Calgary Planning Commission during Confirmation of Agenda.

- 7.2.10 Policy and Land Use Amendment in Shaganappi (Ward 8), at 1706 - 33 Street SW, LOC2021-0023, CPC2021-1023

This Item was postponed to the next meeting of the Calgary Planning Commission during Confirmation of Agenda.

- 7.2.11 Policy Amendment, Land Use Amendment and Outline Plan in Residual Ward 1 – Calgary West (Ward 1) at 221 – 101 Street SW, LOC2019-0112, CPC2021-1124

A presentation entitled "LOC2019-0112 / CPC2021-1124 Land Use Amendment August 5, 2021" was distributed with respect to Report CPC2021-1124.

Clerical corrections were noted to Attachment 1, page 2 of 8, Attachment 4, page 2 of 3 and Attachment 5, page 1 of 1 in the map to replace the "R-CG" label with "R-G".

Grant Mihalcheon, B&A Planning Group addressed Commission with respect to Report CPC2021-1124.

Moved by Commissioner Mortezaee

That with respect to Report CPC2021-1124, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 221 – 101 Street SW (Plan 7911036, Block 1), to subdivide 19.60 hectares \pm (48.46 acres \pm), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Revised Calgary West Area Structure Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 19.60 hectares \pm (48.46 acres \pm) located 221 – 101 Street SW (Plan 7911036, Block 1) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – Transportation Utility Corridor (S-TUC) District to Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control District to accommodate residential development, with guidelines (Attachment 4).

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

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Landry

That this meeting adjourn at 4:37 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2021 September 13 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Highland Park (Ward 4) at 204 – 33 Avenue NE, LOC2020-0194, CPC2021-1043
- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1030 – 19 Avenue NW, LOC2021-0057, CPC2021-1126
- Land Use Amendment in North Glenmore Park (Ward 11) at 2144 – 51 Avenue SW, LOC2021-0077, CPC2021-1068
- Land Use Amendment in Residual Sub-Area 1K (Ward 1) at 9700 Country Hills Boulevard NW, LOC2021-0007, CPC2021-1059
- Land Use Amendment in North Airways (Ward 3) at 4239 – 19 Street NE, LOC2021-0070, CPC2021-1055
- Land Use Amendment in Westwinds (Ward 5) at multiple properties, LOC2021-0069, CPC2021-1144
- Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2021-0036, CPC2021-1150
- Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 7888 Country Hills Boulevard NE, LOC2021-0042, CPC2021-1143
- Land Use Amendment in Rosscarrock (Ward 8) at multiple addresses, LOC2019-0138, CPC2021-1052
- Policy Amendment and Land Use Amendment in Richmond (Ward 8) at multiple addresses, LOC2021-0082, CPC2021-1093
- Policy Amendment and Land Use Amendment in Bowness (Ward 1) at 6105 – 32 Avenue NW, LOC2020-0180, CPC2021-0165
- Policy Amendment, Land Use Amendment and Outline Plan in Residual Ward 1 – Calgary West (Ward 1) at 221 – 101 Street SW, LOC2019-0112, CPC2021-1124

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Community Name and Street Name in Residual Ward 1 – Calgary West (Ward 1), SN2020-0001, CPC2021-1128
- Secondary Street Name in Montgomery (Ward 7) for Bowness Road NW, SN2021-0005, CPC2021-1149

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 August 19 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CPC SECRETARY

Land Use Amendment in Glendale (Ward 6) at 4107 – 17 Avenue SW, LOC2021-0063

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 4107 – 17 Avenue SW (Plan 2002GS, Block 21, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for grade-oriented development in the form of rowhouse buildings, duplex dwellings, semi-detached dwellings and cottage housing clusters. A maximum of five dwelling units would be allowed on this site, in addition to the potential for secondary suites.
- The proposal allows for an appropriate built form and set of uses along 17 Avenue SW and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposal would allow for more housing opportunities for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal will provide a wider variety of housing types within Glendale.
- No development permit has been submitted at this time.
- There is no previous Council direction on this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 April 22 by K5 Designs on behalf of the landowner, 17 Avenue GP Inc. No development permit application has been submitted at this time. The Applicant Submission is available under Attachment 2.

The 0.07 hectare (0.18 acre) corner parcel is located in the southwest community of Glendale fronting onto 17 Avenue SW and Grand Oaks Drive SW. The site is currently developed with a single detached dwelling and a detached garage. The site is approximately 400 metres away from the 45 Street LRT Station along the West LRT line. The R-CG District was determined to be the most appropriate district for this site, given its close proximity to an LRT station, while still allowing for development that will be sensitive to its adjacency to the existing, low density residential developments.

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 Glendale (Ward 6) at 4107 - 17 Avenue SW, LOC2021-0063

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant placed additional signage, other than the standard notice posting signage, on the site to inform surrounding neighbours of the proposed land use application, and also connected via email with the Glendale/Glendale Meadows Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received eight letters of opposition from the public, and a petition that is signed by 17 adjacent residents who are against the proposed land use amendment. The letters include the following areas of concern:

- inappropriate density increase;
- moves away from the clustering of specific types of development;
- potential increase in crime;
- building shadowing and privacy issues; and
- on-street parking and traffic congestion.

The Glendale/Glendale Meadows Community Association provided a letter neither in support nor opposition to this proposal on 2021 June 20 (Attachment 4). However, they identified a number of areas of concern or comment, including:

- concern over the potential of views into existing lots and the need for respecting of privacy;
- increase in parking along Grand Oaks Drive SW;
- concern that there may be a lack of quality private outdoor amenity spaces in any potential redevelopment and that this may add to the potential of views into existing lots; and
- acknowledgement that any proposed development will need to include the engagement of the local residents and the Glendale community.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building scale and massing and any potential effects on shadowing or safety issues as well as parking requirements and vehicle access will be reviewed and determined at the development permit stage.

**Planning & Development Report to
Calgary Planning Commission
2021 August 19**

**ISC: UNRESTRICTED
CPC2021-1199
Page 3 of 3**

Land Use Amendment in Glendale (Ward 6) at 4107 - 17 Avenue SW, LOC2021-0063

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

IMPLICATIONS

Social

The proposed land use may enable the continuation of development in the community of Glendale and provide a future framework for residential development.

Environmental

This application does not include any actions that specifically address the 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 development of these lands may enable a more efficient use of land and infrastructure, support surrounding uses and amenities.

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 parcel is located at the southeast corner of 17 Avenue SW and Grand Oaks Drive SW within the community of Glendale. The site is approximately 0.07 hectares (0.18 acres) and is approximately 20 metres wide and 36 metres deep. The site is currently developed with a single detached dwelling and a detached garage. The dwelling fronts onto 17 Avenue SW and the detached garage is accessed from the gravel lane.

Surrounding development is characterized by single detached housing to the south, east, and west of the property, and a multi-residential parcel and single detached housing to the north of the site across 17 Avenue SW.

The site is located approximately 500 metres from a local neighbourhood park and 900 metres from the Glendale Community Association site which includes an outdoor rink, greenspace and a tennis court.

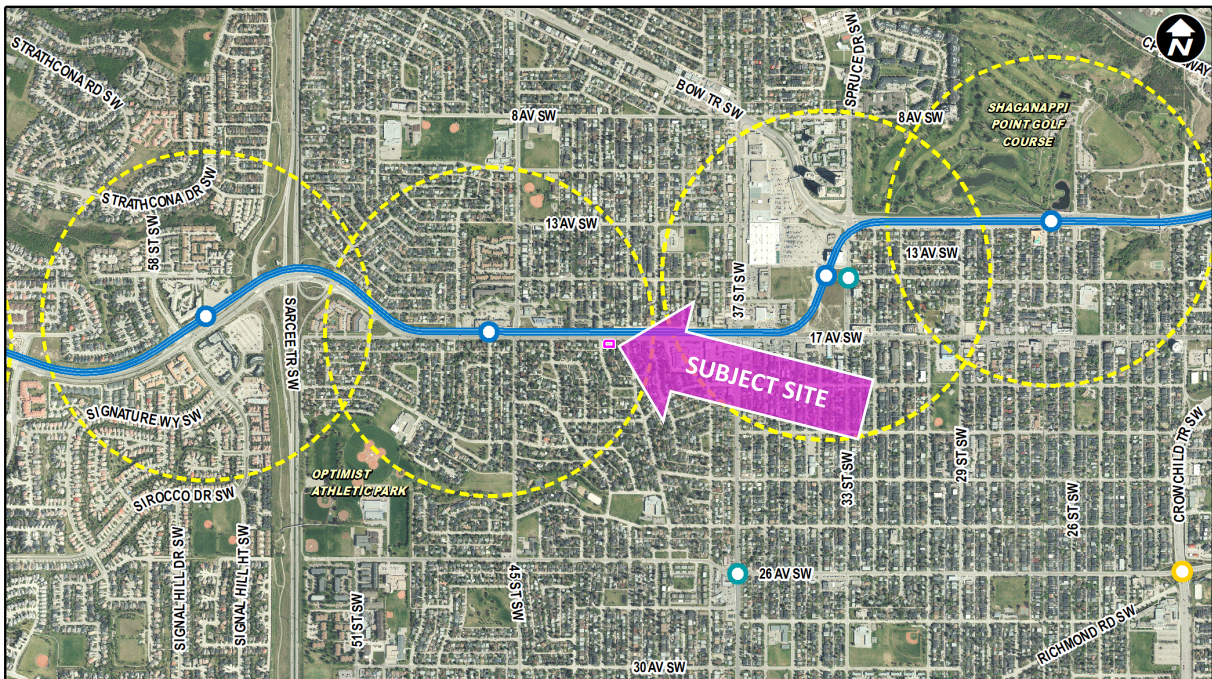
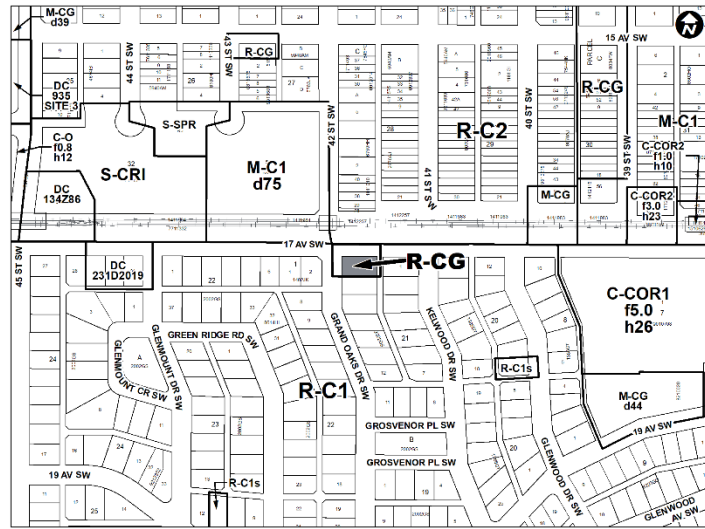
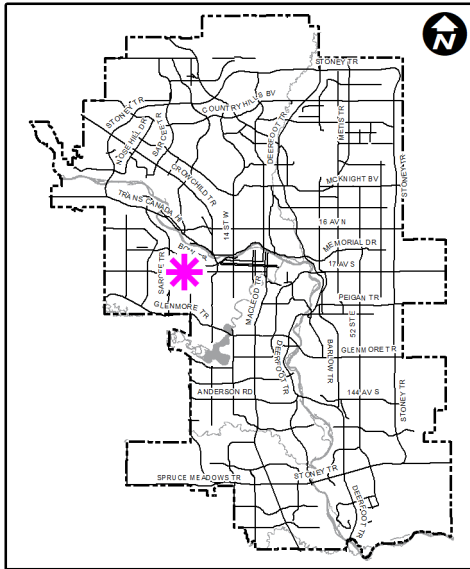
Community Peak Population Table

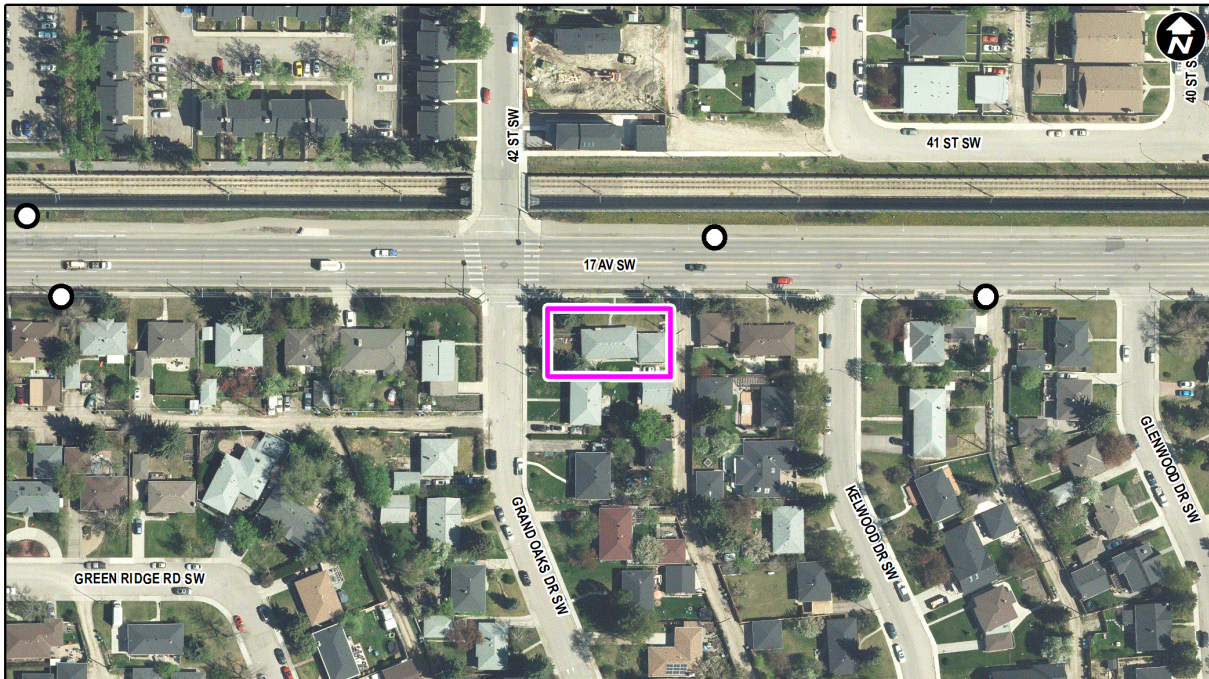
As identified below, the community of Glendale reached its peak population in 1969.

Glendale	
Peak Population Year	1969
Peak Population	3950
2019 Current Population	2765
Difference in Population (Number)	-1185
Difference in Population (Percent)	-30%

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The current R-C1 District accommodates contextually sensitive redevelopment in the form of single detached dwellings. The R-C1 District allows for the development of one residential building with a maximum building height of 10 metres.

The proposed R-CG District accommodates grade-oriented development in the form of rowhouse buildings, duplex dwelling, semi-detached dwellings, and cottage housing clusters as well as secondary suites and backyard suites. The R-CG District would allow for a maximum of five dwelling units on this site (based on the maximum 75 units per hectare) and a maximum building height of 11 metres. The R-CG District is appropriate for this site as it allows for more than one dwelling unit, and provides for building form, scale, and setback rules that respect the scale and character of the surrounding low-density residential land uses.

Development and Site Design

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

- ensuring an engaging built interface along both 17 Avenue SW and Grand Oaks Drive SW;
- on-site parking requirements; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Site Access & Traffic

The site fronts on to a Collector road (17 Avenue SW) and sides on to a Residential road (Grand Oaks Drive SW). Both roads have less than 25,000 vehicle trips per day.

Transit

The subject site is approximately 110 metres away from an Eastbound Route 2 bus stop, which services through 17 Avenue and goes into the Downtown core. There is also a Westbound Route 2 bus stop 110 metres away from the subject site servicing 45 Street LRT Station. The subject site is located approximately 400 metres away from the 45 Street LRT Station along the West LRT line.

Parking

The subject site is not within a Residential Parking zone, and currently has no on street parking restrictions along the Grand Oaks Drive frontage. However, there are parking restrictions along 17 Avenue SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer, and storm sewer mains are available to service the subject site. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) stage(s).

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

This site is within the Residential – Developed – Established Area typology of the [Municipal Development Plan](#) (MDP). Policy for this area encourages modest redevelopment which provides moderate intensification in a form and nature that respects the scale and character of the surrounding neighborhood.

The proposed redesignation aligns with policy as the R-CG District is a low-density residential district that allows for more than one dwelling unit. The R-CG District provides building form, scale, and setback rules that respect the scale and character of the surrounding low-density residential land uses.

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 subsequent development approval stages.

Westbrook Communities Local Area Plan (Under Development)

Administration is currently developing the [Westbrook Communities Local Area Plan](#) which includes Glendale and other surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Westbrook Communities Local Area Plan* is anticipated to be finalized in Q4 2022.

Applicant Submission

April 22, 2021

RE: Land Use Re-designation from R-C1 to R-CG 4107 17 Ave SW (Legal Addresses: Lots 18, Block 21, Plan 2002GS)

This application proposes to redesignate the parcels 4107 17 Avenue SW R-C1 (Residential - Contextual One Dwelling District) to R-CG (Grade-Oriented Infill District).

The landowner vision for the property is a development with a 4-unit residential building. Parking would be provided at grade within the property at the rear lane.

The subject site 4107 17 Ave SW is a corner lot located along 17 Avenue SW and Grand Oaks Dr SW with existing single dwellings currently built on site. Parking is currently provided via rear lane with direct access to 17 Ave SW. In the neighborhood context is a healthy mix of single/semi dwellings, Multi-Residential, and Commercial developments along 17 Avenue SW. The following factors can be taken into consideration for the re-designation of these lots:

- Many commercial businesses within walking distance.
- The subject site is approximately 3 kilometres from Downtown Calgary
- Creating a welcome gate into the city by redeveloping with updated buildings improving public space
- Provides housing for people who want to live near down town but not directly downtown.
- This facilitates transportation and interconnectedness with various other areas of the city and allows for easier access.
- Multiple Buses serve the area

Fundamentally, this is about the future development for 17 Ave SW and the Glendale Community. Current designations within the community are mixtures of R-1, R-1s, M-CG, S-R, DC zonings and more. While the proposed R-CG allows slightly higher density than the current designation, the rules of the district ensure that development is compatible with current and future density developments. The subject site is located in a thriving neighborhood- it is not only attractive to families, but also to commercial establishments. When there is a population to support these businesses, they can move in and provide amenities to a community. With each amenity, a community integrates the more walkable and connected to its residents.

The proposed re-designate meet the goals of the City of Calgary's Municipal Development Plan (MDP). This policy generally encourages a more diverse housing type in established and central Calgary communities, more efficient use of in-place infrastructure, and more compact build forms in locations with direct access to transit, goods and services, schools, communal amenities and more while still maintaining a sense of interconnection and community.

No pre-application in-person meeting was scheduled prior to this re-designation application due to the current COVID-19 pandemic. The Glendale Community Association will be consulted.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 4107 17 AVENUE SW, CALGARY ALBERTA

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

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

N/A

Outreach Strategy

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

Due to recent health measures regarding COVID-19, we have revised our strategy for conducting outreach within the community during this time. Our primary outreach strategy is to place signs at street level on the property where it is clearly visible; on the sign is a small summary of the proposed re-designation, as well as our company's contact information. This will be done in lieu of community outreach where close contact with other individuals is more likely- this is done as a precaution to COVID 19. Any individuals within the neighborhood will be able to contact us via phone/e-mail accordingly.

Stakeholders

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

The primary stakeholders are the nearby residents within close proximity of the subject property, and the local Community Association.

What did you hear?

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

On January 20 2021, we put up a sign in front of the house at street level detailing our requested land use re-designation and our contact information for any members of the community to contact us accordingly. K5 also sent an e-mail letter to the Community association on Feb 5 2021. Since then, we have received responses from one individuals via a phone call and one e-mail response back from the CA. Their comments were mostly clarifications, in regards to the future potential building to which we promptly responded to. The one neighbor was hoping for an old folks home development.

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 input provided by the stakeholders, as well as the community association have not influenced our project decisions to much extent as the land use re-designation request as we believe an RCG in principal is ideal for the location as the site is in close proximity's to varies transportations methods such as C-train and Major bus route as well as we believe this site will contribute to achieving appropriate density along 17 Ave SW.

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)

We we're made aware that The City received some opposition from the community, including a petition with 20 signatures in opposition to the development on June 22 2021. K5 Designs reach back out hoping to close the loop with the stakeholders by reaching back out to the CA on June 22 2021 to help identify any broader concern the community may have. No responses have been received. We want to be fully transparent and would be happy to address all stakeholder concerns.

Community Association Response

June 20, 2021

Dear Brian,

The proposed land use redesignation from R-C1 to R-CG seems to be a modest request for increased density on the property at 4017 17 Ave SW. However the proposal has brought several concerns from area neighbours and the Glendale Development Subcommittee. The existing site located on the corner of 17th Ave and Grand Oaks Dr, may provide some challenges for future development for the following reasons.

View and privacy of existing lots

Based on the material provided within the redesignation permit the existing site area is appropriately 0.0709ha, as such up to 5 units can be built on the site. However due to the number of existing utilities on the site, mainly along 17th Ave, future development may require shifting a new building to the south of the lot, as such potentially providing views into the adjacent lots.

Parking

As shown within many of the newly built multi-residential buildings within the surrounding neighborhoods of Glendale, it should be expected that many of the units will depend on street parking. Being located on 17th Avenue, where parking is currently not permitted, having 4-5 units will require more parking along Grand Oaks Dr. for residents and guests.

Outdoor Private Amenity spaces

As the lot is located on 17th Ave and with the placement of existing utilities, future development may have issues with providing quality outdoor private amenity spaces. Future developments will either need to place required amenity spaces on or above grade. Locating these spaces at grade along 17th Ave will not be ideal nor usable by future residents due to the noise from vehicular traffic. Locating these required spaces above grade could provide views into the lots to the south, putting the existing residents on display.

As this is a redesignation proposal and no actual development can be provided for review, it is hard for the existing residents to provide comments and concerns. If the City allows this change to occur it is expected that any future development will require heavy engagement from local residents and the Glendale community.

Chris Welner, President
Glendale/Glendale Meadows Community Association
4500 25th Avenue SW
Calgary Alberta
T3E 0M1
president@myglendale.ca
www.myglendale.ca

Policy Amendment and Land Use Amendment in Killarney (Ward 8) at 2239 – 27 Street SW, LOC2021-0074

RECOMMENDATION(S):

That Calgary Planning Commission recommend 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 2239 – 27 Street SW (Plan 5661O, Block 23, Lots 19 and 20) 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 Residential – Grade-Oriented Infill (R-CG) 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 proposed land use would allow for 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 David Collins on behalf of the landowner, 2283189 Alberta Inc (Nil Patel), on 2021 May 11. 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 approximately 0.06 hectare site is located at the northwest corner of 23 Avenue SW and 27 Street SW. 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 (Ward 8) at 2239 - 27 Street SW, LOC2021-0074

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 letter drop and door-knocking campaign to houses within a 100-metre 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 three letters of support and seven letters of opposition from the public. The opposition letters included the following areas of concern:

- rowhouse type development within the community;
- increased height;
- increased density;
- increased traffic;
- existing trees/landscaping;
- privacy; and
- parking concerns.

The Killarney/Glengarry Community Association has not provided comment at this time. The applicant has been encouraged to continue 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.

Planning & Development Report to
Calgary Planning Commission
2021 August 19

ISC: UNRESTRICTED
CPC2021-1176
Page 3 of 3

Policy Amendment and Land Use Amendment in Killarney (Ward 8) at 2239 - 27 Street SW, LOC2021-0074

IMPLICATIONS

Social

The recommended land use allows for a wider range of housing types than the existing R-C2 District allows. 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 the objectives of the [Climate Resilience Strategy](#). The applicant has indicated that they do not plan to pursue any specific measures as part of their future development.

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/Glengarry, at the northwest corner of 23 Avenue SW and 27 Street SW. The laned parcel is currently developed with a single detached dwelling and a rear detached garage and has approximate dimensions of 15 metres by 38 metres. Vehicular access to the detached garage is currently provided from 23 Avenue SW.

The immediate area is characterized by low density development (single and semi-detached dwellings) under the R-C2 District. Approximately one block to the west is a two-block cluster of Multi-Residential – Contextual Grade-Oriented (M-CG), Multi-Residential – Contextual Medium Profile (M-C2) and Multi-Residential – Contextual Low Profile (M-C1) District land uses. Beyond that cluster along 30 Street SW is a continuation of R-C2 District primarily developed as single and semi-detached dwellings.

Community Peak Population Table

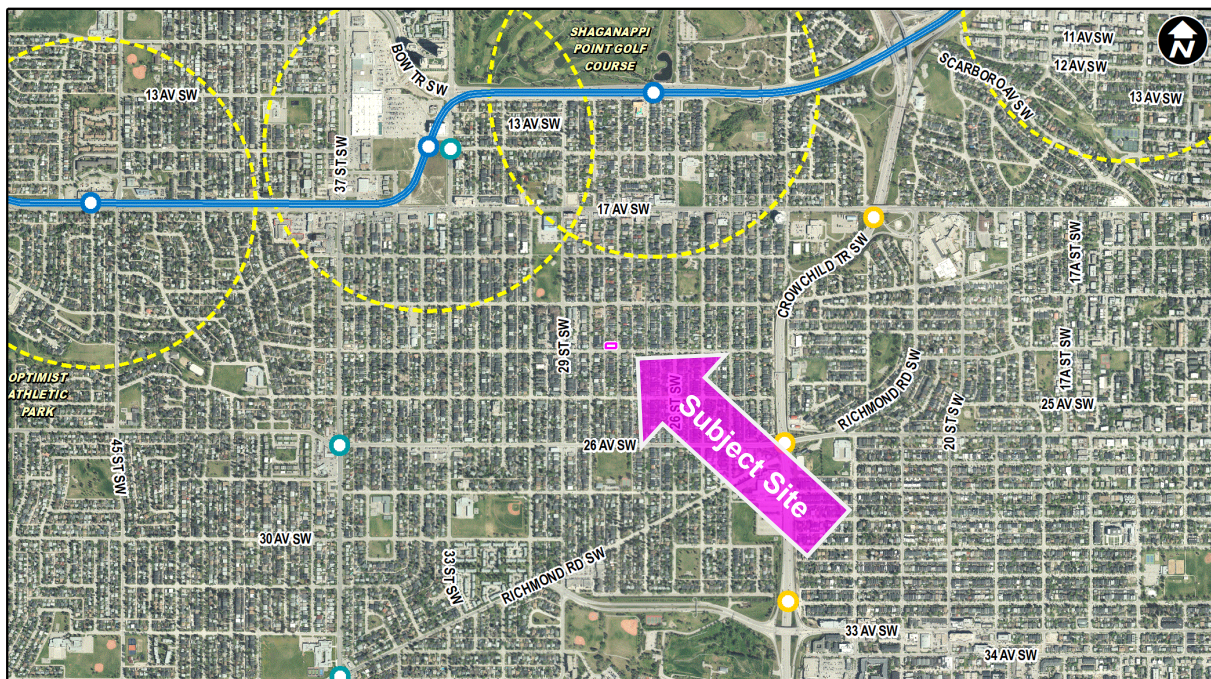
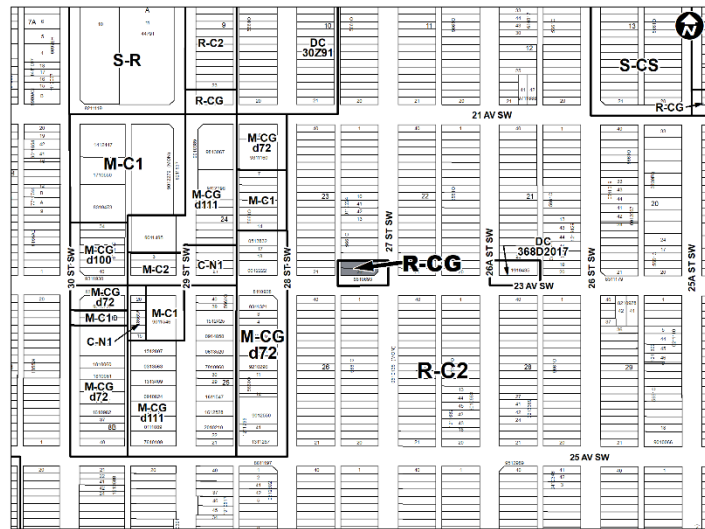
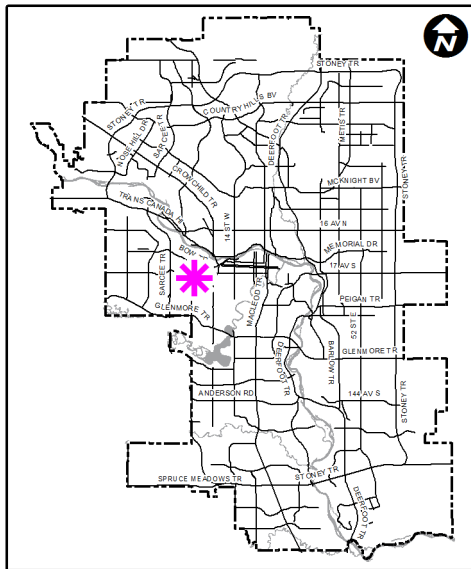
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

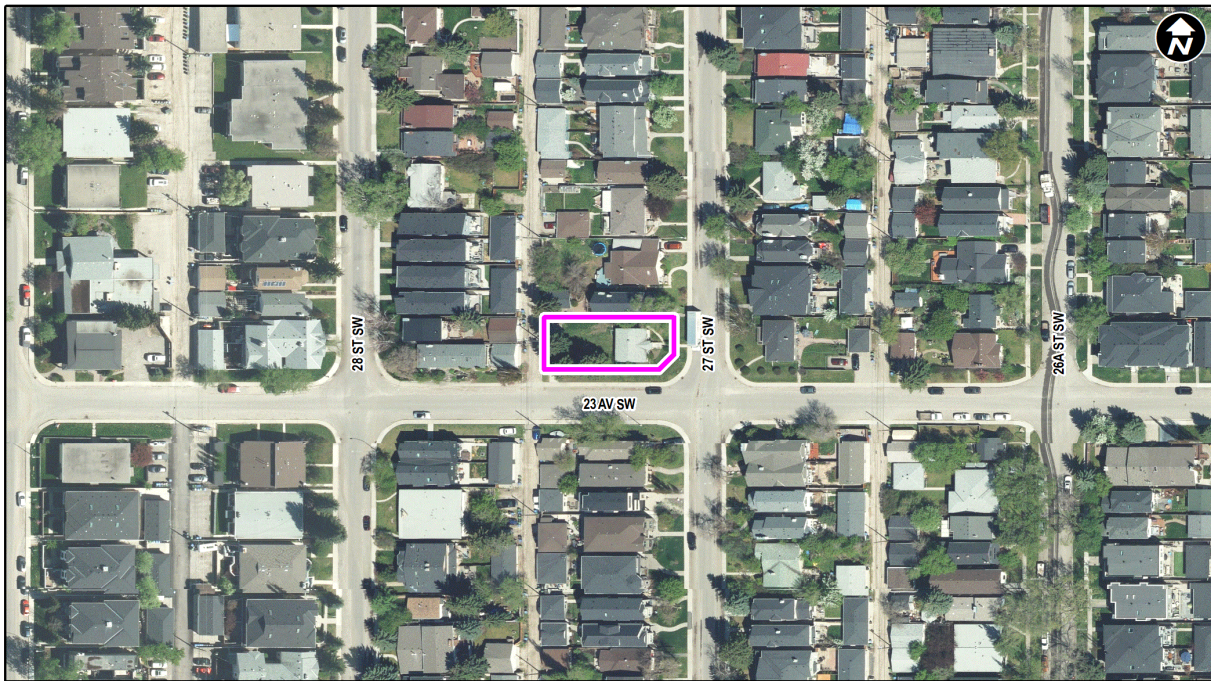
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

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 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 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 a 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 *Killarney/Glengarry ARP* would provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Vehicular access to the site will be required to come from the rear lane. Given the specific context of this

corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 23 Avenue SW and 27 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 access is available from 23 Avenue SW and 27 Street SW as well as the rear lane. Vehicular access is available from the rear lane. The site is located approximately 700 metres (9-minute walk) from a transit stop that provides access to Route 9 (Chinook Station) which services the Westbrook and Chinook LRT Stations. This site is also within 1200 metres (15-minute walk) to the Shaganappi Point LRT Station.

On-street parking adjacent to the site is available along both 23 Avenue SW and 27 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 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 proposal aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use and policy amendment build 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 is not currently proposing to pursue specific measures as part of a future development permit in order to align with The City's *Climate Resilience Strategy*.

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](#), in accommodating a variety of housing types while preserving the existing low density residential character of the neighbourhood (Section 2.1.1).

This application requires a minor map and text amendment to the Killarney/Glengarry Area Redevelopment Plan by changing 'Conservation/ Infill' to 'Low Density Townhousing'.

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.

May 12, 2021

This redesignation application is to change the land use of the subject site from RC-2(Residential -Contextual One/Two Dwelling District) to RC-G (Residential -Grade Oriented Infill District).

The purpose of the application is to accommodate 4 dwelling units in the form of row house building which would wrap around the corner of the property. It will facilitate a functional building form which is compatible in height and building setbacks with the surrounding existing neighbourhood. This type of development is consistent with other infill developments in the area and no secondary suites or backyard suites are proposed.



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Land Use Amendment No: LOC - 2021-0074

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. May 25/21- May27/21 - May 31/21- June 04/21 : Contacted Ward 8 Councillor's Office (Assistant Lev Klymochko).
2. May 31/21-June 03/21 : Contacted Killarney /Glengarry Community Association (Sean MacLean - Director of Development)
3. May 27/21-June11/21 : Contacted Killarney / Glengarry Community Association (Natalie - Secretary) - submitted letter to be included in monthly newsletter to all residents
4. June 12/21 : Hand delivered +50 letters to all neighbour's properties located within +/- 100 metres of subject property

Stakeholders

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

As Per Outreach Strategy Above



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.

3 responses were received .

I met with one individual who stated that he understood that design details were not available at the Redesignation Application process and that he would take up his concerns at the Development Permit process.

Two other individuals said that they were 'strongly opposed to the proposal for a four dwelling row house' and one said that 'the proposal would reduce property values in the neighbourhood'. Both parties wanted to keep the R-2 land use 'as is'.

No responses were received as a result of the 'Applicant Letter' presented in the KGCA community news bulletin.

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.

This application as discussed with the community was that it is consistent with :

- 1). the City's MDP's neighbourhood infill and redevelopment policies
- 2). the proposed Killiarney/Glengarry ARP - Conservation & Infill policies
- 3). the proposal is consistent and compatible with the existing character of the neighbourhood
- 4). the proposal is the lowest density and built form multiple density by providing individual at-grade access and more suitable housing for families with children.

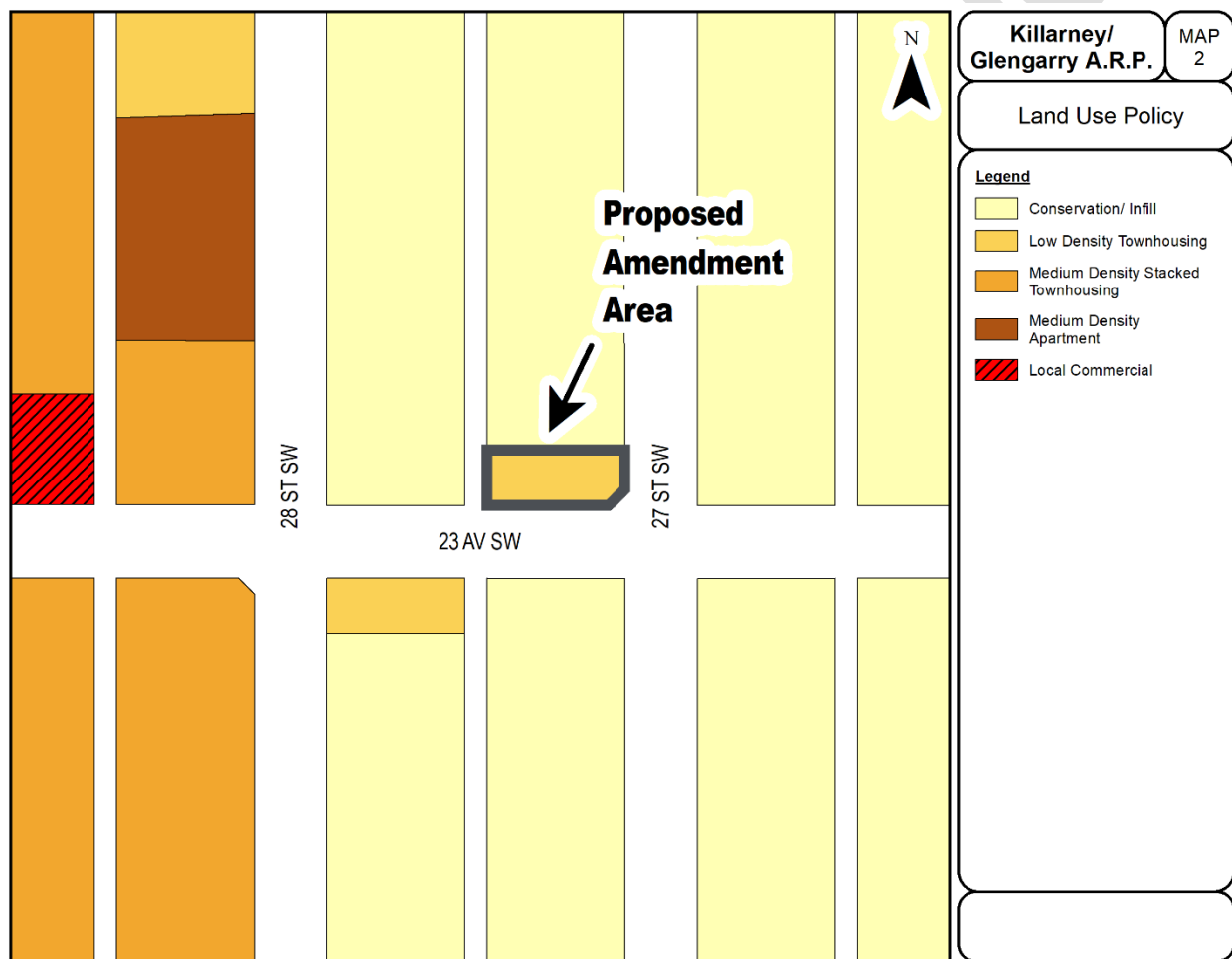
How did you close the loop with stakeholders?

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 a Land Use Redesignation Application only and sets the development policies and guidelines for future development. However, it is not a detailed design proposal which is the purpose and function of a Development Permit and which will be the next step in the planning process. The Development Permit process will provide for further collaboration and discussions of these details with neighbours and the Killiarney/Glengarry Community Association

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 2239 – 27 Street SW (Plan 5661O, Block 23, Lots 19 and 20) from 'Conservation/ Infill' to 'Low Density Townhousing' as generally illustrated in the sketch below:



Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1704 – 48 Avenue SW, LOC2020-0155

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore 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 1704 – 48 Avenue SW (Plan 3286GN, Lot 1) 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 allows for an appropriate building form and set of uses along 48 Avenue SW and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for more housing opportunities for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal will provide a wider variety of housing types within Altadore.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* is required as part of this application.
- 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 application was submitted on 2020 October 22 by Permit Masters on behalf of the landowner, Bassi Holdings Ltd. No development permit application has been submitted at this time, however, the Applicant Submission (Attachment 3) indicates they intend to construct a four-unit rowhouse.

The approximately 0.06 hectare (0.15 acre) corner parcel is located along 48 Avenue SW, on the west side of 16 Street SW within the community of Altadore. The site is currently developed with a single detached dwelling.

The *South Calgary/Altadore ARP* applies the Residential Conservation policy to the subject site, restricting development to a maximum of two dwelling units. To facilitate this application, a

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1704 - 48
Avenue SW, LOC2020-0155**

minor map amendment is required to change the typology of the subject site to Residential Low Density.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant used the assessment tool to determine that the project is likely to be of low impact to the community and is not proposing a major change or disruption. The outreach tactics used included print materials that were delivered to 76 households surrounding the site and to the Marda Loop Communities Association (MLCA). In addition, the applicant spoke with the Ward Councillor's office. The applicant also attempted to speak with the MLCA but did not receive a response. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

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

- pedestrian safety and crime;
- building shadowing; and
- on-street parking and traffic congestion.

The MLCA has not provided a response to Administration's circulation for comments sent on 2020 November 09 or to a follow-up email from the file manager on 2021 March 01.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building scale and massing, potential effects on shadowing, safety issues, parking requirements, and vehicle access will be reviewed and determined at the development permit stage.

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

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2021 August 19

ISC: UNRESTRICTED
CPC2021-0436
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**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1704 - 48
Avenue SW, LOC2020-0155**

IMPLICATIONS

Social

The proposed application may enable the continuation of development in the community of Altadore and may provide a future framework for residential development. The development of these lands will enable a more efficient use of land and infrastructure, support surrounding uses and amenities.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit to support Program 4 (Climate Mitigation Action Plan) of the [Climate Resilience Strategy](#).

Economic

Not applicable.

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 the South Calgary/Altadore Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

Situated on the northwest corner of 16 Street SW and 48 Avenue SW in the community of Altadore, this site is approximately 0.06 hectares (0.15 acres) and is approximately 15 metres wide and 36 metres deep. The site currently fronts onto 48 Avenue SW and has direct access to a gravel lane along the north boundary, which is not utilized by the existing development due to electrical pole support-wires that block access.

Surrounding development is characterized by single detached housing to the north and west, a four-unit rowhouse building to the south, and a cluster of semi-detached dwellings and a multi-residential building, as well as an older commercial strip mall to the east across 16 Street SW.

The site is located near four open spaces, including Sandy Beach Park and the Glenmore Athletic Park, ranging in distance from approximately 120 to 500 metres. On the east side of 16 Street SW is a transit bus stop for Route 13 connecting Mount Royal University to the Downtown Core.

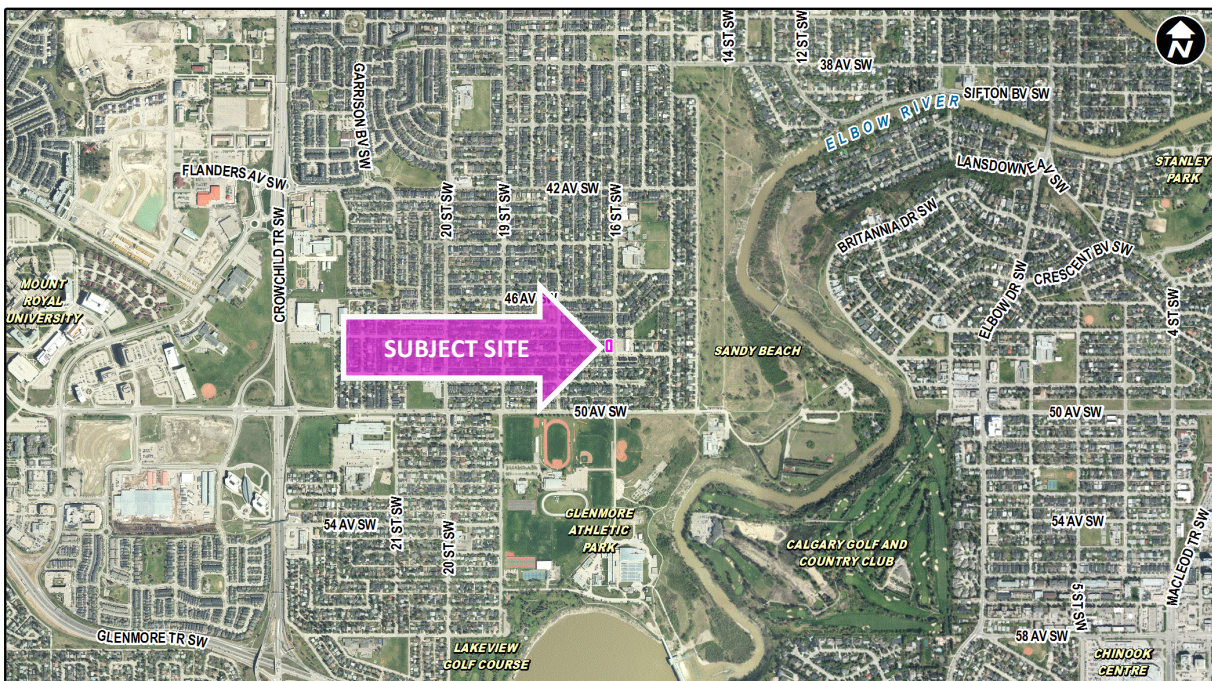
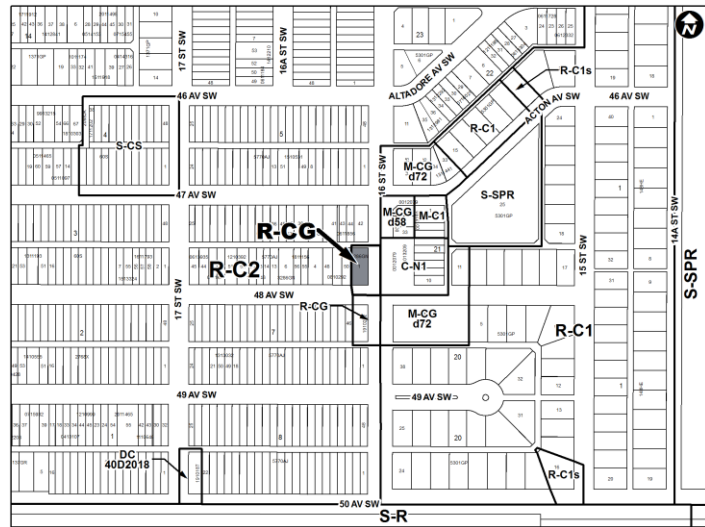
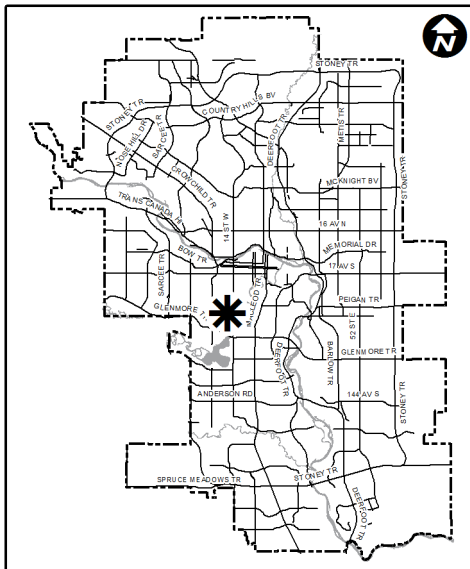
Community Peak Population Table

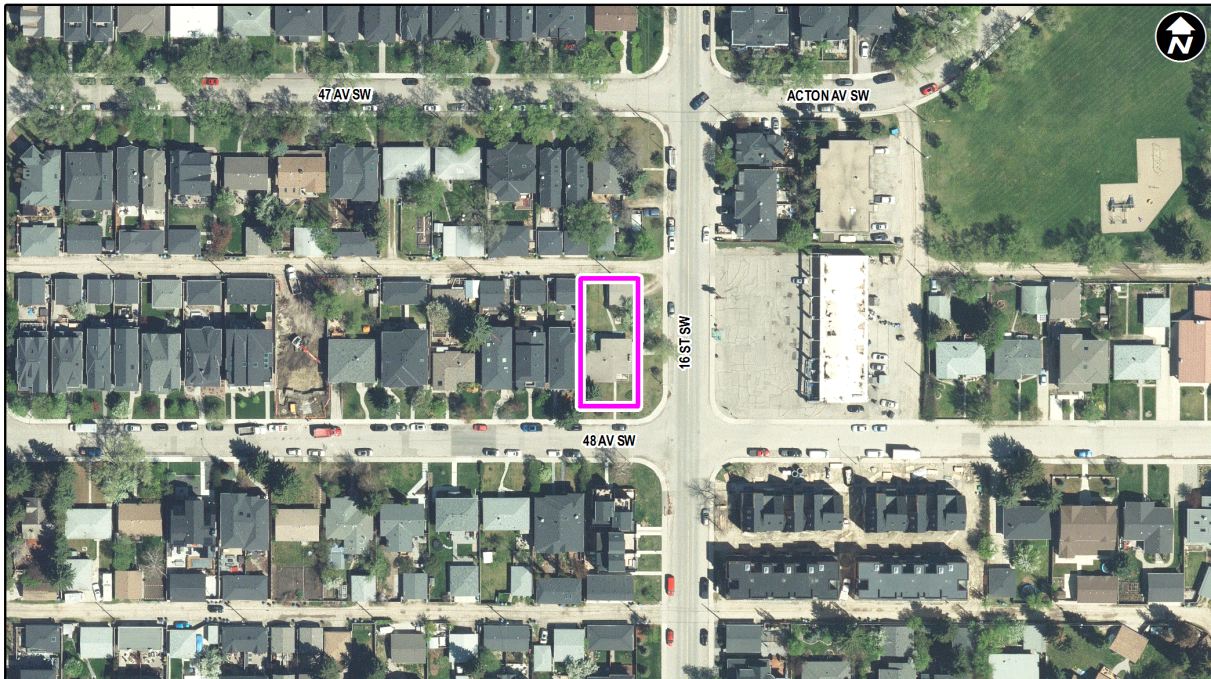
As identified below, the community of Altadore reached its peak population in 2019.

Altadore	
Peak Population Year	2019
Peak Population	6942
2019 Current Population	6942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District accommodates contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings. The R-C2 District allows for up to two dwelling units and a maximum building height of 10 metres.

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 and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow for a maximum of four dwelling units on the subject site.

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

Development and Site Design

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

- ensuring an engaging built interface along both 48 Avenue SW and 16 Street SW;
- on-site parking requirements;

- the installation of an electric vehicle-ready wiring/conduit in line with the actions set out in Program 4: Electric and Low-Emissions Vehicles; and,
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The subject site is a corner lot that fronts on to an arterial class road with 17,000 vehicle trips per day, and sides on to a residential class roadway with less than 5,000 vehicle trips per day. The site has direct rear lane access and there are no on-street parking restrictions.

The subject site is approximately 40 metres from northbound Route 1 Bowness / Forest Lawn, Route 53 Brentwood / Greenwood, and Route 305 Bowness BRT bus stop (Primary Transit) and approximately 160 metres from southbound Route 1, Route 53 Brentwood / Greenwood and Route 305 Bowness BRT bus stop (Primary Transit).

Parking requirements will be reviewed as part of a future development permit.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water main and sanitary deep utilities are available to service the subject site. Storm sewers are unavailable for connection, and a storm sewer extension may be required to service the development. Development servicing requirements will be determined at the future development permit and development site servicing plan (DSSP) 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 and policy amendments builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

This site is within the Residential – Developed - Established Area typology of the [Municipal Development Plan](#) (MDP). Policy for this area encourages modest redevelopment which provides moderate intensification in a form and nature that respects the scale and character of the surrounding neighborhood.

The proposed redesignation aligns with policy as the R-CG District is a low-density residential district that allows for more than two dwelling units. The R-CG District provides building form, scale, and setback rules that respects the scale and character of the surrounding low-density residential land uses.

The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

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 three 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.

South Calgary/Altadore Area Redevelopment Plan (Statutory – 1986)

This site is within the Residential Conservation typology of the [South Calgary/Altadore Area Redevelopment Plan](#), restricting development to a maximum of two dwelling units.

To facilitate this application, a minor map amendment will be required to change the subject site to the Residential Low Density typology. This policy would allow for slightly more intensive development but is still considered appropriate for a low density residential area. The Residential Low Density policy uses townhouses as an example, of which rowhouses would align closely with.

Proposed Amendment to the South Calgary/Altadore Area Development Plan

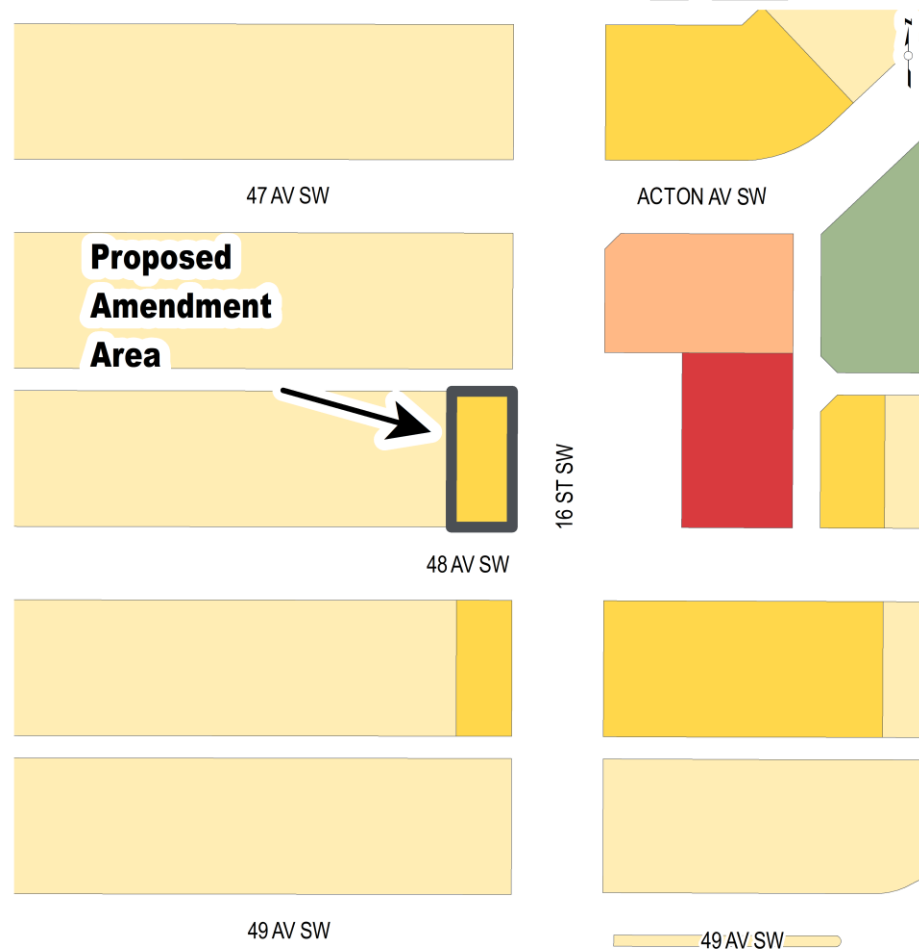
1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled "Land Use Policy" by changing 0.06 hectares \pm (0.15 acres \pm) located at 1704 – 48 Avenue SW (Plan 3286GN, Lot1) from "Residential Conservation" to "Residential Low Density" as generally illustrated in the sketch below:

Map 2

Land Use Policy

Legend

- ■ ■ Study Area Boundary
- King Edward School Site
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Community Mid-Rise
- Local Commercial
- General Commercial
- Open Space



Applicants Submission

November 9, 2020

Proposal

To redesignate the subject site located at 4815 16 Street SW from R-C2 - Contextual One / Two Dwelling District to R-CG - Residential - Grade Oriented Infill District.

General Information

1. Municipal Address: 4815 16 Street SW
3. Community: Altadore
4. Political Boundary: Ward 8
5. Councilor: Evan Wooley
6. Applicant: Permit Masters

Public Engagement

We have conducted a pre-application meeting with the Corporate Planning Application Group and with the local councilor. Additional engagement will take place during the application circulation. We will provide neighbors with information and a point of contact during the process. We will also be available to discuss the application with the Community Association.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2020-0155 - 1704 48 Avenue 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)

Our office completed the Community Outreach Assessment and the project impact score was 1A. As a result of the Assessment we determined that this project is likely of low impact to the community and is not proposing a major change or disruption.

The community outreach strategy included covid-friendly tactics. This was accomplished by distributing print materials to the residents, neighbours and to the community association to generate interest and awareness of the proposed development and an opportunity to provide feedback by calling or emailing our office with any questions or concerns. Additionally, one-on-one conversations were offered to any affected parties including the local Councillor and Marda Loop Community Association.

Stakeholders

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

- Immediate neighbours
- Local residents (76 households surrounding the subject site)
- Marda Loop Community Association
- Ward Councillor

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.

Issues received from two local residents include:

1. Pedestrian safety and crime
2. Building shadowing
3. On street parking and traffic congestion

To date, the Marda Loop Community Association has not provided any comments and the local Councillor does not have any issues with the proposed re-designation.

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 proposed development will include four side by side units with parking at the rear of the subject property. The site is large which will help mitigate setback issues and building shadowing. It is not anticipated that this proposed development will increase crime and add to pedestrian safety issues.

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)

Our office will continue to engage with stakeholders (immediately adjacent and local area residents) as development details are confirmed, to better explain the project and how the designs impacts are being mitigated.

calgary.ca/planningoutreach

**Planning & Development Report to
Calgary Planning Commission
2021 August 19**

**ISC: UNRESTRICTED
CPC2021-1195
Page 1 of 3**

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2808 – 31 Street SW,
LOC2021-0016**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2808 – 31 Street SW (Plan 732GN, Block 9, Lot 47) from Direct Control District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for the existing secondary suite within the existing single detached dwelling.
- This proposal would continue to restrict allowable building forms and uses to what is allowed under the existing DC District, which is based on the R-2 District within Land Use Bylaw 2P80. This proposal also aligns with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This proposal would provide an additional low density housing option within Killarney/Glengarry.
- Why does this matter? This proposal aligns with MDP goals to redirect growth to inner city communities.
- 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 application was submitted by Chen Urban Homes on behalf of the landowner, Julin Zhang, on 2021 February 01. The site is located in the southwest community of Killarney/Glengarry, and is approximately 0.05 hectares in size. The site contains an existing single detached dwelling that fronts onto 31 Street SW.

The existing DC District, based on the R-2 District of Land Use Bylaw 2P80, does not allow for the use of Secondary Suite. The proposed R-C2 District accommodates the existing residential development and would allow for a secondary suite. No development permit application has been submitted at this time, however, the Applicant Submission (Attachment 2) states their intention to bring an existing secondary suite into compliance.

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 Killarney/Glengarry (Ward 8) at 2808 - 31 Street SW,
LOC2021-0016**

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 reached out to 15 nearby neighbors through door-to-door in-person conversations on 28 May 2021 and was able to speak with seven of them. Only one neighbour expressed concerns, explaining that they believed parking in the area would be affected by the addition of a new secondary suite. The applicant also reached out to the Killarney-Glengarry Community Association but received no response.

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 opposition from the public, expressing concern that the new secondary suite would reduce the availability of on-street parking.

The Killarney-Glengarry Community Association has indicated that they have no comments regarding this application.

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

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 provide additional housing choice in the community of Killarney/Glengarry.

Environmental

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

**Planning & Development Report to
Calgary Planning Commission
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**ISC: UNRESTRICTED
CPC2021-1195
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**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2808 - 31 Street SW,
LOC2021-0016**

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

Economic

The proposed land use amendment would enable more efficient use of land and infrastructure and the support of surrounding uses and amenities.

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject parcel is located on the east side of 31 Street SW, south of 26 Avenue SW in the community of Killarney-Glengarry. The site is approximately 0.05 hectares (0.12 acres) in area and 15 metres wide by 35 metres deep. This site has direct access to a rear gravel lane along the east boundary.

Surrounding development is characterized by a mixture of single detached and semi-detached housing (designated under a DC District that is based on the R-2 Residential Low Density District of Bylaw 2P80) on all sides.

Community Peak Population Table

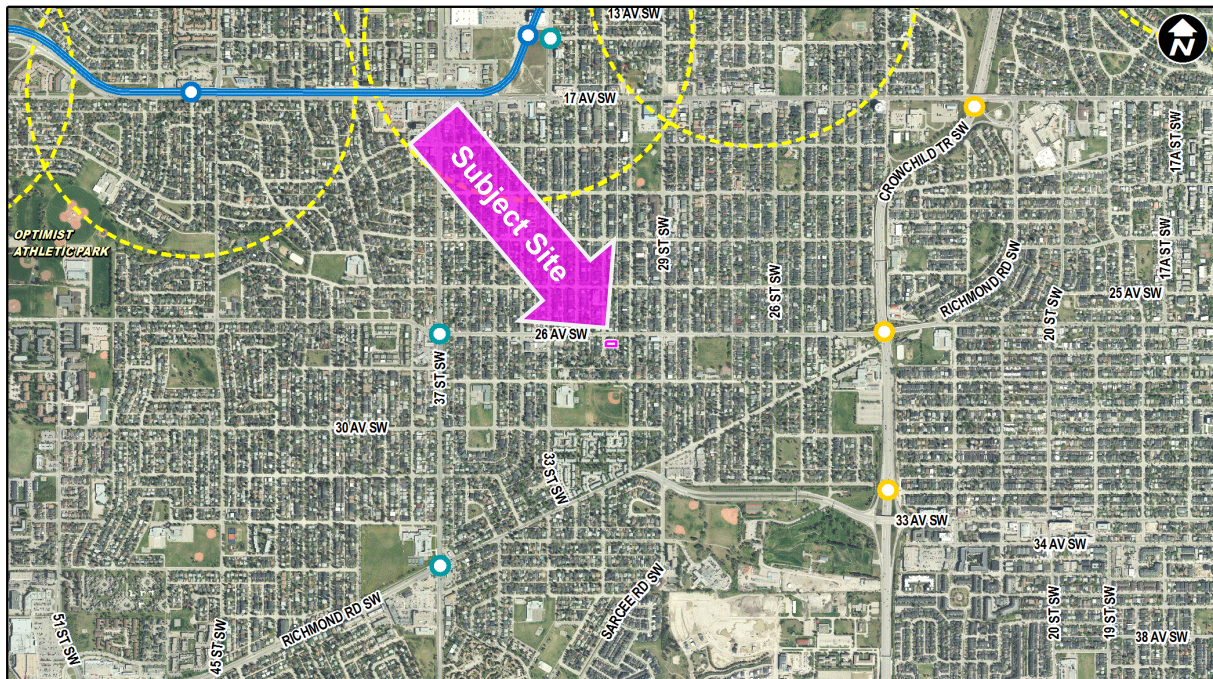
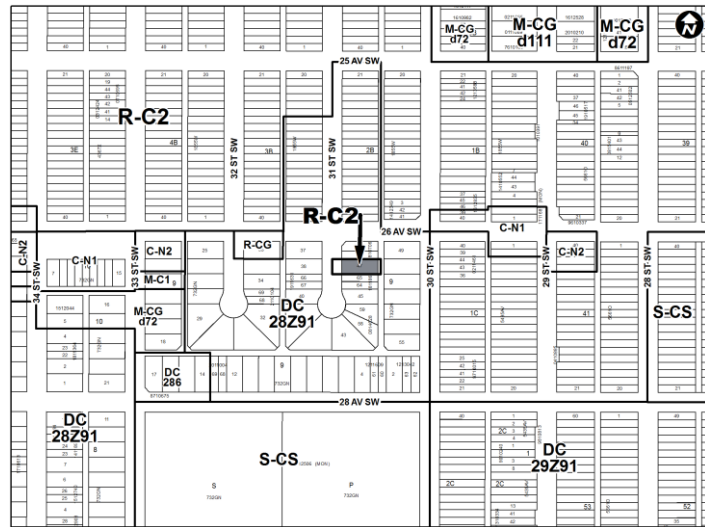
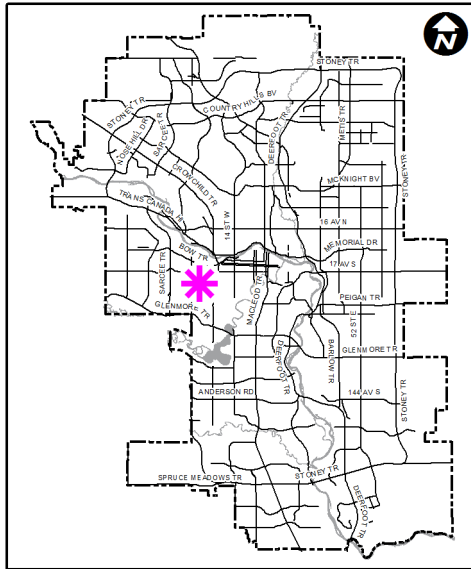
As identified below, the community of Killarney-Glengarry reached its peak population in 2019.

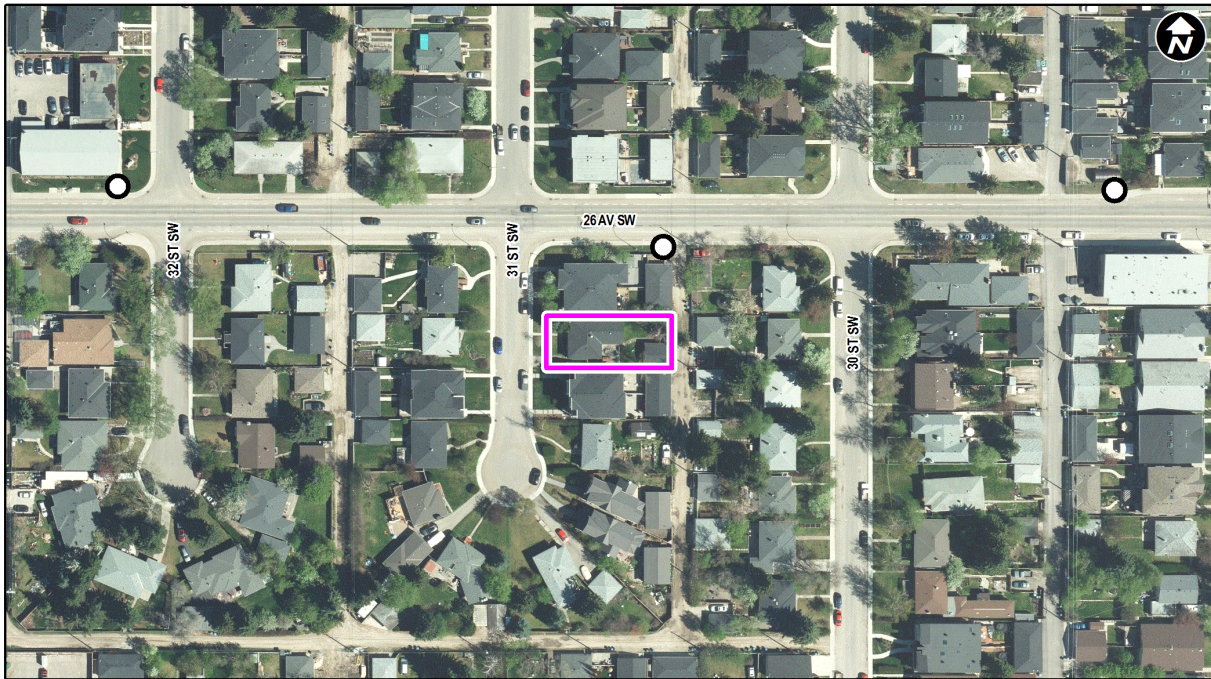
Killarney - Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 28Z91](#)) is based on the R-2 Residential Low Density District in Land Use Bylaw 2P80 which accommodates development in the form of single detached, semi-detached and duplex dwellings with a maximum building height of 10 metres. The DC District includes a minimum lot width of 11 metres and a minimum lot size of 348 square metres.

The proposed R-C2 District accommodates existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings. The R-C2 District allows for a minimum lot width of 7.5 metres, a minimum lot area of 233 square metres, a maximum building height of 10 metres and the Secondary Suite as a permitted use. Besides the Secondary Suite use, the rules of the R-C2 District are effectively identical to those of the R-2 District.

Development and Site Design

If approved by Council, the rules of the proposed R-C2 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking.

Transportation

The subject site is located mid-block on a Residential class road, with less than 5,000 vehicle trips per day. The subject site has direct lane access. The current parking supply on the site is adequate for the proposed land use. The site is not currently within a Residential Parking zone, and there are no on-street parking restrictions on 31 Street SW or on the south side of 26 Avenue SW. No on-street parking is permitted on the north side of 26 Avenue SW as there is a bike lane.

The subject site is approximately 65 metres away from a bus stop on 26 Avenue SW, providing service through South Calgary, Mount Royal, Beltline, and the Downtown core.

Environmental Site Considerations

No environmental site concerns were identified.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available. Development servicing requirements would be reviewed at the development site servicing 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 site is identified as Developed – Inner City typology of the [Municipal Development Plan](#), which encourages redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. It also intends to deliver small and incremental benefits to climate resilience. This proposal aligns with the typology policy as it will effectively mirror the existing development rules for this parcel.

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 subsequent development approval stages.

Killarney / Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject site is identified as Conservation/Infill. This policy category provides for the form and density allowed under the R-2 District that the existing DC is based on and as described under Land Use Bylaw 2P80, which includes single-family detached, semi-detached, duplex and converted structures containing no more than two units. This policy is designed to retain a low density of dwelling units and the traditional home-built form while permitting infill development.

This proposal aligns with this policy as the rules of the R-C2 District under Land Use Bylaw 1P2007 are effectively identical to the R-2 District rules. The Secondary Suite use is not counted as a dwelling unit and therefore complies with this existing policy.

Westbrook Communities Local Area Plan (Under Development)

Administration is currently developing the [*Westbrook Communities Local Area Plan*](#) which includes Killarney and other surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Westbrook Communities Local Area Plan* is anticipated to be finalized in Q4 2022.

Applicant Submission

ChenUrban Homes
Cathy Chen

January 29, 2021

Since the current land use Direct Control is under old bylaw which doesn't allow legal suite. We are looking to legalize an existing suite to meet city safety code requirement. After multiple times discussion with city officer and planning officer, the only way to achieve the outcome is to first apply for a land use redesignation. After doing a pre-application with city's planning offer, we were advised it is a very minor change and will receive support from the city administration.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2808 31st SW Calgary

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)

- Door knock and talked to neighbours on the street, listed below. May 28, 2021:

2812 31st SW no concern

2804 31st SW no concern

2809 31st SW no concern

2811 31st SW no concern

2823 31st SW no concern

2822 31st SW owner said 3.5 years ago the tenant there were not good

2815 31st SW owner concern if the new duplex was developed with suite, parking will be a concern.

- No owners are home during the day. Dropped off notes and contact information.

2814 31st SW 2819 31st SW. 2807 31st SW 2816 31st SW

2806 31st SW 2824 31st SW. 2803 31st SW 2820 31st SW

- Reach out to Killarney Community Centre

Stakeholders

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

Owners at

2812 31st SW

2804 31st SW

2809 31st SW

2811 31st SW

2823 31st SW

2822 31st SW

2815 31st SW

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.

Couple neighbours expressed concern that if duplex is developed in the future with suite in the basement. Parking can be a potential 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.

We will not change the project decision. Taking into all the suggestion into account, we explained to the neighbours the purpose of the application is to legalize the existing suite in the current house. The current double car detached garage and front drive way will accommodate tenant's parking need. It will not increase street parking as it was a concern by one neighbour. We will also implement more process so we can select better tenants for the neighbourhood.

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)

Majority of the stakeholders do not have any concern on the application. We reached out and talked to the stakeholders who have concerns and explained to them our final decision and steps we will take to mitigate their potential concern on tenant's parking.

calgary.ca/planningoutreach

Land Use Amendment in Altadore (Ward 8) at 1747 – 34 Avenue SW, LOC2021-0025

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.04 acres \pm) located at 1747 – 34 Avenue SW (Plan 5662X, Block A, Lot 24) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control District to accommodate the additional use of Health Care Service, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the future development of a Health Care Service use within an existing single detached dwelling.
- The proposal will allow for the preservation of the established, single detached character of the homes along this street while introducing a health care service, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *South Calgary / Altadore Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This proposal would provide a walkable health care service within an existing character building.
- Why does this matter? This proposal aligns with MDP goals to redirect growth to inner city communities.
- No development permit application 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 application was submitted by the landowner, Jeannine Hollman, on 18 February 2021. The subject site is located in the southwest community of Altadore, and is approximately 0.02 hectares in size. The site is developed with an existing single detached dwelling that fronts on 34 Avenue SW. No development permit application has been submitted at this time, however, as per the Applicant Submission (Attachment 2), the owner intends to open a home-based physiotherapy practice in the existing building.

The proposed DC District, based on the Multi-Residential – Contextual Low Profile (M-C1) District (Attachment 3), would accommodate the additional use of Health Care Service within the existing building only. A physiotherapy practice would fit within the Health Care Service use, as defined in the Land Use Bylaw.

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 Altadore (Ward 8) at 1747 - 34 Avenue SW, LOC2021-0025

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. On 21 December 2020, the applicant went door-to-door to 25 of the surrounding neighbours to deliver a brochure containing project information and the applicant's contact information. The applicant indicated that no one responded to the brochures. The applicant also contacted the Ward 8 Councillor's office as well as the Marda Loop Communities Association and received supportive responses from both. 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 three letters of support from the public. They appreciated that this application would preserve the existing single detached dwelling structure that brings a unique character to the area.

In response to Administration's request for comment, the Marda Loop Communities Association indicated on 2021 April 19 that they have no comments (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined that the proposal is appropriate. The building and site design, number of units and on-site parking will be reviewed as part of the development permit application. Any proposed Health Care Service use would only be allowed within the existing single detached building on this site.

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 the development of health care services within walking distance of most Altadore residents.

Environmental

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

**Planning & Development Report to
Calgary Planning Commission
2021 August 19**

**ISC: UNRESTRICTED
CPC2021-1197
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Land Use Amendment in Altadore (Ward 8) at 1747 - 34 Avenue SW, LOC2021-0025

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

Economic

The proposed land use amendment would enable the development of a new local business that will provide further commercial activity within Altadore.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

Situated on the southeast corner of 34 Avenue SW and 17 Street SW within the community of Altadore, the subject parcel is approximately 0.02 hectares (0.05 acres) in area, and approximately 7.5 metres wide by 22 metres deep. There is no rear lane access.

Parcels in the surrounding area are designated as the Multi-Residential – Contextual Low Profile (M-C1) District. Surrounding development is characterized by single detached housing to the east and south, a four-storey apartment building to the west, and a mixture of single and semi-detached housing to the north.

Community Peak Population Table

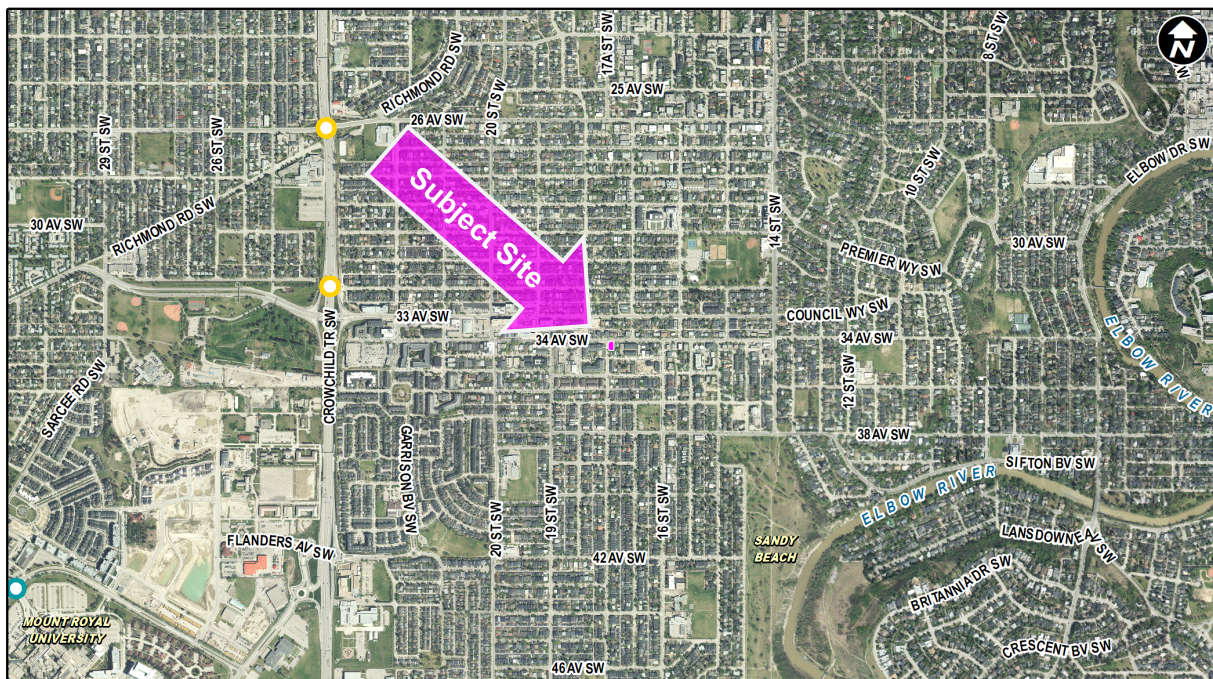
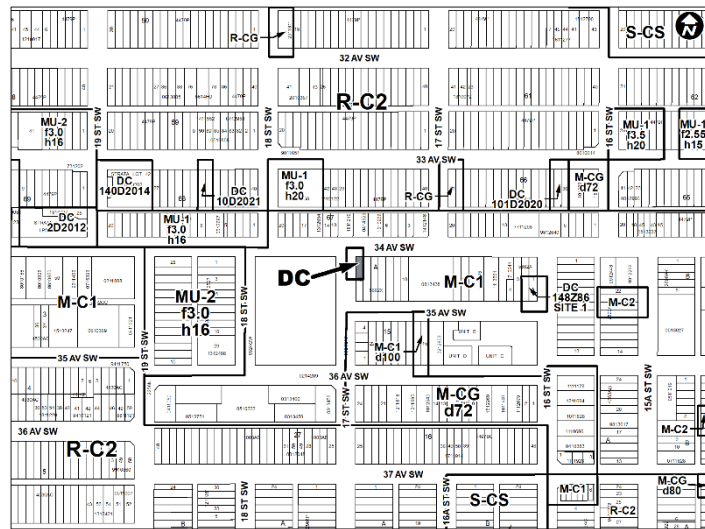
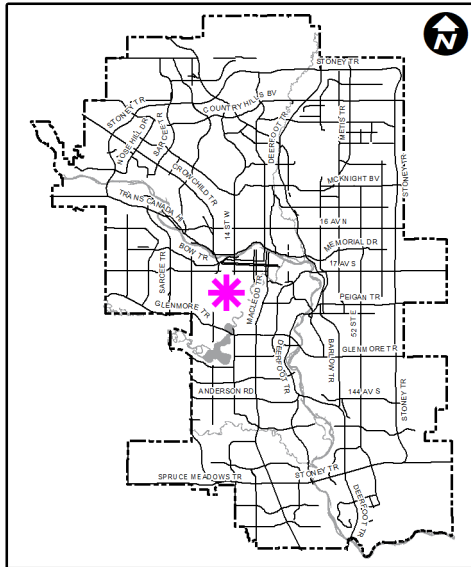
As identified below, the community of Altadore reached its peak population in 2019.

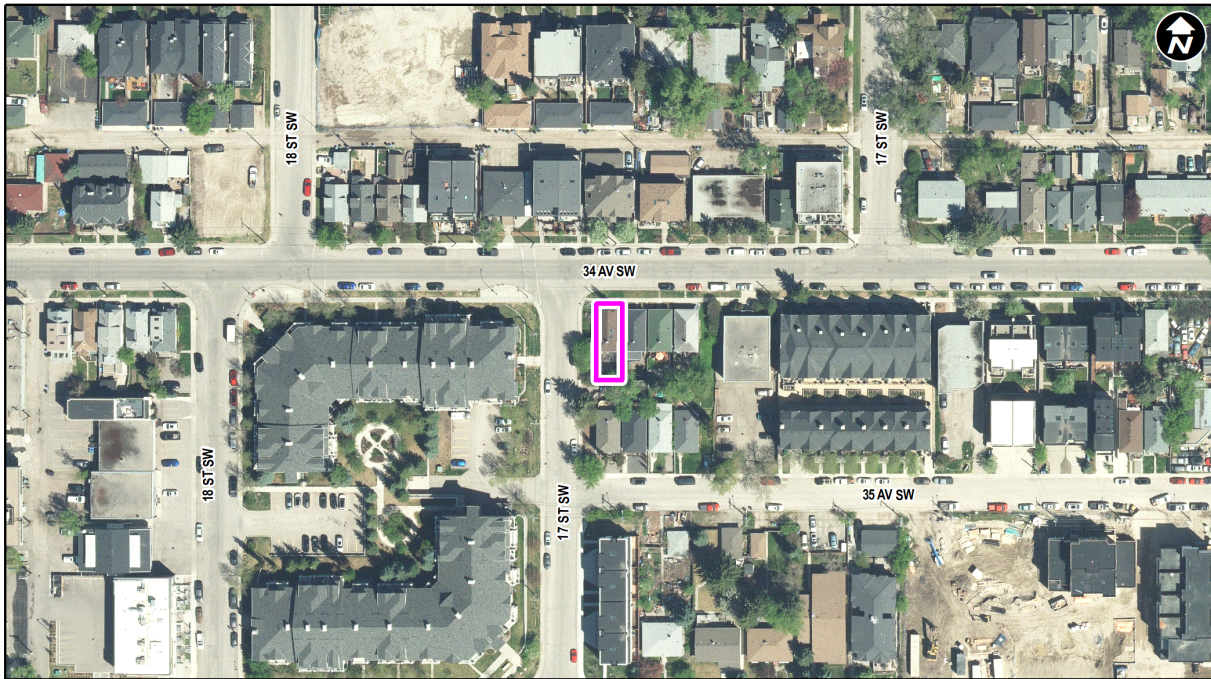
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-C1 District accommodates low height, medium density multi-residential development in a variety of forms, with varied setback and building heights that are intended to reflect the immediate context. M-C1 would allow for redevelopment on this site up to a maximum of two dwelling units and a building height of 14 metres.

The proposed DC District is based on the M-C1 District and will include a rule to allow for the Health Care Service use within the existing single detached building only. Under this proposed rule, the Health Care Service use will no longer be allowed if the existing building is demolished. There is no change to the maximum density or building height.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District will provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking

Transportation

The subject site is located on a corner parcel with vehicular access from 17 Street SW. The subject site does not have direct lane access.

The site is located approximately 600 metres from the stops for Route 7 (Marda Loop), Route 22 (Richmond Road SW) and Route 13 (Altadore) that provide service to the downtown core.

Environmental Site Considerations

No environmental site concerns were identified.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available. Development servicing requirements would be reviewed at the development site servicing 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 site is identified as being part of a Neighborhood Main Street. Policy for this typology supports a mix of commercial and residential uses within a building. The proposed Direct Control District aligns with this policy, as it will allow for both residential uses as well as a new, interim commercial use. As such, the proposed land use redesignation aligns with this policy.

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 subsequent development approval stages.

South Calgary / Altadore Area Redevelopment Plan (Statutory – 1986)

The subject site is identified as Residential Medium policy area within the [South Calgary/Altadore ARP](#). While this policy area does not include commercial uses, there is policy that makes exceptions for sites that are within a Neighbourhood Main Street. According to the MDP, this site is considered within a Neighbourhood Main Street, and therefore, the proposed redesignation aligns with the ARP.

Applicant Submission

February 9, 2021

The proposed parcel is located at 1747 34 Ave SW and currently zoned as M-C1. The application is for redesignation of the parcel to a Direct Control (DC) district, with additional use of Medical Clinic. Approved redesignation will grow an existing Altadore home-based physiotherapy practice, Alta Physiotherapy, into a detached boutique clinic. This document will serve to further outline the vision of the clinic, its contributions to building a great community and results of neighbourhood engagement.

I am a Physiotherapist and business owner of the home-based practice, Alta Physiotherapy, in South Calgary. I have been operating my business, located at 1724 33 AVE SW, since January 2020. My local clientele has steadily grown but is limited by City of Calgary land use by-laws for homebased clinics. The vision for Alta Physiotherapy is to serve the community with quality, personalized health care in the comforts of an irreplaceable century home.

Approving this redesignation will support the policies outlined in; The Guidebook for Great Communities, Main Streets program and MLCA planning and development. It will generate higher activity levels in adjacent neighbourhood commercial, increase local pedestrian movement along the street and create a vibrant business front by upgrading the existing structure on the parcel. Developments within an established community can have challenges and be undesired by neighbours. Understanding the concerns of residents living near a proposed development, I will be keeping the original structure on the parcel intact. Updating this structure will help celebrate the character of the community and maintains a low impact with no need for additional infrastructure.

Living in the Altadore community I am aware that parking is not overabundant in the area. I completed initial community engagement, by providing detailed development pamphlets to all neighbouring, detached dwelling within a two-block radius, with no concerns voiced. However, in a proactive approach I plan to address the need for parking by expanding the current parking stalls from two to four along 17th street SW access. Neighbourhood engagement pamphlets were delivered December 20th, 2021. To date, I have received no concerns about the proposed development. The feedback I have received from current local clientele has been positive and encouraging.

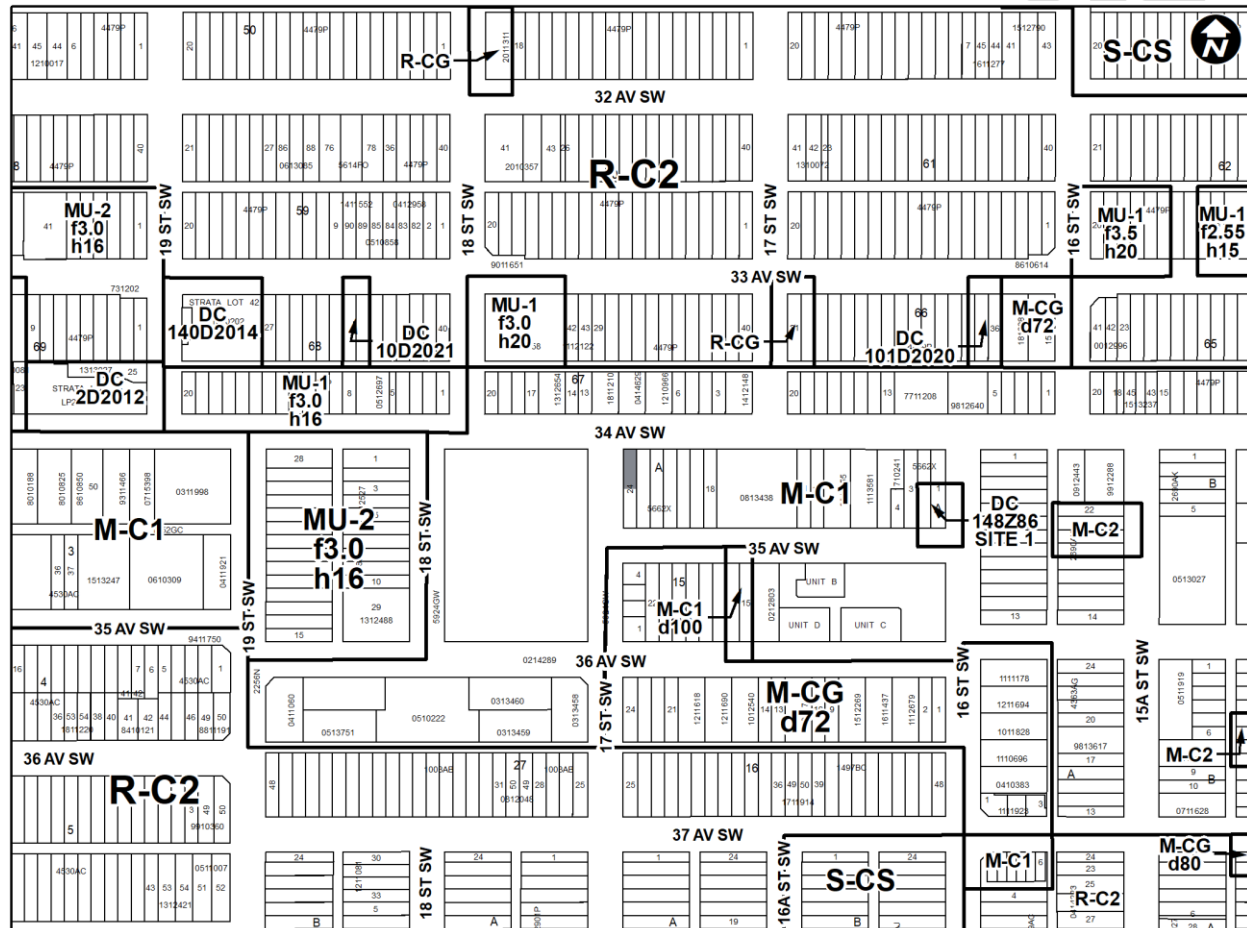
With the guidance of Holland Design Team and Monument Developments, I am committed to the vision of serving the community with quality, personalized health care in the comforts of an irreplaceable century home. Altadore and surrounding area is experiencing great development pressures and facilities such as Alta Physiotherapy will ensure a prosperous, accessible, long term community atmosphere for all residents. We will wait for redevelopment approval prior to development and business permit applications.

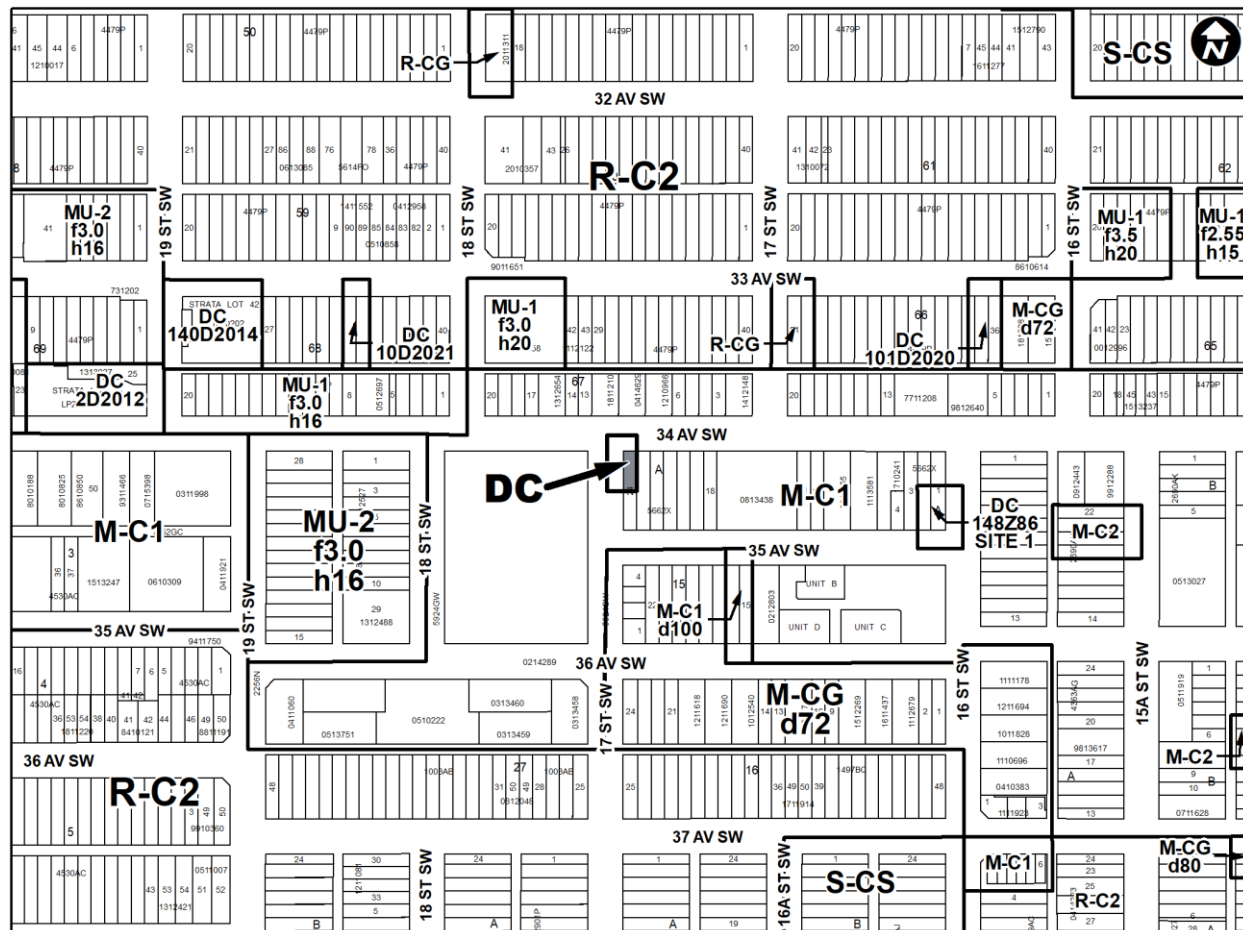
I kindly request the support of Calgary Planning Commission and City Council for this redevelopment within Southwest Calgary.

Proposed DC Direct Control District

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

SCHEDULE A



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

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of health care service within an existing building.

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 (1) The **permitted uses** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District Bylaw.

- (2) The following is an additional ***permitted use*** when located in the ***building*** existing on the ***parcel*** at the time of approval of this Direct Control District Bylaw:

(a) **Health Care Service.**

Discretionary Uses

- 5 The ***discretionary uses*** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply to this Direct Control District Bylaw.

Relaxations

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

TEXT FOR DISCUSSION

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2021-0025 1747 34 AVE SW Calgary

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

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

N/A

Outreach Strategy

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

I completed the Outreach Assessment Tool in order to determine my outreach strategy. Based on the results of the tool, my impact score is 1A where my 'project is likely of low impact to the community and is not proposing a major change or disruption.' Therefore, I chose an informative brochure and email communication as outreach to the impacted community residence.

In light of the Covid-19 pandemic, my outreach strategy consisted of 20-25 door-to-door information brochure drop offs to detached dwellings on December 21 2020. Firstly, the brochure had specific and detailed information on my project, which is attached for your reference. Both email and phone number were included in the brochure to allow residence to contact me with any question or concerns. Secondly, my business website, www.altaphysio.com, was also attached to provide stakeholders with further information about me and my business. Lastly, I contacted Ward 8 Counselor, Evan Woolev, the President and Planning and Development Representative. Casev Brav and Stakeholders

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

1. Surrounding neighbors of 1747 34 Ave SW which consisted of ~25 detached dwellings.
2. Ward 8 Counselor
3. The MLCA board

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.

No issues or concerns were raised by participants in my outreach. I did not receive any feedback regarding the information brochures that were circulated. I received supportive responses from my Ward 8 counselor and the MLCA.

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.

Ward 8 counselor, Evan Wooley, encouraged me to engage the Marda Loop Community Association for support in my application. My interaction with the MLCA was a positive opportunity to further connect within my community.

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)

I shared my community outreach results with both Ward 8 counselor and members of the MLCA. There were no issues raised by the impacted residence, and I received positive support for my application.

calgary.ca/planningoutreach

Community Association Response

From: MLCA President <president@mardaloop.com>
Subject: RE: Land Use Redesignation Follow Up
Date: April 19, 2021 at 11:14 AM
To: Jeannine Hollman <jeanninehollman@gmail.com>
Cc: MLCA Development <development@mardaloop.com>

Hello Jeannie,

Thank you for the email and the reminder to follow-up. Do you have a form letter for support that you would like us to use? I don't see an issue with us supporting the land use change. I can bring it to the Executive for this evening's meeting.

Regards,

Casey Bray
President
403-519-0072



The MLCA is successful because of its members. If you are already a member, thank you for your support. If you are not currently a member, please [join now](https://www.mardaloop.com).

From: Jeannine Hollman <jeanninehollman@gmail.com>
Sent: April 5, 2021 11:41 AM
To: MLCA President <president@mardaloop.com>
Cc: MLCA Development <development@mardaloop.com>
Subject: Re: Land Use Redesignation Follow Up

Hello Casey and MacKenzie,

I hope you had a nice long Easter weekend! I just wanted to follow up regarding my last email on March 7th. I am seeking your support in my application for land redesignation for the property at 1747 34 Ave SW. I have received support from Evan Wooley, our Ward 8 councillor, and am hopeful to receive your support as well to be included in my community outreach package to the City of Calgary.

Thank you in advance for your time and consideration. I look forward to hearing from you.

Kind Regards,

Jeannine

Jeannine Hollman MSc. PT, B.Kin, IMS, CMT, Canine Rehab Therapist

Alta Physiotherapy

1724 33 Ave SW
Calgary AB T2T 1Y7
(403) 796-9589

www.altaphysio.com
jeanninehollman@gmail.com

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On Mar 7, 2021, at 8:31 PM, Jeannine Hollman
<jeanninehollman@gmail.com> wrote:

Date: March 8 2021

Attn: Mardaloop Community Association
Re: Land Use Redesignation

Dear Casey Bray and MacKenzie Kroeger,

I am seeking your support in the redesignation of a South Calgary land parcel, located at 1747 34 Ave SW. I have submitted my application to redesignate from MC-1 to a Direct Control (DC) district, with additional use of Medical Clinic. The existing house on the parcel is a beautiful 1912 built home. My husband and I are also owners of an irreplaceable century home only a few blocks away. My vision is to rejuvenate the existing house, inside and out, and serve the community with quality Physiotherapy in the comforts of a unique century home.

I am a Physiotherapist and business owner of the home-based practice, Alta Physiotherapy, in South Calgary. I have been operating my business, located at 1724 33 AVE SW, since January 2020. My local clientele has steadily grown, but is limited by City of Calgary land use by-laws for homebased clinics. I now have a tremendous opportunity to realize my career dream, within a beautiful Calgary century home.

Approval of this redesignation will support the policies outlined in; The Guidebook for Great Communities, Main Streets program and MLCA planning and development. It will generate higher activity levels in adjacent neighbourhood commercial, increase local pedestrian movement along the street and create a vibrant business front by upgrading the existing structure on the parcel. Developments within an established community can have challenges and be undesired by neighbours. Understanding the concerns of residents living near a proposed development, I will be keeping the original structure on the parcel intact. Updating this structure will help celebrate the character of the community and maintains a low impact with no need for additional infrastructure.

LIVING in the Altadore/South Calgary community I am aware that parking is not overabundant in the area. I completed initial community engagement, by providing detailed development pamphlets to all neighbouring, detached dwelling within a two-block radius, with no concerns voiced (Please see attached document below). However, in a proactive approach I plan to address the need for parking by expanding the current parking stalls from two to four along 17th street SW access. Neighbourhood engagement pamphlets were delivered December 20th, 2021. To date, I have received no concerns about the proposed development. The feedback I have received from current local clientele has been positive and encouraging.

With the guidance of Holland Design Team and Monument Developments, I am committed to the vision of serving the community with quality, personalized health care in the comforts of an irreplaceable century home. Altadore and surrounding area is experiencing great development pressures and facilities such as Alta Physiotherapy will ensure a prosperous, accessible, long term community atmosphere for all residents.

Thank you for your time and consideration,

Jeannine Hollman

Jeannine Hollman MSc. PT, B.Kin, IMS, CMT, Canine Rehab Therapist

Alta Physiotherapy
1724 33 Ave SW
Calgary AB T2T 1Y7
(403) 796-9589

www.altaphysio.com
jeannahollman@gmail.com

<Appendix - Community Outreach Brochure 2.pdf>

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Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1744 - 33 Street SW, LOC2021-0022

RECOMMENDATIONS:

That the Calgary Planning Commission:

1. Forward this report (CPC2021-1019) to the 2021 September 13 Combined Meeting of Council to the Public hearing Portion of the Agenda.

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.31 hectares \pm (0.77 acres \pm) located at 1744 – 33 Street SW (Plan 2111033, Block 1, Lot 27) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use - General (MU-1f4.0h26) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for a six-storey mixed-use residential and retail development.
- The proposal allows for an increase in density and height, redevelopment within the immediate proximity of primary transit, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? More choices in the types of housing available in an inner-city area with access to transit and services.
- Why does this matter? Allowing for more housing choices in the inner-city areas represents more efficient use of land and existing infrastructure.
- Amendments to the *Westbrook Village Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use redesignation.
- A development permit has been submitted and is currently under review.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This policy and land use amendment application was submitted by CivicWorks on behalf of the landowner, Ana Management Ltd, on 2021 February 10 (Attachment 2).

The 0.31-hectare (0.77-acre) mid-block site in the community of Shaganappi is located on the east side of 33 Street SW between 14 Avenue SW and 17 Avenue SW. The site is approximately 200 metres (two to three-minute walk) east of the Westbrook LRT Station. The site is currently developed with six single detached dwellings and has rear lane access.

The proposed MU-1 District allows for a range of building forms with either commercial or residential uses supported at grade. The subject proposal includes a maximum height modifier

Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1744 - 33 Street SW, LOC2021-0022

of 26 metres and a maximum density or floor area ratio (FAR) of 4.0. Amendments to the *Westbrook Village ARP* are also required (Attachment 3).

A development permit (DP2021-2356) for a six-storey, 100-unit mixed-use development with at-grade retail and residential uses above was submitted by the applicant, NORR Architects Engineers Planners, on 2021 April 09, and is currently under review. A summary of the proposed development can be found in Attachment 4.

More details about this application and surrounding site context is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant hand delivered approximately 240 postcards to the nearest neighbours, set up a dedicated project website, and held a digital presentation and live Q&A session online on 2021 March 02 to provide information and offer direct feedback opportunities for the Shaganappi Community Association and all interested stakeholders. The applicant also set up a project phone line, voice-mail inbox and dedicated email to serve as a direct line to the project team. The applicant had several conversations with community stakeholders, including the Shaganappi Community Association. 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.

Two letters of support and eight letters of objection were received by nearby neighbours. The letters of opposition included the following:

- increased traffic and parking issues;
- the proposed height does not fit the character of the area;
- effect on the value of the existing neighbouring homes; and
- reduced sunlight and privacy for neighbouring lots.

The Shaganappi Community Association provided a letter of support (Attachment 6) on 2021 May 20 for the proposed land use and associated development permit. The Community Association was happy with the level of engagement and collaboration from the applicant, however they did note some concerns regarding the land use amendment, particularly in regard to the maximum building height modifier. The Community Association is of the opinion that a height modifier of 26 metres to accommodate the architectural roof feature and rooftop pergola

Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1744 - 33 Street SW, LOC2021-0022

structure should instead be covered by a height relaxation, as the building mass as part of the associated development permit is essentially six storeys at approximately 23 metres in height. They are concerned that the 26-metre height modifier sets a precedent for the rest of the community.

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

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

IMPLICATIONS

Social

The proposal would allow for additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

Environmental

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The development permit application associated with this application proposes measures to support low or zero-emissions transportation modes by providing bicycle parking beyond the Land Use Bylaw requirements. This measure capitalizes on existing cycling infrastructure and supports Climate Mitigation Action Plan, Program 5: Low or Zero-Emissions Transportation Modes.

Economic

The proposed land use amendment would enable the potential development of 100 residential dwelling units and approximately 1,286 square metres of commercial space. The ability to develop this mixed-use development may increase ridership and help establish a viable transit-oriented node around the existing Westbrook Village LRT Station. It may also make more efficient use of existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Amendments to the Westbrook Village Area Redevelopment Plan

**Planning & Development Report to
Calgary Planning Commission
2021 August 19**

**ISC: UNRESTRICTED
CPC2021-1019
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1744 - 33
Street SW, LOC2021-0022**

4. Development Permit (DP2021-2356) Summary
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Shaganappi, midblock on the east side of 33 Street SW, between 14 Avenue SW and 17 Avenue SW. The site is approximately 0.31 hectares (0.77 acres) in size and is approximately 92 metres wide by 34 metres deep. The site is currently developed with six single detached dwellings. There is no direct vehicular access to 33 Street SW.

The area east of 33 Street SW is generally characterized by single and semi-detached dwellings designated as Multi-Residential – Contextual Medium Profile (M-C2) District and Residential – Contextual One / Two Dwelling (R-C2) District. To the north is a four storey apartment building. Directly to the south is a three storey office and retail building designated as Mixed Use – Active Frontage (MU-2f5.0h26) District along 17 Avenue SW. The 17 Avenue SW Neighbourhood Main Street is located approximately 40 metres to the south.

The Westbrook LRT Station is approximately 200 metres (two to three-minute walk) across 33 Street SW to the west. The lands surrounding the LRT station are not yet developed and are currently vacant. Further to the west of the LRT station is the Westbrook Mall shopping centre.

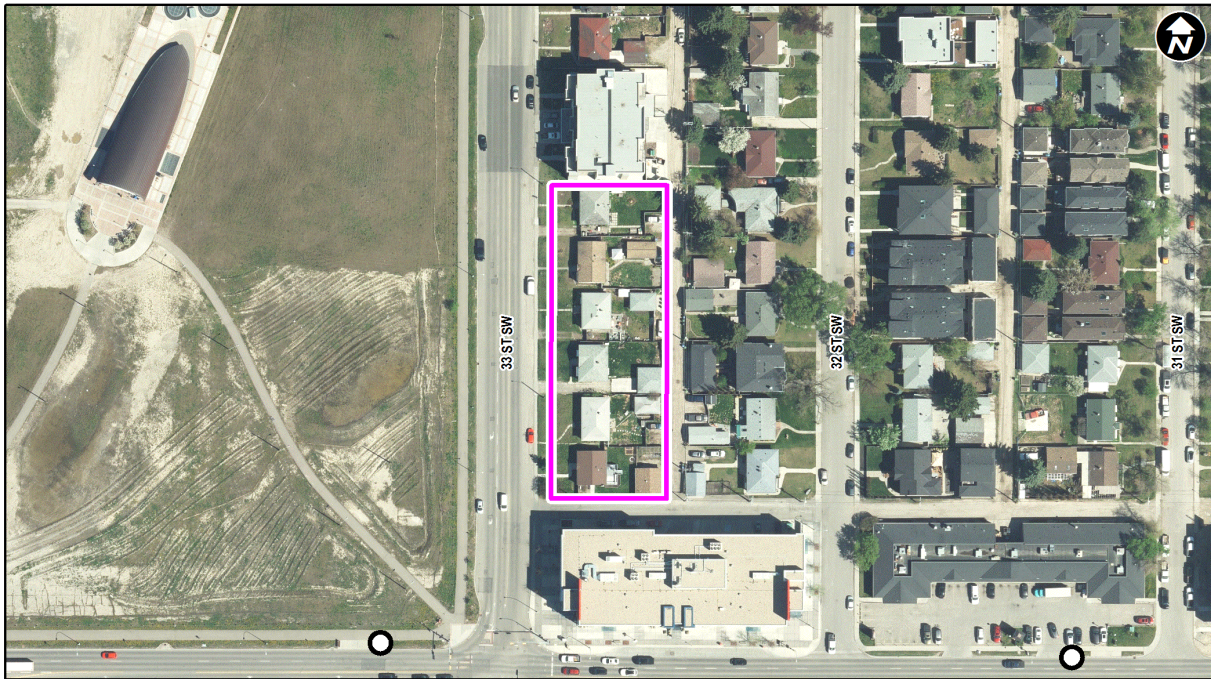
Community Peak Population Table

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

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

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The current M-C2 District accommodates multi-residential developments with higher numbers of dwelling units and higher traffic generation than low density residential and lower profile multi-residential land use districts. The M-C2 District allows for a maximum floor area ratio of 2.5 and a maximum building height of 16.0 metres (approximately four to five storeys).

The proposed MU-1f4.0h26 District allows street-oriented developments with opportunities for a mix of residential and at-grade commercial uses; however, commercial uses are not required in the district. The proposed land use also includes rules that provide for a compatible transition from the surrounding developments.

The proposed MU-1 District allows for a maximum floor area ratio of 4.0 which equates to a building floor area of approximately 12,349 square metres. The proposed 26-metre maximum building height would enable the intended six-storey development.

Development and Site Design

If approved by Council, the rules of the proposed MU-1 District and the policies of the *Westbrook Village ARP* will provide guidance for the future development of the site.

The corresponding development permit for the site proposes a six-storey, mixed-use building with 100 residential dwelling units and approximately 1,286 square metres of retail

commercial space at-grade. Although the proposed building is six storeys at approximately 22 metres tall for the vast majority of the mass of the building, the height of the building at its highest point reaches 25.5 metres due to an architectural feature and pergola on the roof that are included in the building height measurement as per the Land Use Bylaw.

Transportation

The area is well served by Calgary Transit with the Westbrook LRT Station (Primary Transit) being 200 metres (two to three-minute walk) from the site, which provides service westbound to the 69 Street LRT Station, and eastbound to the Downtown core with access to other stations, and other routes. The site is also approximately 140 metres (two-minute walk) north of both westbound and eastbound Route 2 Killarney / 17 Avenue / Mount Pleasant bus stops located on 17 Avenue SW.

Pedestrian access to the site is available from 33 Street SW, with vehicular access provided from the rear lane. The subject site is within Residential Parking zone "RR". Currently on street parking is by permit only on the east side of 33 Street SW and there is two-hour parking on the west side of 33 Street SW from 07:00 - 18:00 Monday to Friday. A Transportation Impact Assessment was prepared as part of the application which demonstrated that the anticipated traffic generated by the redesignation can be accommodated by existing infrastructure.

Environmental Site Considerations

No environmental concerns were identified. A Phase 1 Environmental Site Assessment was submitted as part of the application and no concerns were identified.

Utilities and Servicing

Water and sanitary sewer are available for connection and specific site servicing details, and stormwater management is being evaluated with the associated development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed 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 [Municipal Development Plan](#) (MDP) identifies the site as located within the Developed Residential – Inner City area on the [Urban Structure Map](#) (Map 1). The proposal is consistent with the General Policies for Developed Residential Areas (Section 3.5.1) and Inner City Area policies (Section 3.5.2). The MDP's City-wide policies (Section 2) and specifically Section 2.2 Shaping a More Compact Urban Form provides direction for encouraging transit use, making optimal use of transit infrastructure, and improving the quality of the environment in communities. The goals of these policies are to direct future growth of the city in a way that

fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices, and enhances the vitality and character in local neighbourhoods.

The proposed land use application allows for the site to develop with higher intensity that is transit-oriented and is in keeping with the MDP policies.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The development permit application associated with this application proposes measures to support low or zero-emissions transportation modes by providing bicycle parking beyond the Land Use Bylaw requirements. This measure capitalizes on existing cycling infrastructure and supports Climate Mitigation Action Plan, Program 5: Low or Zero-Emissions Transportation Modes. In addition, the increase in density close to the LRT Station supports Program 5.6: Enable transit-oriented development along the Green, Red and Blue LRT lines.

Westbrook Village Area Redevelopment Plan (Statutory – 2009)

The subject site is indicated in the [Westbrook Village ARP](#) as Medium Density Residential on Map 3.1 Land Use Precincts. The ARP also identifies the maximum building height as 16 metres and a maximum floor area ratio (FAR) of 2.5. The proposed policy amendment would change the sites to Urban Residential Retail Precinct with a maximum height of 26 metres and maximum FAR of 5.0. The Urban Residential Retail Precinct is the most suitable ARP land use as its description best fits with what the applicant is proposing, particularly with the MU-1 District and the intent for mixed-use residential/commercial development. The rationale for the change includes the direct proximity to the Westbrook LRT Station and the 17 Avenue SW Main Street. It is also important to note this site is adjacent to a parcel on 17 Avenue SW designated as MU-2 with a maximum FAR of 5.0 and maximum height of 26 metres.

Westbrook Communities Local Area Plan

Administration is currently working on the [Westbrook Communities Local Area Plan](#) (LAP) which includes Shaganappi and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.

Applicant Submission

May 25, 2021

The proposed Land Use Redesignation (LOC2021-0022) subject site and project is situated midblock on 33 ST SW between 14 AV SW and 17 AV SW in the community of Shaganappi. The land assembly is composed of six (6) parcels, with a site area of 0.31 hectares. The project team has undertaken a staggered concurrent application process, with a Development Permit (DP2021-2356) submitted for the project following this Land Use Redesignation submission. The concurrent process ensures a high quality "bricks-and-mortar" design outcome that aligns with the proposed land use change. To facilitate the proposed LOC, a minor Area Redevelopment Plan (ARP) amendment will also be required.

The proposal is a mid-rise, mixed-use, multi-residential building that will be comprised of dwelling units and commercial-retail units. The development will not exceed 26 metres in height and will not surpass 4.0 FAR. The proposed height and FAR modifiers are aligned with the concurrently submitted DP2021-2356, and similar to the Land Use District for lands immediately south of the subject site. This intended redesignation direction pairs with the 17 AV SW Streetscape Master Plan adopted in January 2020, which will support growth and intensification within the site area, also located within the 17 AV SW Main Street Study Area.

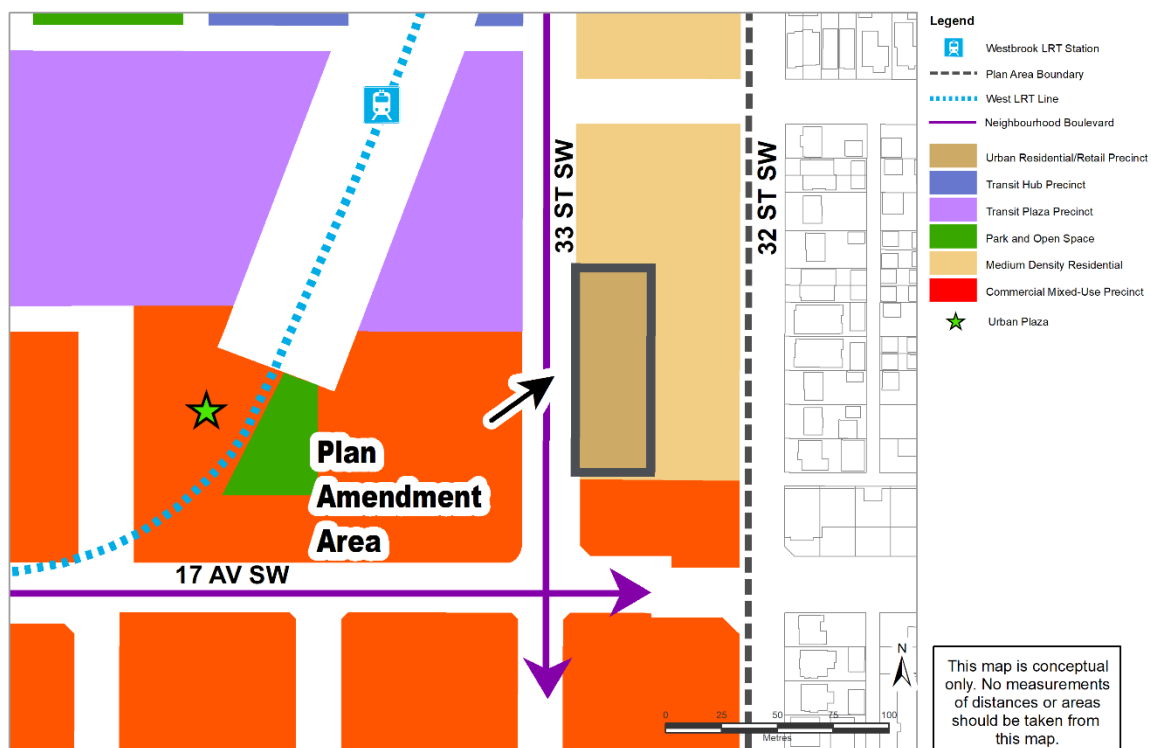
The Westbrook Village Area Redevelopment Plan (ARP) (2009) places the subject site within its medium density residential policy area which limits the building height to 16 metres and FAR to 2.5. The Westbrook Local Area Plan (LAP), which would effectively replace the Westbrook Village ARP, is also underway with an anticipated decision by Council over the next year. The Municipal Development Plan (MDP) encourages the growth of Complete Communities where Calgarians can live, work, dine, and shop, directing intensification to Inner City communities like Shaganappi, especially in proximity to its Main Streets (17 AV SW and 37 ST SW).

Within a ten-minute (800m) walkshed of the subject site, there are numerous community amenities including Westbrook Mall, 17 AV SW and 37 ST SW Main Streets, Killarney Aquatic & Recreation Centre, and Shaganappi Point Golf Course. Further supporting the proposed modest increase to neighbourhood density is proximity to the Primary Transit Network along 17 AV SW, Bow Trail SW and 37 ST SW, as well as the Westbrook LRT station with high-frequency service that will connect residents to the greater city and Calgary's downtown.

The project team has undertaken a best practice stakeholder outreach process in Shaganappi. The outreach process commenced upon submission of the LOC and has provided opportunities across a variety of digital and distanced platforms for stakeholders to learn about the vision and to share their comments and questions. The Application Brief v1.0 submitted with this LOC application outlined the outreach activities planned, and this report has been updated with a v2.0 that outlines how those outreach activities took place. The project team has also released a What We Heard Report that summarizes the outreach process and responds to common feedback themes from stakeholders. All reports have been shared publicly on the project website at www.westbrook33rd.com.

Proposed Amendments to the Westbrook Village Area Redevelopment Plan

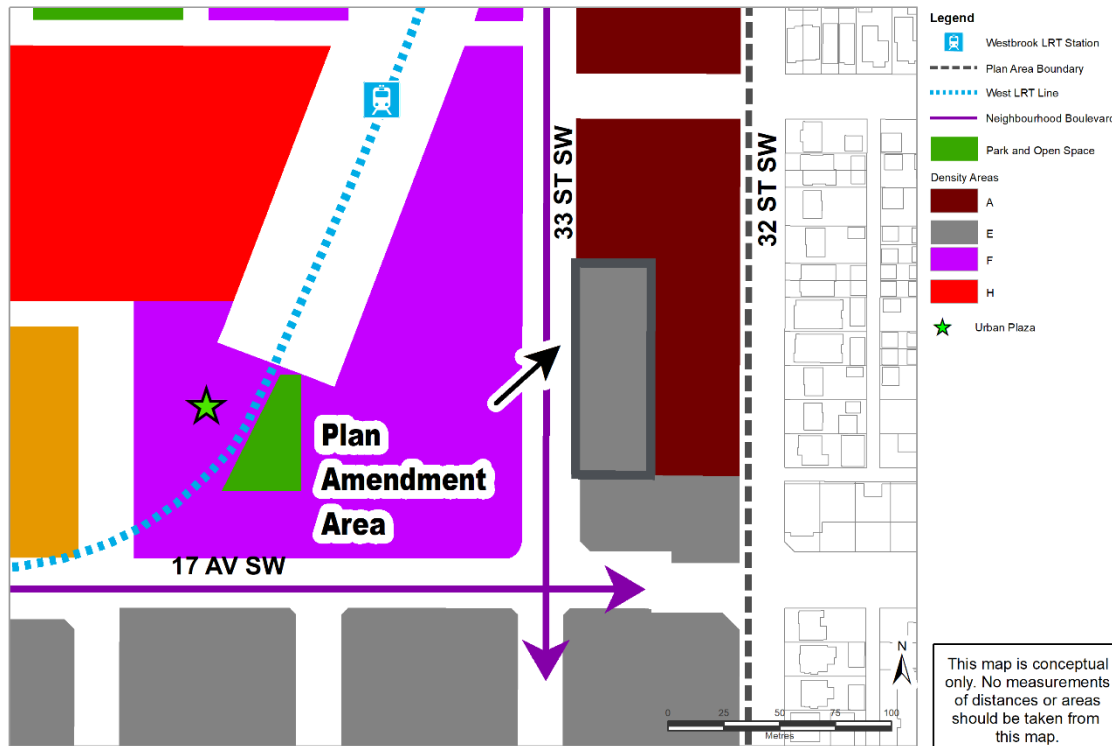
1. The Westbrook Village Area Redevelopment Plan attached to and forming part of Bylaw 22P2009, as amended, is hereby further amended as follows:
 - (a) Amend Map 3.1 entitled 'Land Use Precincts' by changing 0.31 hectares \pm (0.77 acres \pm) located at 1744 – 33 Street SW (Plan 2111033, Block 1, Lot 27) from 'Medium Density Residential' to 'Urban Residential/Retail Precinct' as generally illustrated in the sketch below:



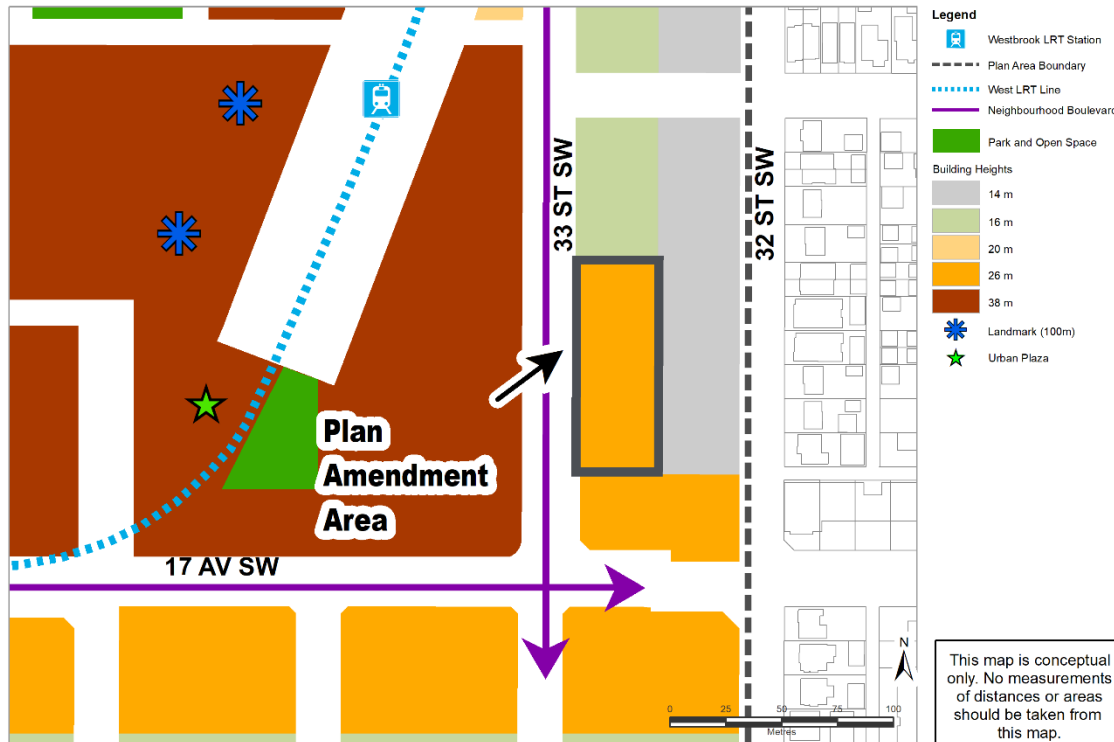
- (b) In Section 3.1 Land Use & Density, subsection 3.1.6 Urban Residential/Retail Precinct, delete the first sentence and replace with the following:

“The Urban Residential/Retail Precinct is located on the western side of the Plan area between 37 Street SW and the proposed central park as well as along the eastern side along 33 Street SW.”

- (c) Amend Map 3.2 entitled 'Density Areas' by changing 0.31 hectares \pm (0.77 acres \pm) located at 1744 – 33 Street SW (Plan 2111033, Block 1, Lot 27) from 'Density Area A' to 'Density Area E' as generally illustrated in the sketch below:



- (d) Amend Map 3.3 entitled 'Maximum Building Heights' by changing 0.31 hectares \pm (0.77 acres \pm) located at 1744 – 33 Street SW (Plan 2111033, Block 1, Lot 27) from '16 m' to '26 m' as generally illustrated in the sketch below:



Development Permit (DP2021-2356) Summary

The development permit proposes a six-storey mixed use building with 100 residential dwelling units for the upper floors and approximately 1,286 square metres of retail commercial space at grade. The plans propose an enhanced public realm and widened sidewalk with street trees along the 33 Street SW interface. An outdoor amenity space is provided on the roof on the western side overlooking 33 Street SW. The building massing is provided in the form of a “C” shape allowing appropriate transition to the neighbouring properties to the east (see Figure 3 below).

The residential units are proposed as a mix of one and two-bedroom units. Customer parking for the retail units is located along the rear lane at grade and parking for the residents is provided in two levels of underground parking. A total of 99 parking stalls are required as per Land Use Bylaw 1P2007 and 146 parking stalls are provided.

Figure 1 - Development Permit Rendering



Figure 2 – Development Permit Site Plan

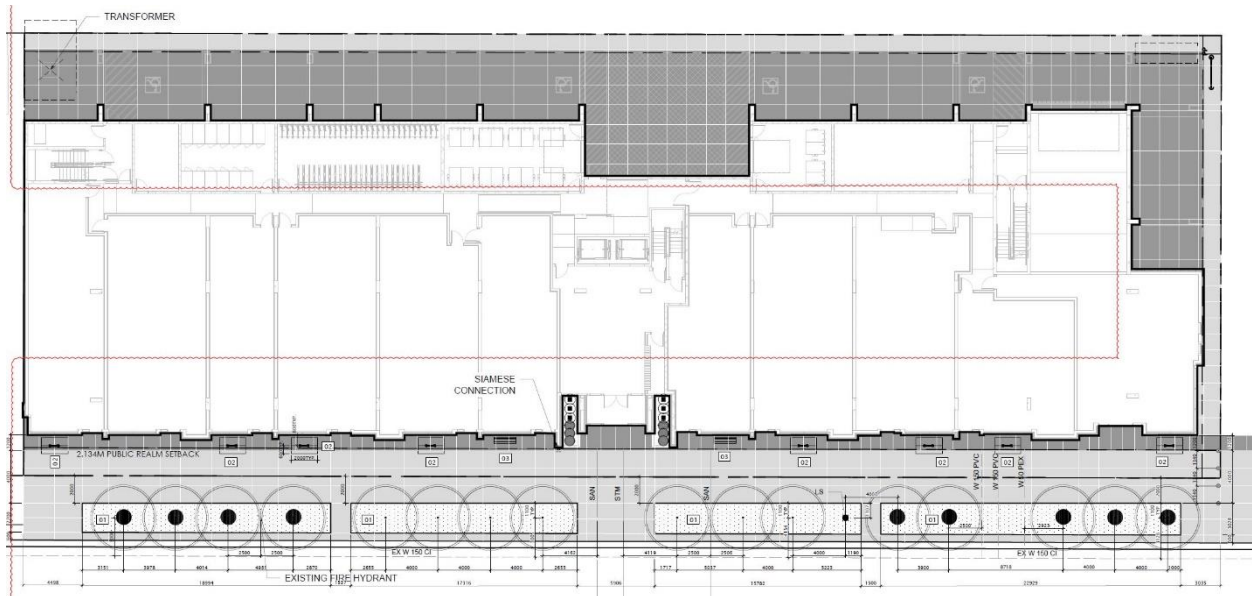










Figure 3 – Development Permit Upper Storey Floor Plan (Floors 3 to 6)



Applicant Outreach Summary

Applicant-led Outreach Strategies.

 HAND-DELIVERED MAILERS <p>Approximately ±240 hand-delivered mailers (2021.02.16 and 2021.02.17) provided project details, contact information, and advertised the Digital Information Session.</p>	 PROJECT VOICEMAIL & EMAIL ADDRESS <p>Project phone line, voice-mail inbox (587.747.0317), and dedicated email (engage@civicworks.ca) serve as direct lines to the project team.</p>
 NOTICE LETTERS <p>Letters to the Community Association (2021.02.12) and Ward 8 Councillor's Office (2020.02.19) provided project information and advertised the Digital Information Session.</p>	 PROJECT WEBSITE + ONLINE FEEDBACK FORM <p>A dedicated project website (www.westbrook33rd.com) provides convenient access to up-to-date project information and an online feedback form.</p>
 ON-SITE SIGNAGE <p>Applicant signage was installed on-site (2021.02.17), notifying the surrounding community of the project, Digital Information Session, and ways to get in touch.</p>	 DIGITAL INFORMATION SESSION <p>Project team digital presentation and live Q&A held online on 2021.03.02 (7:00-8:30pm) provided information and offered direct feedback opportunities for all stakeholders.</p>
 APPLICATION BRIEF <p>Summaries of the development vision (v1.0, v2.0 and v2.1), with planning / design rationale and conceptual designs, were available for direct download on the project website.</p>	 WHAT WE HEARD REPORT <p>A report – outlining the outreach undertaken, key themes heard, and proposal changes made – was shared and made available for direct download on the project website.</p>

What We Heard + Project Team Response.

OVERVIEW

This Outreach Summary includes information for **LOC2021-0022**, one of two of Truman's Land Use Redesign applications submitted on the 1700-block of 33 ST SW, the other being LOC2021-0023.

Our outreach process was designed to share information and provide communication channels early in the process – all with the intent of maintaining a respectful and transparent conversation. We've received feedback from a handful of community members, in addition to the Shaganappi Community Association. We've sorted all feedback heard to date (2021.07.20) into themes and provided a response to each. The project team would like to thank all participants for their involvement.

OUR COMMITMENT

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

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

1 DESIGN CERTAINTY

WHAT WE HEARD

The Shaganappi Community Association requested that the Land Use height and Floor Area Ratio (FAR) modifiers be aligned with a submitted Development Permit (DP) available for review.

PROJECT TEAM RESPONSE

A Land Use Redesignation (LOC) was submitted on 2021.02.10 with height and FAR modifiers (MU-1f5.0h26) selected to provide the room necessary to design a six-storey building while accounting for rooftop amenity-space structure heights that form part of The City's Development Permit (DP) Bylaw Review process.

On 2021.04.09, the project team submitted a staggered concurrent DP (DP2021-2356) to ensure that a comprehensive and thoughtful "bricks-and-mortar" outcome is clearly understood by stakeholders. With the DP now submitted and in a mature stage, the project team had the LOC amended to **MU-1f4.0h26** to align with the DP and its proposed maximum height and FAR inclusive of rooftop amenity-space structures. These numbers were arrived at through discussions with The City Administration related to the rooftop structures and maximum building height as defined under the Land Use Bylaw.

2 TRAFFIC

WHAT WE HEARD

Stakeholders shared questions related to vehicular traffic, the width and paving of the laneway, and the operation of commercial vehicles.

PROJECT TEAM RESPONSE

In support of the proposed land use change and associated development vision, Bunt & Associates completed a Transportation Impact Assessment (TIA). The TIA utilized industry-standard methodology and has been reviewed and accepted by The City of Calgary Transportation Department. The intersection capacity analysis of the TIA indicated that all intersections are anticipated to continue to operate within acceptable limits post-development.

The laneway behind the proposed development will be paved at the expense of the developer. The current proposal also seeks to offer a full ± 7.2 m functional drive aisle width for the eastern laneway. The TIA has determined a width of ± 6.7 m to be sufficient for utility and commercial vehicle usage, as well as parkade entry. An on-site surface loading area has also been provided in the laneway.

3 VEHICULAR PARKING

WHAT WE HEARD

Some stakeholders asked how much vehicular parking would be provided for each site and if new residents would be eligible for on-street parking. The Shaganappi Community Association recommended that a formalized parking area be established along 33 ST SW and that on-site underground parking be maximized.

PROJECT TEAM RESPONSE

LOC2021-0022 is proposed with a two-level underground parkade and a total of one-hundred and forty-four (144) vehicle stalls, exceeding the Bylaw requirement by a total of eighty (80) stalls. Residents of the new development will notably not qualify for a Residential Parking Permit for nearby permitted on-street stalls.

A 2.134m Bylaw Road Right-of-Way setback exists along 33 ST SW. As the proposal significantly exceeds parking requirements, and 33 ST SW already offers on-street parking within the public right-of-way – anticipated to be converted into convenient hourly parking for retail visits – this setback area is proposed to be utilized for sidewalk widening and enhancement of the public realm. The underground parkade floor plate has also been maximized as much as possible.

4 SHADOWS

WHAT WE HEARD

Some stakeholders had questions around the potential for shadowing impacts from the proposed development on the residences located immediately across the shared eastern laneway.

PROJECT TEAM RESPONSE

A number of design moves were made to respect and adapt to the existing context, with each design move intentionally reducing

potential shadow impacts on the neighbouring eastern properties. The building footprint has been reduced along the laneway to improve sunlight penetration and reduce shadowing. A "U-shaped" building design has been utilized, allowing sunlight to penetrate further eastward for the majority of the site. Massing has been removed on the north end to improve the edge condition with an existing four-storey building located at 1710 33 ST SW. The rooftop structure has also been pushed towards 33 ST SW to further reduce shadowing.

A sun-shadow study analysis was undertaken, using industry-standard modeling, to ensure minimal impacts to adjacent neighbours. The analysis shows that despite the building height increase, the proposal's shadow impacts are comparable to the shadow impacts possible under the existing M-C2 Land Use District, and that the shadows created by the proposed development will not adversely impact the community.

5 PRIVACY

WHAT WE HEARD

The privacy of adjacent eastern residences was noted as a concern for some, specifically in regard to the rooftop amenity space location.

PROJECT TEAM RESPONSE

Principal concerns in the matter of height relating to privacy and overlook have been addressed and mitigated via architectural design strategies that are sensitive to the adjacent residential context:

- A central massing curve recesses the building along the shared lane interface, stepping mass away from adjacent backyards.
- The use of opaque patio glass and raised window sills helps obscure sightlines into private yards from eastern units.
- The rooftop amenity space has been pushed away from eastern residences and oriented to 33 ST SW to mitigate overlooking.

6 BUILDING HEIGHT & MASSING

WHAT WE HEARD

Some stakeholders expressed that six-storeys seemed tall for this site and asked how the proposed building height and massing would be compatible with the existing community character.

PROJECT TEAM RESPONSE

The proposed six-storey built form represents the project team's planning merit-based intent through strong site context and design considerations. The site is surrounded on all sides by a mix of multi-residential, commercial and mixed-use Districts, and located directly adjacent to a multi-residential building and a mixed-use building. The proposal seeks to provide a transit-oriented development while providing a sensitive transition towards the Westbrook Village sites immediately across 33 ST SW with maximum building heights of 38m. The architectural design of the proposal has been considered and from outset sought to fit into this existing multi-residential and commercial land use context. Accordingly, no significant changes have been made to the proposal's density and / or scale. Principal concerns in the matter of height relating to privacy and shadows have been addressed and mitigated via architectural design strategies that are sensitive to the adjacent residential context.

Community Association Response

May 20, 2021

Brendyn Seymour
Planner | Centre West Community Planning
The City of Calgary
5th Floor, 800 Macleod Trail S.E.
Calgary AB T2G 2M3

Dear Brendyn:

Re: LOC2020-0022,0023; DP2021-2356,2354, Various Sites 33rd Street SW – Truman Homes

DEVELOPMENT PERMIT AND LAND USE AMENDMENT

Further to our last letter, we continue to have excellent experience with this applicant and advisors. As with our prior engagement processes, through collaboration and initiative, we have worked together to create successful projects.

Urban Design Comments

The Westbrook 33rd project is well-thought out in terms of its relationship to, and engagement with the street. The project attempts to create a robust urban experience on a busy pedestrian corridor that funnels pedestrians from the neighborhood as well as 17 Avenue to Westbrook Mall bus routes as well and the LRT. Having a retail and services-based main floor, and adequate step-back engages the user and provides a continuation of the 'high street' experience from 17th Avenue to 33rd Street, en-route to the station.

The residential floors are stepped back for a more intimate scale; and the building massing is done sensitively to create an appropriate bridge between the single-family homes behind, as well as the potential density across 33rd Street on the former Earnest Manning School site. Although we have some concerns about the relaxations sought in Floor Area Ratio ("FAR") and building height, the developer has demonstrated sensitivity and understanding by filing a concurrent Development Permit ("DP") and moving their rooftop amenity to the West- a move that will further enliven the building edge and create activity closer to the more public 33rd Street.

They have used a contemporary palette of colours and materials to create a design that is hip, interesting and will really improve the urban experience of the area in general.

Resolution of Prior Concerns

Further to our previous letter regarding the land use, the following have now been addressed:

- Two high-quality DP applications have been received.

- Our concern regarding a nearby site owned by the applicant that has seen no activity in the past two years has been addressed. This site, the applicant's West 17th project, has now commenced construction with completion targeted for late 2022.
- The orientation of the rooftop patios has been moved to the west, as suggested.
- The opportunity to maximize underground parking has been sufficiently explored.

The following issues in our previous letter have not yet been sufficiently addressed:

- The building height modifier continues to be 26 meters. We do not agree with City staff's position that extra height should be written into the land use to accommodate rooftop structures (in this case a pergola and a horizontal concrete beam). This introduces the risk of unforeseen circumstances resulting in a different building here, or a nearby building elsewhere with the 26-meter precedent set. Accordingly, we would rather the height relate to the actual building proposed in the DP, and the rooftop structures be granted as a relaxation for concession for good DP design proposal, like the one we see here. This would be 22.56 meters for LOC2021-0022 and 22.96 meters for LOC2021-0023. Even with the rooftop structures included, LOC2021-0023 should have its height limited to the DP supported height of 23.3 meters.
- The FAR of 5 asked for is also considerably larger than represented massing in the actual DP. We ask again that City staff match the FAR calculations in the development permits of 3.60 and 4.27 for LOC2021-0022 and LOC2021-0023, respectively, as part of the concurrent process.
- With a setback of 0.6 meters, the alley continues to be too narrow for multi-family residential, especially if there is a commercial ground floor. We would want the applicant to provide a setback to expand the alleyways by 1.25 meters, without relying on anticipated cooperation on the other side when it develops. Alternatively, vehicle access off 33rd could also alleviate this condition by improving circulation. We believe incremental improvements through transportation reviews can be reasonably anticipated.
- While we acknowledge the transition to hourly parking in front of the building, beyond that, we would like to see formalized street front parking area in front of this development on 33rd Street. We ask that laybys like those in front of the nearby Corus building be considered, as these have been successful in attracting short term visits to the adjacent businesses, while adding visual interest to the pedestrian realm. An attractive street parking area would reduce alleyway traffic, improve available parking area, and provide greater convenience for retail tenants.

With our major concerns addressed, and some minor remaining issues requiring satisfactory resolution in the City review and approval process, the Shaganappi Community Association would support this development.

Thank you.

Yours truly,
Shaganappi Community Association
Michael Wilhelm
President

Weston Bronconnier, CFA
Area Representative, Development Committee

Ramneet Cheema, B. Arch, M.Arch,
M.A. Housing & Urbanism
Development Committee Member

Cc:

Evan Woolley, Zev Klymochko, Ward 8 Office, City of Calgary
Development Committee, Shaganappi CA
David White, CivicWorks
Gavin Murphy, Bruce McKenzie, NORR

**Policy and Land Use Amendment in Shaganappi (Ward 8), at 1706 - 33 Street SW,
LOC2021-0023**

RECOMMENDATIONS:

That the Calgary Planning Commission:

1. Forward this report (CPC2021-1023) to the 2021 September 13 Combined Meeting of Council to the Public Hearing Portion of the Agenda.

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendments to the Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares \pm (0.25 acres) located at 1706 – 33 Street SW (Plan 2111032, Block 1, Lot 26) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use - General (MU-1f4.6h25) District.

HIGHLIGHTS

- This application seeks to redesignate the subject properties to allow for a six-storey multi-residential development.
- The proposal allows for an increase in density and height, redevelopment within the immediate proximity of primary transit, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? More choices in the types of housing available in an inner-city area with access to transit and services.
- Why does this matter? Allowing for more housing choices in the inner-city areas represents more efficient use of land and existing infrastructure.
- Amendments to the *Westbrook Village Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use.
- A development permit has been submitted and is currently under review.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This policy and land use amendment application was submitted by CivicWorks on behalf of the landowner, 1498361 Alberta Ltd (Tony Trutina), on 2021 February 10 (Attachment 2).

The 0.10-hectare (0.25-acre) corner site in the community of Shaganappi is located on the east side of 33 Street SW between 14 Avenue SW and 17 Avenue SW. The site is approximately 150 metres (two-minute walk) east of the Westbrook LRT Station. The site is currently developed with two single detached dwellings and has rear lane access.

**Policy and Land Use Amendment in Shaganappi (Ward 8), at 1706 - 33 Street SW,
LOC2021-0023**

The MU-1 District allows for a range of building forms with either commercial or residential uses supported at grade. The subject proposal includes a maximum height modifier of 25 metres and a maximum density or floor area ratio (FAR) of 4.6. Amendments to the *Westbrook Village ARP* are also required (Attachment 3).

A development permit (DP2021-2354) for a six-storey, 49-unit multi-residential development was submitted by the applicant, NORR Architects Engineers Planners, on 2021 April 09, and is currently under review. A summary of the proposed development can be found in Attachment 4.

More details about this application and surrounding site context is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant hand delivered approximately 240 postcards to the nearest neighbours, set up a dedicated project website, and held a digital presentation and live Q&A session online on 2021 March 02 to provide information and offer direct feedback opportunities for the Shaganappi Community Association and all interested stakeholders. The applicant also set up a project phone line, voice-mail inbox, and dedicated email to serve as a direct line to the project team. The applicant had several conversations with community stakeholders, including the Shaganappi Community Association. 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.

Two letters of support and eight letters of objection were submitted by nearby neighbours. The letters of opposition included the following:

- increased traffic and parking issues;
- the proposed height does not fit the character of the area;
- effect on the value of the existing neighbouring homes; and
- reduced sunlight and privacy for neighbouring lots.

The Shaganappi Community Association provided a letter of support (Attachment 6) on 2021 May 20 for the proposed land use and associated development permit. The Community Association was happy with the level of engagement and collaboration from the applicant; however, they did note some concerns regarding the land use amendment, particularly with regard to the maximum building height modifier. The Community Association is of the opinion

**Policy and Land Use Amendment in Shaganappi (Ward 8), at 1706 - 33 Street SW,
LOC2021-0023**

that a 25-metre height modifier to accommodate the architectural roof feature and rooftop pergola structure should instead be covered by a height relaxation, as the building mass indicated in the associated development permit is essentially six storeys and approximately 22 metres in height. They are concerned that the 25-metre height modifier sets a precedent for the rest of the community.

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

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

IMPLICATIONS

Social

The proposal would allow for additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

Environmental

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The development permit application associated with this application proposes measures to support low or zero-emission transportation modes by providing bicycle parking beyond the Land Use Bylaw requirements. This measure capitalizes on existing cycling infrastructure and supports Climate Mitigation Action Plan, Program 5: Low or Zero-Emissions Transportation Modes.

Economic

The proposed land use amendment would enable the potential development of 49 residential dwelling units. The ability to develop this residential development may increase ridership and help create a viable transit-oriented node around the existing Westbrook Village LRT Station. It may also make more efficient use of existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Amendments to the Westbrook Village Area Redevelopment Plan

**Planning & Development Report to
Calgary Planning Commission
2021 August 19**

**ISC: UNRESTRICTED
CPC2021-1023
Page 4 of 4**

**Policy and Land Use Amendment in Shaganappi (Ward 8), at 1706 - 33 Street SW,
LOC2021-0023**

- 4. Development Permit (DP2021-2354) Summary
- 5. Applicant Outreach Summary
- 6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Shaganappi on the east side of 33 Street SW, between 14 Avenue SW and 17 Avenue SW. The corner site is approximately 0.10 hectares (0.25 acres) in size and is approximately 38 metres wide by 34 metres deep. The site is currently developed with two single detached dwellings. There is no direct vehicular access to 33 Street SW.

The area east of 33 Street SW is generally characterized by single and semi-detached dwellings designated as Multi-Residential – Contextual Medium Profile (M-C2) District and Residential – Contextual One / Two Dwelling (R-C2) District. Directly to the south is a four storey apartment building. Further to the south, at the end of the block along 17 Avenue SW, is a three storey office and retail building designated as Mixed Use – Active Frontage (MU-2f5.0h26) District. The 17 Avenue SW Neighbourhood Main Street is located approximately 100 metres to the south.

The Westbrook LRT Station is approximately 150 metres (two-minute walk) across 33 Street SW to the west. The lands surrounding the LRT station are not yet developed and are currently vacant. Further to the west of the LRT station is the Westbrook Mall shopping centre.

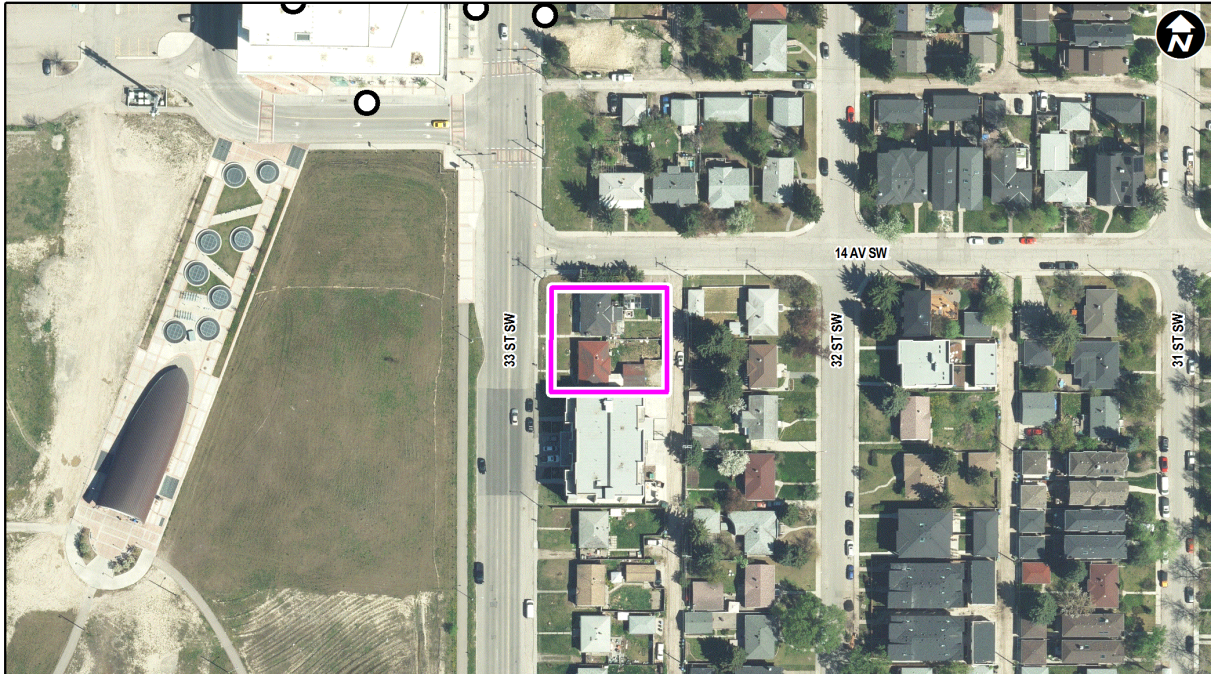
Community Peak Population Table

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

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

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The current M-C2 District accommodates multi-residential developments with higher numbers of dwelling units and higher traffic generation than low density residential and lower profile multi-residential land use districts. The M-C2 District allows for a maximum floor area ratio (FAR) of 2.5 and a maximum building height of 16.0 metres (approximately four to five storeys).

The proposed MU-1f4.6h25 District allows street-oriented developments with opportunities for a mix of residential and at-grade commercial uses; however, commercial uses are not required in the district. The proposed land use also includes rules that provide for a compatible transition from the surrounding developments.

The proposed MU-1 District allows for a maximum FAR of 4.6 which equates to a building floor area of approximately 4,738 square metres. The proposed 25-metre maximum building height would enable the intended six-storey development.

Development and Site Design

If approved by Council, the rules of the proposed MU-1 District and the policies of the *Westbrook Village ARP* will provide guidance for the future development of the site.

The corresponding development permit for the site proposes a six-storey residential building with 49 dwelling units. Although the proposed building is six storeys at approximately 22 metres tall for the vast majority of the mass of the building, the height of the building at its highest point

reaches 25 metres due to an architectural feature and pergola on the roof that are included in the building height measurement as per the Land Use Bylaw.

Transportation

The area is well served by Calgary Transit as the Westbrook LRT Station (Primary Transit) is 150 metres (two-minute walk) from the site. It provides service westbound to the 69 Street LRT Station and eastbound to the Downtown core with access to other stations, and other routes. The site is also approximately 10 metres (less than a one-minute walk) from both a westbound and eastbound Route 2 Killarney / 17 Avenue / Mount Pleasant bus stops.

Pedestrian access to the site is available from 33 Street SW, with vehicular access provided from the rear lane. The subject site is within Residential Parking zone "RR". Currently on street parking is by permit only on the east side of 33 Street SW and there is two-hour parking on the west side of 33 Street SW from 07:00 - 18:00 Monday to Friday. A Transportation Impact Assessment (TIA) was prepared as part of the application which demonstrated that the anticipated traffic generated by the redesignation can be accommodated by existing infrastructure.

Environmental Site Considerations

No environmental concerns were identified. A Phase 1 Environmental Site Assessment was submitted as part of the application and no concerns were identified.

Utilities and Servicing

Water and sanitary sewer are available for connection and specific site servicing details, and stormwater management is being evaluated with the associated development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed 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 [Municipal Development Plan](#) (MDP) identifies the site as located within the Developed Residential – Inner City area on the Urban Structure Map (Map 1). The proposal is consistent with the General Policies for Developed Residential Areas (Section 3.5.1) and Inner City Area policies (Section 3.5.2). The MDP's City-wide policies (Section 2) and specifically Section 2.2 Shaping a More Compact Urban Form provides directions to encourage transit use, making optimal use of transit infrastructure, and improve the quality of the environment in communities. The goals of these policies are to direct future growth of the city in a way that fosters a more compact and efficient use of land, create complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

The proposed land use application allows for the site to develop with higher intensity that is transit-oriented and is in keeping with the MDP policies.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The development permit application associated with this application proposes measures to support low or zero-emissions transportation modes by providing bicycle parking beyond the Land Use Bylaw requirements. This measure capitalizes on existing cycling infrastructure and supports Climate Mitigation Action Plan, Program 5: Low or Zero-Emission Transportation Modes. In addition, the increase in density close to the LRT Station supports Program 5.6: Enable transit-oriented development along the Green, Red and Blue LRT lines.

Westbrook Village Area Redevelopment Plan (ARP) (Statutory – 2009)

The subject site is indicated in the [Westbrook Village ARP](#) as Medium Density Residential on Map 3.1 Land Use Precincts. The ARP also identifies the maximum building height as 16 metres and a maximum floor area ratio (FAR) of 2.5. The proposed policy amendment would change the sites to Urban Residential Retail Precinct with a maximum height of 26 metres and maximum FAR of 5.0. The Urban Residential Retail Precinct is the most suitable ARP land use as its description best fits with what the applicant is proposing, particularly with the MU-1 District and the intent for mixed-use residential/commercial uses. The rationale for the change includes the direct proximity to the Westbrook LRT Station and the 17 Avenue SW Main Street. It is also important to note that at the south end of the block there is a parcel on 17 Avenue SW designated as MU-2 with a maximum FAR of 5.0 and maximum height of 26 metres.

Westbrook Communities Local Area Plan

Administration is currently working on the [Westbrook Communities Local Area Plan](#) (LAP) which includes Shaganappi and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.

Applicant Submission

May 25, 2021

The proposed Land Use Redesignation (LOC) subject site and project is situated on a corner site at 33 ST SW and 14 AV SW in the community of Shaganappi. The land assembly is composed of two (2) parcels, with a site area of 0.10 hectares. The project team has undertaken a staggered concurrent application process, with a Development Permit (DP2021-2354) submitted for the project following this Land Use Redesignation submission. The concurrent process ensures a high quality "bricks-and-mortar" design outcome that aligns with the proposed land use change. To facilitate the proposed LOC, a minor Area Redevelopment Plan (ARP) amendment will also be required.

The proposal is a mid-rise, multi-residential building. The development will not exceed 25 metres in height and will not surpass 4.6 FAR. The proposed height and FAR modifiers are aligned with the concurrently submitted DP2021-2354, and similar to the Land Use District for lands nearby to the subject site. This intended redesignation direction pairs with the 17 AV SW Streetscape Master Plan adopted in January 2020, which will support growth and intensification within the site area, also located within the 17 AV SW Main Street Study Area.

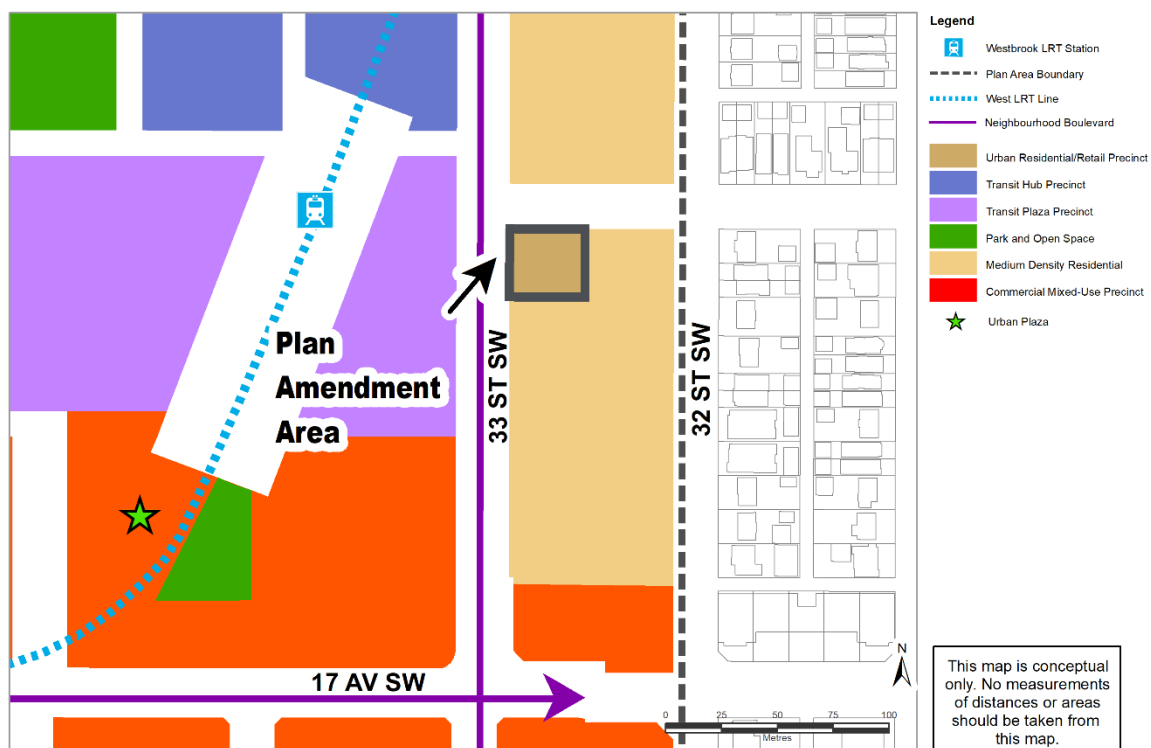
The Westbrook Village Area Redevelopment Plan (ARP) (2009) places the subject site within its medium density residential policy area which limits the building height to 16 metres and FAR to 2.5. The Westbrook Local Area Plan (LAP), which would effectively replace the Westbrook Village ARP, is also underway with an anticipated decision by Council over the next year. The Municipal Development Plan (MDP) encourages the growth of Complete Communities where Calgarians can live, work, dine, and shop, directing intensification to Inner City communities like Shaganappi, especially in proximity to its Main Streets (17 AV SW and 37 ST SW).

Within a ten-minute (800m) walkshed of the subject site, there are numerous community amenities including Westbrook Mall, 17 AV SW and 37 ST SW Main Streets, Killarney Aquatic & Recreation Centre, and Shaganappi Point Golf Course. Further supporting the proposed modest increase to neighbourhood density is proximity to the Primary Transit Network along 17 AV SW, Bow Trail SW and 37 ST SW, as well as the Westbrook LRT station with high-frequency service that will connect residents to the greater city and Calgary's downtown.

The project team has undertaken a best practice stakeholder outreach process in Shaganappi. The outreach process commenced upon submission of the LOC and has provided opportunities across a variety of digital and distanced platforms for stakeholders to learn about the vision and to share their comments and questions. The Application Brief v1.0 submitted with this LOC application outlined the outreach activities planned, and this report has been updated with a v2.0 that outlines how those outreach activities took place. The project team has also released a What We Heard Report that summarizes the outreach process and responds to common feedback themes from stakeholders. All reports have been shared publicly on the project website at www.westbrook33rd.com.

Proposed Amendments to the Westbrook Village Area Redevelopment Plan

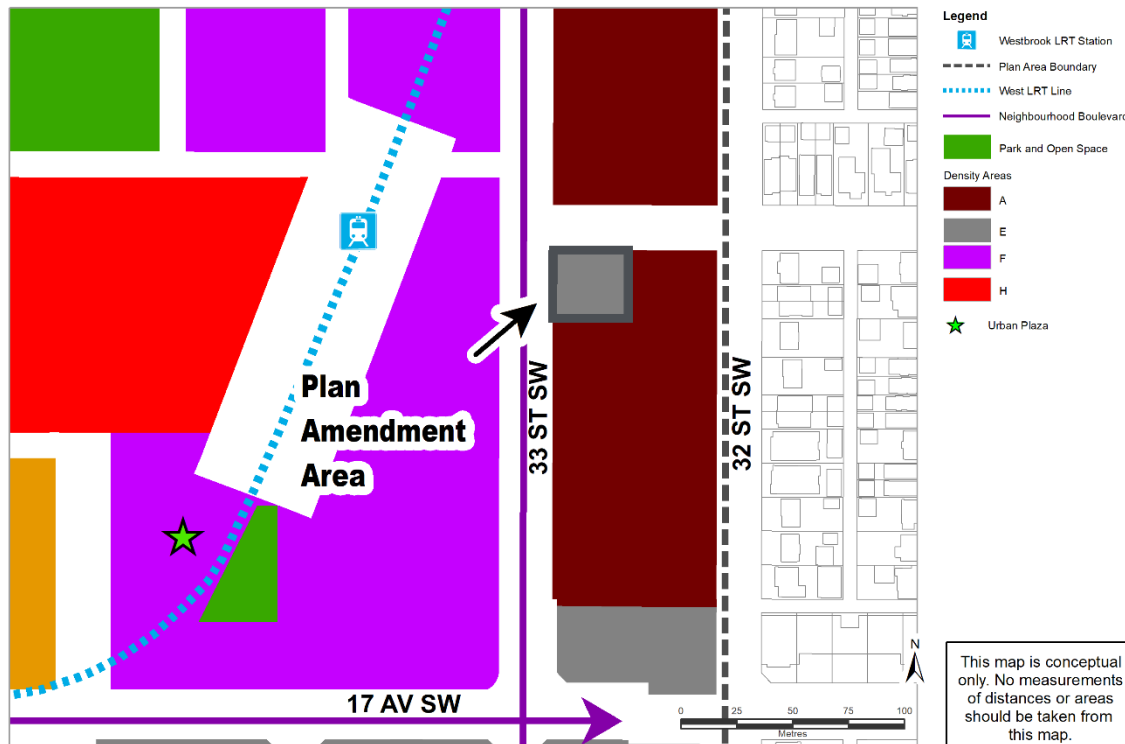
1. The Westbrook Village Area Redevelopment Plan attached to and forming part of Bylaw 22P2009, as amended, is hereby further amended as follows:
 - (a) Amend Map 3.1 entitled 'Land Use Precincts' by changing 0.10 hectares \pm (0.25 acres \pm) located at 1706 – 33 Street SW (Plan 2111032, Block 1, Lot 26) from 'Medium Density Residential' to 'Urban Residential/Retail Precinct' as generally illustrated in the sketch below:



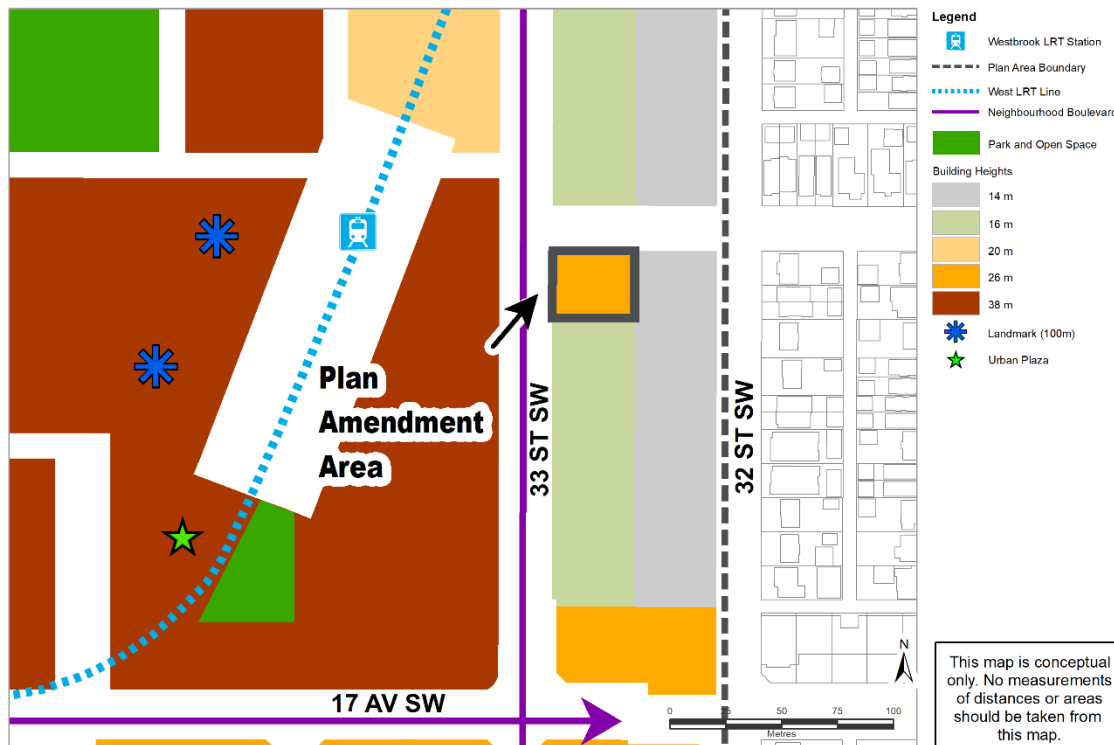
- (b) In Section 3.1 Land Use & Density, subsection 3.1.6 Urban Residential/Retail Precinct, delete the first sentence and replace with the following:

“The Urban Residential/Retail Precinct is located on the western side of the Plan area between 37 Street SW and the proposed central park as well as along the eastern side along 33 Street SW.”

- (c) Amend Map 3.2 entitled 'Density Areas' by changing 0.10 hectares \pm (0.25 acres \pm) located at 1706 – 33 Street SW (Plan 2111032, Block 1, Lot 26) from 'Density Area A' to 'Density Area E' as generally illustrated in the sketch below:



- (d) Amend Map 3.3 entitled 'Maximum Building Heights' by changing 0.10 hectares \pm (0.25 acres \pm located at 1706 – 33 Street SW (Plan 2111032, Block 1, Lot 26) from '16 m' to '26 m' as generally illustrated in the sketch below:



Development Permit (DP2021-2354) Summary

The development permit proposes a six-storey multi-residential building with 49 residential dwelling units, including dwelling units at-grade. The plans propose an enhanced public realm and widened sidewalk with street trees along the 33 Street SW interface. An outdoor amenity space is provided on the roof on the western side overlooking 33 Street SW.

The residential units are proposed as a mix of one and two-bedroom units. Parking for the residents is provided in three levels of underground parking. A total of 42 parking stalls are required as per Land Use Bylaw 1P2007 and 53 parking stalls are provided.

Figure 1 - Development Permit Rendering



Figure 2 – Development Permit Site Plan

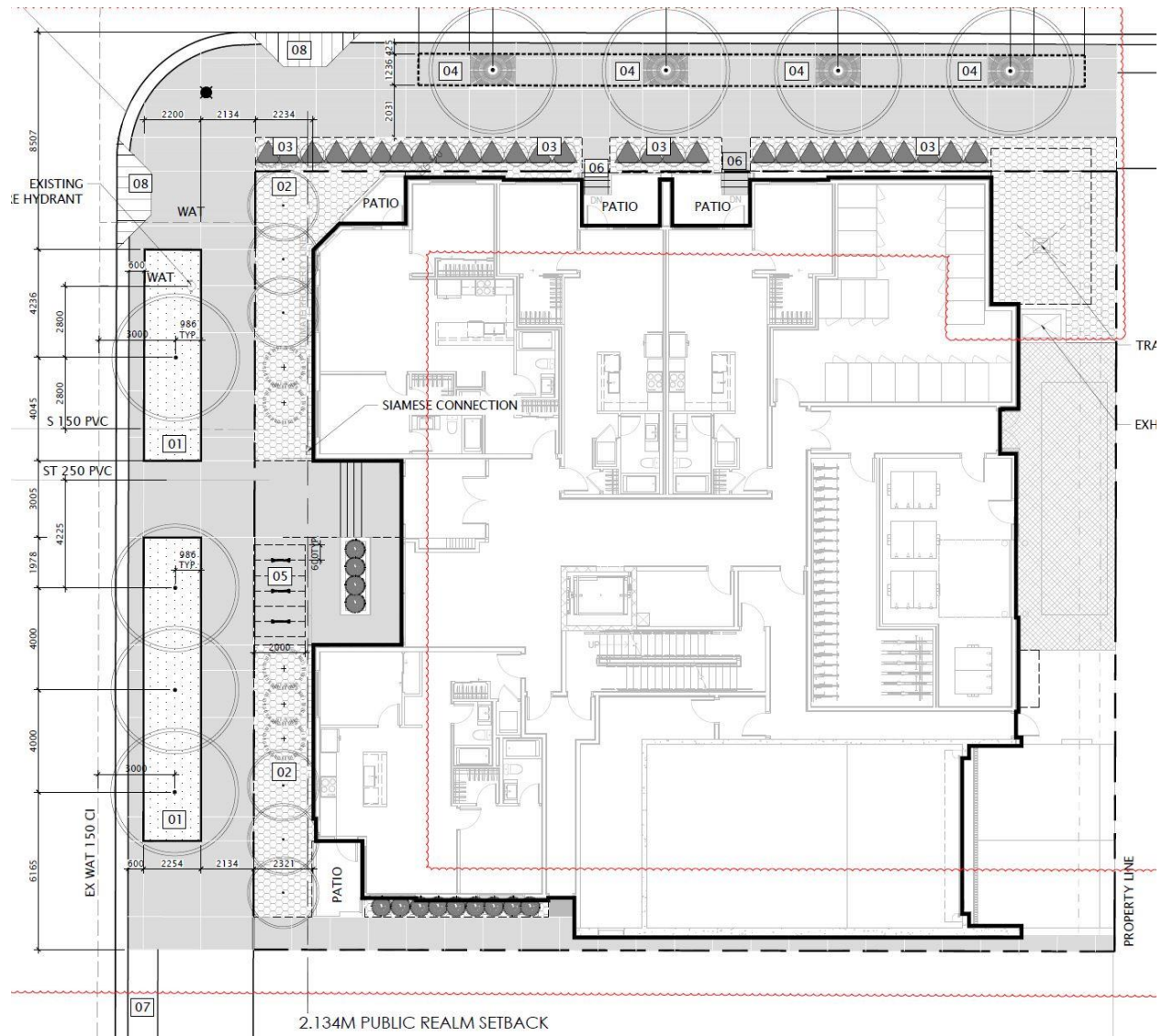
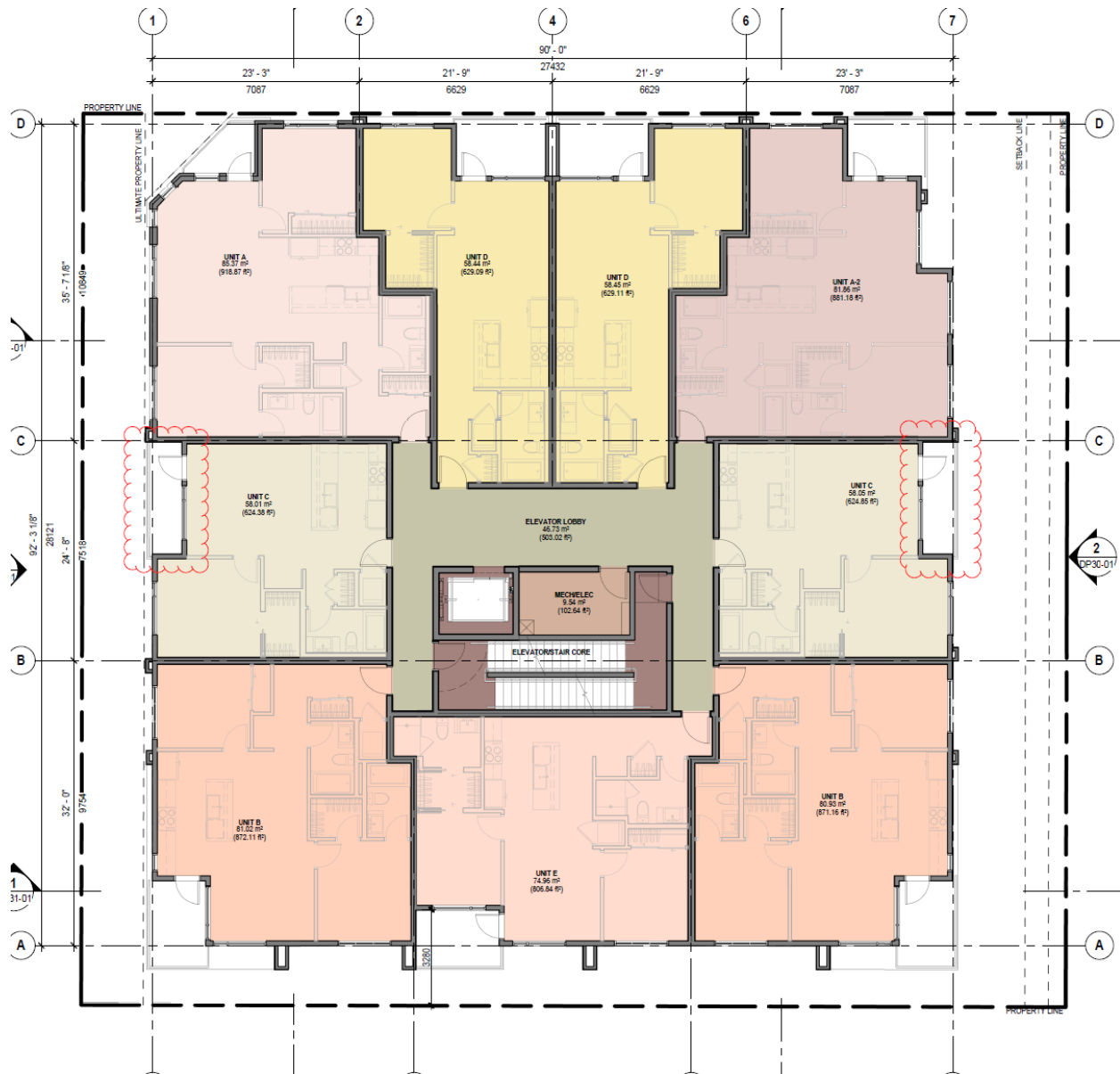


Figure 3 – Development Permit Upper Storey Floor Plan (Floors 3 to 6)



Applicant Outreach Summary

Applicant-led Outreach Strategies.



HAND-DELIVERED MAILERS

Approximately ±240 hand-delivered mailers (2021.02.16 and 2021.02.17) provided project details, contact information, and advertised the Digital Information Session.



NOTICE LETTERS

Letters to the Community Association (2021.02.12) and Ward 8 Councillor's Office (2020.02.19) provided project information and advertised the Digital Information Session.



ON-SITE SIGNAGE

Applicant signage was installed on-site (2021.02.17), notifying the surrounding community of the project, Digital Information Session, and ways to get in touch.



APPLICATION BRIEF

Summaries of the development vision (v1.0, v2.0 and v2.1), with planning / design rationale and conceptual designs, were available for direct download on the project website.



PROJECT VOICEMAIL & EMAIL ADDRESS

Project phone line, voice-mail inbox (587.747.0317), and dedicated email (engage@civicworks.ca) serve as direct lines to the project team.



PROJECT WEBSITE + ONLINE FEEDBACK FORM

A dedicated project website (www.westbrook33rd.com) provides convenient access to up-to-date project information and an online feedback form.



DIGITAL INFORMATION SESSION

Project team digital presentation and live Q&A held online on 2021.03.02 (7:00-8:30pm) provided information and offered direct feedback opportunities for all stakeholders.



WHAT WE HEARD REPORT

A report – outlining the outreach undertaken, key themes heard, and proposal changes made – was shared and made available for direct download on the project website.

What We Heard + Project Team Response.

OVERVIEW

This Outreach Summary includes information for **LOC2021-0023**, one of two of Truman's Land Use Redesignation applications submitted on the 1700-block of 33 ST SW, the other being LOC2021-0022.

Our outreach process was designed to share information and provide communication channels early in the process – all with the intent of maintaining a respectful and transparent conversation. We've received feedback from a handful of community members, in addition to the Shaganappi Community Association. We've sorted all feedback heard to date (2021.07.20) into themes and provided a response to each. The project team would like to thank all participants for their involvement.

OUR COMMITMENT

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

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



DESIGN CERTAINTY

WHAT WE HEARD

The Shaganappi Community Association requested that the Land Use height and Floor Area Ratio (FAR) modifiers be aligned with a submitted Development Permit (DP) available for review.

PROJECT TEAM RESPONSE

A Land Use Redesignation (LOC) was submitted on 2021.02.10 with height and FAR modifiers (MU-1f5.0h26) selected to provide the room necessary to design a six-storey building while accounting for rooftop amenity-space structure heights that form part of The City's Development Permit (DP) Bylaw Review process.

On 2021.04.09, the project team submitted a staggered concurrent DP (DP2021-2354) to ensure that a comprehensive and thoughtful "bricks-and-mortar" outcome is clearly understood by stakeholders. With the DP now submitted and in a mature stage, the project team had the LOC amended to **MU-1f4.6h25** to align with the DP and its proposed maximum height and FAR inclusive of rooftop amenity-space structures. These numbers were arrived at through discussions with The City Administration related to the rooftop structures and maximum building height as defined under the Land Use Bylaw.

2 TRAFFIC

WHAT WE HEARD

Stakeholders shared questions related to vehicular traffic, the width and paving of the laneway, and the operation of commercial vehicles.

PROJECT TEAM RESPONSE

In support of the proposed land use change and associated development vision, Bunt & Associates completed a Transportation Impact Assessment (TIA). The TIA utilized industry-standard methodology and has been reviewed and accepted by The City of Calgary Transportation Department. The intersection capacity analysis of the TIA indicated that all intersections are anticipated to continue to operate within acceptable limits post-development.

The laneway behind the proposed development will be paved at the expense of the developer. The proposal also seeks to offer additional space adjacent to the laneway to widen the functional drive aisle width. The TIA has determined a width of $\pm 6.7\text{m}$ to be sufficient for utility vehicle usage, as well as parkade entry. An on-site surface loading area has also been provided in the laneway.

3 VEHICULAR PARKING

WHAT WE HEARD

Some stakeholders asked how much vehicular parking would be provided for each site and if new residents would be eligible for on-street parking. The Shaganappi Community Association recommended that a formalized parking area be established along 33 ST SW and that on-site underground parking be maximized.

PROJECT TEAM RESPONSE

LOC2021-0023 is proposed with a three-level underground parkade and a total of fifty-three (53) vehicle parking stalls, exceeding the Bylaw requirement by a total of twenty-one (21) stalls. Residents of the new development will notably not qualify for a Residential Parking Permit for nearby permitted on-street vehicle parking stalls.

A 2.134m Bylaw Road Right-of-Way setback exists along 33 ST SW. As the proposal significantly exceeds parking requirements, and 33 ST SW already offers on-street parking within the public right-of-way – anticipated to be converted into convenient hourly parking for retail visits – this setback area is proposed to be utilized for sidewalk widening and enhancement of the public realm. The underground parkade floor plate has also been maximized as much as possible.

4 SHADOWS

WHAT WE HEARD

Some stakeholders had questions around the potential for shadowing impacts from the proposed development on the residences located immediately across the shared eastern laneway.

PROJECT TEAM RESPONSE

A number of design moves were made to respect and adapt to the existing context, with each design move intentionally reducing

potential shadow impacts on the neighbouring eastern properties. The building footprint has been reduced along the laneway to improve the amount of sunlight penetration and reduce shadow lengths. Massing has been removed on the south end to improve the edge condition with an existing four-storey building located at 1710 33 ST SW. The rooftop structure has also been pushed towards 33 ST SW to further reduce shadowing.

A sun-shadow study analysis was undertaken, using industry-standard modeling, to ensure minimal impacts to adjacent neighbours. The analysis shows that despite the building height increase, the proposal's shadow impacts are comparable to the shadow impacts possible under the existing M-C2 Land Use District, and that the shadows created by the proposed development will not adversely impact the community.

5 PRIVACY

WHAT WE HEARD

The privacy of adjacent eastern residences was noted as a concern for some, specifically in regard to the rooftop amenity space location.

PROJECT TEAM RESPONSE

Principal concerns in the matter of height relating to privacy and overlook have been addressed and mitigated via architectural design strategies that are sensitive to the adjacent residential context:

- Massing has been removed from the eastern facade, providing greater spatial separation and reducing possible overlooking.
- The use of opaque patio glass and raised window sills helps obscure sightlines into private yards from eastern units.
- The rooftop amenity space has been pushed away from eastern residences and oriented to 33 ST SW to mitigate overlooking.

6 BUILDING HEIGHT & MASSING

WHAT WE HEARD

Some stakeholders expressed that six-storeys seemed tall for this site and asked how the proposed building height and massing would be compatible with the existing community character.

PROJECT TEAM RESPONSE

The proposed six-storey built form represents the project team's planning merit-based intent through strong site context and design considerations. The site is surrounded on all sides by a mix of multi-residential and commercial Districts, and located directly adjacent to a multi-residential building. The proposal seeks to provide a transit-oriented development while providing a sensitive transition towards the Westbrook Village sites immediately across 33 ST SW with maximum building heights of 38m. The architectural design of the proposal has been considered and from outset sought to fit into this existing multi-residential and commercial land use context. Accordingly, no significant changes have been made to the proposal's density and / or scale. Principal concerns in the matter of height relating to privacy and shadows have been addressed and mitigated via architectural design strategies that are sensitive to the adjacent residential context.

Community Association Response

May 20, 2021

Brendyn Seymour
Planner | Centre West Community Planning
The City of Calgary
5th Floor, 800 Macleod Trail S.E.
Calgary AB T2G 2M3

Dear Brendyn:

Re: LOC2020-0022,0023; DP2021-2356,2354, Various Sites 33rd Street SW – Truman Homes

DEVELOPMENT PERMIT AND LAND USE AMENDMENT

Further to our last letter, we continue to have excellent experience with this applicant and advisors. As with our prior engagement processes, through collaboration and initiative, we have worked together to create successful projects.

Urban Design Comments

The Westbrook 33rd project is well-thought out in terms of its relationship to, and engagement with the street. The project attempts to create a robust urban experience on a busy pedestrian corridor that funnels pedestrians from the neighborhood as well as 17 Avenue to Westbrook Mall bus routes as well and the LRT. Having a retail and services-based main floor, and adequate step-back engages the user and provides a continuation of the 'high street' experience from 17th Avenue to 33rd Street, en-route to the station.

The residential floors are stepped back for a more intimate scale; and the building massing is done sensitively to create an appropriate bridge between the single-family homes behind, as well as the potential density across 33rd Street on the former Earnest Manning School site. Although we have some concerns about the relaxations sought in Floor Area Ratio ("FAR") and building height, the developer has demonstrated sensitivity and understanding by filing a concurrent Development Permit ("DP") and moving their rooftop amenity to the West- a move that will further enliven the building edge and create activity closer to the more public 33rd Street.

They have used a contemporary palette of colours and materials to create a design that is hip, interesting and will really improve the urban experience of the area in general.

Resolution of Prior Concerns

Further to our previous letter regarding the land use, the following have now been addressed:

- Two high-quality DP applications have been received.

- Our concern regarding a nearby site owned by the applicant that has seen no activity in the past two years has been addressed. This site, the applicant's West 17th project, has now commenced construction with completion targeted for late 2022.
- The orientation of the rooftop patios has been moved to the west, as suggested.
- The opportunity to maximize underground parking has been sufficiently explored.

The following issues in our previous letter have not yet been sufficiently addressed:

- The building height modifier continues to be 26 meters. We do not agree with City staff's position that extra height should be written into the land use to accommodate rooftop structures (in this case a pergola and a horizontal concrete beam). This introduces the risk of unforeseen circumstances resulting in a different building here, or a nearby building elsewhere with the 26-meter precedent set. Accordingly, we would rather the height relate to the actual building proposed in the DP, and the rooftop structures be granted as a relaxation for concession for good DP design proposal, like the one we see here. This would be 22.56 meters for LOC2021-0022 and 22.96 meters for LOC2021-0023. Even with the rooftop structures included, LOC2021-0023 should have its height limited to the DP supported height of 23.3 meters.
- The FAR of 5 asked for is also considerably larger than represented massing in the actual DP. We ask again that City staff match the FAR calculations in the development permits of 3.60 and 4.27 for LOC2021-0022 and LOC2021-0023, respectively, as part of the concurrent process.
- With a setback of 0.6 meters, the alley continues to be too narrow for multi-family residential, especially if there is a commercial ground floor. We would want the applicant to provide a setback to expand the alleyways by 1.25 meters, without relying on anticipated cooperation on the other side when it develops. Alternatively, vehicle access off 33rd could also alleviate this condition by improving circulation. We believe incremental improvements through transportation reviews can be reasonably anticipated.
- While we acknowledge the transition to hourly parking in front of the building, beyond that, we would like to see formalized street front parking area in front of this development on 33rd Street. We ask that laybys like those in front of the nearby Corus building be considered, as these have been successful in attracting short term visits to the adjacent businesses, while adding visual interest to the pedestrian realm. An attractive street parking area would reduce alleyway traffic, improve available parking area, and provide greater convenience for retail tenants.

With our major concerns addressed, and some minor remaining issues requiring satisfactory resolution in the City review and approval process, the Shaganappi Community Association would support this development.

Thank you.

Yours truly,
Shaganappi Community Association
Michael Wilhelm
President

Weston Bronconnier, CFA
Area Representative, Development Committee

Ramneet Cheema, B. Arch, M.Arch,
M.A. Housing & Urbanism
Development Committee Member

Cc:
Evan Woolley, Zev Klymochko, Ward 8 Office, City of Calgary
Development Committee, Shaganappi CA
David White, CivicWorks
Gavin Murphy, Bruce McKenzie, NORR

Development Permit in Springbank Hill (Ward 6) at 8233 – 19 Avenue SW, DP2020-5757

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2020-5757 for a New: Multi-Residential Development (3 buildings) at 8233 – 19 Avenue SW (Plan 2110726, Block 2, Lot 6), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a multi-residential development (two six-storey residential buildings and a two-story amenity building) providing 157 dwelling units to be developed in four phases.
- The proposed development aligns with the applicable goals and policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP), supporting intensification near primary transit network and ensuring high quality urban design.
- What does this mean to Calgarians? The development may provide more choice in the type of housing for the local area while promoting efficient use of lands close to existing infrastructure.
- Why does this matter? This development may provide more housing options in proximity to existing and future transit infrastructure.
- The proposal is in alignment with the *Springbank Hill Area Structure Plan* (ASP) and Land Use Bylaw 1P2007.
- As part of the associated land use amendment (LOC2018-0085) adopted on 2020 February 24, Council directed that the development permit application along 19 Avenue SW be referred to Calgary Planning Commission for consideration and approval.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This development permit application was submitted by Casola Koppe Architects on behalf of the landowner, Aspen Springs GP Ltd, on 2020 September 14. The subject site is located along 19 Avenue SW in the southwest community of Springbank Hill.

On 2020 February 24, Council adopted the associated land use redesignation and policy amendments to the *Springbank Hill ASP*. At that time, Council directed Administration to refer all development permit applications along the future Liveable Street (19 Avenue SW) to the Calgary Planning Commission.

The Liveable Street, as defined by the ASP, is intended to provide a unique destination for residents with wide sidewalks and pedestrian-scaled development. The subject site is located in the Medium Density area of the ASP, where a greater concentration of residential units is to be accommodated to increase housing options west of 81 Street SW. This development aligns with the vision of the area by providing pedestrian connections, enhanced landscaping, and furnishings along 19 Avenue SW and 81 Street SW, where appropriate.

Development Permit in Springbank Hill (Ward 6) at 8233 - 19 Avenue SW, DP2020-5757

The site is designated as Direct Control District ([Bylaw 27D2020](#)) based on the Multi-Residential – Medium Profile (M-2) District. The two proposed six-storey residential buildings include a total of 157 dwelling units. A two-story amenity building is proposed with access from 19 Avenue SW. The majority of the parking (165 stalls) are provided underground for the residential units and 21 stalls are provided at the surface for visitors.

A comprehensive review of the application was undertaken by Administration, subject to the Conditions of Approval (Attachment 2). The development permit plans are included in Attachment 3, project renderings are included in Attachment 4, and the Applicant Submission is included in Attachment 5. The application was reviewed by Urban Design Review Panel (UDRP) on 2020 July 22, and the panel's comments are included in Attachment 6.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

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

Applicant-led engagement for the proposed development first occurred with the associated land use amendment application adopted by Council in 2020 February 24. Additional engagement, including an online meeting, was held between the applicant, Administration, and the Springbank Hill Community Association on 2021 July 06. The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

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

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

Administration has been in constant communication with the Springbank Hill Community Association, providing amended plans for comments, and holding multiple meetings to keep community members apprised of the development status. The Springbank Hill Community Association indicated they are in support of the application but did not provide a letter submission at the time of this report.

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

Development Permit in Springbank Hill (Ward 6) at 8233 - 19 Avenue SW, DP2020-5757

IMPLICATIONS

Social

This application would enable the continuation of development in the Springbank Hill community, and provide a future framework for multi-residential development along a liveable street (19 Avenue SW). Development of these lands will enable a more efficient use of land and infrastructure, support surrounding uses, and offer neighbourhood-scaled amenities for the community.

Environmental

Administration has reviewed this application against the applicable policies for its alignment with the [Climate Resilience Strategy](#). As indicated in the applicant's Climate Resilience Inventory form, they will meet the requirements of the National Energy Code for Buildings and provide Electronic Vehicle (EV) charging stations for the residents underground.

Economic

The proposed development would provide additional housing opportunity and supports local businesses in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Conditions of Approval
3. Development Permit Plans
4. Development Permit Renderings
5. Applicant Submission
6. Urban Design Review Panel Comments
7. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

In 2017, the *Springbank Hill Area Structure Plan* (ASP) was adopted by Council in an effort to resolve on-going challenges to comprehensive planning in the community and to align new community growth with the *Municipal Development Plan* (MDP). A particular focus was on the 76 hectares (189 acres) south of 17 Avenue SW, between 85 Street SW and 77 Street SW that was deemed underdeveloped due to topography challenges and fragmented land ownership. The adoption of the ASP spurred development interest, resulting in multiple land developers putting forth comprehensive land use and outline plan applications.

In 2020 January, the associated land use and outline plan application (LOC2018-0085) was heard at Calgary Planning Commission at which time the outline plan was approved. The land use portion of the application was approved at the 24 February 2020 Council meeting.

This application represents one of three development projects along 19 Avenue SW, indicated as a “Liveable Street” in the *Springbank Hill ASP*. The ASP vision for the area is to provide medium to high-density pedestrian-scaled developments along a modified collector street with an enhanced pedestrian environment.

The subject site is located in the southwest community of Springbank Hill, at the southwest intersection of 19 Avenue SW and 81 Street SW. The subject site is approximately 0.77 hectares (1.89 acres) in size with approximately 108 metres and 70 metres of frontage along 19 Avenue SW and 81 Street SW, respectively.

The lands to the north are intended for mixed-use development as per the *Springbank Hill ASP* and are designated Commercial – Community 2 f1.0h20 (C-C2f1.0h20) District. The lands to the east of 81 Street SW are intended for medium-density residential development and are currently country residential development designated as a DC District (Bylaw 12Z96). The lands to the south are intended for medium-density residential development and are currently country residential development designated as DC District (Bylaw 99D2019). The lands to the west are intended for medium-density residential development and are designated DC District (Bylaw 27D2020) with an active development permit application (DP2021-0970) under review.

The 69 Street LRT Station is approximately 1.3 kilometres east of the subject site (16-minute walk). The site is also within one kilometre of institutions such as Rundle College, Ernest Manning High School, and Ambrose University. Amenities such as the Westside Recreation Centre is 1.8 kilometres away (24-minute walk) and the Aspen Landing commercial area is 300 metres north of the site (5-minute walk).

Community Peak Population Table

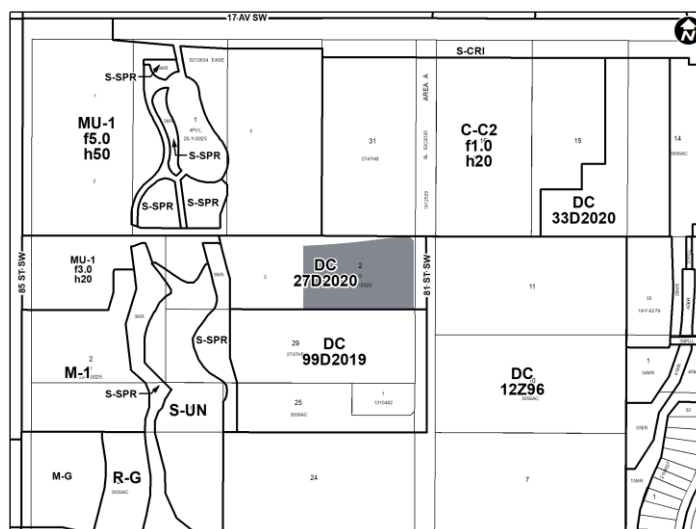
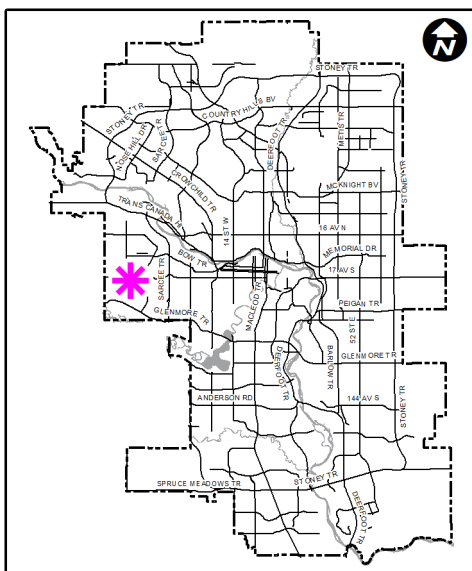
As identified below, the community of Springbank Hill reached its peak population in 2018.

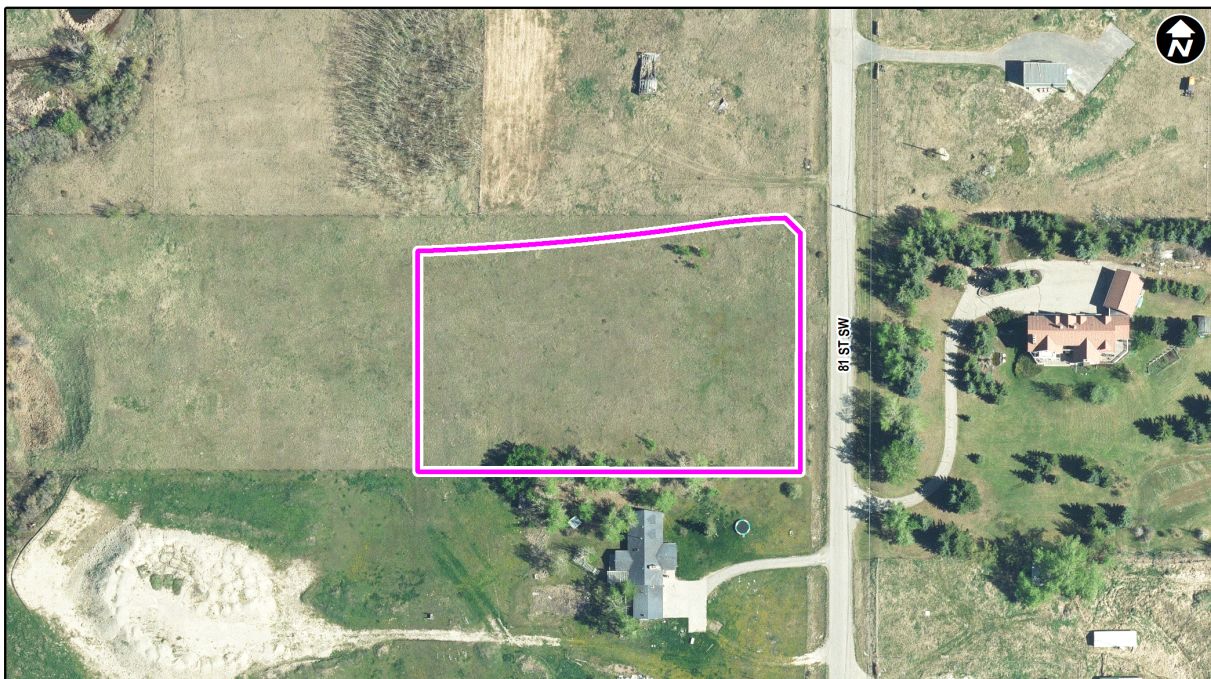
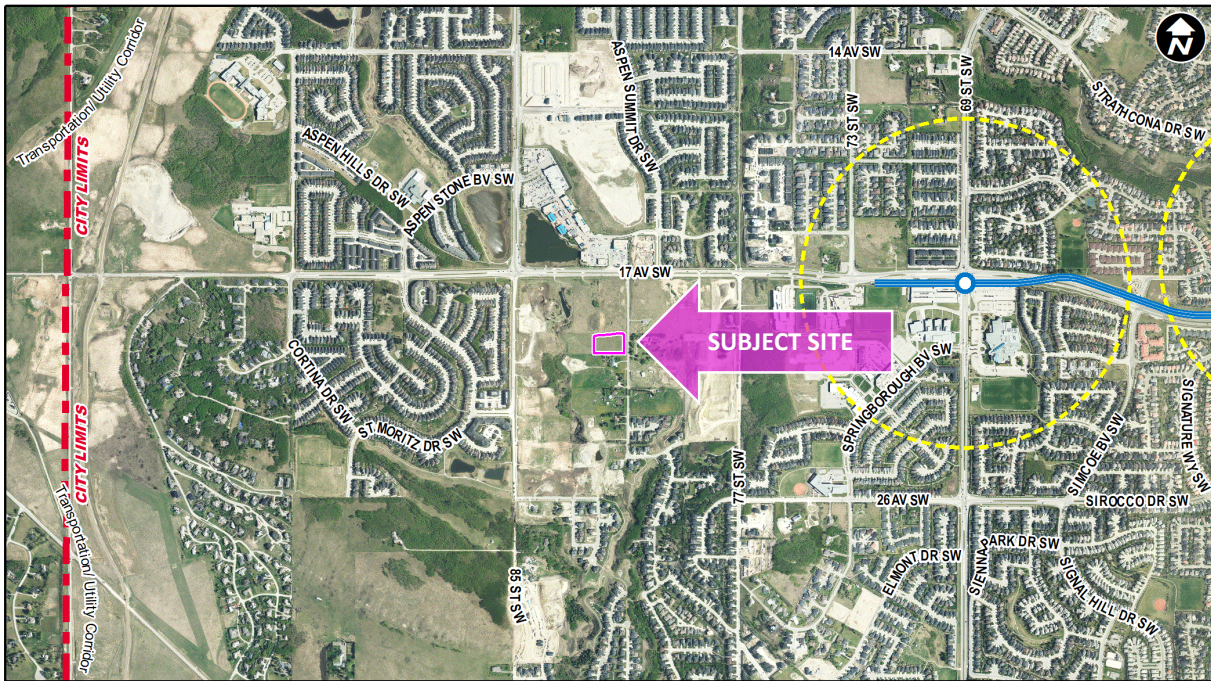
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,938
Difference in Population (Number)	-114
Difference in Population (Percent)	-1.1%

Source: The City of Calgary 2019 Civic Census

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

Location Maps





Previous Council Direction

At the Combined Meeting of Council on 2020 February 24, report CPC2019-1079 was presented for a proposed policy amendment to the *Springbank Hill ASP* and a land use redesignation of lands that included the subject site from DC District to multiple land use districts to accommodate mixed-use areas and medium-density residential development.

Council held a public hearing and gave three readings of Bylaw 10P2020 and 27D2020 with the addition of the following motion as carried by Council:

That with respect to Report CPC2019-1079, the following Motion Arising be adopted:

That Council direct Administration to direct the Development Permit (DP) (when submitted by the applicant) be sent for review by Calgary Planning Commission in addition to the planned review by the Urban Design Review Panel.

The motion arising was in response to the community stakeholder's concerns of ensuring the public realm along the community's Livable Street (19 Avenue SW) is given due consideration by both the Urban Design Review Panel and Calgary Planning Commission prior to approval of development permits that interface with this street.

Planning Evaluation

This application proposes a new multi-residential development with 157 Dwelling Units in two buildings and a separate amenity building. The majority of the parking will be provided underground (165 stalls), with visitor parking provided at the surface level (21 stalls).

Land Use

The existing DC District ([Bylaw 27D2020](#)) is intended to accommodate medium-density, mid-rise multi-residential development with buildings up to six storeys and provide a transition in density and built form between mixed-use districts to the north and medium-density residential districts to the south.

The rules of the base M-2 District provides guidance for the site development, including appropriate uses, massing, landscaping, parcel coverage, and parking. The DC District allows for a density range of 60 units per hectare (UPH) to 210 UPH. The proposed development is 122 UPH and has a floor area ratio (FAR) of 1.91, which complies with the land use of this site.

Development and Site Design

Site and Building Design

The building is located on a parcel challenged by steep grades with the highest point at the northeast corner. The site drops approximately 5.24 metres from east to the west along 19 Avenue SW and approximately 4.92 metres from north to south along 81 Street SW.

To address the rather significant slope across the site, the proposed development has been divided into two buildings that are positioned along the eastern and western edges of the property. The western building will be a full storey lower than its eastern counterpart, creating a stepping effect across the site. The amenity building is situated in between the two residential buildings, with the principle entrance facing onto 19 Avenue SW, providing continuity along the livable street.

The development has dual street frontage along the north and east sides of the site, at 19 Avenue SW and 81 Street SW respectively. Both street frontages are to be activated and integrated through landscaping, street-oriented design, and direct access to the units and the building where possible.

Building Materials

The development adopts a modern mountain style that is related to the predominate context of the area with stone, timber, and metal siding of complementary colours that make up the facade of the buildings.

Pedestrian Connections

To connect the development with its surrounding area, the proposed development incorporates multiple direct pedestrian connections from the buildings and individual units onto 19 Avenue SW (livable street) and 81 Street SW (regional pathway), where grade allows.

Outdoor Amenity Spaces

A large landscaped outdoor amenity space is provided along the southern portion of the site, connecting the two buildings with this greenspace that can be programmed for a variety of activities and passive recreation uses.

Several benches with pergolas and landscaping areas are proposed along 19 Avenue SW for pedestrians to pause and gather. An outdoor amenity plaza is also provided just south of the amenity building with café tables, benches, planters, and a pergola for outdoor gatherings.

Landscaping

A variety of soft and hard landscaping is provided throughout the site. Landscaped areas adjacent to 19 Avenue SW and 81 Street SW provide a variety of shrubs, trees, and ornamental grasses. Additional planting has been incorporated along the southern edge of the property to soften the parkade walls.

City Wide Urban Design

The proposed development was reviewed by the City Wide Urban Design team throughout the Corporate Planning Applications Group (CPAG) process. A number of comments were provided in regards to site integration, amenity space, accessibility, and pedestrian connections along the street frontages.

Through submission of amended plans, the applicant was able to address the comments provided by City Wide Urban Design. Specifically, the amended proposal reduced the amount of surface parking, provided additional public and private outdoor amenity spaces, and enhanced the pedestrian interfaces along 19 Avenue SW and 81 Street SW.

Urban Design Review Panel

The proposal was presented to the Urban Design Review Panel (UDRP) on 2020 July 22 at the pre-application stage. UDRP acknowledged that the site has challenges given the extreme slope. While a different development configuration, such as a single, larger building may have provided a greater urban design outcome, it was acknowledged by the Panel that multiple concepts had been considered between the applicant and The City, and were deemed to be not feasible. The concept presented has shown methods and design choices to best optimize the built form chosen.

UDRP also advised the applicant to adjust the number of surface parking stalls and explore expansion of the interior amenity space to create a larger, more functional greenspace/amenity for the residents. The applicant minimized the number of surface parking by expanding the parkade and providing all resident parking below grade. The applicant also provided additional amenity spaces along the southern portion of the site connecting the two buildings.

Transportation

A Transportation Impact Assessment (TIA) was not required for this development. Due to site constraints and challenges, 81 Street SW is not able to accommodate the proposed access. For this reason, the primary site access is from 19 Avenue SW and includes two vehicular access points as per emergency standards.

Transit

The area is well served by Calgary Transit with bus stops (Routes 95, 156 and 895) located along 17 Avenue SW, approximately 400 metres from the site. The 69 Street LRT Station is located 1.3 kilometres (16-minute walk) away providing service to West Market Square, Westbrook Mall and the downtown core.

Motor Vehicle Parking

A total of 165 residential parking stalls are provided underground, with access to the amenity building and both residential buildings. The plans also indicate 21 surface parking stalls provided for visitors in front of the two residential buildings with landscaping screening from 19 Avenue SW.

Bicycle Parking Facilities

A total of 112 Class 1 and 16 Class 2 bicycle parking stalls are provided, which exceeds the Land Use Bylaw requirements. Class 1 bicycle storage is provided in the parkade. Class 2 bicycle storage is provided in groups by the amenity building and the residential building.

Environmental Site Considerations

As part of the approved land use and outline plan (LOC2018-0085) for the site, a Biophysical Impact Assessment (BIA) which provides an assessment of existing site conditions was submitted, reviewed and approved by Calgary Parks.

Utilities and Servicing

The overall utilities for this development area were reviewed and approved with the first tentative plan (SB2020-0025) within Slokker Canada West Inc's Springbank Hill Phase 1 outline plan (LOC2018-0085). The overall utilities have capacity for the proposed development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed development 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 - Developing - Planned Greenfield with Area Structure Plan (ASP) area, as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP).

The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The development respects the surrounding built-forms and ensures appropriate transition for existing and future developments adjacent to the subject site.

The proposal is in keeping with relevant MDP policies as the development provides for greater housing mix and choice within the community, higher densities in proximity to primary transit and optimal use of existing infrastructure.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) contains the Climate Mitigation Action Plan and the Climate Adaptation Action Plan, which identify actions that will reduce Calgary's greenhouse gas emissions and manage climate risks.

Administration has reviewed this application against the applicable policies for its alignment with the *Climate Resilience Strategy*. As indicated in the applicant's Climate Resilience Inventory form, the proposed development will be meeting the requirements of the National Energy Code for Buildings and will provide EV charging stations in the parkade.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site is located within the Medium Density area as identified on Map 2: Land Use Concept in the [Springbank Hill ASP](#). The Medium Density area is intended to accommodate a greater concentration of units to increase housing choices within the Plan area. Densities in this area should range between 38 to 148 units per gross developable hectare.

The proposed development is approximately 122 UPH and is consistent with the ASP's density range for this area. The proposed development is also in alignment with the building design and parking policies in the ASP with the majority of the residential parking stalls provided within the underground parkade.

Land Use Bylaw 1P2007 and Direct Control District (Bylaw 27D2020)

Administration highlights the following relaxations to the Land Use Bylaw 1P2007 in the table below. Administration has reviewed each relaxation individually and considers each relaxation to be acceptable for the reasons outlined in the table below.

Bylaw Relaxations			
Regulation	Standard	Provided	Administration Rationale Supporting a Relaxation
632 Building Setbacks (min.)	(1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is 3.0 metres.	Plans indicate the north setback to building 2 as being 1.81m (-1.19m). Plans indicate the East setback to Building 2 as being 1.76m (-1.24m). Plans indicate the East setback to the Amenity building as being 2.57m (-0.43m)	Relaxation Supported as no below or at-grade conflicts are identified.
549 Projections Into Setback Areas (max.)	(1) Unless otherwise referenced in subsections (2), (3), (4), (5), (6), and (7), a building or air conditioning units must not be located in any setback area.	Plans indicate the north and east portions of Building 2 as being within the setback areas. Plans indicate north portions of the Amenity building as being within the setback area.	Relaxation Supported as no below or at-grade conflicts are identified.
549 Projections Into Setback Areas (max.)	(5) Eaves may project a maximum of 0.6m,	Plans indicate the north eaves for Building 2 as projecting 1.65m (+1.05m). Plans indicate the north eaves for the Amenity building as projecting 2.46m (+1.86m).	Relaxation Supported as no above grade conflicts have been identified.
550 General Landscaped Area Rules	(7) All setback areas adjacent to a street or another parcel, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate the north and east portions of Building 2 as being within the setback areas. Plans indicate north portions of the Amenity	Relaxation supported.

		building as being within the setback area.	
551 Specific Rules for Landscaped Areas	(3) The max. hard surfaced landscaped area is: (b) 40.0% of the req. L.S. area, in all other cases.	Plans indicate the hard surfaced landscaped area as being 1291.05m ² (+70.89m ²) or 42.32% (+2.32%).	Relaxation supported.
558 Parking Stalls	(1)(a)(i) 1.25 stalls per unit (great than 60m ²) (1)(a)(ii) 1.0 stalls per unit (Less than 60m ²)	Plans indicate 186 (-2) stalls.	Relaxation supported
Direct Control 27D2020 Bylaw Discrepancies			
8. Building Height (max.)	(1) Unless otherwise referenced in subsection (2), the maximum building height is 20.0 metres.	Plans indicate the building height for Building 1 south elevation as being 20.66m (+0.66m) and the west elevation as being 22.88m (+0.88m). Plans indicate the building height for Building 2 west elevation as being 23.03m (+1.03m).	Relaxation supported as the additional height pertains to only small portions of the south and east elevations resulting from sloping grade along building edges.
8. Building Height (max.)	(2) The maximum building height: (a) is 16.0 metres measured from grade at the property line; and (b) increases proportionately to a maximum of 20.0 metres measured from grade at a distance of 5.0 metres from the property line.	Plans indicate south portions of Building 1 as being within the height chamfer. Plans indicate north, south and east portions of Building 2 as being within the height chamfer.	Relaxation supported for same reasons above.

Conditions of Approval

Prior to Release Requirements

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

Planning:

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.

Development Engineering:

2. Provide a completed copy of the "Retaining Wall Design Disclosure Statement"

AND

Submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Chief Structures Engineer, Roads. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

3. Submit three (3) sets of the Development Site Servicing Plan details to the Development Servicing, Urban Development, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

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

Development Site Servicing Plans CARL (requirement list)

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

Note: Trees appear to possibly conflict with services - ensure a minimum of 3m separation from services to trees.

4. **Prior to release of the Development Permit**, all downstream infrastructure (storm including the regional stormwater pond, sanitary, and water) must be approved, installed and considered operational to the satisfaction of Water Resources and Development Engineering.

5. Fire – Alarm Panel Location

Indicate the location of the fire alarm panel such that:

- a. An exterior strobe light should be shown at the exterior door to the fire alarm panel location.
6. Follow the submission requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control (Erosion and Sediment Control Reports and Drawings: Technical Requirements) and either submit the required (2) copies of an Erosion and Sediment Control (ESC) Report and Drawings or the required (2) copies of a Written Notice to Development Engineering, for review and acceptance by Stormwater Pollution Prevention (SPP), Water Resources. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/esc (under Approvals).

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Guidelines for Erosion and Sediment Control* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Professional Engineer (P. Eng.), Professional Licensee (P.L. Eng), Professional Agrologist (P. Ag.) or Certified Professional in Erosion and Sediment Control (CPESC). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Erosion Control Team in Water Resources.

Transportation:

7. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

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

Roads

- a. Construction of two (2) new driveway crossings on 19 AV SW,
- b. Construction of new pathway along 19 AV and 81 ST SW,
- c. Construction of two (2) new corner wheelchair ramps,
- d. Construction of full-width of 19 AV, full-width of 81 ST, entire 19AV/ 81ST intersection and new curb and gutter,
- e. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,

8. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

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

Roads

- a. Street lighting upgrading adjacent to site frontages (if required).
9. Revise drawings to provide City standard bike racks, as what is proposed is not. The inverted U is what is required.

Parks:
None.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

10. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
11. No changes to the approved plans shall take place unless authorized by the Development Authority.
12. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
13. This approval recognizes 4 phases on the approved plans. A Development Completion Permit may be issued for each phase. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for the Development Completion Permits.
14. If construction of the subsequent phase(s) has not commenced within one year of the issuance of the most recent Development Completion Permit, the undeveloped portion of the site shall be hydro-seeded. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds and erosion.

15. Upon completion of the main floor elevation of each building, proof of the geodetic elevation of the constructed main floor elevation must be submitted to and approved by the Development Authority prior to any further construction proceeding. Email confirmation to geodetic.review@calgary.ca.
16. All roof top mechanical equipment shall be screened by the building parapet as shown on the approved plans released with this permit and shall not be visible from thoroughfares or sidewalks.
17. Retaining wall(s) that are 1.0m or greater in height shall be located and constructed as shown on the approved plans released with this permit.
18. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
19. Parking and landscaping areas shall be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.
20. Each parking stall, where located next to a sidewalk, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
21. Handicapped parking stalls shall be located as shown on the approved plans released with this permit. Handicap parking stall(s) shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.
22. Loading and delivery shall take place in the designated loading stall as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parking lot.
23. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
24. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
25. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
26. The garage enclosure shall be kept in a good state of repair at all times the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

Development Engineering:

27. The developer shall develop and use this site in accordance with the Development and Geotechnical Covenant that is registered on title by way of caveat.

28. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
- Deep Fills Report, prepared by McIntosh Lalani Engineering Ltd. (File No. 02007189.000), dated May 28, 2021;
 - Updated Slope Stability Assessment, prepared by Geo-Slope Stability Services (File No. 19-103) and dated February 5, 2019; and
 - Geotechnical Report, prepared by Almor Testing Services Ltd. (File No 030-01-17), dated May, 2017.
 - Geotechnical Investigation (Reliance Letter), Springbank Hill, Apex / Strategic Lands, prepared by Almor Testing Services Ltd. (File No. 0303-01-17.20), dated December 01, 2020.
 - Post-Development Slope Stability Assessment, prepared by Geo-Slope Stability Services (File No. 21-136), dated January 21, 2021.
29. **A time lag of nine (9) months is required from the completion of rough grading to commencement of the construction of Building No. 1 (the building on the west half of the site).** This time lag can be reduced for commencement of Building No. 1 construction if the Developer or Consultant provides a letter to confirm that they are using one of the recommendations in section 2.3 of the Deep Fills Report. Recommendation 2.3.1 from the Deep Fills Report reduces the time lag to approximately two (2) months, while recommendation 2.3.2 from the Deep Fills Report could eliminate time lag. Refer to the Deep Fills Report listed in the above condition.
30. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.
- For retaining walls that meet these criteria, the developer may either:
- a. Include the retaining walls with the Building Permit for the building, or
 - b. Apply for a separate Building Permit for the retaining walls.
- It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.
31. **Prior to the issuance of the Development Completion Permit**, the developer/builder is required to provide the form, *Assurance of Engineering Field Review and Compliance*, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
32. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
- a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

33. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

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

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

34. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
35. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
36. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
37. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

Transportation:

38. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.

39. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. **Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca.**

Parks:

40. There shall be no backsloping within MR/ER extents except what is currently shown on LOC2018-0085.
41. During Engineering Construction Design, ensure that the street light cable has a 1.0 metre minimum offset from the proposed boulevard trees.
42. 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.
43. 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.
44. 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.
45. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public during all phases of construction. Contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca for an inspection to approve the location of the fencing prior to its installation.
46. 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**.
47. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact 311 for an inspection.

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface

disturbances to the parcel must be remediated. All site remediation must be approved by the Parks Development Inspector. Contact 311 for an inspection.

48. There shall be no construction access through the environmental reserve lands.
49. Stormwater or other drainage from the development site onto the adjacent environmental reserve/municipal school reserve parcel is not permitted. Any drainage from private lots onto the adjacent municipal reserve/environmental reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca for an inspection.
50. Construct all regional/local pathway routes within and along the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications – Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Parks.
51. Plant all public trees in compliance with the approved Public Landscaping Plan.
52. 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.



SPRINGBANK HILLS ESTATES

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Parkade & Site DP (20-11-23).rvt

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#300 - 1410 1st STREET SW, CALGARY, ALBERTA, T2R 0V8
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CIVIL

 **Jubilee**
Engineering Consultants Ltd.

LANDSCAPE

 **studio 1818**
planning + design collaborative

CLIENT

 **SPRAY GROUP**

DRAWING LIST	
Architectural	
DP0.0	TITLE PAGE, LIST OF CONSULTANTS, DRAWING INDEX
DP1.1	BLOCK PLAN
DP1.2	EXISTING SITE PLAN
DP1.3	PROPOSED SITE PLAN
DP1.4	PHASING PLAN
DP1.5	TURNING TEMPLATES
DP1.6	WASTE & RECYCLING
DP1.7	SITE SECTIONS
DP1.8	SITE SECTIONS
DP1.9	SITE SECTIONS
DP2.0	PARKADE
DP2.1	BUILDING 1 - PARKADE LEVEL
DP2.2	BUILDING 1 - FIRST LEVEL
DP2.3	BUILDING 1 - SECOND - FOURTH LEVEL
DP2.4	BUILDING 1 - FIFTH LEVEL
DP2.5	BUILDING 2 - FIRST LEVEL
DP2.6	BUILDING 2 - SECOND - FIFTH LEVEL
DP2.7	BUILDING 2 - SIXTH LEVEL
DP2.8	BUILDING 3 - FIRST LEVEL
DP2.9	BUILDING 3 - SECOND LEVEL
DP3.0	BUILDING 1 - EAST & WEST ELEVATIONS
DP3.1	BUILDING 1 - NORTH & SOUTH ELEVATIONS
DP3.2	BUILDING 2 - NORTH & WEST ELEVATIONS
DP3.3	BUILDING 2 - SOUTH & EAST ELEVATIONS
DP3.4	BUILDING 3 - ELEVATIONS
Civil	
SP1	SITE SERVICING PLAN
SP2	SITE GRADING PLAN
SP3	SITE DETAILS
Landscape	
DPL1	LANDSCAPE PLAN

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REVISIONS

Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2020-09-14	Issued for DP
2	2020-11-20	Issued for DP DTR1
3	2021-03-26	Issued for DP DTR2

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PROJECT NAME AND ADDRESS

SPRINGBANK HILL

PROJECT ADDRESS

LEGAL

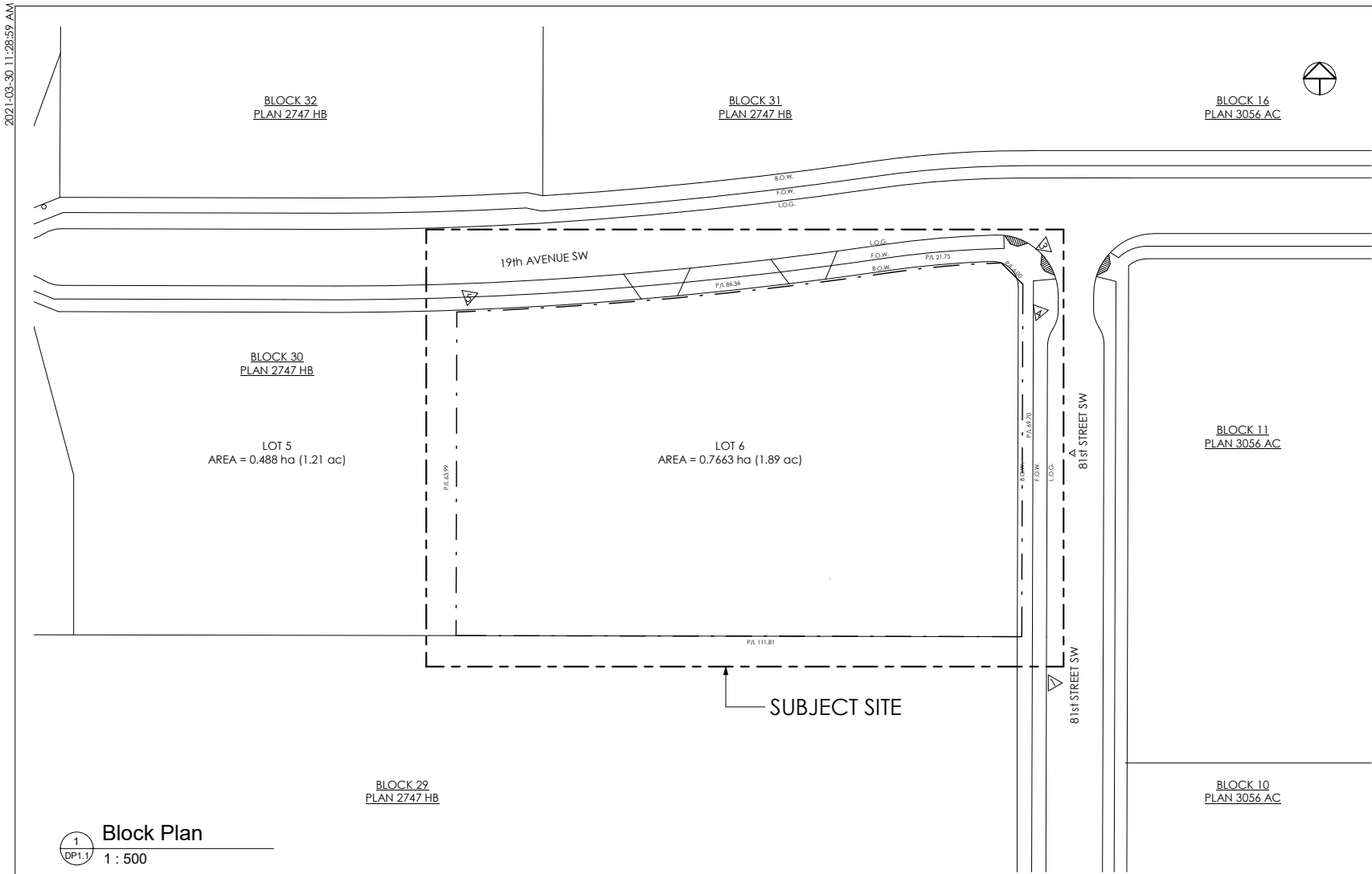
Lot 6, Block 30, Plan 2747 HB

DRAWING

TITLE PAGE, LIST OF CONSULTANTS, DRAWING INDEX

DRAWN BY	JOB NO.	Building Permit #
EF	1915	
CHECKED BY	SHEET	
TJK		
ISSUE DATE (yy/mm)		
2021		
SCALE		
AS NOTED		

DP0.0



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PROJECT ADDRESS

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BLOCK PLAN

DRAWN BY EF	JOB NO. 1915	Building Permit #
CHECKED BY TJK	ISSUE DATE (yy/mm) 2021	SHEET
SCALE AS NOTED	DP1.1	



1.SE CORNER



2.EAST



3.NE CORNER LOOKING WEST

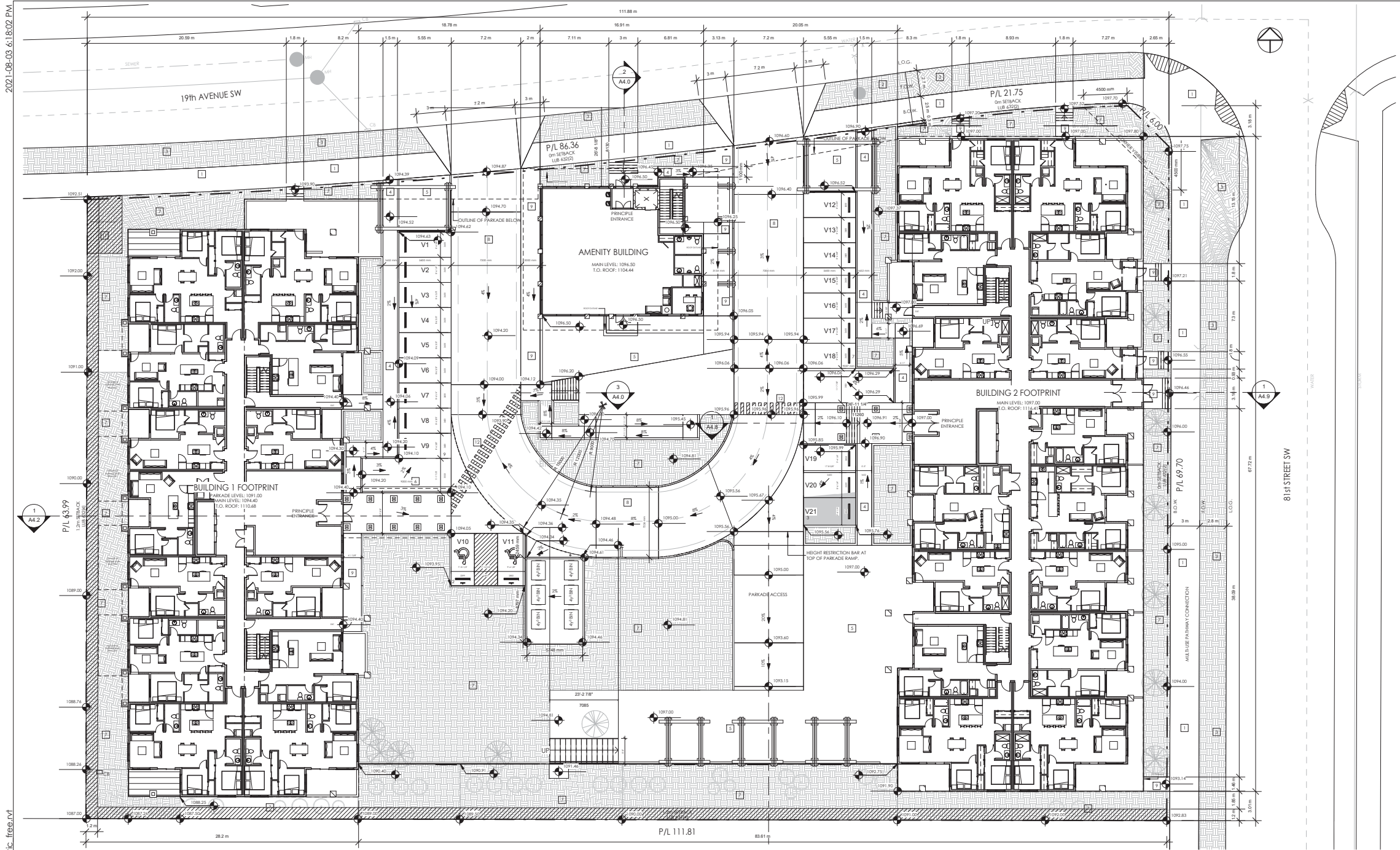


4.NE CORNER LOOKING SOUTH



5.NW CORNER

Q:\Jobs Current\Spring Properties\1915-Aspen\1915-Drawings\1915-Revit\Site & Parkcode\1915-Springbank
Parkcode & Site DP (20-11-23).rvt



1 DP1.3
Site Plan - Proposed
1 : 200

AMENITY			
1ST	217.11	SQ.M.	
2ND	155.71	SQ.M.	
TOT	372.82	SQ.M.	
1000			
PL	673.64	SQ.M.	
1ST	1235.15	SQ.M.	
2ND	1205.60	SQ.M.	
3RD	1205.60	SQ.M.	
4TH	1205.60	SQ.M.	
5TH	805.37	SQ.M.	
TOT	6330.96	SQ.M.	
2000			
1ST	1431.08	SQ.M.	
2ND	1390.67	SQ.M.	
3RD	1390.67	SQ.M.	
4TH	1390.67	SQ.M.	
5TH	1390.67	SQ.M.	
6TH	943.89	SQ.M.	
TOT	7937.65	SQ.M.	

ZONING COMPLIANCE TABLE

CITY OF CALGARY LAND USE BYLAW 1P2007

ZONING:	CURRENT:	PROPOSED:
		M-2 - MEDIUM PROFILE DIRECT CONTROL DISTRICT
BYLAW:	PERMITTED/REQUIRED:	PROVIDED:
SETBACKS:	STREET ORIENTED 0m FROM PROPERTY LINE TO STREET MIN 1.2m FROM PROPERTY LINE SHARED WITH ANOTHER PARCEL	0m AT NORTH AND EAST PROPERTY LINE 2.2m AT SOUTH PROPERTY LINE 4.4m AT WEST PROPERTY LINE
SITE AREA:	7663.70 SQ.M., 0.7663 HA, 1.89 ACRE	
BUILDING COVERAGE:	BUILDING 1: BUILDING 2: AMENITY BUILDING:	1274.20 SQ.M. 1439.67 SQ.M. 218.60 SQ.M.
SITE COVERAGE:		38.3%
F.A.R.:	N/A (LUB M-1)	1.91

BYLAW:	PERMITTED/REQUIRED:	PROVIDED:
DENSITY: CPC2019-1079 DC	MIN 40 UPH MAX 210 UPH	122 UPH
BUILDING HEIGHT: CPC2019-1097 DC	16.0m FROM GRADE AT PROPERTY LINE 20.0m FROM GRADE AT 5.0m FROM PROPERTY LINE	BUILDING 1: 20.136m BUILDING 2: 20.048m AMENITY BUILDING: 13.025m
PARKING:	1.25 RESIDENT STALLS PER UNIT > 60.0 SQ.M. 1.0 RESIDENT STALLS PER UNIT < 60.0 SQ.M. 10% REDUCTION ON RESIDENT STALLS 0.15 VISITOR STALLS PER UNIT 5 B.F. STALLS (NBC2019 AB EDITION 3.8.2.5.(2)) (4 PER FIRST 100 +1)	(107 x 1.25 = 133) (50 x 1 = 50) (183 x 10% = 18.3) (157 x 0.15 = 24) RESIDENT: 162 VISITOR: 24 TOTAL: 186 BARRIER FREE: 6
LOADING STALL:	1.0	2.0
BICYCLE PARKING:	0.5 CLASS 1 STALLS PER UNIT 0.1 CLASS 2 STALLS PER UNIT	(157 x 0.5 = 79) (157 x 0.1 = 16) CLASS 1: 112 CLASS 2: 16

LEGEND

- 1 PROPOSED CITY OF CALGARY SIDEWALK
- 2 PROPOSED HYDRANT
- 3 CITY BOULEVARD
- 4 BARRIER FREE PATH OF TRAVEL - CONCRETE BROOM FINISH
- 5 MULTI-SEASON SUPPORTIVE OUTDOOR PLAZA AREA
- 6 PROPOSED LOADING STALL - MIN 9.2m x 3.1m
- 7 PROPOSED LANDSCAPING
- 8 ASPHALT DRIVE AISLE*
- 9 CONCRETE BROOM FINISH
- 10 CONCRETE BRICK PAVERS FINISH
- 11 PROPOSED TRANSFORMER LOCATION - MIN 5.8m x 3.6m CLEAR
- 12 PEDESTRIAN CROSSING - 1.2m WIDTH
- 13 PUBLIC AMENITY SPACE
- 14 BIKE RACKS - CLASS 2

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REVISIONS			
Revision Schedule			
Number	Date (yy/mm/dd)	Description	
1	2020-09-14	Issued for DP	
2	2020-11-20	Issued for DP DR1	
3	2021-03-26	Issued for DP DR2	

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PROJECT NAME AND ADDRESS
SPRINGBANK HILL

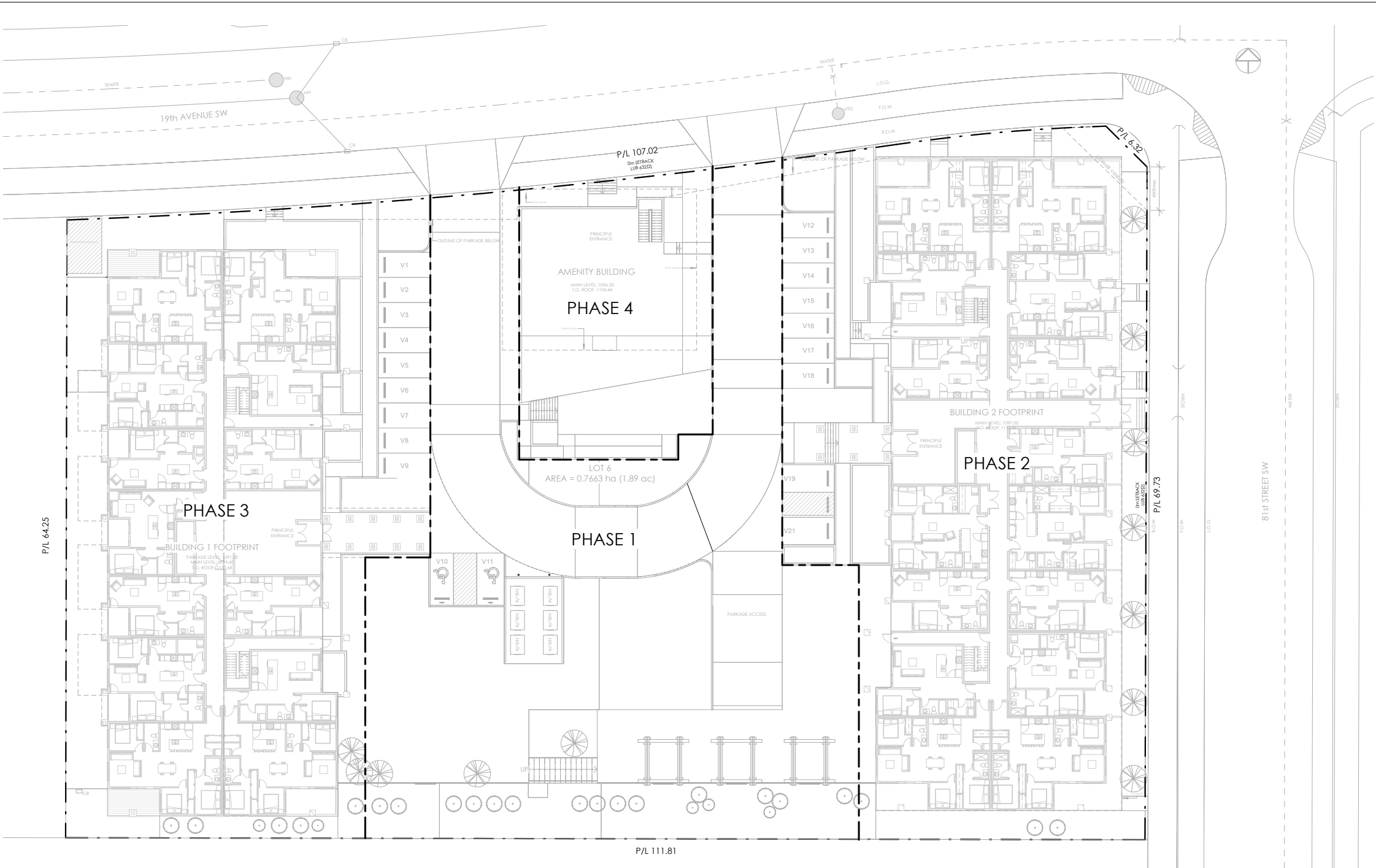
PROJECT ADDRESS
1901 BOWEN BLVD SW, CALGARY, AB T2P 4K6
NOTES: ACCESS ROUTE DESIGNED TO SUPPORT 38556kg OVER A 24' x 24' AREA
TURNING TEMPLATE PLAN FOR EXTENT OF AREA.

NOTE: NO PARKING SIGNS ARE TO BE LOCATED ON EITHER DRIVE AISLE.

PROPOSED SITE PLAN

DRAWN BY EF	JOB NO. 1915	Building Permit #
CHECKED BY TJK	ISSUE DATE (yy/mm) 2021	SHEET
SCALE AS NOTED		DP1.3

2021-03-30 11:29:07 AM
Q:\Jobs Current\Springbank Properties\1915-Aspen\1915-Drawings\1915-Revit\Site & Parkade\1915-Springbank
Parkade & Site DP (20-11-23).rvt



1
DP1.4
Phasing Plan
1 : 200

PROJECT PHASING

- PHASE 1: PARKADE AND ALL PAVED AREAS INCLUDING GARBAGE ACCESS ROUTE
PHASE 2: BUILDING 2000
PHASE 3: BUILDING 1000
PHASE 4: AMENITY BUILDING AND ALL REMAINING LANDSCAPING

PHASE 1 TO BE COMPLETED FIRST, PHASES 2-4 TO BE COMPLETED NON-SEQUENTIALLY

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
2	2020-11-20	Issued for DP DIR1
3	2021-03-26	Issued for DP DIR2

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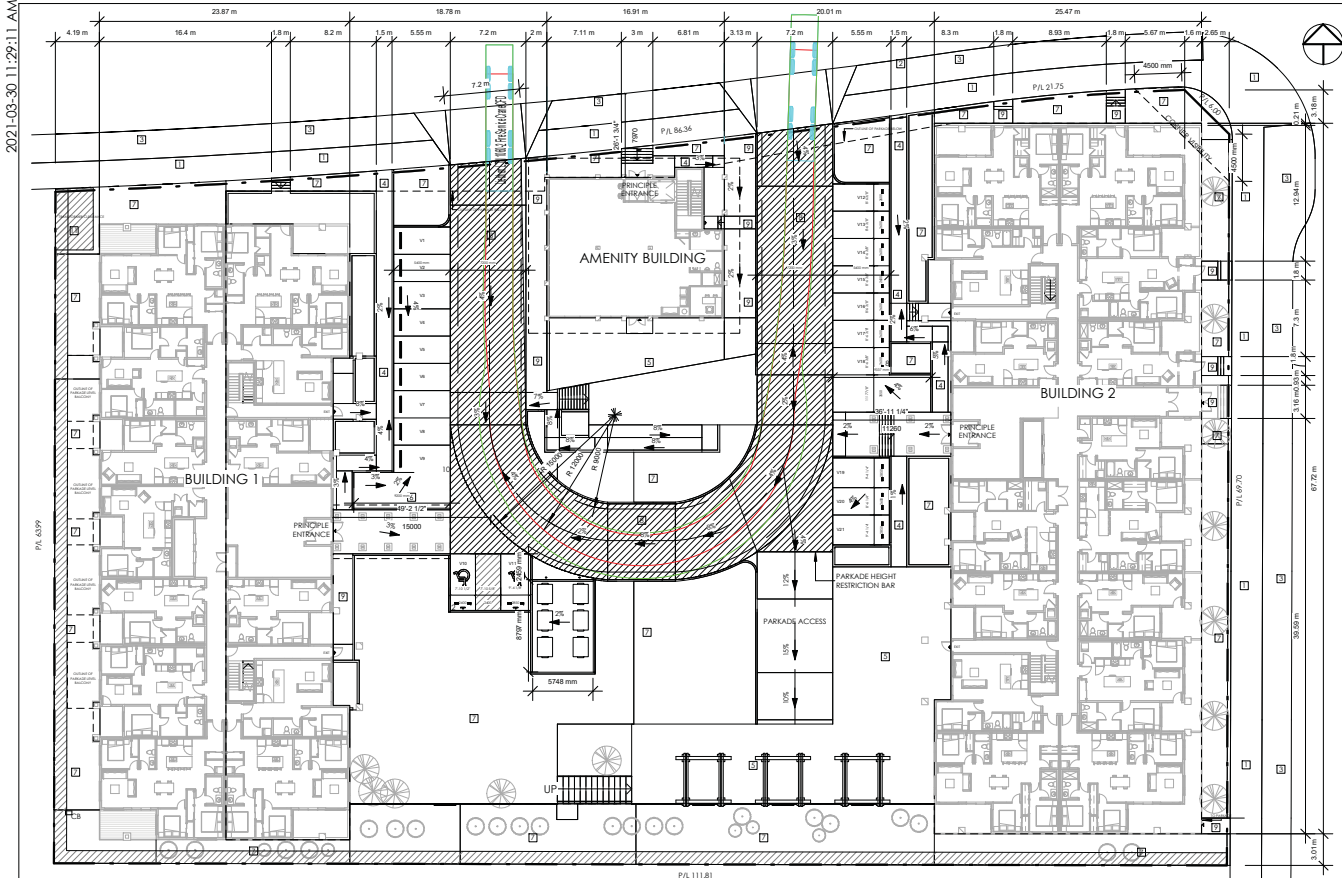
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PROJECT NAME AND ADDRESS
SPRINGBANK HILL
PROJECT ADDRESS
LEGAL
Lot 6, Block 30, Plan 2747 HB

DRAWING
PHASING PLAN

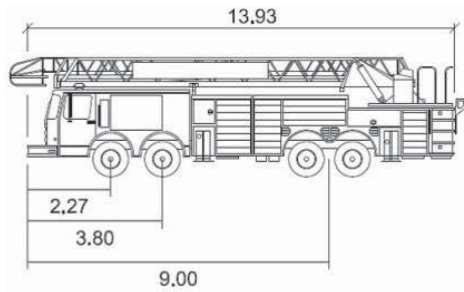
DRAWN BY EF	JOB NO. 1915	Building Permit #
CHECKED BY TJK	ISSUE DATE (yy/mm) 2021	SHEET
SCALE AS NOTED	DP1.4	



1
DP1.5
Turning Template - Fire Truck
1 : 300

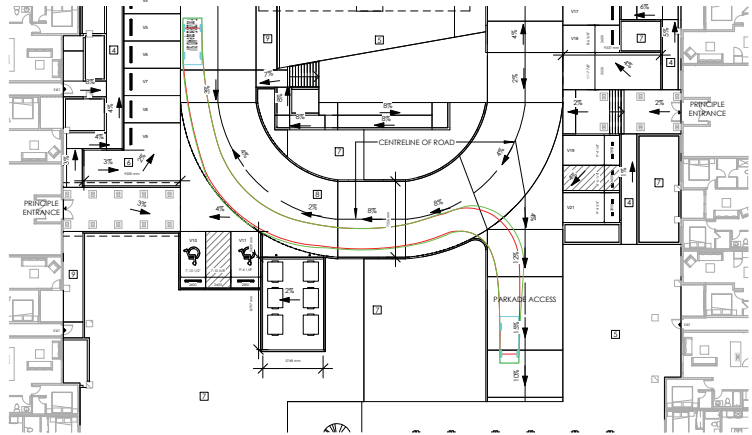
NOTE: NO PARKING SIGNS ARE TO BE LOCATED ON EITHER SIDE OF THE FIRE ACCESS ROUTE.

NOTE: VEHICLE TURN TEMPLATE USES THE TRUCK DETAILS AND MEASUREMENTS SHOWN BELOW.



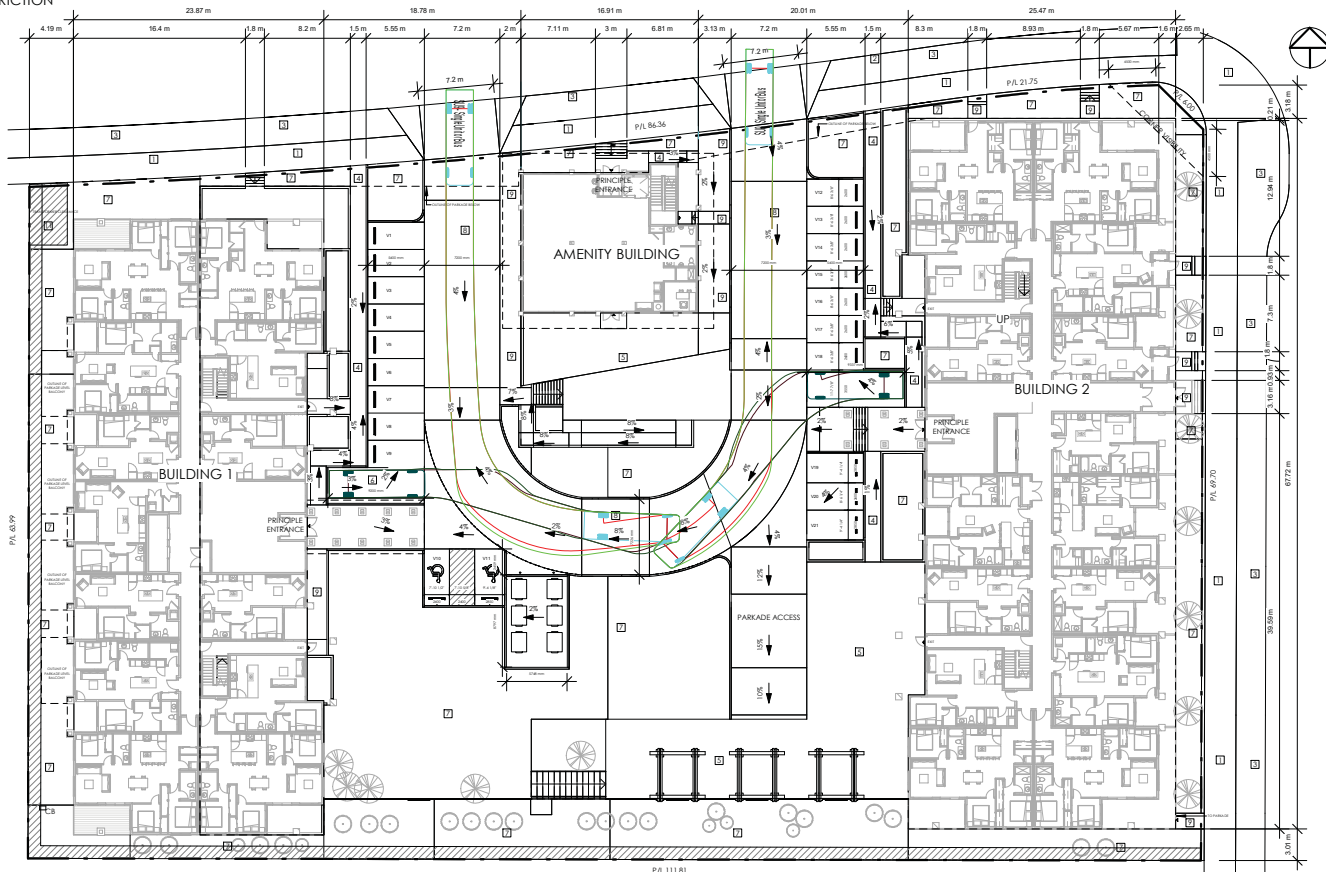
CFD_Bronto_Skylift	meters
Width	: 2.57
Track	: 2.57
Lock to Lock Time	: 6.0
Steering Angle	: 47.5
Turning Radius	: 10.18

NOTE: HATCHED AREA INDICATES FIRE ACCESS ROUTE DESIGNED TO SUPPORT 38556kg LOAD & NFPA 1901 POINT LOAD OF 517kPa (75psi) OVER A 24" x 24" AREA. HEIGHT RESTRICTION BARS AT TOP OF PARKADE RAMP INDICATE WHERE SUPPORTED AREA ENDS.



3
DP1.5
Turning Template - Parkade Ramp
1 : 300

NOTE: PARKADE RAMP TURN TEMPLATE USES A 2015 FORD ESCAPE SUV VEHICLE TRACKING MODEL.



2
DP1.5
Turning Template - Loading Stalls
1 : 300

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2	2020-11-20	Issued for DP DIR1
3	2021-03-26	Issued for DP DIR2

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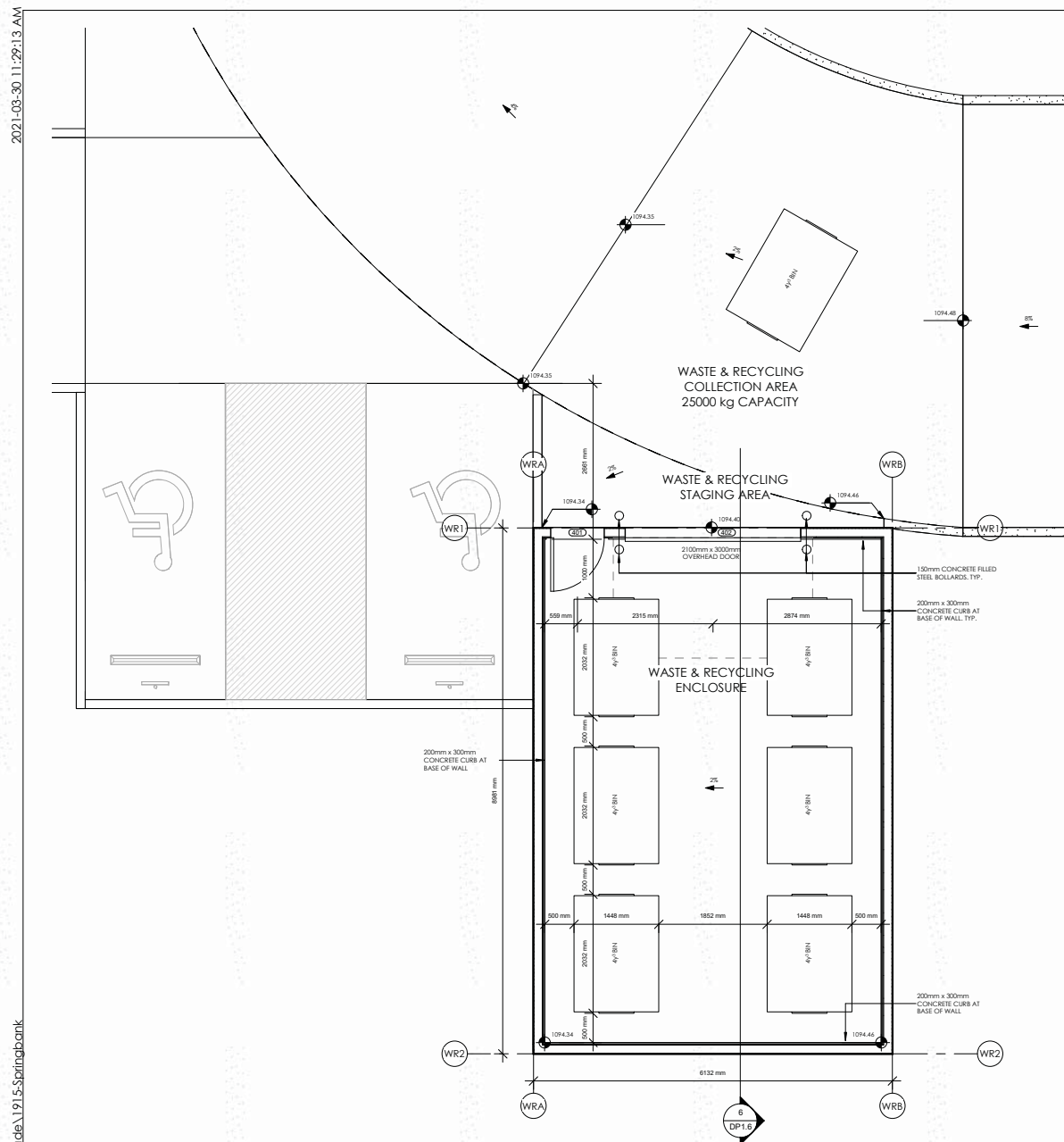
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PROJECT NAME AND ADDRESS
SPRINGBANK HILL
PROJECT ADDRESS
LEGAL
Lot 6, Block 30, Plan 2747 HB

DRAWING
TURNING TEMPLATES

DRAWN BY EF	JOB NO. 1915	Building Permit #
CHECKED BY TJK	ISSUE DATE (yy/mm)	SHEET
	2021	
SCALE AS NOTED		

DP1.5



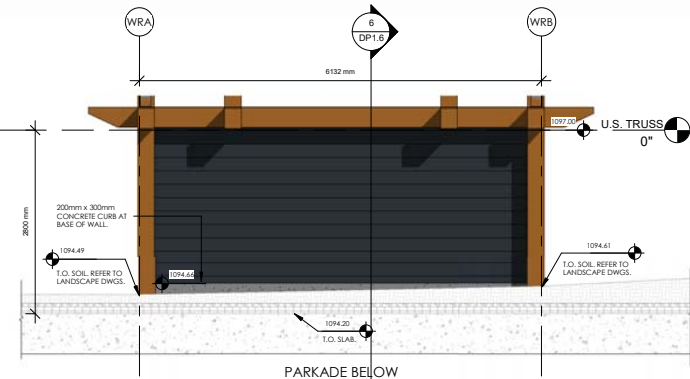
1 Waste & Recycling
DP1.6 1/4" = 1'-0"



2
DP1.6

W&R Enclosure North

1/4" = 1'-0"



3 W&R Enclosure South
DP1.6 1/4" = 1'-0"

WASTE & RECYCLING CALCULATIONS

WASTE PRODUCED: $0.3y^3 \times \text{NUMBER OF UNITS}(157) = 47y^3$ PER WEEK
 $47y^3 / 4y^3 \text{ BINS} = \mathbf{12 \text{ BINS REQUIRED}}$

BI-WEEKLY PICKUP REDUCES NUMBER OF REQUIRED BINS BY 50%
= 6 BINS REQUIRED

WASTE: 2x 4y³ BINS
RECYCLING: 2x 4y³ BINS
COMPOST: 2x 4y³ BINS

4y³ DIMENSIONS: 2032mm (6'8") x 1448mm (4'9") x 1500mm (4'11")
500mm ACCESSIBILITY REQUIRED AROUND EACH CONTAINER:
2032mm + 1000mm = 3032mm width
1448mm + 1000mm = 2448mm width
BIN AREA: 3032mm x 2448mm = 7.4m².

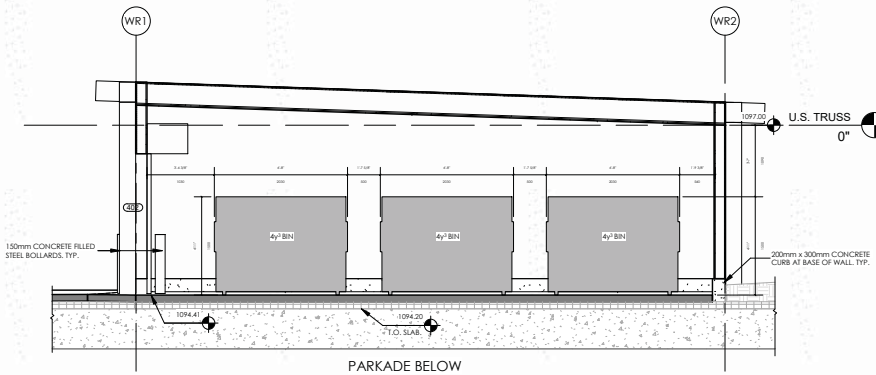
AREA REQUIRED: 6 BINS x 7.4m² = **44.4m² OF STORAGE AREA REQUIRED.**

AREA PROVIDED: 50.7m²

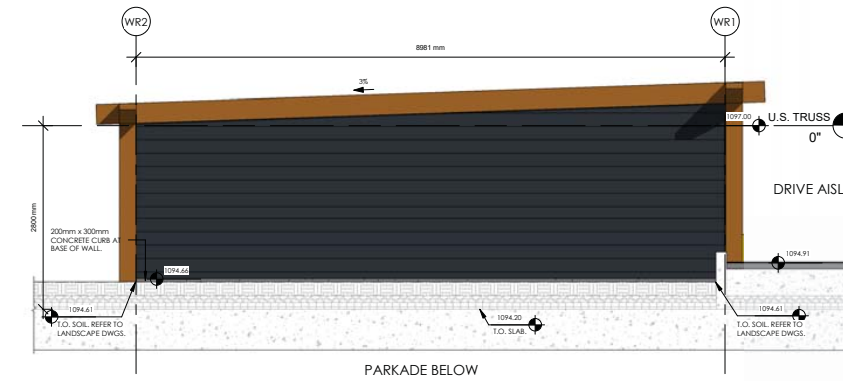
WASTE & RECYCLING COLLECTION WILL OCCUR IN THE DRIVE AISLE
ADJACENT TO THE GARBAGE ENCLOSURE.

ADDITIONAL NOTES:

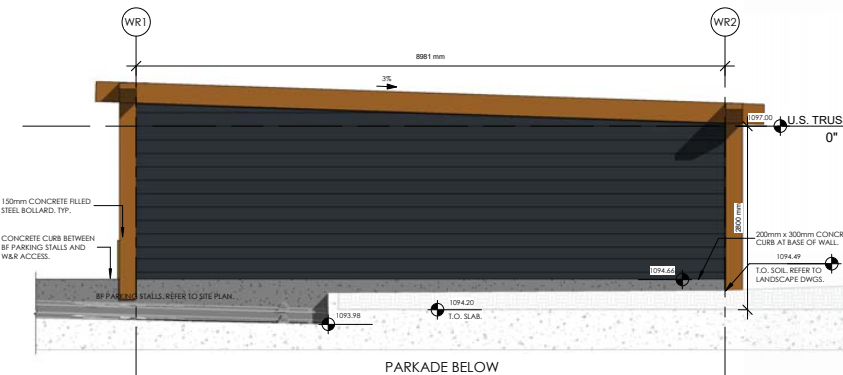
- THE MAXIMUM GRADE OF THE ENCLOSURE & COLLECTION AREA IS 2%.
- THE COLLECTION AREA IS TO HAVE A CAPACITY TO CARRY A LOADED COLLECTION VEHICLE OF 25000kg.
- GARBAGE TRUCK COLLECTION AREA IS IN THE DRIVE AISLE, LOCATED DIRECTLY NORTH OF THE STAGING AREA.
- OVERHEAD HEIGHT FOR LOADING STALL IS 4300mm MIN.
- OVERHEAD HEIGHT FOR W&R REMOVAL IS 5000mm MIN.
- BUILDING OPERATOR WILL MOVE THE WASTE & RECYCLING CONTAINERS FROM THE STORAGE AREA TO THE COLLECTION AREA. CLEAR HEADROOM ABOVE STAGING AREA.
- SEE WASTE & RECYCLING PLAN FOR MORE INFORMATION.
- NO GREASE FRYING WILL BE ALLOWED IN AMENITY ROOM KITCHEN.
- WASTE COLLECTION VEHICLES MUST APPROACH AND COLLECT FROM THE WEST SITE ENTRANCE SO THAT PICK-UP OCCURS AT THE 2%/4% PORTION OF THE DRIVE AISLE.
- NO CURBS BETWEEN W&R ENCLOSURE THROUGH STAGING AREA AND INTO COLLECTION AREA. LEVEL TRANSITION OCCURS HERE TO ENABLE SMOOTH MANEUVERING OF W&R BINS DURING COLLECTION.



6 W&R Enclosure Section
DP1.6 1/4" = 1'-0"



4 W&R Enclosure East
DP1.6 1/4" = 1'-0"



5 W&R Enclosure West
DP1.6 1/4" = 1'-0"

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PROJECT NAME AND ADDRESS

SPRINGBANK HILL

PROJECT ADDRESS

LEGAL
Lot 6, Block 30, Plan 2747 HB

DRAWING

WASTE & RECYCLING

DRAWN BY

EF	1915
----	------

CHECKED BY _____

TJK

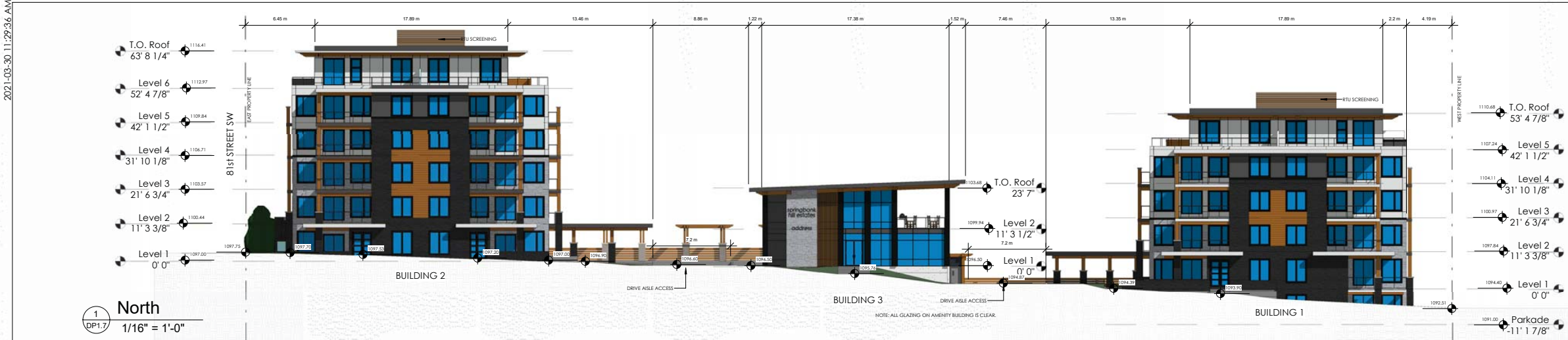
ISSUE C
0001

2021

SCALE

AS NOTED

DP1.6



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Keynotes

7	TIMBER POST
17	STUCCO PILASTER - LIGHT GREY
18	ENGINEERED WOOD GUARD RAIL
19	STUCCO - DARK GREY
20	STUCCO - SLATE GREY
21	FABRICATED METAL SCREENING

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DRAWING

SITE SECTIONS

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ISSUE DATE (yy/mm)		
2021		
SCALE		
AS NOTED		

DP1.7

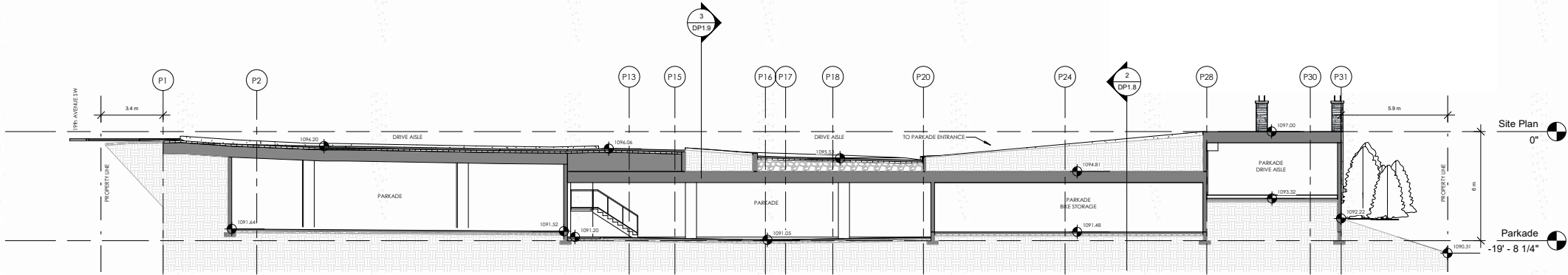
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Parkade & site DP (20-11-23).rvt

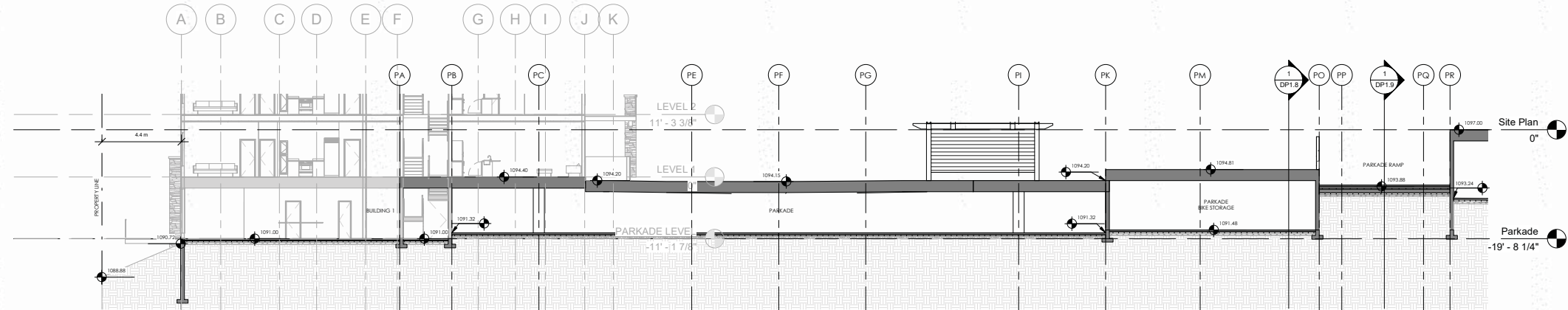
3
DP1.8
West
3/32" = 1'-0"



1
DP1.8
SITE SECTION 1
3/32" = 1'-0"



2
DP1.8
SITE SECTION 2
3/32" = 1'-0"



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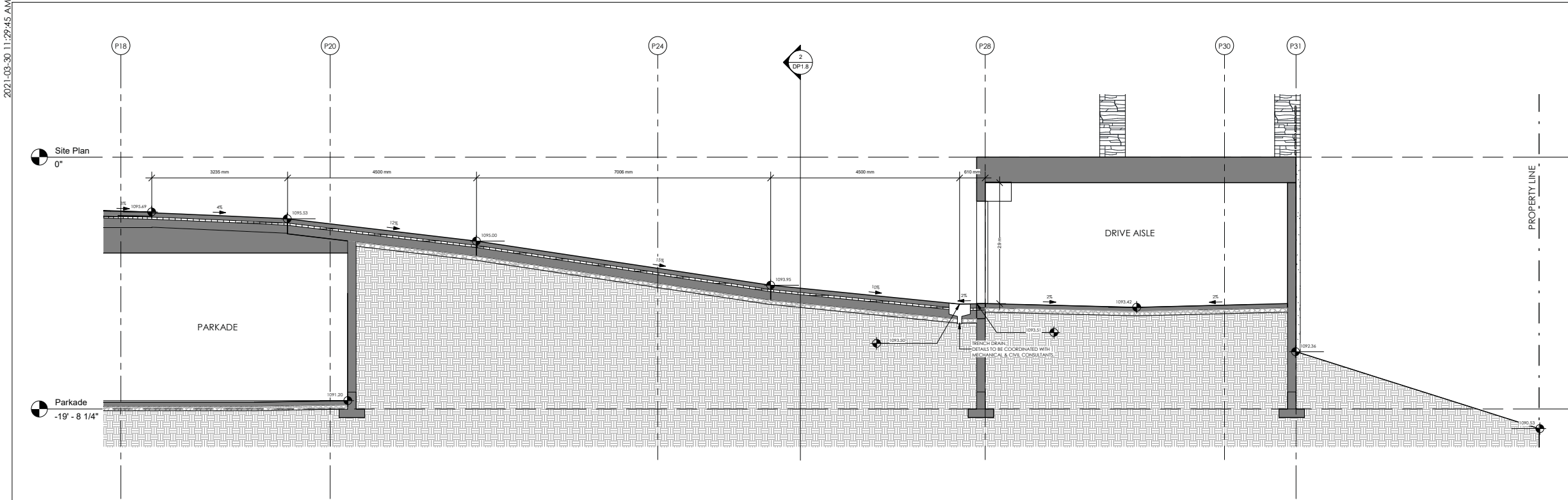
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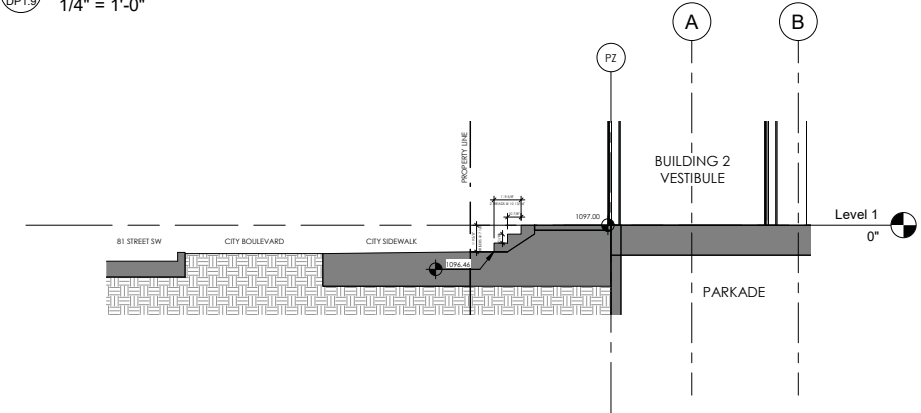
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DRAWING
SITE SECTIONS

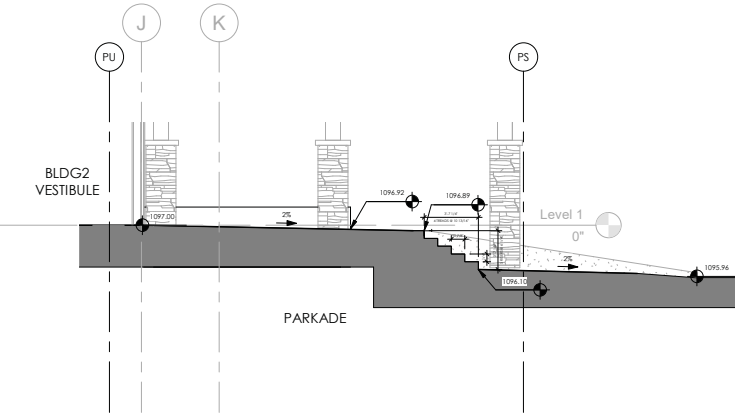
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SCALE AS NOTED		DP1.8



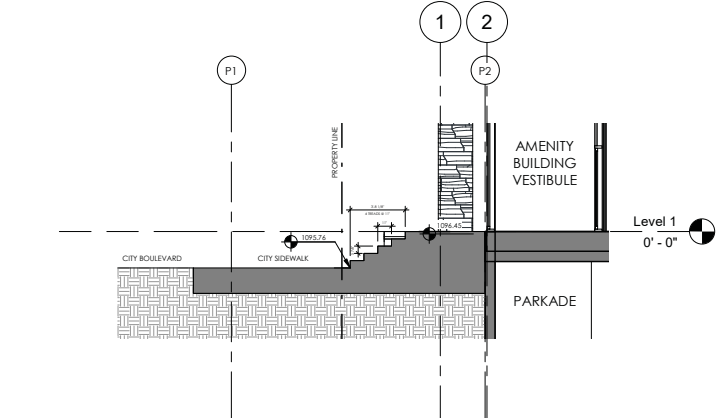
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DP1.9
Parkade Ramp Section
1/4" = 1'-0"



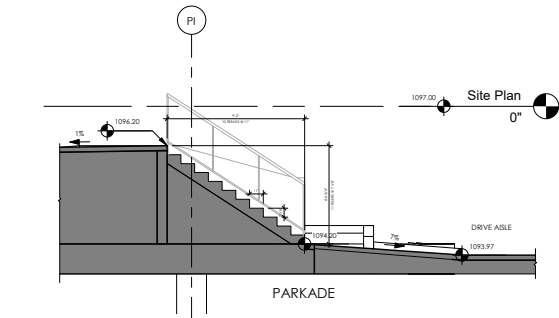
2
DP1.9
BUILDING 2 - 81 St ENTRANCE
3/16" = 1'-0"



3
DP1.9
BUILDING 2 - PRINCIPLE ENTRANCE
3/16" = 1'-0"



4
DP1.9
AMENITY BUILDING - ENTRANCE
3/16" = 1'-0"



5
DP1.9
AMENITY PLAZA STAIR
3/16" = 1'-0"

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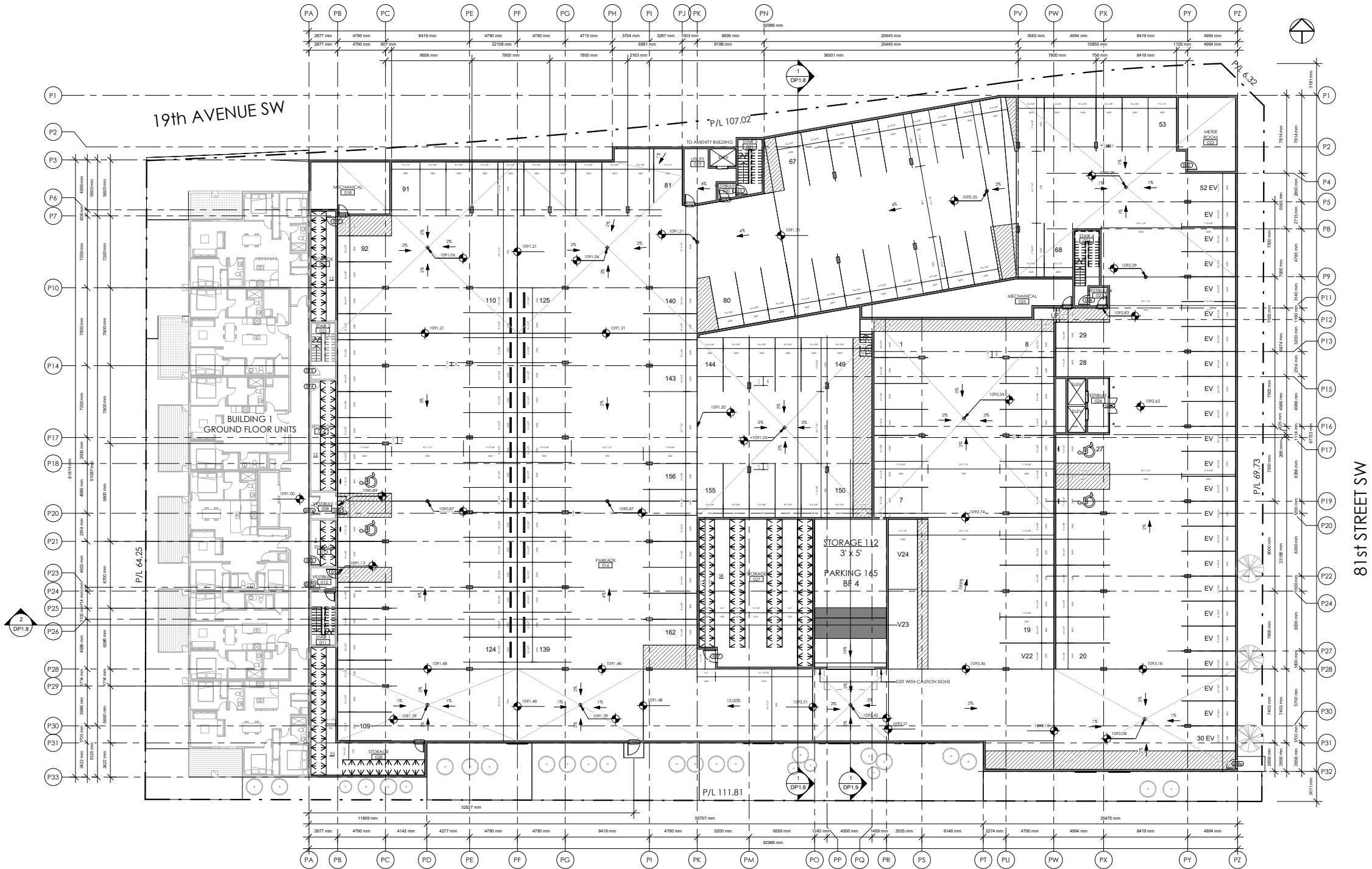
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SITE SECTIONS

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Parkade & site DP (20-11-23).rvt



1 Parkade
DP2.0 1/16" = 1'-0"

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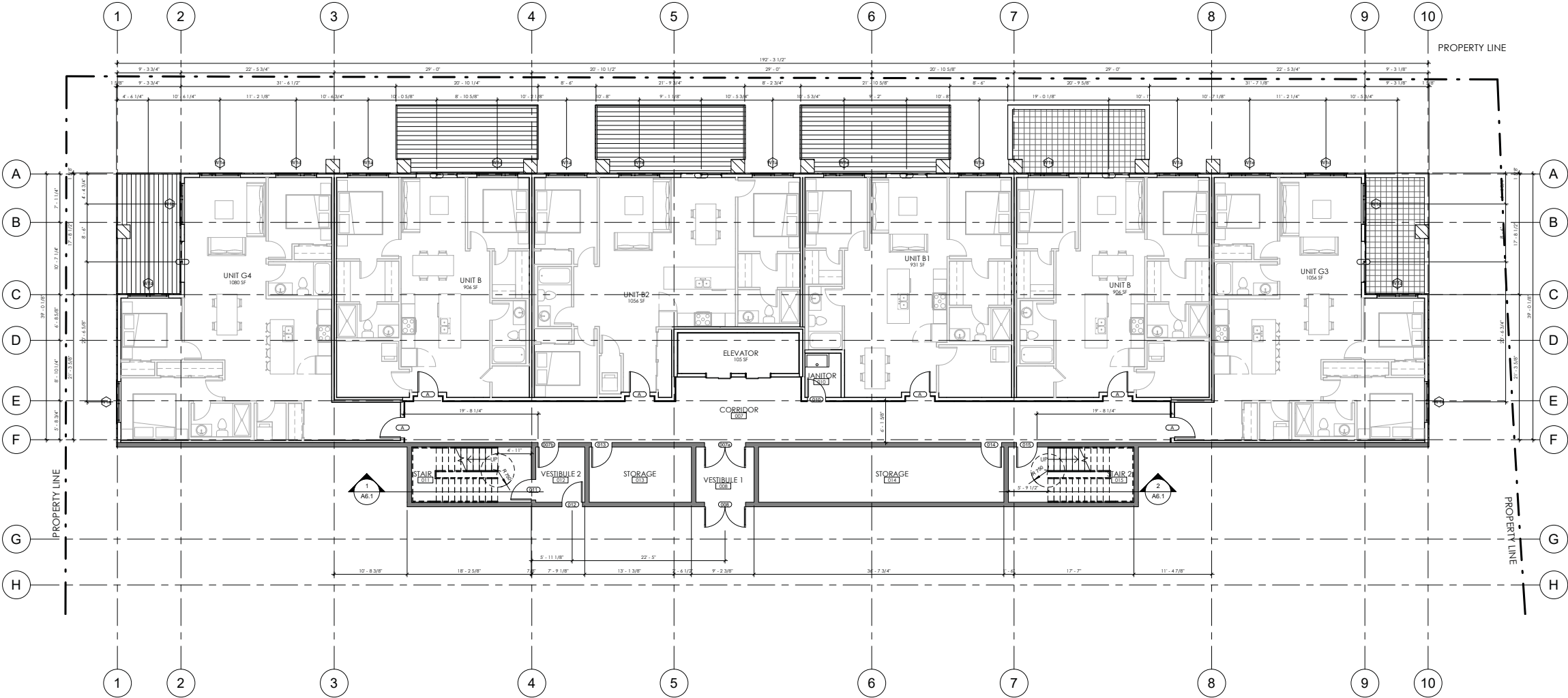
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PARKADE

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2021		
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DP2.0

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20-11-23.rvt



1
PARKADE LEVEL
1/8" = 1'-0"

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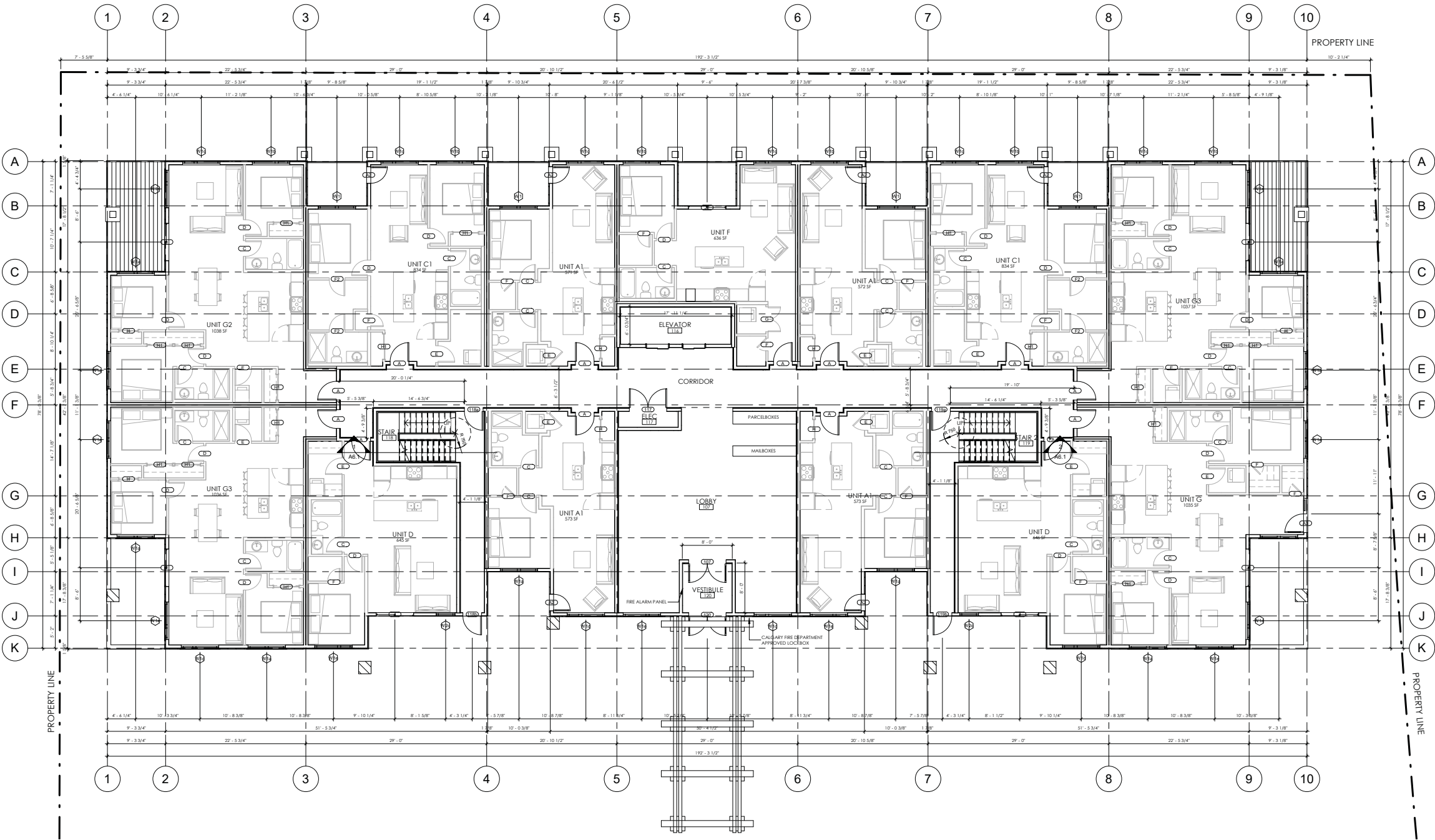
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DRAWING
BLDG1 - PARKADE LEVEL

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SCALE AS NOTED	DP2.1	

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1
DP2.2
LEVEL 1
1/8" = 1'-0"

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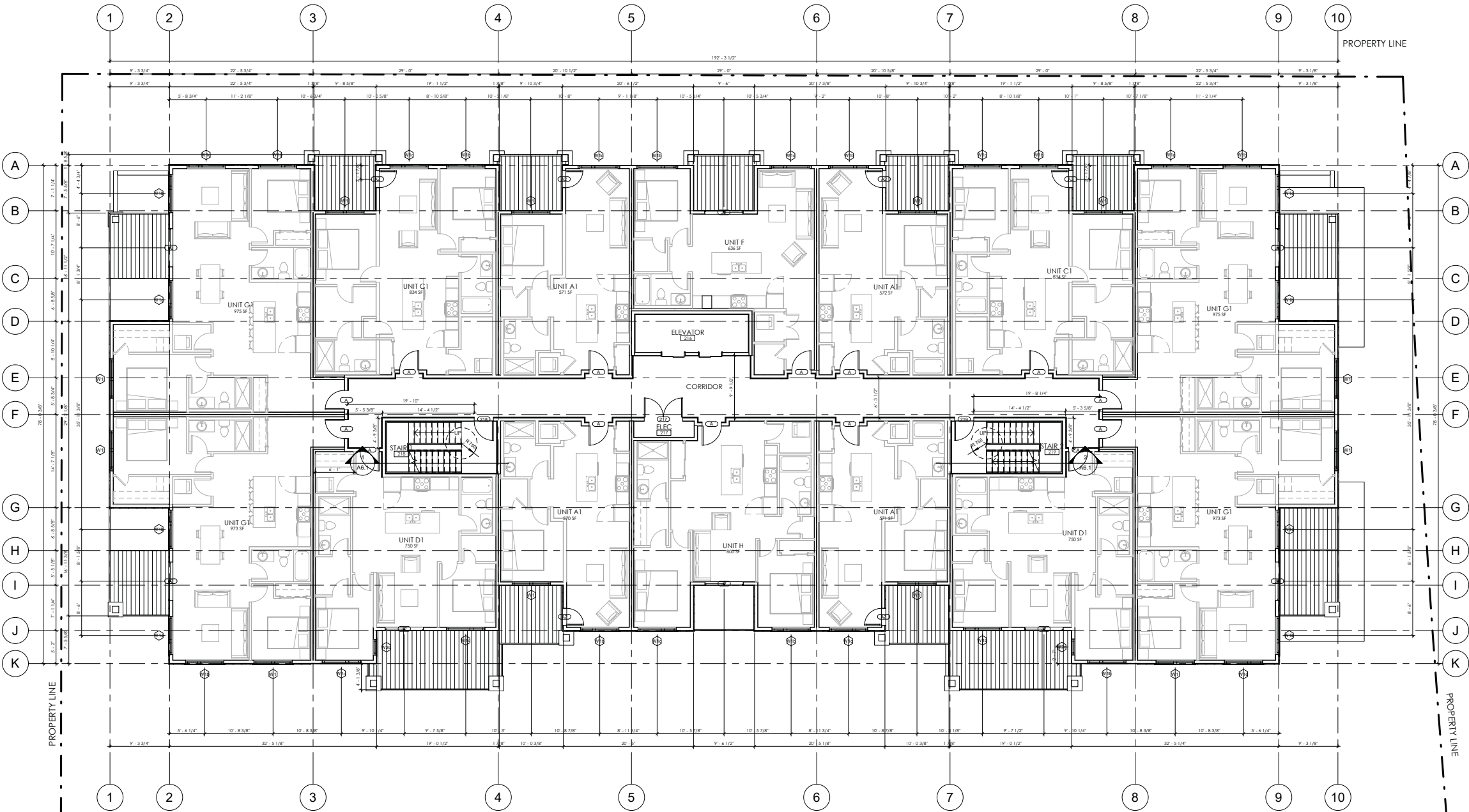
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DRAWING
BLDG1 - LEVEL 1

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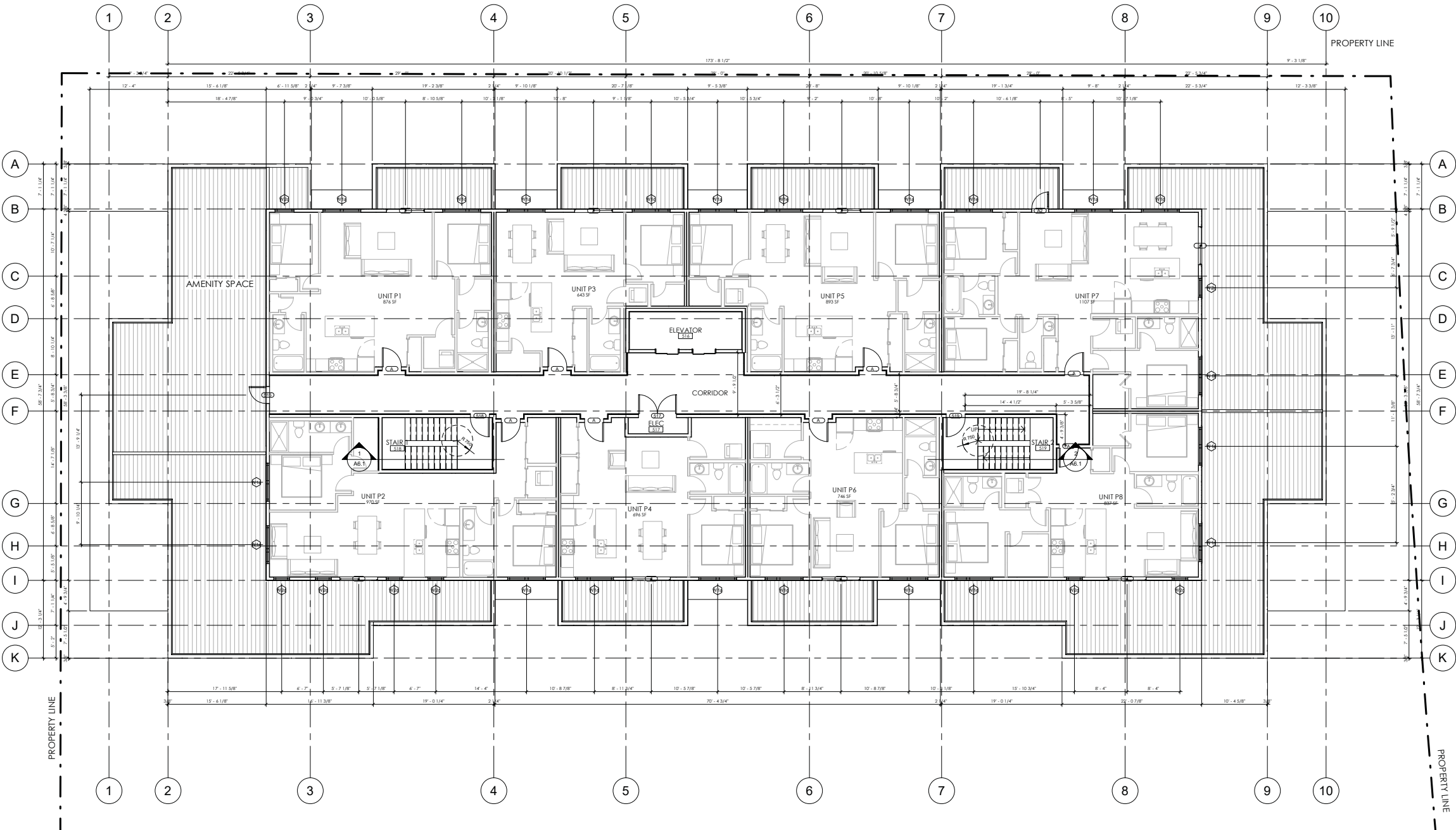
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DRAWING
BLDG1 - LEVELS 2-4

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1
DP2.4
LEVEL 5
1/8" = 1'-0"

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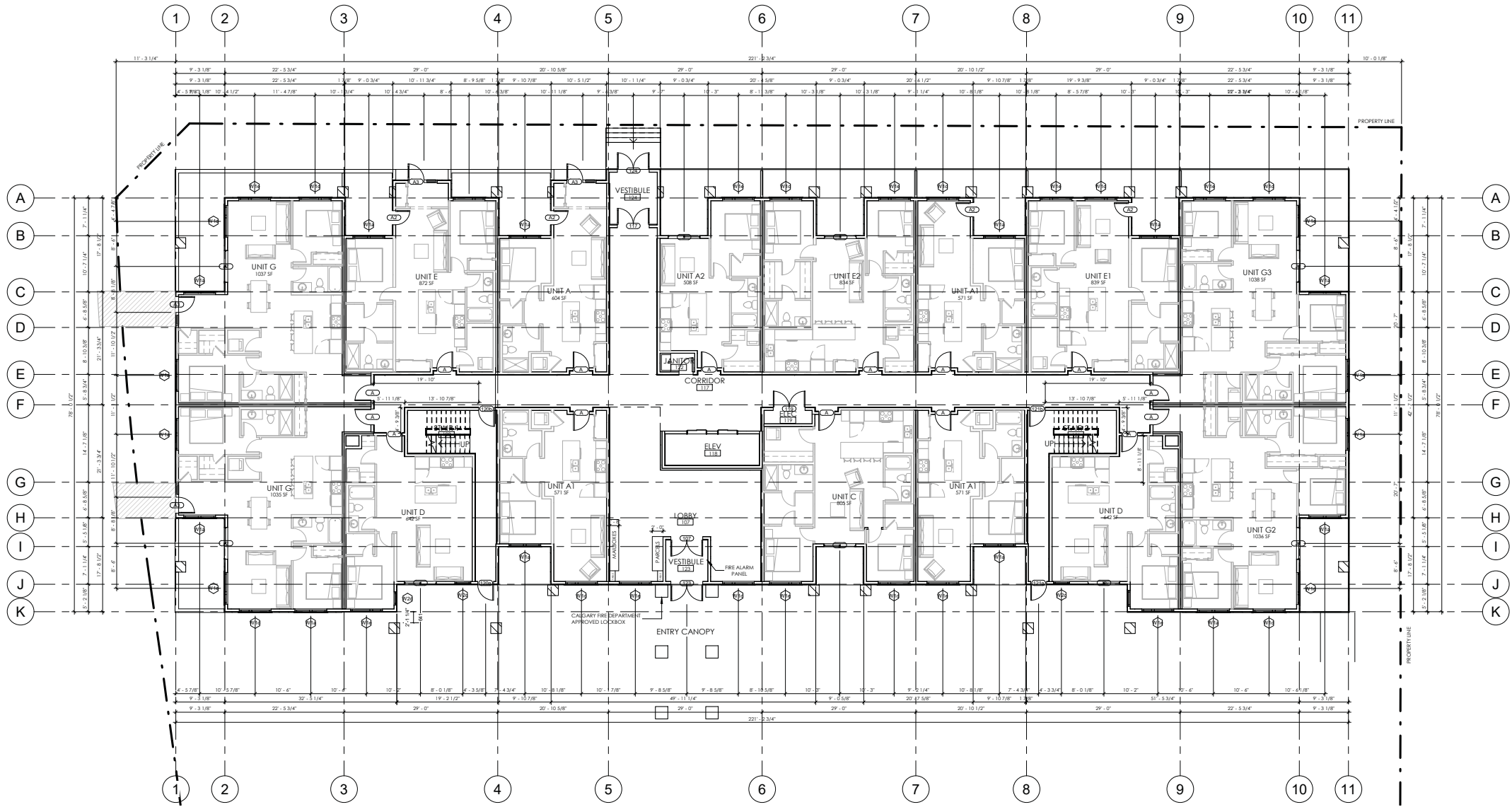
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DRAWING
BLDG1 - LEVEL 5

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1
DP2.5
LEVEL 1 - FLOOR PLAN
3/32" = 1'-0"

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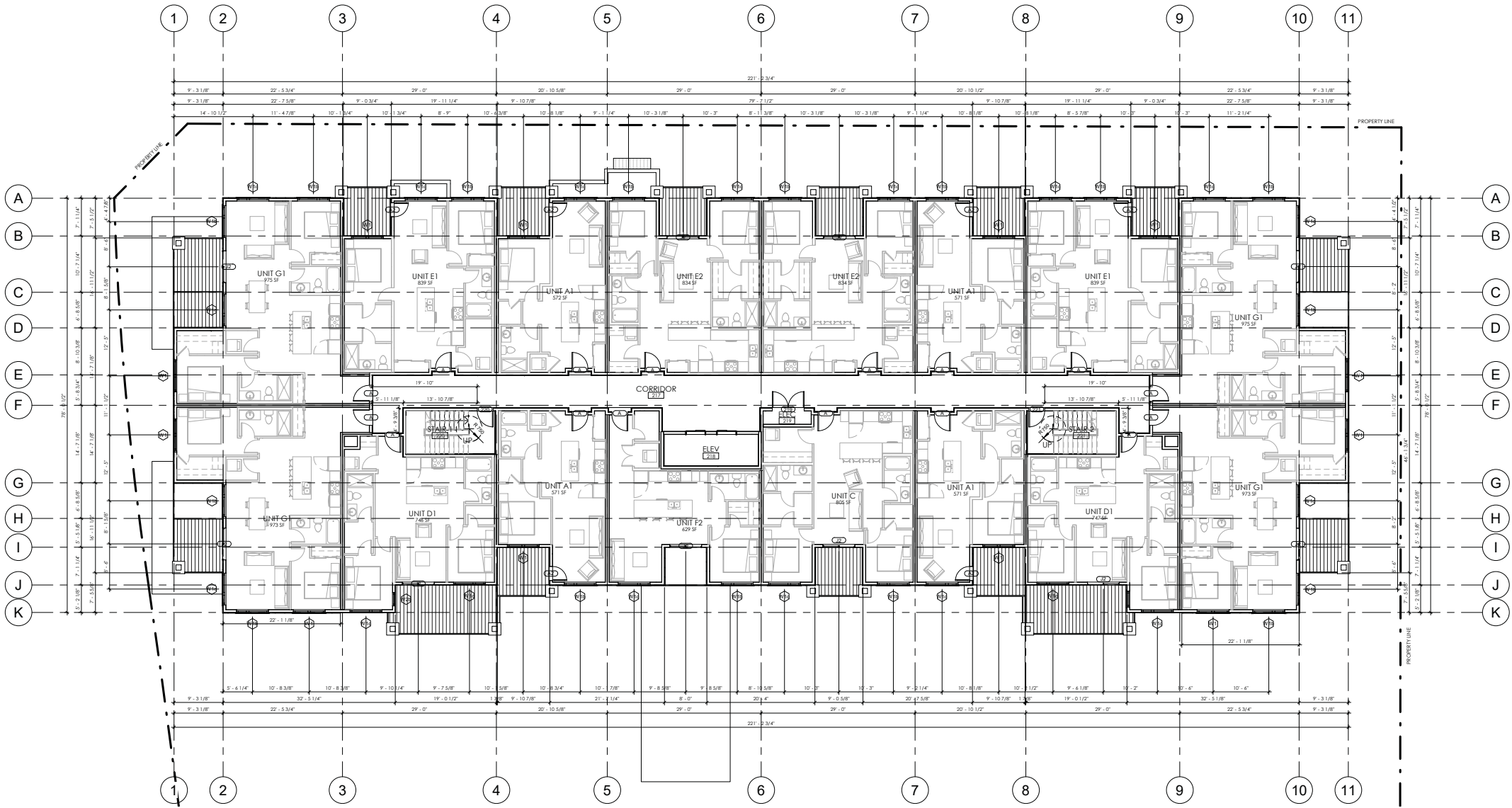
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DRAWING
BLDG2 - LEVEL 1

DRAWN BY EF	JOB NO. 1915	Building Permit #
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1
DP2.6
LEVEL 2-5 - FLOOR PLAN
3/32" = 1'-0"

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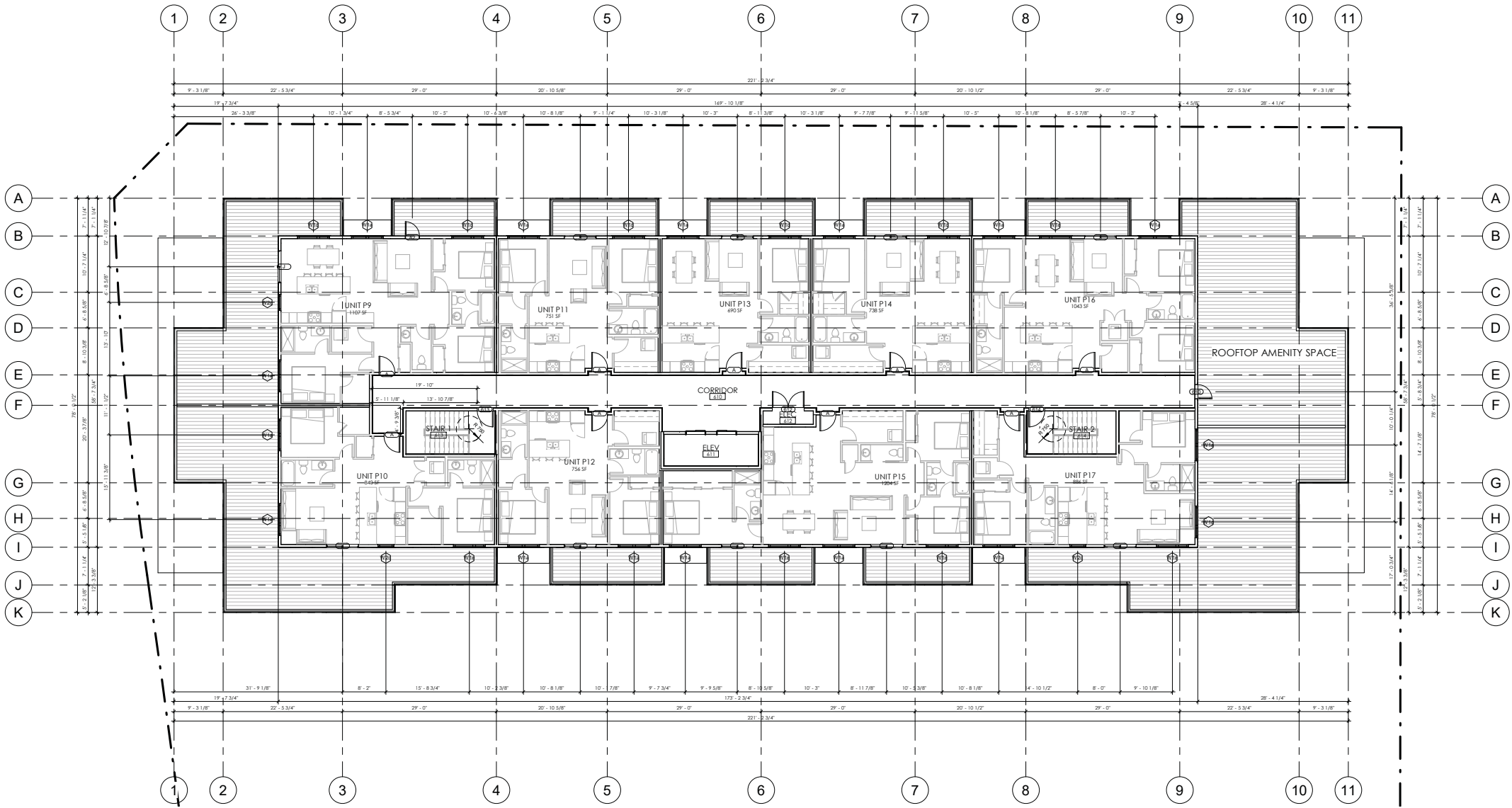
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DRAWING
BLDG2 - LEVELS 2-5

DRAWN BY FW	JOB NO. 1915	Building Permit #
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1
DP2.7
LEVEL 6 - FLOOR PLAN
3/32" = 1'-0"

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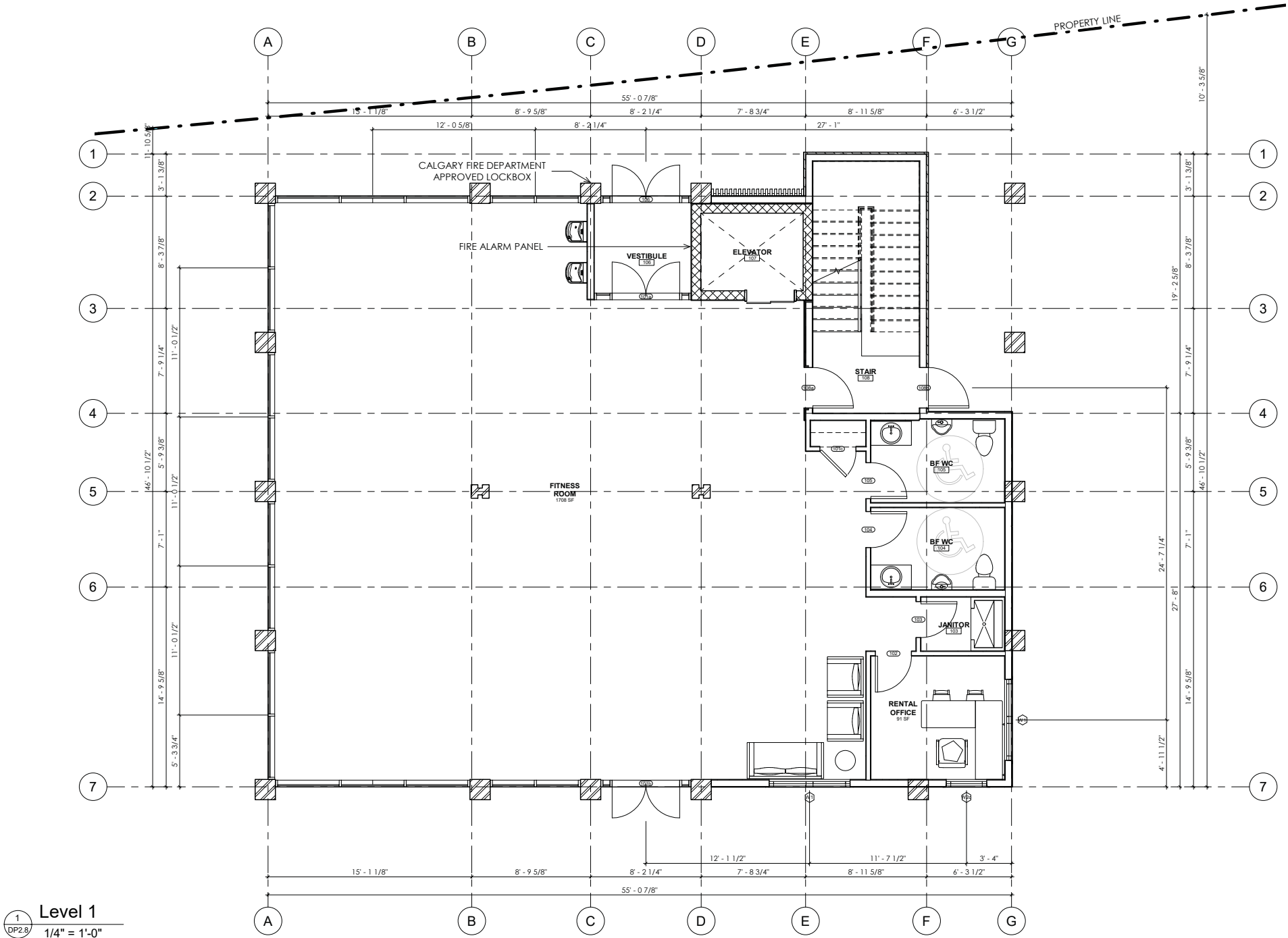
DRAWING

BLDG2 - LEVEL 6

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FW	1915	
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TJK		
ISSUE DATE (yy/mm)		
2020		
SCALE		
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DP2.7

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PROJECT NAME AND ADDRESS

SPRINGBANK HILL ESTATES

PROJECT ADDRESS
LEGAL ADDRESS
Lot 6, Block 30, Plan 2747 HB

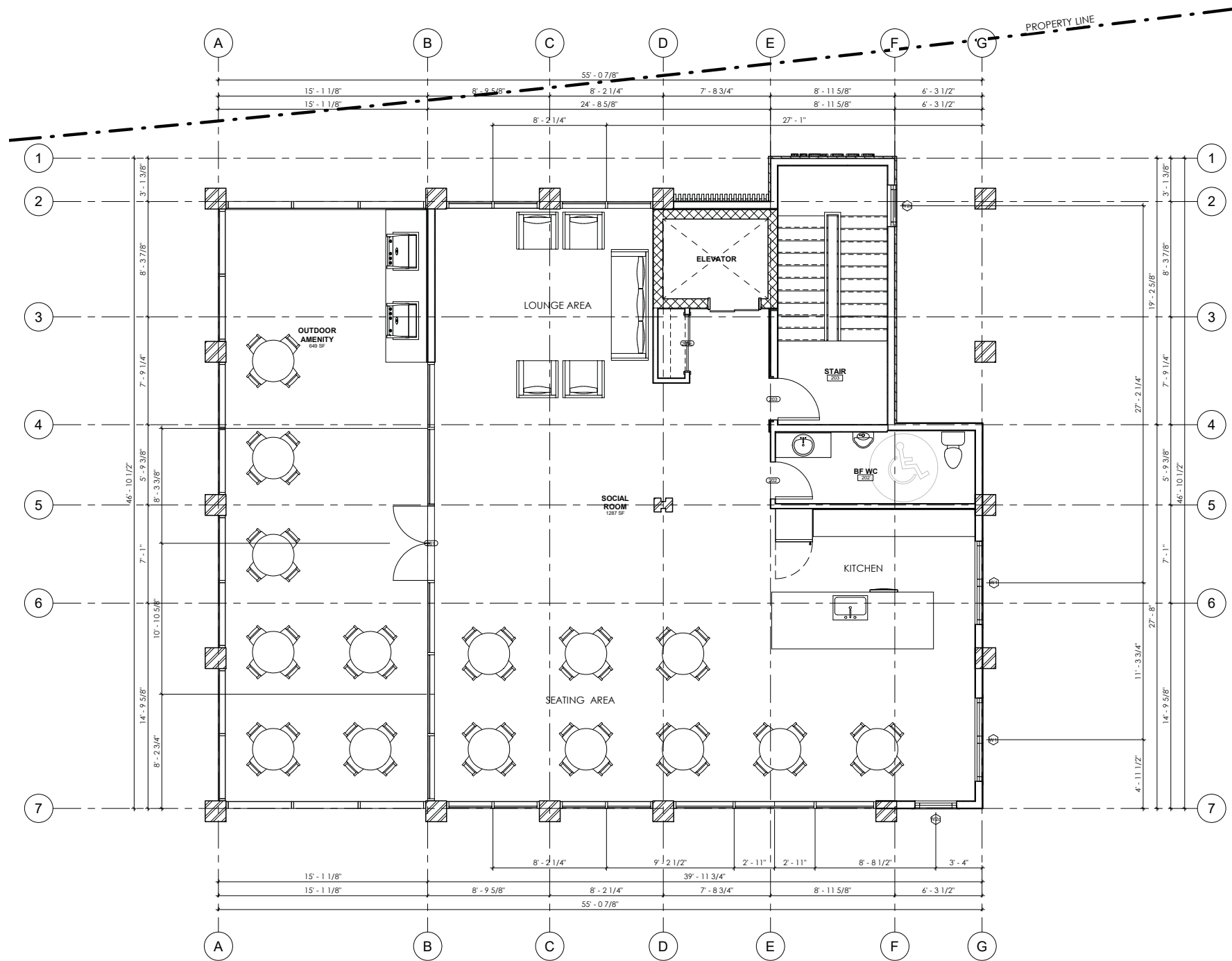
DRAWING

AMENITY BUILDING MAIN FLOOR

DRAWN BY HL/EF	JOB NO. 1915	Building Permit #
CHECKED BY TJK	SHEET	
ISSUE DATE (yy/mm) 2020		
SCALE AS NOTED		

DP2.8

2021-03-30 12:21:32 PM
Q:\Jobs Current\Spray Properties\1915-Aspen\1915-Drawings\1915-Revit\B3000\1915-Springsbank Amenity Building 3000 DP (2011-23).rvt



1 Level 2
DP2.9 1/4" = 1'-0"

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2020-09-14	Issued for DP
2	2020-11-20	Issued for DP DTR1
3	2021-03-26	Issued for DP DTR2

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PROJECT ADDRESS
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DRAWING
AMENITY BUILDING LEVEL 2

DRAWN BY HL/EF	JOB NO. 1915	Building Permit #
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	2020	
SCALE AS NOTED	DP2.9	



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REVISIONS

Number	Date (yy/mm/dd)	Description
1	2020-09-14	Issued for DP
2	2020-11-20	Issued for DP DTR1
3	2021-03-26	Issued for DP DTR2

Keynotes

1	STONE - LIGHT GREY
2	STONE - DARK GREY
3	METAL SIDING - CEDAR
4	FIBRE CEMENT SIDING - WHITE
5	FIBRE CEMENT PANEL - DARK GREY
6	FIBRE CEMENT PANEL - WHITE
7	TIMBER POST
9	METAL SOFFIT - CEDAR
10	FASCIA - WHITE
11	FASCIA - DARK GREY
12	RTU SCREENING - WOOD



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DRAWING

BLDG1 - EAST AND WEST ELEVATIONS

DRAWN BY EF	JOB NO. 1915	Building Permit #
CHECKED BY TJK	ISSUE DATE (yy/mm) 2020	SHEET
SCALE AS NOTED		DP3.0

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20-11-23.rvt

2
DP3.1
NORTH ELEVATION
1/8" = 1'-0"



1
DP3.1
SOUTH ELEVATION
1/8" = 1'-0"



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REVISIONS		
Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2020-09-14	Issued for DP
2	2020-11-20	Issued for DP DTR1
3	2021-03-26	Issued for DP DTR2

Keynotes	
1	STONE - LIGHT GREY
2	STONE - DARK GREY
3	METAL SIDING - CEDAR
4	FIBRE CEMENT SIDING - WHITE
5	FIBRE CEMENT PANEL - DARK GREY
6	FIBRE CEMENT PANEL - WHITE
7	TIMBER POST
9	METAL SOFFIT - CEDAR
10	FASCIA - WHITE
11	FASCIA - DARK GREY
12	RTU SCREENING - WOOD

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PROJECT NAME AND ADDRESS
SPRINGBANK HILL ESTATES
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Lot 6, Block 30, Plan 2747 HB

DRAWING
BLDG1 - NORTH AND SOUTH ELEVATIONS

DRAWN BY EF	JOB NO. 1915	Building Permit #
CHECKED BY TJK	ISSUE DATE (yy/mm) 2020	SHEET
SCALE AS NOTED	DP3.1	

Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2020-09-11	Issued for DP
2	2020-11-20	Issued for DP DTR1
3	2021-03-26	Issued for DP DTR2

Keynotes

1	STONE - LIGHT GREY
2	STONE - DARK GREY
3	METAL SIDING - CEDAR
4	FIBRE CEMENT SIDING - WHITE
5	FIBRE CEMENT PANEL - DARK GREY
6	FIBRE CEMENT PANEL - WHITE
7	TIMBER POST
8	FROSTED GLASS PRIVACY WALL
9	METAL SOFFIT - CEDAR
10	FASCIA - WHITE
11	FASCIA - DARK GREY
12	RTU SCREENING - WOOD

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DRAWING

BLDG2 - NORTH & WEST
ELEVATIONS

DRAWN BY EF	JOB NO. 1915	Building Permit #
CHECKED BY TJK	SHEET	
ISSUE DATE (yy/mm) 2020		DP3.2
SCALE AS NOTED		



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REVISIONS		
Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2020-09-11	Issued for DP
2	2020-11-20	Issued for DP DTR1
3	2021-03-26	Issued for DP DTR2
Keynotes		
1	STONE - LIGHT GREY	
2	STONE - DARK GREY	
3	METAL SIDING - CEDAR	
4	FIBRE CEMENT SIDING - WHITE	
5	FIBRE CEMENT PANEL - DARK GREY	
6	FIBRE CEMENT PANEL - WHITE	
7	TIMBER POST	
8	FROSTED GLASS PRIVACY WALL	
9	METAL SOFFIT - CEDAR	
10	FASCIA - WHITE	
11	FASCIA - DARK GREY	
12	RTU SCREENING - WOOD	

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PROJECT NAME AND ADDRESS

SPRINGBANK HILL ESTATES

PROJECT ADDRESS
LEGAL ADDRESS
Lot 6, Block 30, Plan 2747 HB

DRAWING

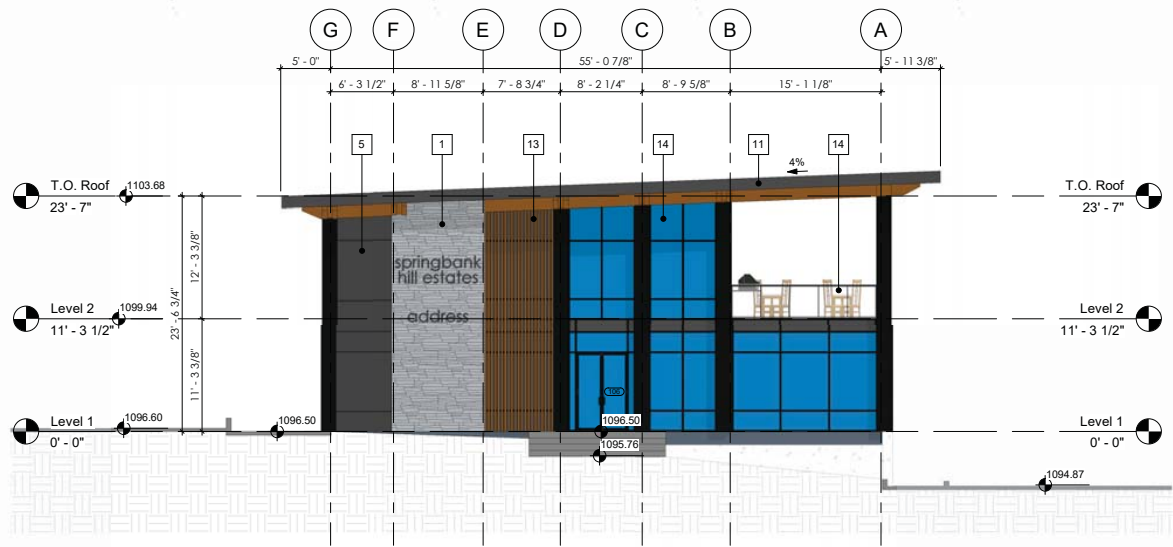
BLDG2 - SOUTH & EAST ELEVATIONS

DRAWN BY EF	JOB NO. 1915	Building Permit #
CHECKED BY TJK	ISSUE DATE (yy/mm)	SHEET
	2020	
SCALE AS NOTED		

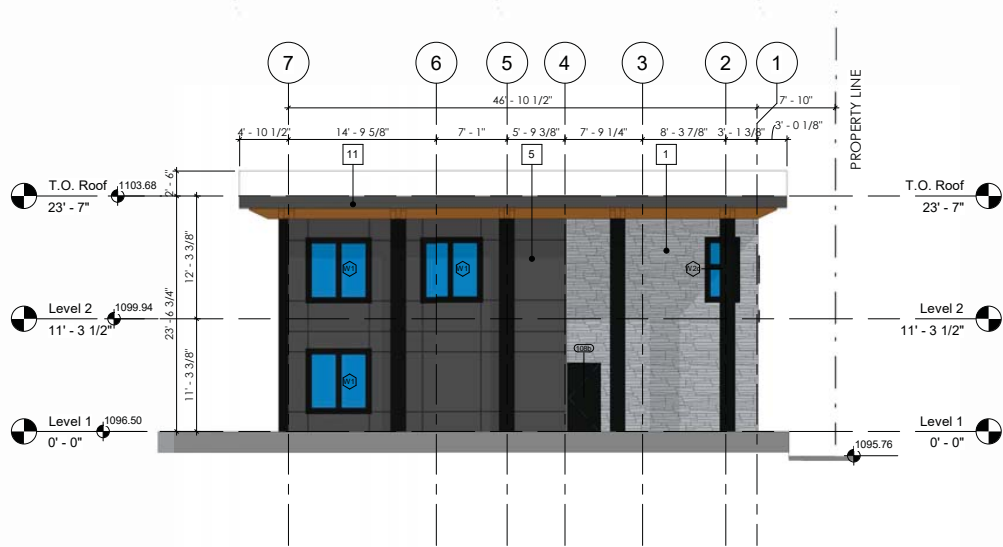
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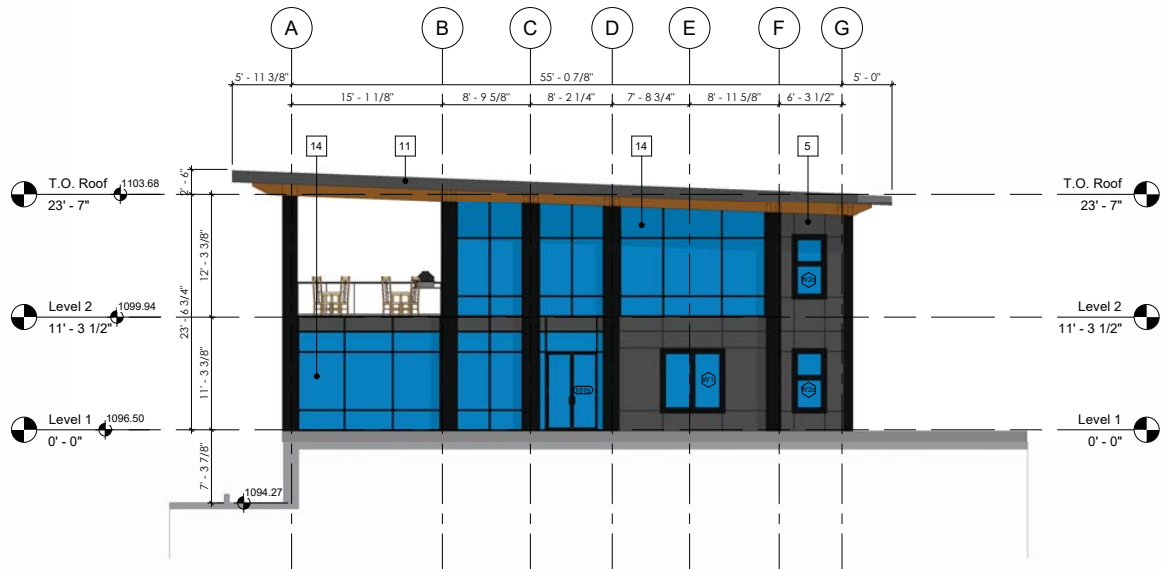
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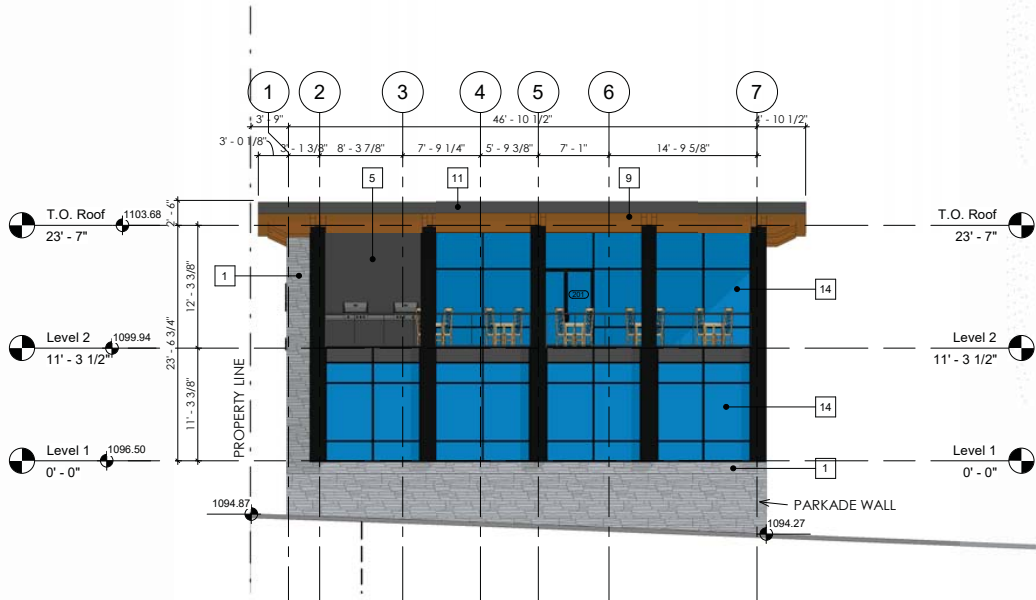
3 North
DP3.4 1/8" = 1'-0"



4 East
DP3.4 1/8" = 1'-0"



1 South
DP3.4 1/8" = 1'-0"



2 West
DP3.4 1/8" = 1'-0"

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Revisions		
Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2020-09-14	Issued for DP
2	2020-11-20	Issued for DP DIR1
3	2021-03-26	Issued for DP DIR2

Keynotes	
1	STONE - LIGHT GREY
5	FIBRE CEMENT PANEL - DARK GREY
9	METAL SOFFIT - CEDAR
11	FASCIA - DARK GREY
13	VERTICAL WOOD SLATS - CEDAR
14	GLAZING - CLEAR

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PROJECT NAME AND ADDRESS
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PROJECT ADDRESS
LEGAL ADDRESS
Lot 6, Block 30, Plan 2747 HB

DRAWING
**AMENITY BUILDING
ELEVATIONS**

DRAWN BY HL/EF	JOB NO. 1915	Building Permit #
CHECKED BY TJK	ISSUE DATE (yy/mm)	SHEET
	2020	
SCALE AS NOTED	DP3.4	



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NOTES

- All elevations referenced to 1000m Geodetic Datum.
- Hydrants, valves, check valves, manholes, sewer lines, water lines etc., to be installed to City of Calgary standards.
- All manholes to be S.R.C.
- Match crown minimum at all sewer connections.
- All sewer distribution pipes to be SDR 35 PVC. All sewer service pipes <150mm to be SDR 28 PVC. Sewer service pipes >150mm to be SDR 35.
- Sewer lines to minimum slopes as per City of Calgary Standards.
- Use City of Calgary Type 2 installation, Class 1A bedding for sewer pipes unless otherwise noted.
- Insulation required for sanitary sewers if cover less than 2.50m on mains.
- Insulation required for storm sewers if cover less than 1.20m as per City of Calgary Standards.
- All water mains to be DR 18 PVC unless otherwise noted.
- Use City of Calgary Type 1 installation, Class 1A bedding for water mains, Type 2 installation, class 'B' bedding for services.
- Depth of bury for water lines to conform with City of Calgary standards.
- No trees to be planted over water line(s).
- Protection of Potable Water Supply From Contamination: All cross connections or potential cross connections must be either eliminated or protected against backflow by the installation of a cross connection control device. All cross connection control devices must be installed in accordance with the Water Utility By-law 22M82 and the National Plumbing Code of Canada.
- For building locations and dimensions refer to latest Architectural drawings.
- The contractor is responsible for locating all shallow utilities.
- The contractor is to verify the location of existing sanitary storm and water services and confirm existing inverts prior to installation within the project area. The Engineer should be notified immediately of any discrepancies.
- Weeping Tile & Free Flow area drains to be tied to unrestricted free flow storm sewer.
- All Civil Scope of Work Ends at 1.00m away from the Building Foot Print.

LEGEND

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Water meter location
	Existing elevation
	Sanitary manhole number & elevation
	CB/GT/ST-1
	Main floor elevation
	Top of footing elevation
	Sanitary sewer invert at bldg

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4			
3			
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1			

ISSUED FOR

No.	DATE	DESCRIPTION	BY
4		AS-BUILT	
3		FOR CONSTRUCTION	
2		FOR TENDER	
1		DEVELOPMENT PERMIT	
No.		DRAWING STATUS	DATE APP.

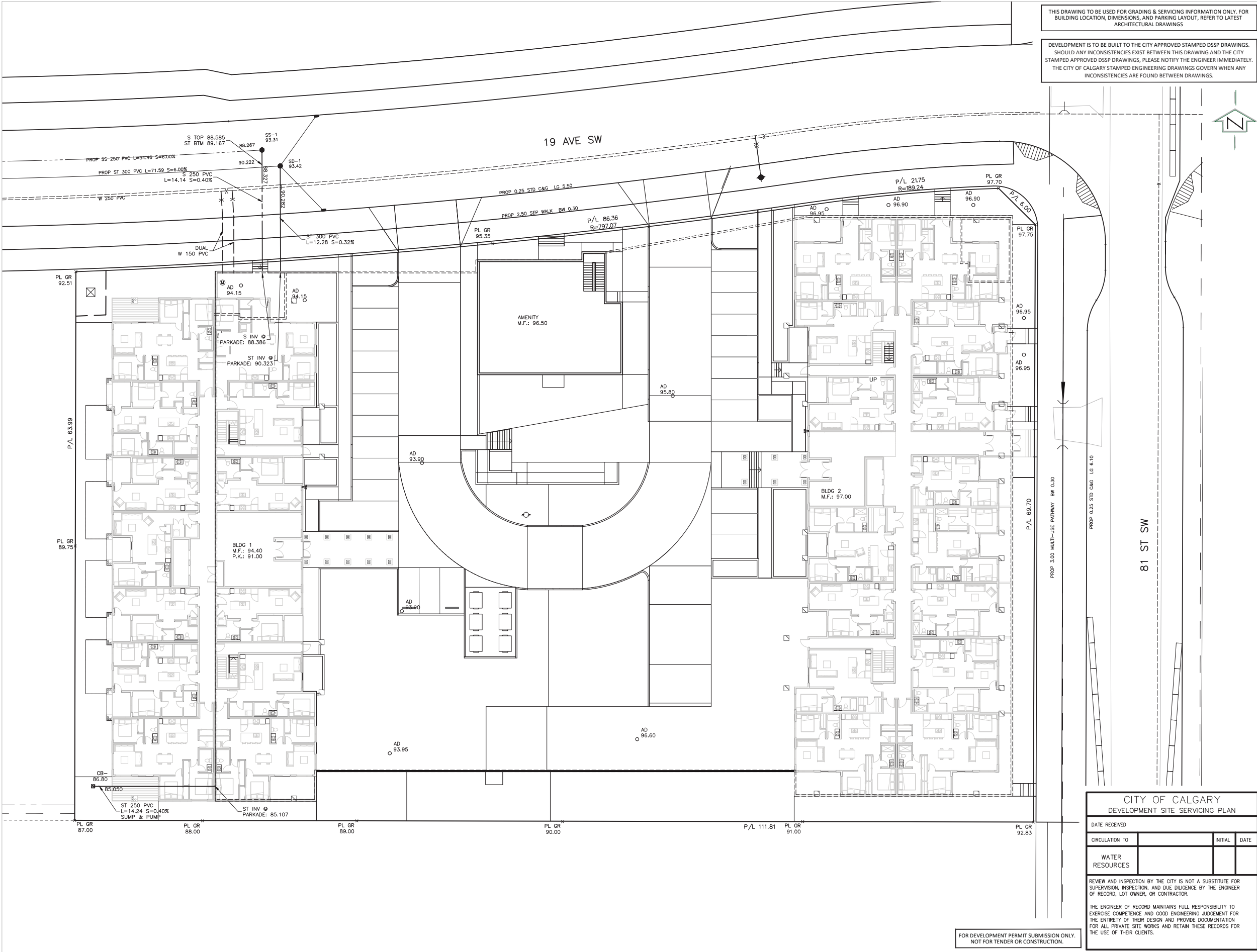
CLIENT

SPRAY GROUP

PROJECT
ASPEN ESTATES CONDO
160 UNITS
19 AVE & 81 ST SW

TITLE
SITE SERVICING PLAN

DESIGN BY: -	SCALE: 1:200	JOB NUMBER: 20-048
DRAWN BY: -	REV NO.: -	DRAWING NUMBER: SP1
CHECKED BY: -		
DATE: 15-Mar-21		



FOR DEVELOPMENT PERMIT SUBMISSION ONLY.
NOT FOR TENDER OR CONSTRUCTION.

CITY OF CALGARY DEVELOPMENT SITE SERVICING PLAN			
DATE RECEIVED			
CIRCULATION TO		INITIAL	DATE
WATER RESOURCES			
REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.			
THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.			



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NOTES
1. All elevations referenced to 1000m Geodetic Datum.

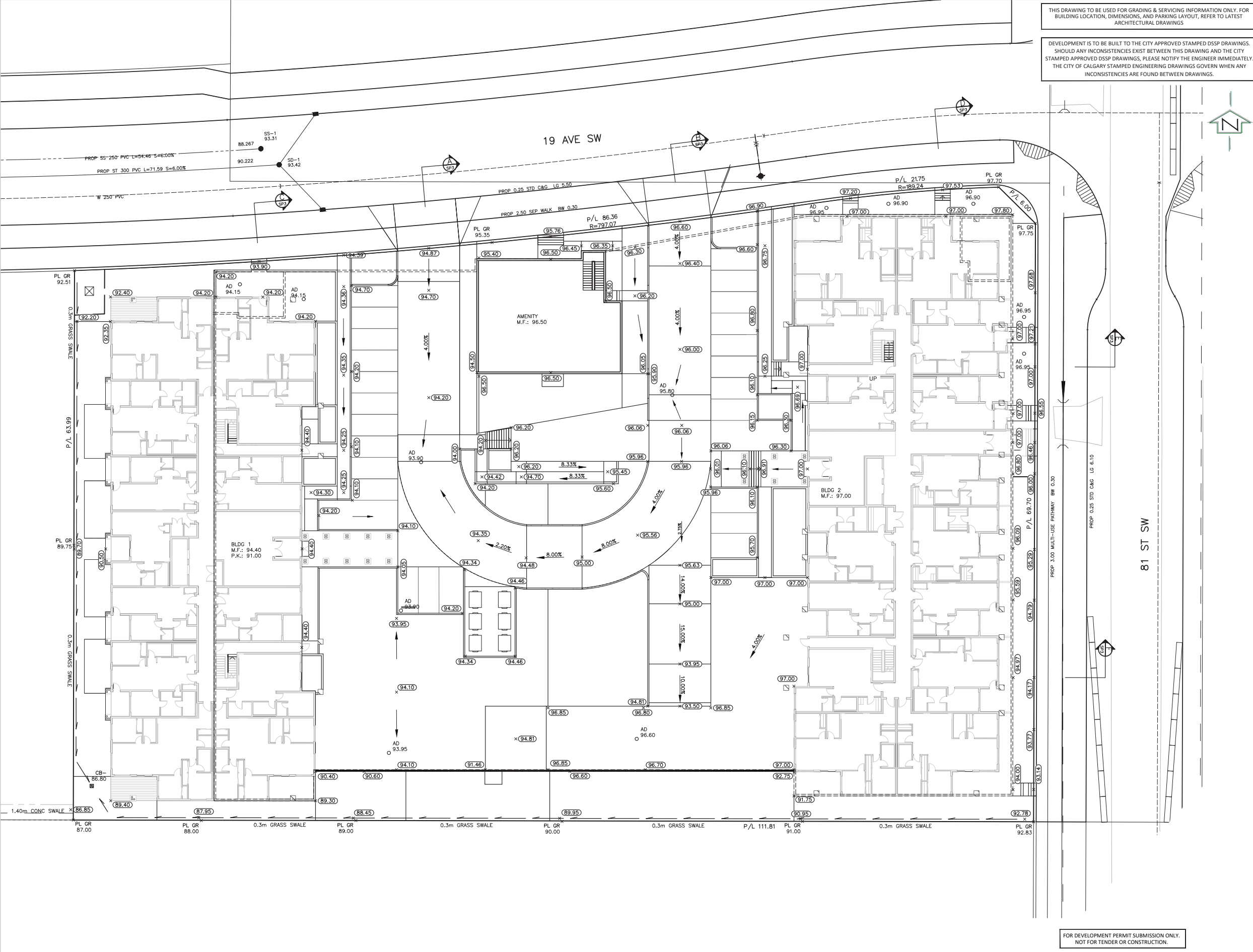
LEGEND	
	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Proposed swale
	Overland flow
	Overland escape route
	Design elevation
	Existing elevation
	Proposed road grade
	Sanitary manhole number & elevation
	CB/GT/Storm manhole number & elevation
	Traplow
	Main floor elevation
	Top of footing elevation
	Sanitary sewer invert at bldg

REVISIONS		
No.	DATE	DESCRIPTION
5		
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ISSUED FOR		
4	AS-BUILT	
3	FOR CONSTRUCTION	
2	FOR TENDER	
1	DEVELOPMENT PERMIT	
No.	DRAWING STATUS	DATE APP.

CLIENT
SPRAY GROUP
PROJECT
ASPEN ESTATES CONDO
160 UNITS
19 AVE & 81 ST SW
TITLE
SITE GRADING PLAN

DESIGN BY: -	SCALE: 1:200	JOB NUMBER: 20-048
DRAWN BY: -	REV NO.: -	DRAWING NUMBER: SP2
CHECKED BY: -		
DATE: 15-Mar-21		





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PERMIT

STAMP

NOTES

1. All elevations referenced to 1000m Geodetic Datum.

LEGEND

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Proposed swale
	Overland flow
	Overland escape route
	Design elevation
	Existing elevation
	Proposed road grade
	Sanitary manhole number & elevation
	CB/GT/Storm manhole number & elevation
	Traplow
M.F. 000.00	Main floor elevation
T.F. 000.00	Top of footing elevation
000.00	Sanitary sewer invert at bldg

REVISIONS

5.			
4.			
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No.	DATE	DESCRIPTION	BY
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ISSUED FOR

4.	AS-BUILT		
3.	FOR CONSTRUCTION		
2.	FOR TENDER		
1.	DEVELOPMENT PERMIT		
No.	DRAWING STATUS	DATE	APP.

CLIENT

SPRAY GROUP

PROJECT

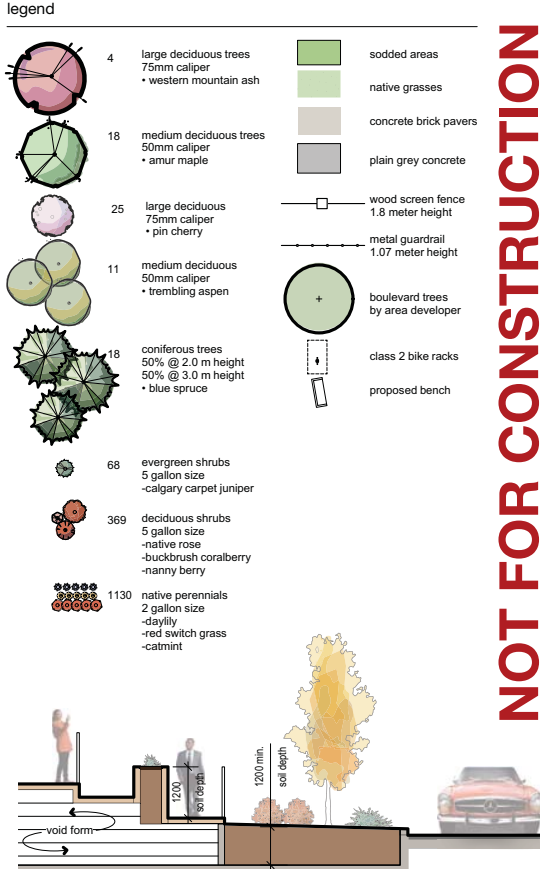
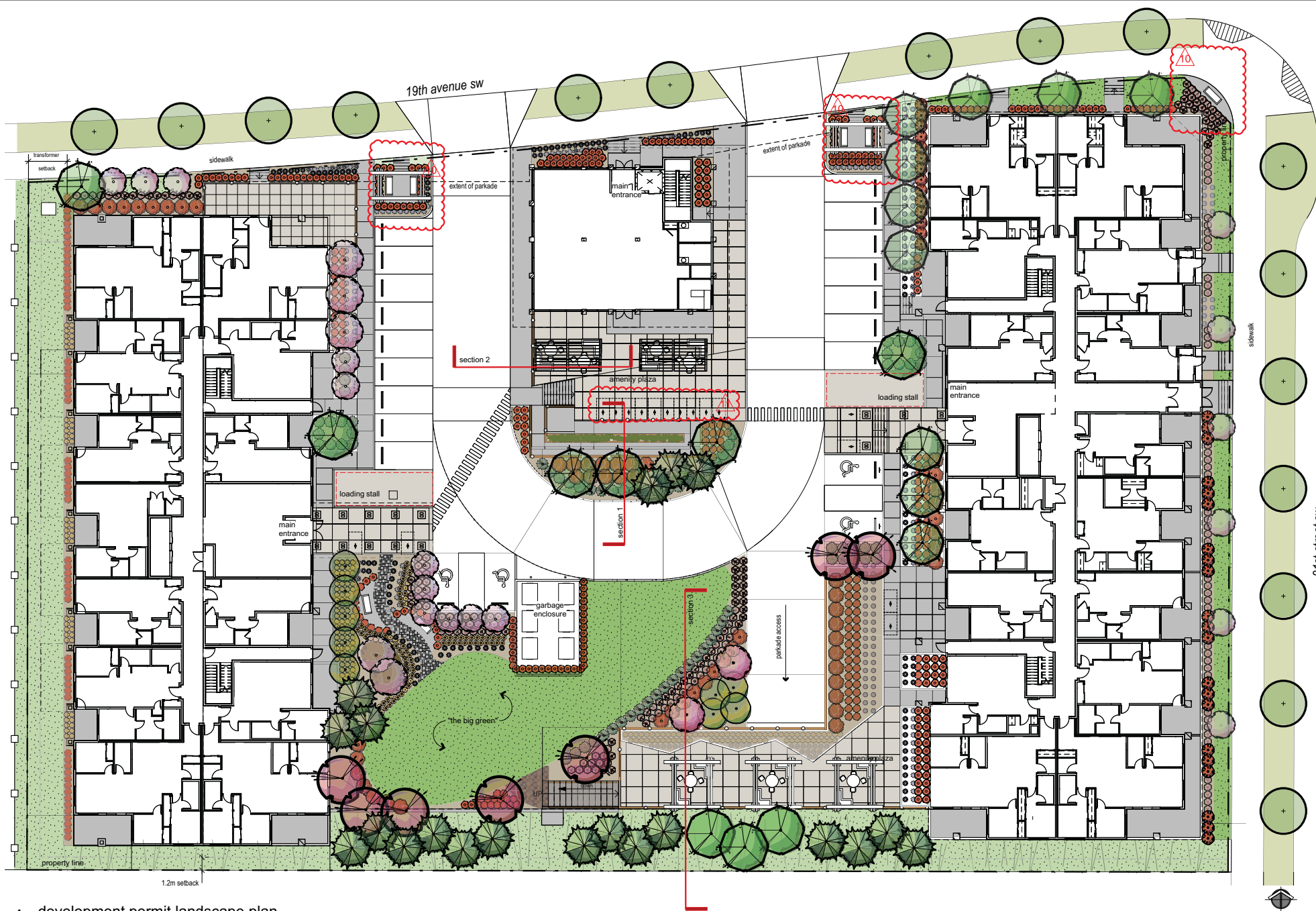
ASPEN ESTATES CONDO
160 UNITS
19 AVE & 81 ST SW

TITLE

SITE DETAILS

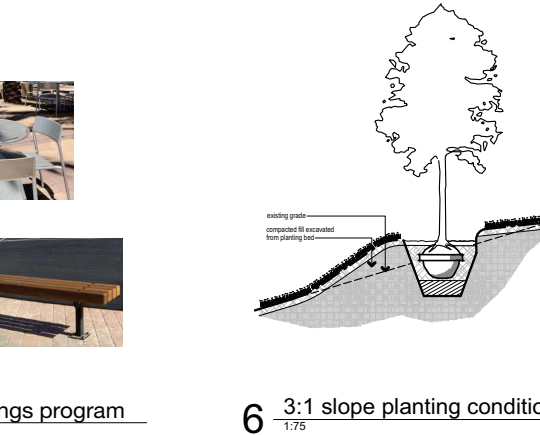
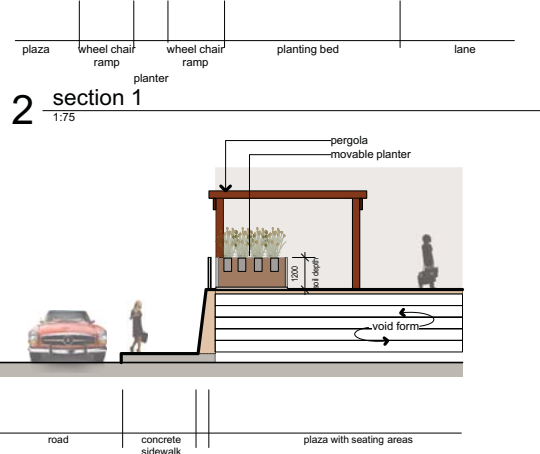
DESIGN BY: -	SCALE: AS SHOWN	JOB NUMBER: 20-048
DRAWN BY: -	REV NO.: -	DRAWING NUMBER: SP3
CHECKED BY: -		
DATE: 30-Mar-21		

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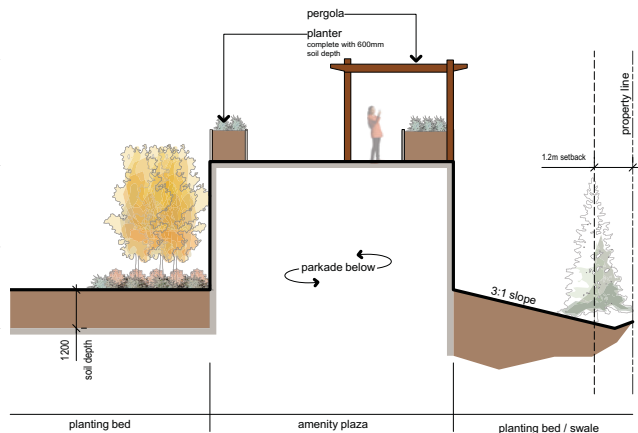
- notes
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 2. Do not scale drawings.
 3. Refer to Civil drawings for all grading information.
 4. All walkways are plain concrete unless noted otherwise.
 5. All landscape areas to be watered with an automatic underground irrigation system. Contractor to ensure irrigation meter is installed and properly operating prior to charging and running the irrigation system.
 6. All planting beds and tree wells to be mulched with bark chip mulch, to 100 mm depth. Contractor to ensure planting beds extend to drip line of outermost plant materials in planting bed.

818 studio
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e info@818studio.ca

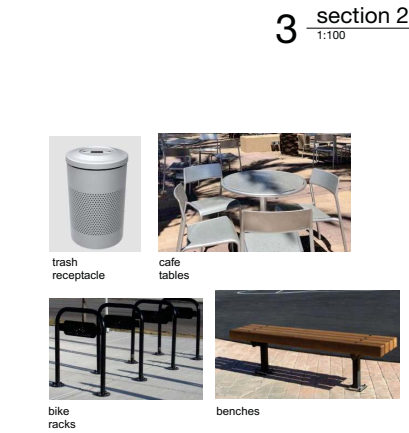


1 development permit landscape plan
1:200

land use bylaw landscape requirements		total number of trees		required	provided
City Of Calgary Zoning	M-C2	(145 m2 of provided landscape area as per option 556)		78	78
landscape area	required	provided	number of existing trees on site:	0	0
total parcel area	7,626.00 m2		number of new trees required:	78	78
landscape area required for DC 9902019 zoning (40% of parcel area)	3,050.40		low water trees required as per item 556 (30% minimum of trees provided)	23	38
item 556 low water landscaping reduction -3%			deciduous trees	required	provided
total landscape area required (34% of parcel area)	2,592.84 m2		large trees (50% min 75mm cal)	29	29
landscape provided - ground level:	3,507.00 m2		medium trees (50% min 50mm cal)	29	29
landscape are provided at grade (percentage of parcel area):	46 %		total deciduous trees	58	58
total landscape area provided	3507.00 m2		coniferous trees	required	provided
total landscape area provided (percentage of site area):	46 %		large trees (50% 3.0m ht min)	10	10
hard surfaced landscape area (maximum of 40% of provided landscape area)	1,402.80 m2	1,329.59 m2	medium trees (50% 2.0m ht min)	10	10
hard surfaced landscape area provided (percentage of landscape area provided)	38 %		total coniferous trees	20	22
sod area as per item 556 (maximum of 30% of provided landscape area)	1,052.10 m2	635.01 m2	shrubs	required	provided
		18 %	(245 m2 of required landscape area as per item 556)	156	369
			(min 600mm height and spread)		
			low water shrubs required as per item 556 (30% minimum of shrubs provided)	111	174



4 section 3
1:100



5 proposed site furnishings program

project
springbank hill
multifamily development

drawing
development permit
landscape plan

drawn
checked
date
scale
approved
project number
sheet
DPL1

Development Permit Renderings

Aerial view



North West Corner View



South East Corner View



South West Corner View



Amenity Plaza view



19 Avenue Drive Aisle View





Springbank Hill Estates is a proposal that will add to the growing community at Calgary's western edge. Located south of 17th avenue SW in between 81st street and 85th street, our project will provide 157 new homes to the area. A large retail development will be going up directly across 19th avenue from our project, which will support the added density we are proposing. To address the rather significant slope across the site, the units will be divided between two buildings that flank the eastern and western edges of the property. The western building will sit a full storey lower than its eastern counterpart, creating a stepping effect across the site. An amenity building will sit in between the two residential buildings adjacent to 19th avenue SW, serving as a gateway into the project. This building will provide indoor social and fitness amenities for the residents, as well as multi-seasonal outdoor amenity plaza's around its exterior.

Our project has street frontage along the north and east sides of the site, at 19th avenue and 81st street respectively. We will be activating this integration through landscaping and street-oriented design where possible. Public amenity plaza's line 19th avenue, creating continuity between public and private realms. Internal site connectivity has proved

challenging due to the grade change, but the approach we have taken will create intriguing public spaces. Tiered landscaping will be used to create pathways and plaza's through the spine of the site. Rock landscaping walls will echo the materiality used on the building facades and bring the aesthetics of the architecture into the site. The more egregious grade changing issues occur along the southern property line, particularly towards the southwest corner of the site. In order to create the best possible edge condition we can for our future neighbours, trees, landscape features and lighting elements will be used to soften that edge and allow for adaptability in design. Lighting will be used to enhance the architecture and landscaping elements, while also defining space. By designing with darkness in mind, this approach will also address concerns over safety, security, and comfort in and around the site.

Our project fits within the prescribed M-2 Medium Profile Direct Control District requirements. With respect to building design, we have endeavoured to create an aesthetic that will fit within the context of both our immediate and greater contexts. We have adopted a modern mountain style that is relatable to the predominant context of the area, while also serving as a nod to our western horizon. Working with the slope of the site, we have a row of units at the parkade level of the western building that function as ground floor units. These will be larger 2 & 3 bedroom units with big patios and large windows to frame western views. Stone, timber, and fibre cement siding of complementary colours make up the facade of our buildings. Spaces are designed to capture as much of this view as possible through large windows, thoughtful unit design, and desirable terraces on the top floors of both buildings. Outdoor amenity areas will also be provided on the top floor of both buildings. Adequate storage and secure bike rooms will be provided in the parkade, which will connect all three buildings together below grade. By our design decisions and materiality, we endeavour to create a sense of warmth, comfort, and community throughout the project.

springbank hill
estates

applicant planning
analysis

springbank hill estates



springbank hill estates



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Springbank Hill Estates is a proposal that will add to the growing community at Calgary's western edge. Located south of 17th avenue SW in between 81st street and 85th street, our project will provide 157 new homes to the area. A large retail development will be going up directly across 19th avenue from our project, which will support the added density we are proposing. To address the rather significant slope across the site, the units will be divided between two buildings that flank the eastern and western edges of the property. The western building will sit a full storey lower than its eastern counterpart, creating a stepping effect across the site. An amenity building will sit in between the two residential buildings adjacent to 19th avenue SW, serving as a gateway into the project. This building will provide indoor social and fitness amenities for the residents, as well as multi-seasonal outdoor amenity plaza's around its exterior.

Our project has street frontage along the north and east sides of the site, at 19th avenue and 81st street respectively. We will be activating this integration through landscaping and street-oriented design where possible. Public amenity plaza's line 19th avenue, creating continuity between public and private realms. Internal site connectivity has proved

challenging due to the grade change, but the approach we have taken will create intriguing public spaces. Tiered landscaping will be used to create pathways and plaza's through the spine of the site. Rock landscaping walls will echo the materiality used on the building facades and bring the aesthetics of the architecture into the site. The more egregious grade changing issues occur along the southern property line, particularly towards the southwest corner of the site. In order to create the best possible edge condition we can for our future neighbours, trees, landscape features and lighting elements will be used to soften that edge and allow for adaptability in design. Lighting will be used to enhance the architecture and landscaping elements, while also defining space. By designing with darkness in mind, this approach will also address concerns over safety, security, and comfort in and around the site.

Our project fits within the prescribed M-2 Medium Profile Direct Control District requirements. With respect to building design, we have endeavoured to create an aesthetic that will fit within the context of both our immediate and greater contexts. We have adopted a modern mountain style that is relatable to the predominant context of the area, while also serving as a nod to our western horizon. Working with the slope of the site, we have a row of units at the parkade level of the western building that function as ground floor units. These will be larger 2 & 3 bedroom units with big patios and large windows to frame western views. Stone, timber, and fibre cement siding of complementary colours make up the facade of our buildings. Spaces are designed to capture as much of this view as possible through large windows, thoughtful unit design, and desirable terraces on the top floors of both buildings. Outdoor amenity areas will also be provided on the top floor of both buildings. Adequate storage and secure bike rooms will be provided in the parkade, which will connect all three buildings together below grade. By our design decisions and materiality, we endeavour to create a sense of warmth, comfort, and community throughout the project.

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existing road future road bus stop

*81 street north of 19 avenue to be closed as part of road realignment

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block 30, lot 6, plan 2747 hb



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1. site from south-east corner



2. site from centre of 81 street sw



3. site from north-east corner



4. east edge along 81 street sw



5. north-west corner of site



key map

springbank hill estates
block 30, lot 6, plan 2747 hb

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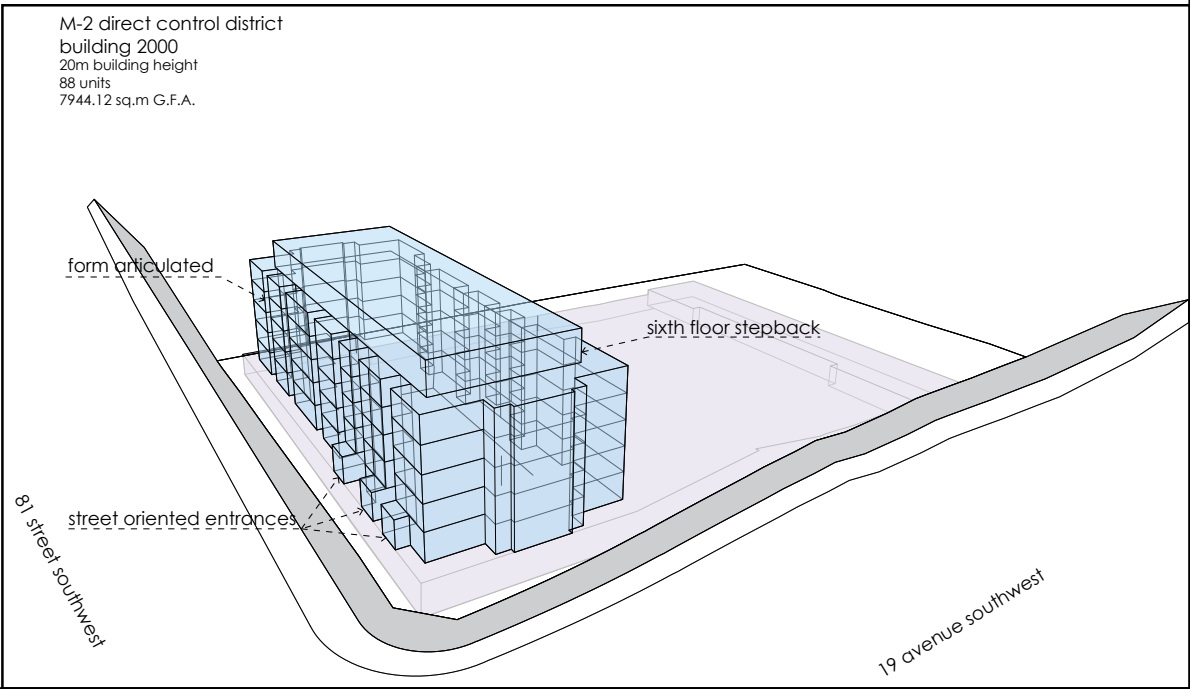
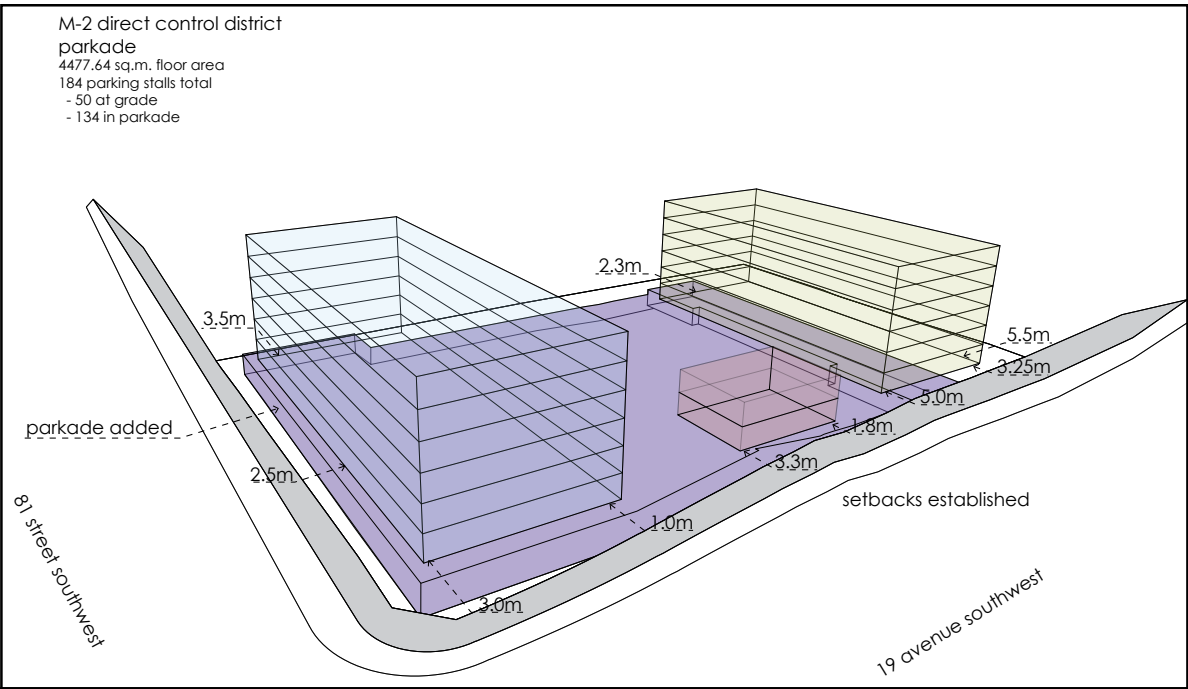
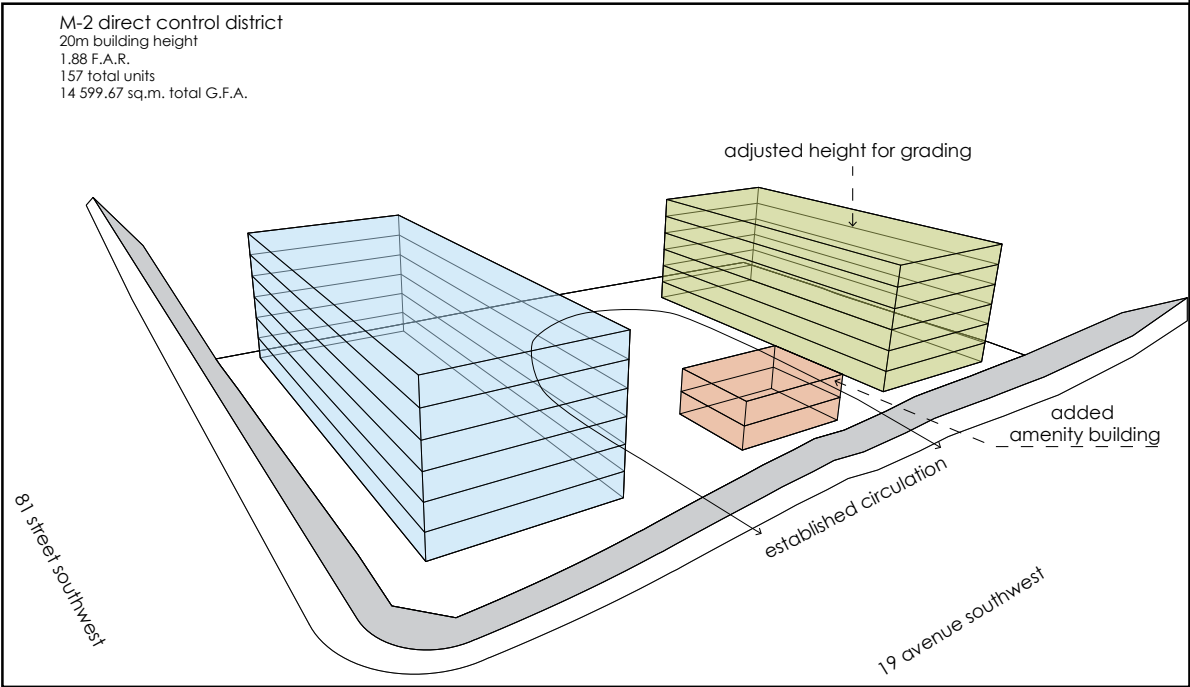
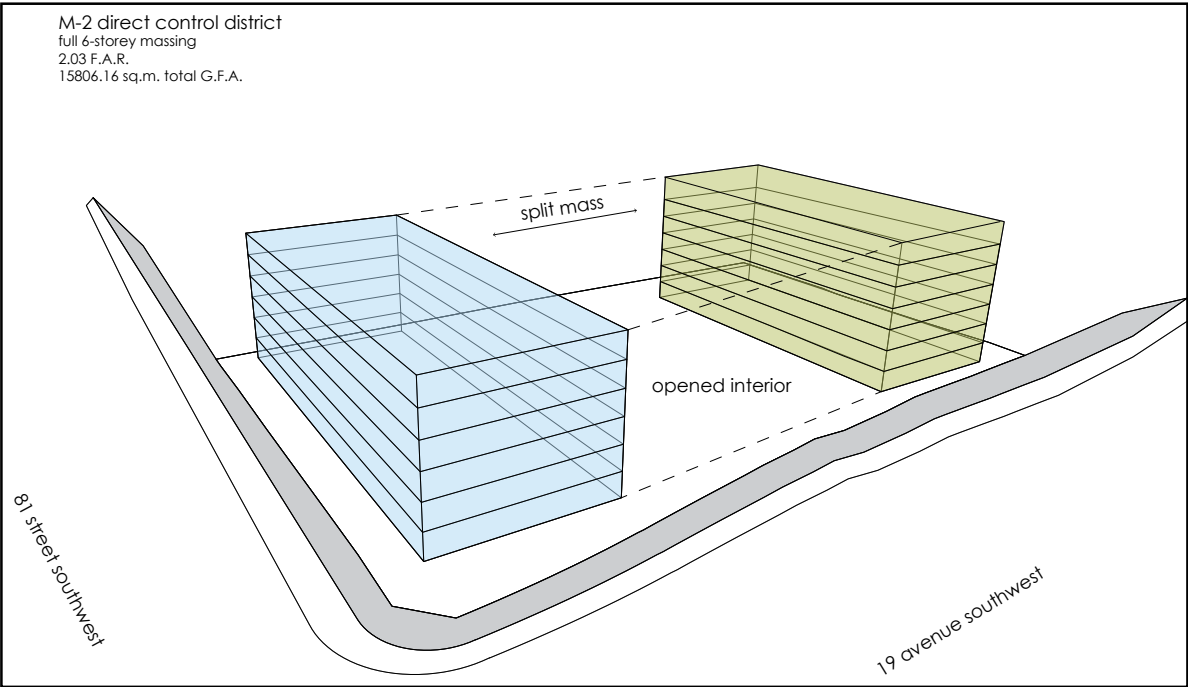
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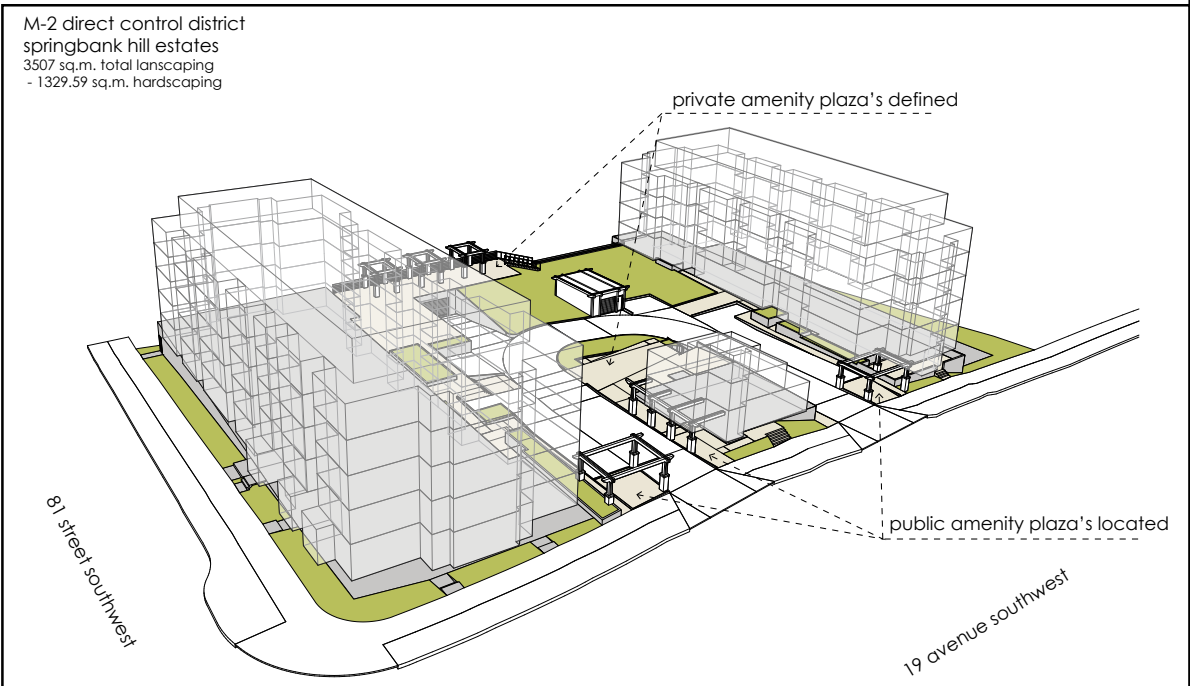
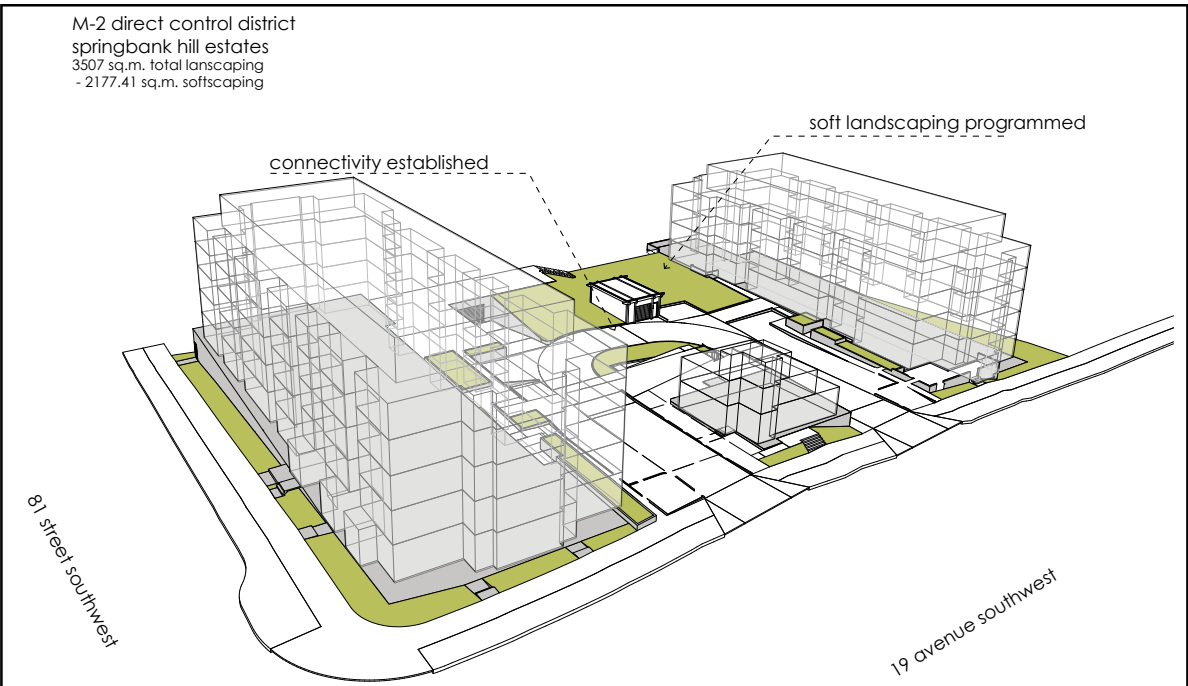
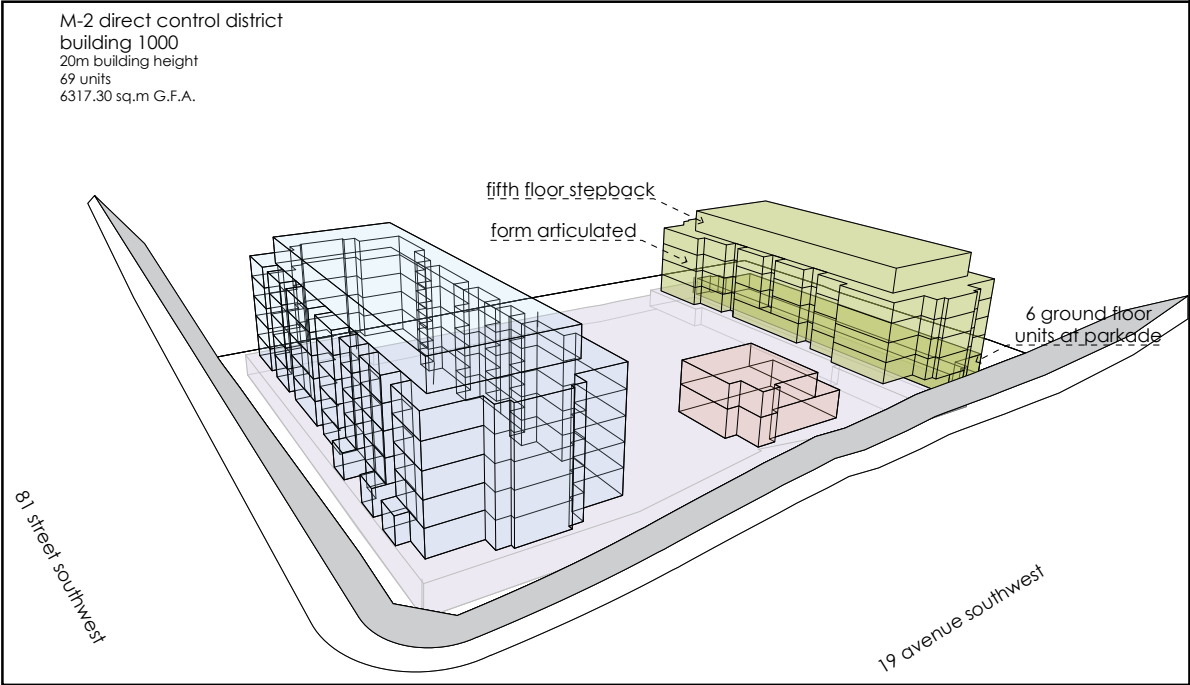
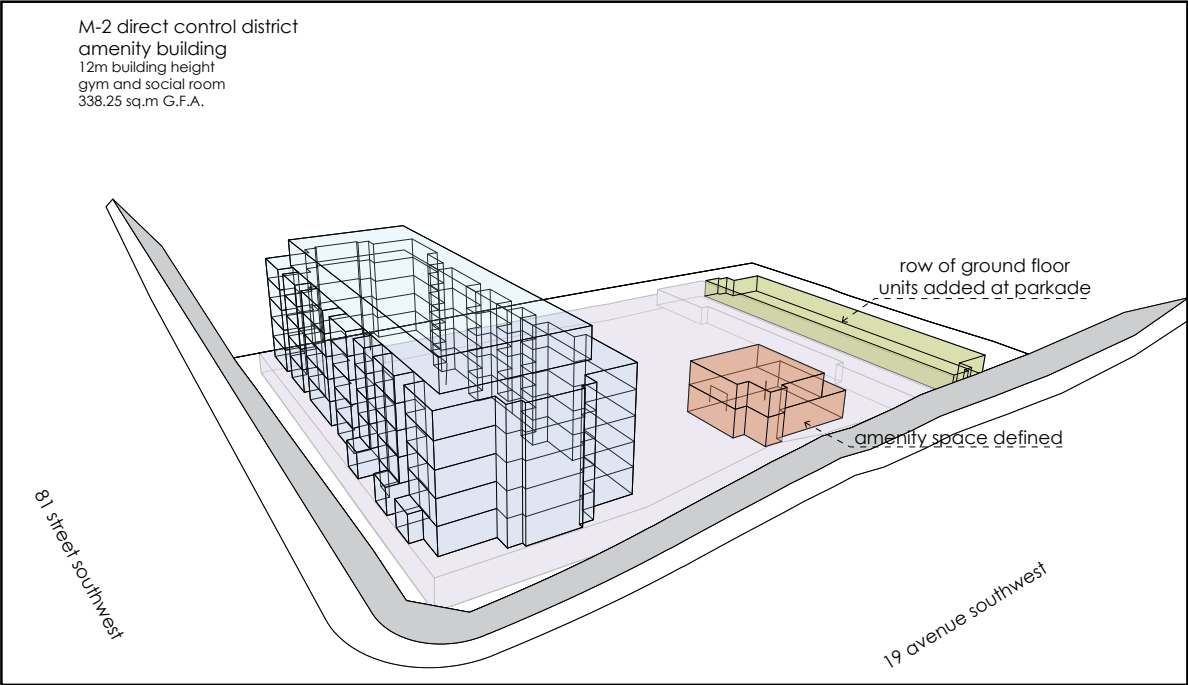


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COMMUNITY OUTREACH SUMMARY
As far as feedback we received from the Springbank Hill Community Association, our project was relatively well received. The concerns that we heard were directed almost entirely towards how our project interacts with the public realm. The Community Association felt that our proposal was too insulated from the sidewalks and wanted to see more activation along 19th avenue and 81st street respectively. Our meeting with the CA representative was very productive and it resulted in a substantial improvement to our design.

PUBLIC AMENITY SPACES ADDED
ALONG 19TH AVENUE

During the course of our meeting we discussed several strategies for how we could open up the project to engage with pedestrians in a more thoughtful way. The site itself is quite challenging to work with due to the significant grade change along our fronting streets. The grade drops well over 5 meters as you move south along 81st street, making any sort of



building connection along that property line all but impossible. We were able to squeeze in two suite entrances and one building entrance before the grade drop got too steep. The condition along 19th avenue sees a similar change in elevation, but it is much more manageable due to the longer length and more gradual drop along this property line. Along this property line we are able to provide several building & suite entrances as well as both drive aisle access points. As we moved through project design development we found that this street frontage quickly filled up with necessary elements and little space was left over for the public realm.

To provide a bit of context, our design includes two large at grade amenity plaza's filled with seating, pergolas, and landscaping elements available to be used by the residents. The decision to locate these plaza's in the interior of the site was due to the severe grading changes and the location of our drive aisles (connecting off of 19th avenue S.W.). As a result, we pushed all of our building faces and landscaping out towards the site peripheries and while we were able to provide decent at grade entrances and patios for our buildings, our public integration was admittedly lacking. Our meeting with the CA was very productive and thanks to their input we were able to put together a design strategy to better engage with the public realm. Landscaping features and planter beds were relocated away from the site edge, and parking stalls were shifted further into the interior in order to carve out meaningful public plaza's along 19th avenue. These plaza's will be treated with the same design intent as the private amenity spaces creating continuity throughout the site. A bench will be also added to the northwest corner of our site, facing the intersection where the regional pathway is planned to intersect at 19th avenue and 81st street.

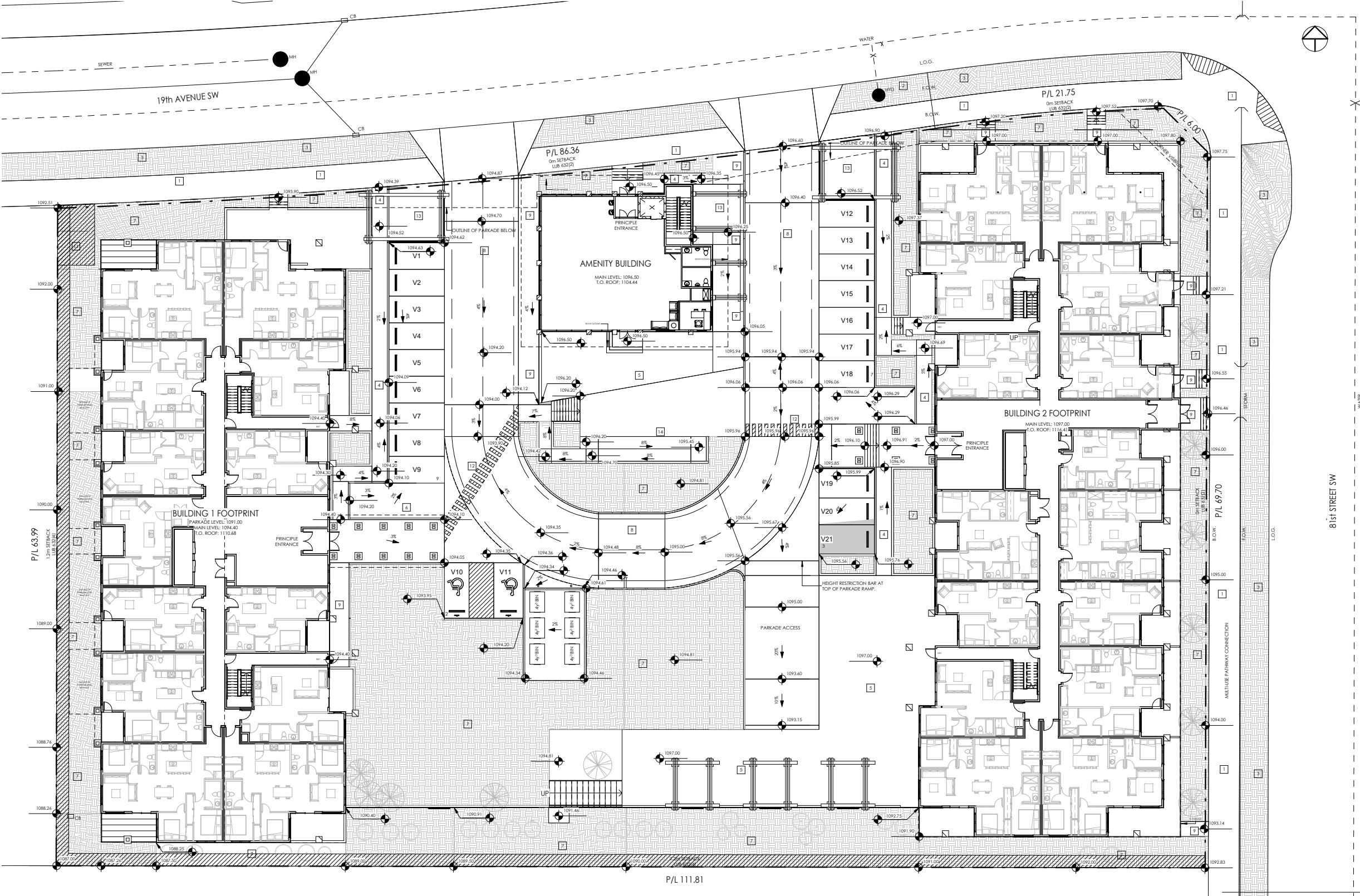
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ZONING COMPLIANCE TABLE

CITY OF CALGARY LAND USE BYLAW 1P2007		
ZONING:	CURRENT:	PROPOSED:
		M-2 - MEDIUM PROFILE DIRECT CONTROL DISTRICT
BYLAW:	PERMITTED/REQUIRED:	PROVIDED:
SETBACKS:	STREET ORIENTED 0m FROM PROPERTY LINE TO STREET MIN 1.2m FROM PROPERTY LINE SHARED WITH ANOTHER PARCEL	0m AT NORTH AND EAST PROPERTY LINE 2.2m AT SOUTH PROPERTY LINE 4.4m AT WEST PROPERTY LINE
SITE AREA:	7663.70 SQ.M., 0.7663 HA, 1.89 ACRE	
BUILDING COVERAGE:	BUILDING 1: BUILDING 2: AMENITY BUILDING:	1274.20 SQ.M. 1439.67 SQ.M. 218.60 SQ.M.
SITE COVERAGE:		38.3%
F.A.R.:	N/A (SUB M-1)	1.91

LEGEND

BYLAW	PERMITTED/REQUIRED	PROVIDED
DENSITY: CPC2019-1079 DC	MIN 40 UPH MAX 210 UPH	122 UPH
BUILDING HEIGHT: CPC2019-1079 DC	14.0m FROM GRADE AT PROPERTY LINE 20.0m FROM GRADE AT 5.0m FROM PROPERTY LINE	BUILDING 1: BUILDING 2: AMENITY BUILDING: 20.136m 20.048m 13.025m
PARKING:	1.25 RESIDENT STALLS PER UNIT > 60.0 SQ.M. 1.0 RESIDENT STALLS PER UNIT < 60.0 SQ.M. 10% REDUCTION ON RESIDENT STALLS (157 x 0.15 = 24) 0.15 VISITOR STALLS PER UNIT 5.8 F. STALLS (NBC2019 AB EDITION 3.8.2.5.(2)) (4 FIB FIRST 100 +1)	RESIDENT: 162 VISITOR: 24 TOTAL: 186 BARRIER FREE: 6
LOADING STALL:	1.0	2.0
BICYCLE PARKING:	0.5 CLASS 1 STALLS PER UNIT 0.1 CLASS 2 STALLS PER UNIT	CLASS 1: 112 CLASS 2: 16

1 PROPOSED CITY OF CALGARY SIDEWALK
2 PROPOSED HYDRANT
3 CITY BOULEVARD
4 BARRIER FREE PATH OF TRAVEL - CONCRETE BROOM FINISH
5 MULTI-SEASON SUPPORTIVE OUTDOOR PLAZA AREA
6 PROPOSED LOADING STALL - MIN 9.2m x 3.1m
7 PROPOSED LANDSCAPING
8 ASPHALT DRIVE AISLE*
9 CONCRETE BROOM FINISH
10 CONCRETE BRICK PAVERS FINISH
11 PROPOSED TRANSFORMER LOCATION - MIN 5.8m x 3.6m CLEAR
12 PEDESTRIAN CROSSING - 1.2m WIDTH
13 PUBLIC AMENITY SPACE
14 BIKE RACKS - CLASS 2

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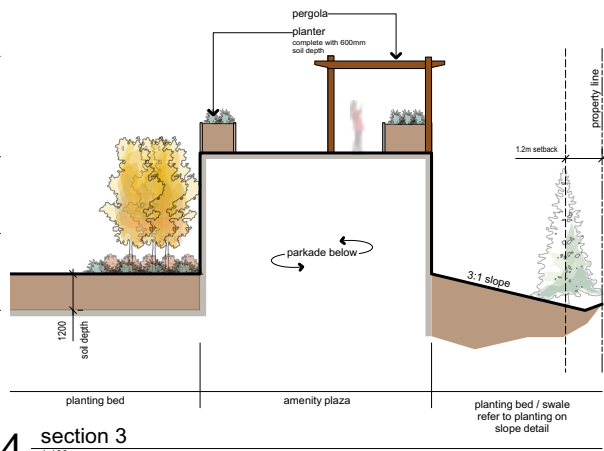
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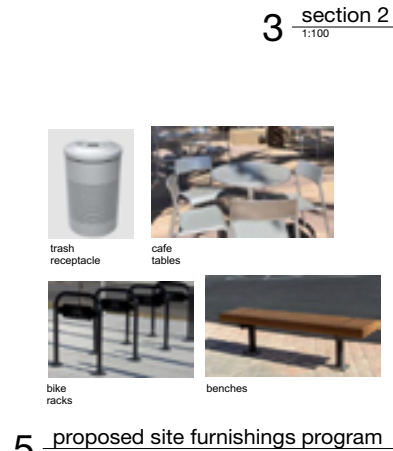


1 development permit landscape plan
1:200

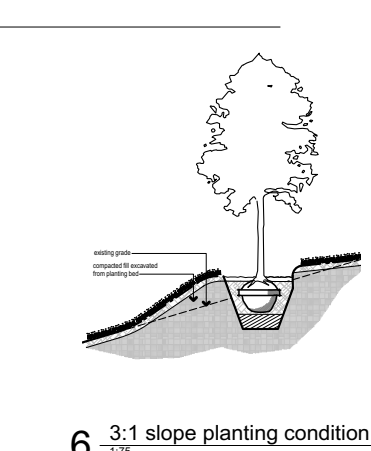
land use bylaw landscape requirements			
City Of Calgary Zoning	M-C2		
landscape area	required	provided	
total parcel area	7,626.00 m ²		
landscape area required for DC 8802019 zoning (40% of parcel area)	3,050.40		
Item 556 low water landscaping reduction -3%			
total landscape area required (34% of parcel area)	2,592.84 m ²		
landscape provided - ground level:	3,507.00 m ²		
landscape are provided at grade (percentage of parcel area):	46 %		
total landscape area provided	3507.00 m ²		
total landscape area provided (percentage of site area):	46 %		
hard surfaced landscape area (maximum of 40% of provided landscape area)	1,402.80 m ²	1,329.59 m ²	
hard surfaced landscape area provided (percentage of landscape area provided)		38 %	
soil area as per item 556 (maximum of 30% of provided landscape area)	1,052.10 m ²	635.01 m ²	
		18 %	
total number of trees	required	provided	
(1445 m ² of provided landscape area as per option 556)	78	78	
number of existing trees on site:	0	0	
number of new trees required:	78	78	
low water trees required as per item 556 (30% minimum of trees provided)	23	38	
deciduous trees	required	provided	
large trees (50% min 75mm cal)	29	29	
medium trees(50% min 50mm cal)	29	29	
total deciduous trees	58	58	
coniferous trees	required	provided	
large trees (50% 3.0m ht min)	10	10	
medium trees (50% 2.0m ht min)	10	10	
total coniferous trees	20	22	
shrubs	required	provided	
(2145 m ² of required landscape area as per item 556) (min 600mm height and spread)	156	369	
low water shrubs required as per item 556 (30% minimum of shrubs provided)	111	174	



4 section 3
1:100



5 proposed site furnishings program



6 3:1 slope planting condition
1:75

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southern landscaping

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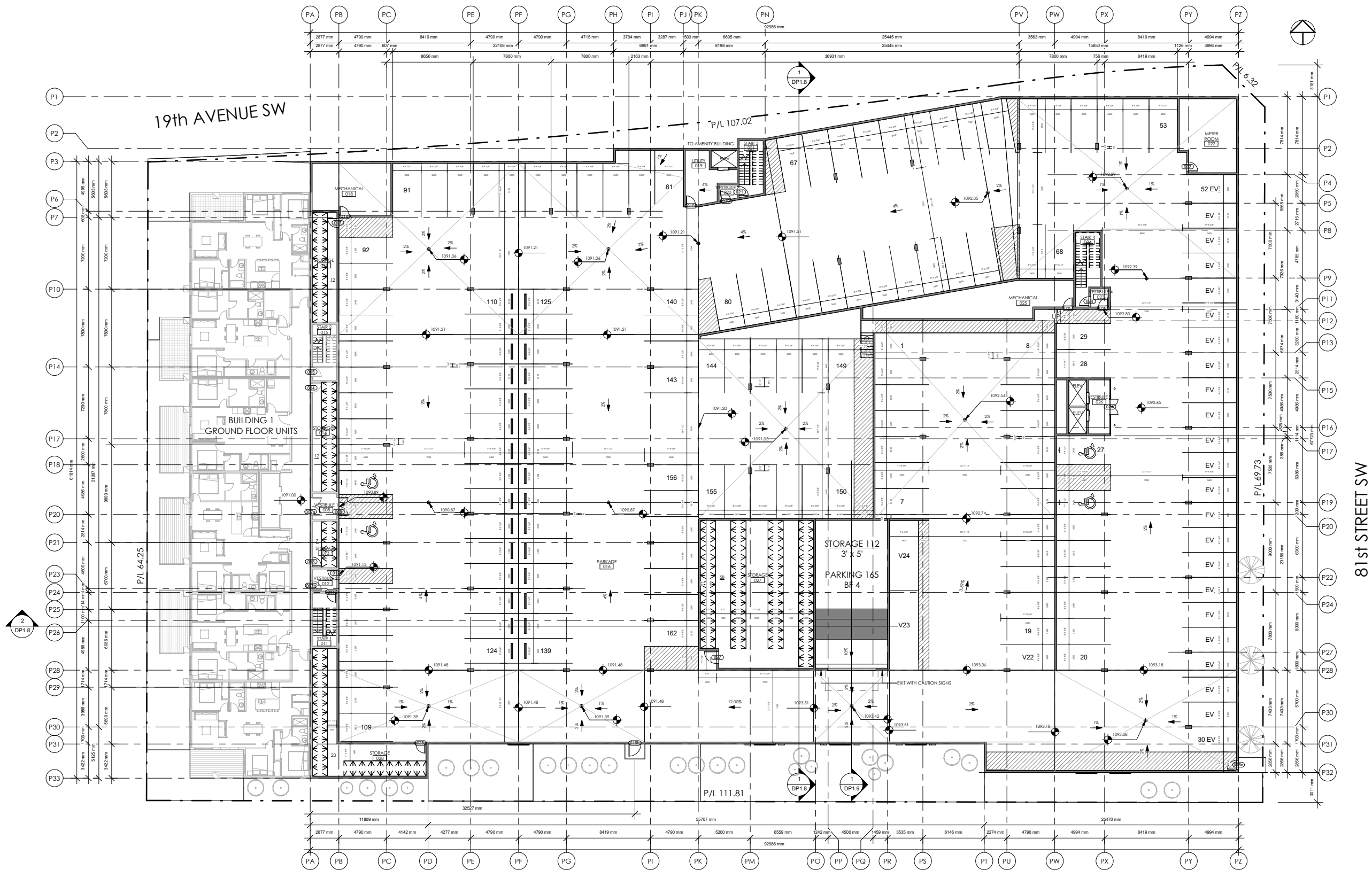
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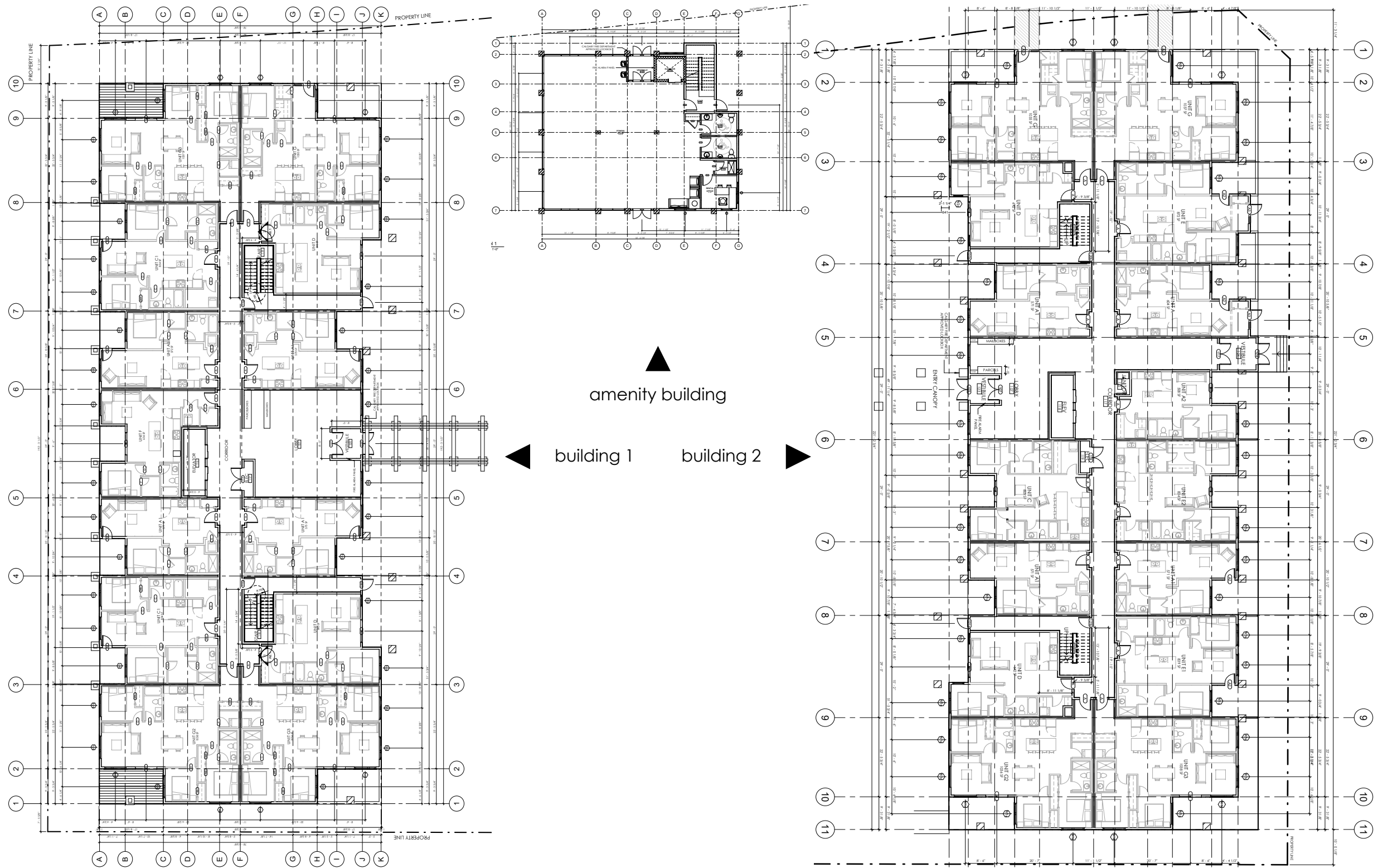
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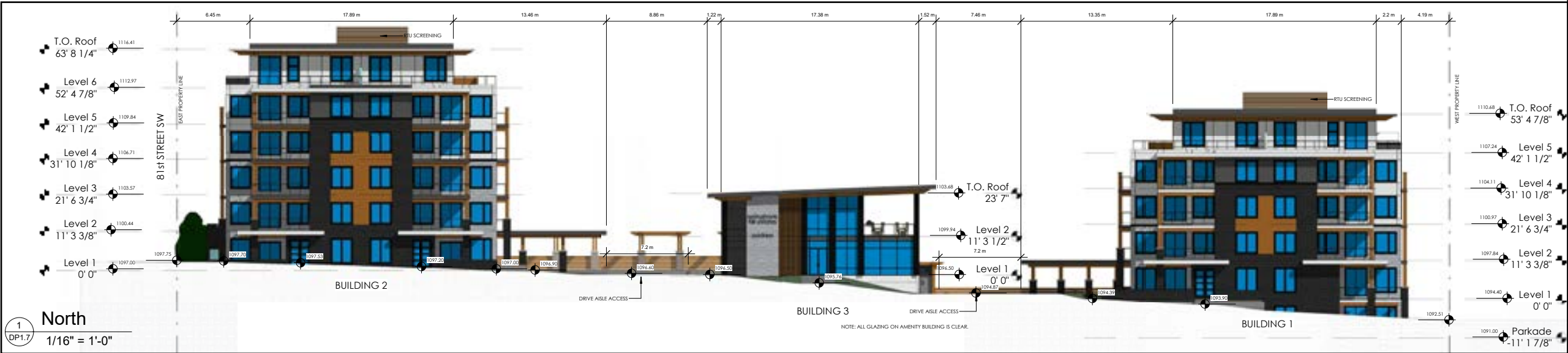
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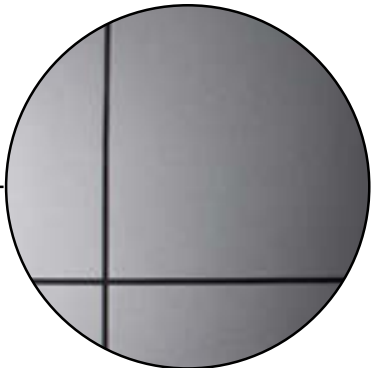


south-east building elevation



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fibre cement panel - white & grey



fibre cement siding - wood grain



rundle stone - dark grey



rundle stone - grey

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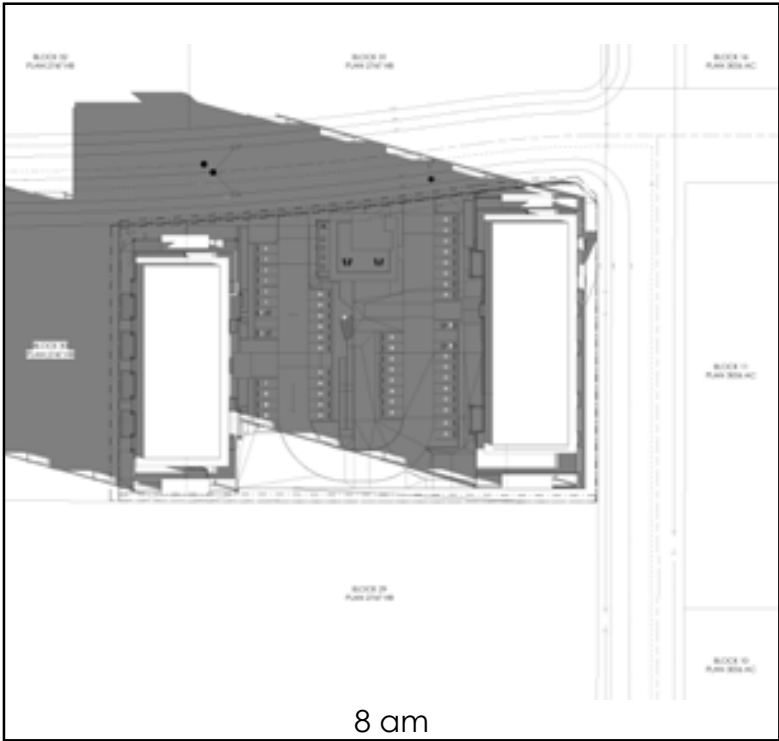
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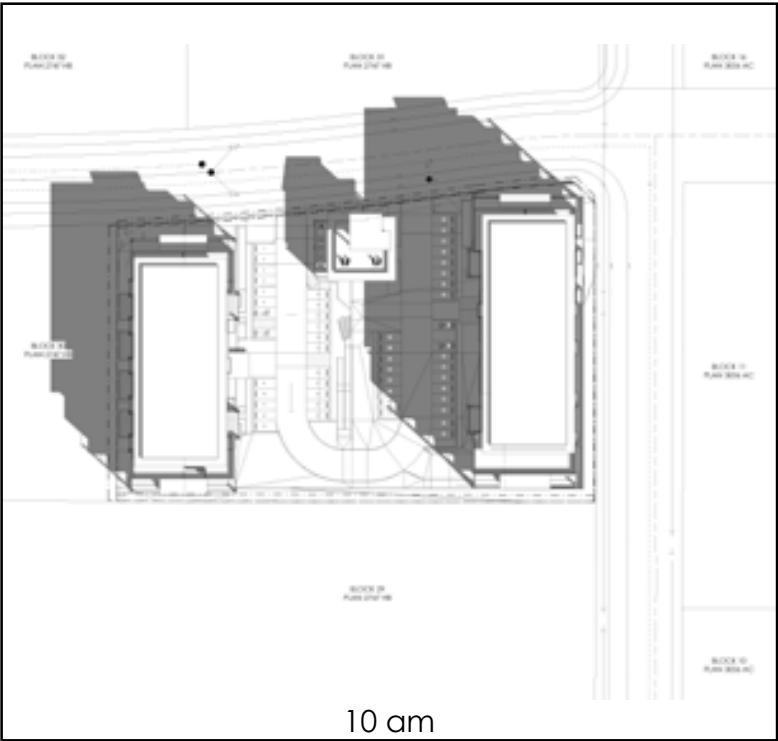
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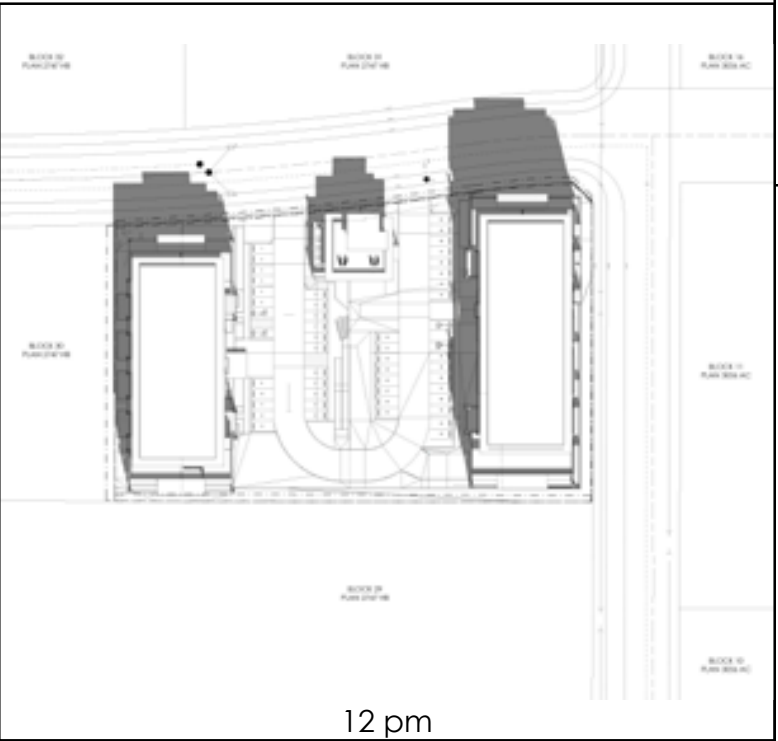
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8 am

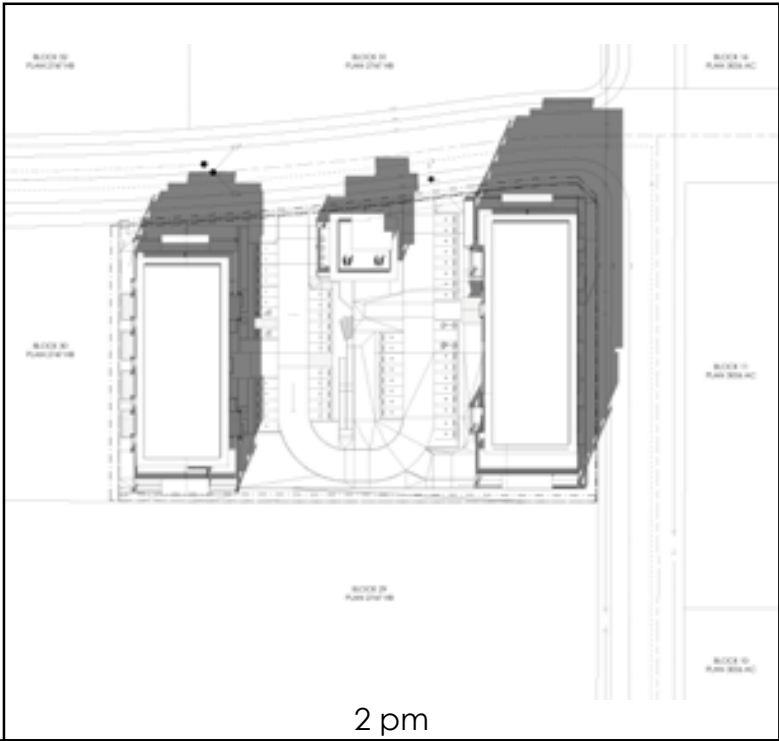


10 am

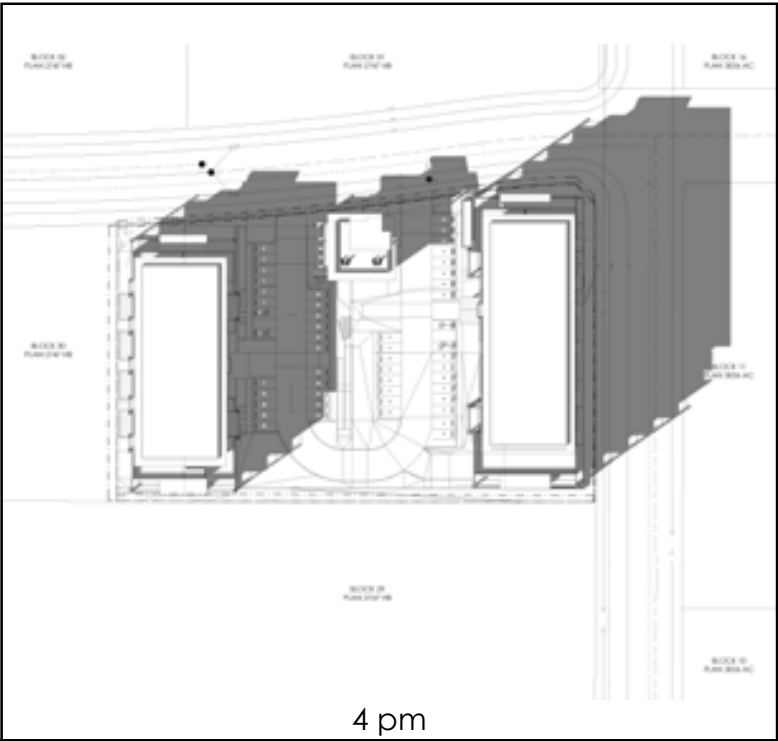


12 pm

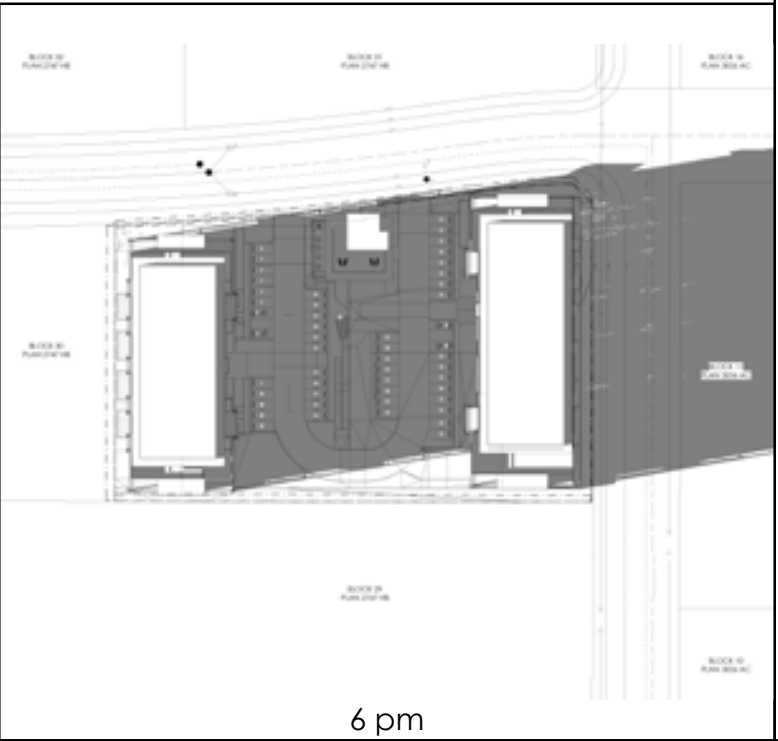
spring & fall equinox



2 pm



4 pm



6 pm

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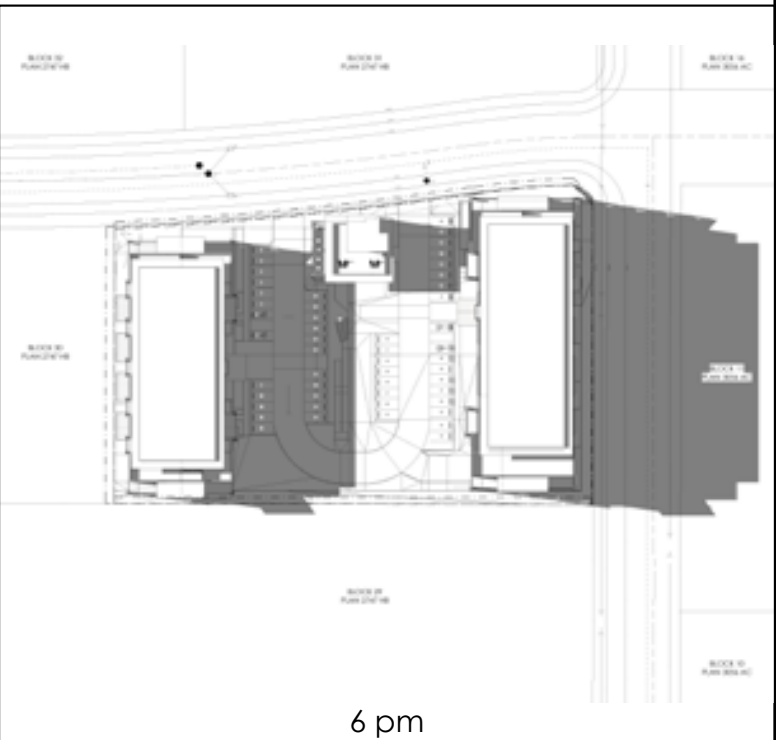
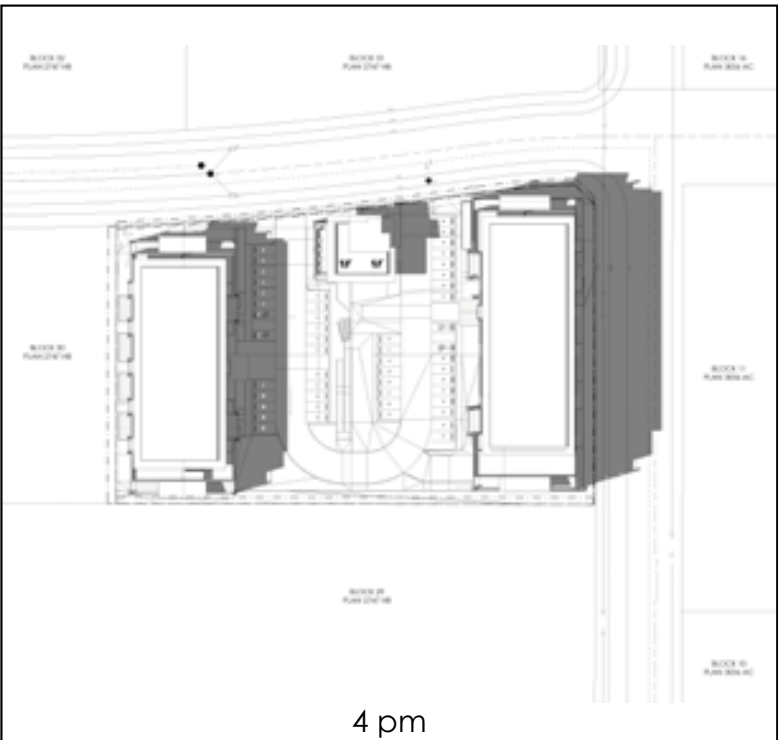
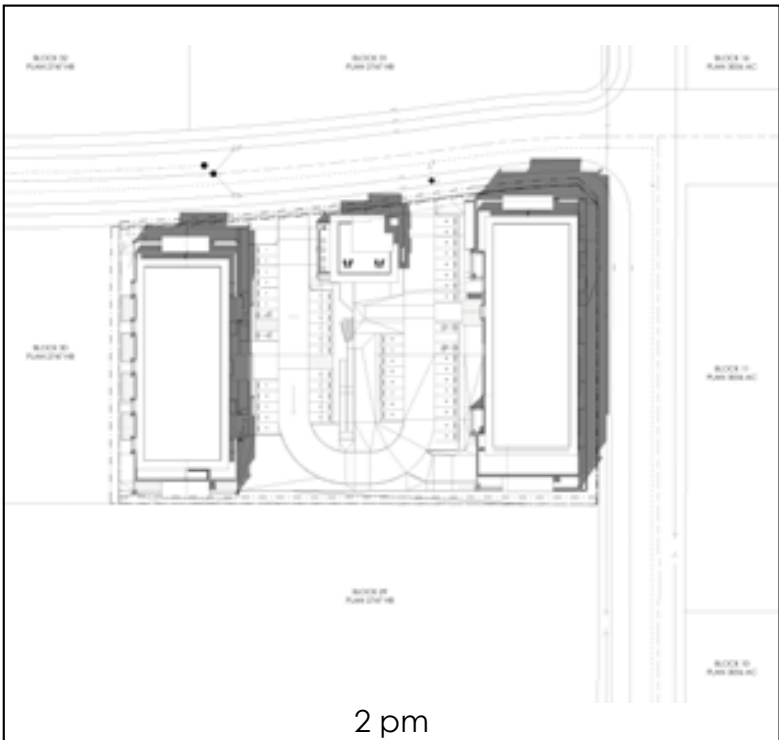
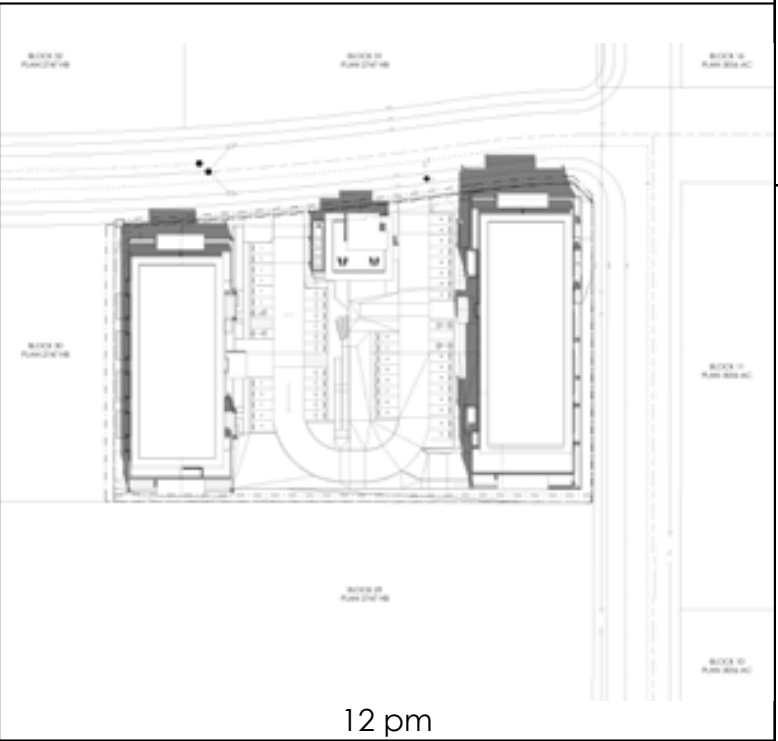
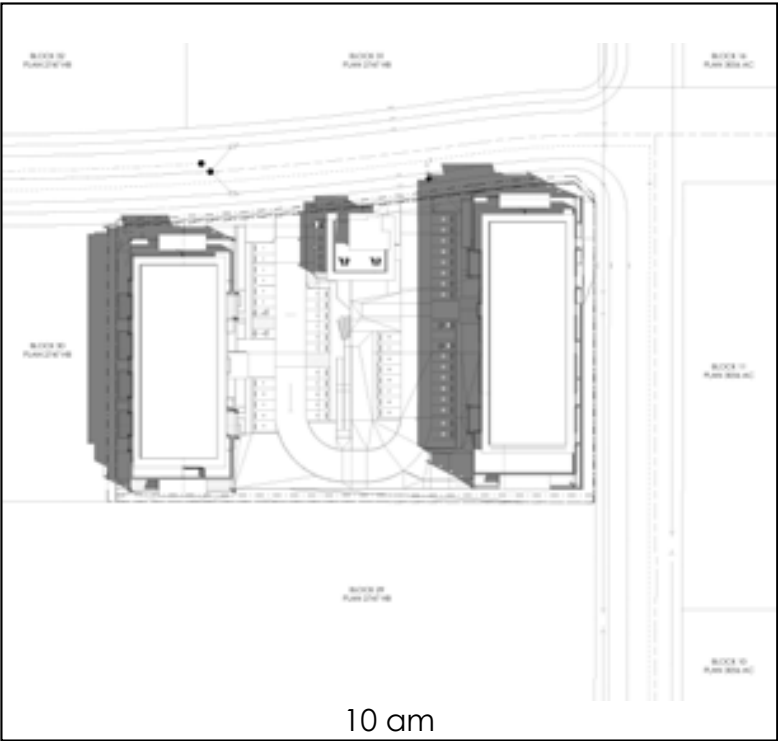
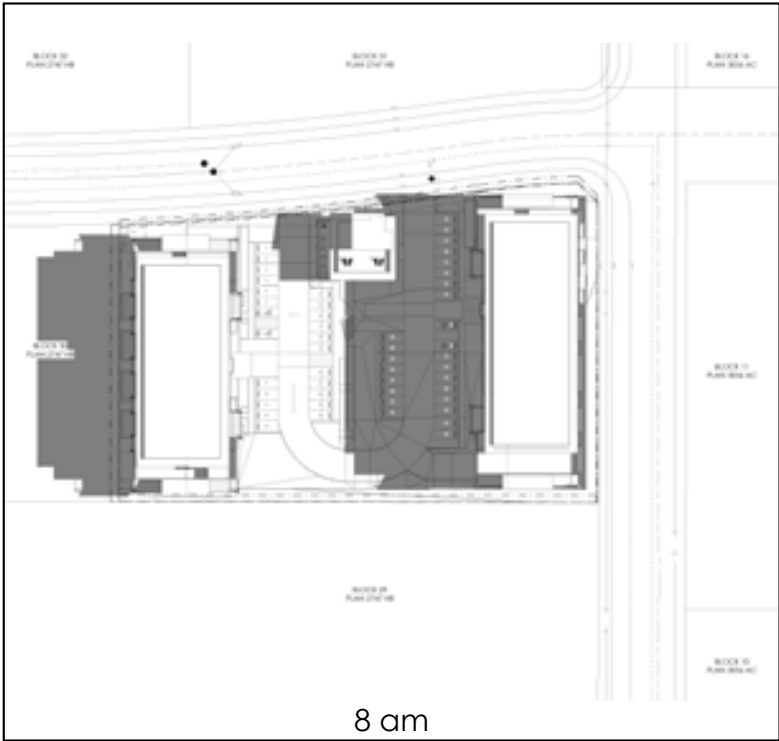
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Urban Design Review Panel Comments

Date	July 22, 2020	
Time	1:00	
Panel Members	Present Chris Hardwicke (Co-Chair) Gary Mundy Beverly Sandalack Ryan Agrey Michael Sydenham Noorullah Hussain Zada	Distribution Chad Russill (Chair) Terry Klassen Ben Bailey Colin Friesen Glen Pardoe Jeff Lyness Jack Vanstone
Advisor	David Down, Chief Urban Designer	
Application number	PE2020-00230	
Municipal address	2027 81 St SW	
Community	Springbank Hill	
Project description	2 multi-residential buildings	
Review	first	
File Manager	Joseph Yun	
City Wide Urban Design	Dawn Clarke	
Applicant	Casola Koppe	

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

Summary

The site has definite challenges given the extreme slope. While a different development configuration, such as a single, larger building may have presented a greater urban design outcome, it is acknowledged by the panel that multiple concepts had been considered between the applicant and the City, and were deemed to be not feasible. The concept presented has shown methods and design choices to best optimize the built form chosen, however the overall configuration does leave some challenges, as it results in a very car-oriented design that struggles to actively meet 19th Avenue SW, a defined livable street in the ASP.

Given the need to maintain the built form presented, perhaps some adjustments to the number of surface parking stalls should be explored, to allow the expansion of the interior amenity space to create a larger, more functional greenspace/amenity for the residents. Stronger pedestrian and cyclist links should be included in the site plan, as the proximity to the neighbourhood activity center will mean many of the residents will look to walk to and from the main entrances, and as shown there is no direct connection from 19th Avenue to the main doors.

Applicant Response

(2020-09-21) Following our meeting with UDRP we made a number of changes to our site design. We expanded our parkade as much as possible in order to provide all resident parking below grade, thereby freeing up more of the surface to be filled with landscaping and amenity space. Street oriented connections are made where the grade allows for along both 19th avenue and 81st street. Amenity space is also provided on the top floors of both buildings in order to best capture the desirable western views. We thank you for the time spent reviewing our project, please see below for expanded commentary responses.

Urban Design Element	
Creativity <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none"> Overall project approach as it relates to original ideas or innovation 	
UDRP Commentary	<p>The sloped nature of the site does present challenges, and the lining of the parkade with units on the western edge is a clever way to activate what would otherwise be a blank wall. However, greater effort or creativity could be used in the overall site layout to perhaps adapt to the slope in a different manner, and create a stronger presence along 19th Avenue.</p> <p>A bit more variety in the architecture between the two main buildings should be explored. Maintain a similar theme, but see if a variation between the two can be created, to provide more visual interest.</p>
Applicant Response	<p>Direct connection to 19th avenue has been provided where possible. Amenity building on 19th avenue has been designed to serve as the front entrance to the site. More walkways connecting buildings to 19th avenue have been added</p> <p>Variation in materiality between the two buildings is being explored in order to create a more compelling visual.</p>
Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i> <ul style="list-style-type: none"> Massing relationship to context, distribution on site, and orientation to street edges Shade impact on public realm and adjacent sites 	
UDRP Commentary	<p>While the site grading does present challenges, the form of the buildings does not respond very strongly to the surrounding streets. As well, the nature of the parkade being built into the slope will present the appearance of a 7 storey building close to the south and west property lines. While technically still within the policy and bylaw limits, this will appear to be quite a bit taller than the adjacent future development.</p>
Applicant Response	<p>Direct connections from buildings and individual units has been provided on both 19th avenue and 81st street where possible. An entrance has also been added to the parkade along 81st street to allow direct connection to the bike room.</p> <p>Parkade wall along the south property line has been pulled back between 3m and 5.7m to allow for a more significant buffer to be created between us and our future neighbours. Significant planting will be used along this edge to provide more of a separation.</p>
Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i> <ul style="list-style-type: none"> Massing contribution to public realm at grade 	
UDRP Commentary	<p>The built form presents some large walls adjacent to the south property line, and the appearance of a 7 storey building for both the south and western edges, which will interact with adjacent developments. Attempts to screen the parkade wall with landscaping are acknowledged, but the addition of fenestrations into the wall should be explored, and including setbacks along the southern edge to minimize this imposing nature.</p> <p>Confirm the required limiting distances and setbacks, as there is some concern that the amount of glazing shown on the west face of building 1 may not be achievable given the proximity to the property line.</p>
Applicant Response	<p>We are providing a setback of 3m between buildings 1 and 2 and our south property line, and a setback of 5.7m between the main parkade wall and the south PL. Fenestrations into the parkade along the south wall are being explored.</p> <p>We are providing a setback of 4.4m along the west property line and limiting distance won't be an issue here.</p>
Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i> <ul style="list-style-type: none"> Parking entrances and at-grade parking areas are concealed Weather protection at entrances and solar exposure for outdoor public areas Winter city response 	
UDRP Commentary	<p>Placing the majority of the parking underground is commendable, however there is still a substantial amount of surface parking that will be prominent on the site. The public realm along 19th Avenue appears to be quite strong with numerous boulevard trees and the separate sidewalk, however more landscaping/trees should be considered for 81st Street as the placement of the shown deciduous trees are located far from the sidewalk, and may not enhance the public realm on that side.</p>
Applicant Response	<p>Parkade has been expanded to allow for all resident parking to be provided below grade. Surface parking as been reduced as much as possible.</p> <p>Trees and shrubs line the eastern edge of our property line along 81st street.</p>

Connectivity Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks. <ul style="list-style-type: none"> • Pedestrian first design, walkability, pathways through site • Connections to LRT stations, regional pathways and cycle paths • Pedestrian pathway materials extend across driveways and lanes 	
UDRP Commentary	The direct connections for the units where possible on 81 st street is acknowledged. More direct pedestrian connections for the main site should be incorporated, as currently the only way for pedestrians to access 19 th Avenue from the buildings main entrances is to cross the central parking drive aisles. Consider placing a pathway or pedestrian connection along the western edge of the property, to allow direct access for the parkade flanking units.
Applicant Response	Direct connections from both building entrances to 19 th avenue are provided. Direct connection has also been added from the parkade to 81 st street.
Animation Incorporate active uses; pay attention to details; add colour, wit and fun <ul style="list-style-type: none"> • Building form contributes to an active pedestrian realm • Residential units provided at-grade • Elevations are interesting and enhance the streetscape 	
UDRP Commentary	The chosen form makes an active pedestrian realm difficult. The floor plans should configure the northern end units to provide activation of 19 th Avenue. The interior amenity space is very constrained by the amount of parking adjacent to it. Explore removing some of the parking to create a more usable area that would likely be better animated and enjoyed by the residents.
Applicant Response	North facing units have been redesigned to allow for a direct connection to 19 th avenue. Exterior amenity space around the amenity building has been significantly expanded with the removal of street parking. A second exterior amenity space along the south property line has been added above the parkade, as well as an expanded green space to the west of it.
Accessibility Ensure clear and simple access for all types of users <ul style="list-style-type: none"> • Barrier free design • Entry definition, legibility, and natural wayfinding 	
UDRP Commentary	The chosen form does create a very accessible design, by minimizing grade differences and necessary ramps.
Applicant Response	Thank you.
Diversity Promote designs accommodating a broad range of users and uses <ul style="list-style-type: none"> • Retail street variety, at-grade areas, transparency into spaces • Corner treatments and project porosity 	
UDRP Commentary	The inclusion of some 3 bedroom units is a positive. Without being able to evaluate all of the floor plans (only main floor provided), the panel encourages designs that will allow work-from-home spaces. And, while there is a substantial amount of commercial development planned to the north, perhaps the inclusion of some form of retail would help to animate 19 th Avenue.
Applicant Response	Unit averages for 1 bed, 2 bed, and 3 bed units are 647 sq.ft., 935 sq.ft., and 1144 sq.ft., respectively and allow for adaptability for work-from-home spaces. The development directly across 19 th avenue from our site will be adding over 120,000 sq.ft. of retail & commercial space. Taking dwelling units away from our site to add even more work space seems like a poor design choice.
Flexibility Develop planning and building concepts which allow adaptation to future uses, new technologies <ul style="list-style-type: none"> • Project approach relating to market and/or context changes 	
UDRP Commentary	The site layout makes public access to any future adaptive reuse difficult. Only 3 units have direct access to a public street, so if a future live-work situation was desired, it would be very challenging for that use to present a public presence.
Applicant Response	The purpose of our proposal is to increase the options available for density in the area and attract more residents to the western edge of the city. Directly across 19 th avenue from our site is a development which will provide 120 000+ sq.ft. of commercial and retail space, creating opportunities for work, play, and lifestyle for our future residents. Should work-from-home become a more permanent reality in the future, the size and layouts of the units we are proposing will allow for adaptability in order to enable this.

Safety <i>Achieve a sense of comfort and create places that provide security at all times</i> <ul style="list-style-type: none"> • Safety and security • Night time design 	
UDRP Commentary	No obvious dead spaces are presented on site, and there are multiple units overlooking all areas. One potential concern that may develop would be the narrow space along the western property edge, depending on what is developed on the adjacent property. Consider creating a more accessible greenspace to be shared between this development and the adjacent parcel, to create a more activated and welcoming area, rather than a potential deadspace.
Applicant Response	Our setback along the west property line is 4.4m, and when coupled with whatever future development goes in on the otherside this space should be at least 5.6m. We also have decks for the parkade units in the setback area along this property line which will provide some activity.
Orientation <i>Provide clear and consistent directional clues for urban navigation</i> <ul style="list-style-type: none"> • Enhance natural views and vistas 	
UDRP Commentary	<p>The site has access to large, high value views to the south and west. The current orientation of the buildings will provide access to these views for some of the units, but not all, especially after development to the west occurs. A different layout may be better able to take advantage of the vistas. The applicant should also consider including a resident amenity space on the upper floors, to allow greater access to the views for all residents.</p> <p>As well, the building orientations are very internal focused, and will not create an active interface with the adjacent commercial development and NAC.</p>
Applicant Response	<p>Building 1 is set a full storey lower than building 2, which will allow for western views for the entire western half of building 1, and the western half of the top floor of building 2. We are also providing rooftop amenity spaces on the top floor of both buildings. These will be located on the southern end of both buildings and will provide excellent views for building residents.</p> <p>The orientation of the buildings went through a series of iterations before landing on the current configuration. The proposed layout best allows us to activate the street along 81st, capture the western views across the site, and create a compelling front entrance to the site off of 19th avenue while still providing the required vehicular access. Unit orientation on the north sides of both buildings connect with 19th avenue where possible. The interior of our site is filled with indoor and outdoor amenity spaces, green spaces, and ample landscaping in order to create a connective space between the buildings for the residents.</p>
Sustainability <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i> <ul style="list-style-type: none"> • Site/solar orientation and passive heating/cooling • Material selection and sustainable products 	
UDRP Commentary	Too early in the design stage to properly evaluate.
Applicant Response	Agreed.
Durability <i>Incorporate long-lasting materials and details that will provide a legacy rather than a liability</i> <ul style="list-style-type: none"> • Use of low maintenance materials and/or sustainable products • Project detailed to avoid maintenance issues 	
UDRP Commentary	The material palette chosen should provide long term durability.
Applicant Response	Agreed.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Springbank Hills Estates

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)

Drawings were circulated to the Springbank Hill Community Association during the Development Permit review stage of the project and again following our meeting with the Urban Design Review Panel on July 22, 2020. We then received comments back from the CA on June 28, 2021 and arranged to meet with them the following week to discuss any of their concerns with the project design. It is important to mention that there was some miscommunication between us, the City and the CA when it came to getting their comments back and arranging a meeting. We were originally targeting an earlier CPC date but we requested to have our session pushed back in order to properly engage with the CA representative. Ultimately the initiative lies with us to open discourse with the community and ensure that their concerns are heard. Thankfully we were able to arrange a meeting on short notice and come to a design solution that all parties are happy with. On July 6, 2021 we had a virtual meeting with a representative from the CA, two members from the urban design team, and our DP file manager. The meeting held was very constructive and we were able to agree on some positive design

Stakeholders

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

As part of the official project outreach we connected solely with the Springbank Hill Community Association. However, throughout the course of the design development process we were in regular communication with Slokker, the developer of record responsible for the greater site subdivision and development. Drawings were shared between us and our future neighbours and while no official meetings ever occurred we maintained open lines of communication with our fellow project designers.

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 concerns we heard from the Community Association were focused around the integration of our property and the bordering streets. The CA felt that our proposed design left the site too insulated from the public realm and wanted to see more activation along 19th avenue and 81st street S.W. respectively.

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.

During the course of our meeting we discussed several strategies for how we could open up the project to engage with pedestrians in a more thoughtful way. To provide a bit of context, our design includes two large at grade amenity plaza's filled with seating, pergolas, and landscaping elements available to be used by the residents. The decision to locate these plaza's in the interior of the site was due to the severe grading changes and the location of our drive aisles (connecting off of 19th avenue S.W.). As a result, we pushed all of our building faces and landscaping out towards the site peripheries and while we were able to provide decent at grade entrances and patios for our buildings, our public integration was admittedly lacking. Our meeting with the CA was very productive and thanks to their input we were able to put together a design strategy to better engage with the public realm.

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)

Drawings and relevant renders were updated accordingly and redistributed to the Community Association. Our engagement with the CA was both productive and creative and the proposed changes have noticeably improved our public-private interface. We thank the CA representative for their discourse and input in improving the design of our project.

calgary.ca/planningoutreach

**Planning & Development Report to
Calgary Planning Commission
2021 August 19**

**ISC: UNRESTRICTED
CPC2021-1088
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**Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 10811 – 84 Street
SE, LOC2021-0085**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.83 hectares \pm (16.88 acres \pm) located at 10811 – 84 Street SE (SE1/4 Section 13-23-29-4) from Industrial – Outdoor (I-O) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Industrial – General (I-G) District to allow for a range of additional industrial uses.
- The proposal would allow for a range of uses that are complementary to the surrounding context of the area, and that conform to relevant policies of the *Municipal Development Plan* (MDP) and *Shepard Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed land use amendment provides for light and medium industrial uses, along with some support commercial uses that are compatible with the surrounding area.
- Why does this matter? The proposal would allow for additional business and employment opportunities and enable development in the future.
- 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 prosperous city.

DISCUSSION

This land use amendment application was submitted by Carswell Planning on behalf of the landowner, Make Space Alberta Property GP Inc, on 2021 June 01.

The site is located in the southeast community of Residual Sub-Area 12A, north of 114 Avenue SE, between Stoney Trail SE and 84 Street SE. The site is approximately 6.83 hectares (16.88 acres) in size, generally flat, and has vehicular access from 84 Street SE. The site is currently used for vehicle and outdoor storage.

As indicated in the Applicant Submission (Attachment 2), the proposed I-G District can accommodate a range of light and medium industrial uses and is better suited to accommodate the various types of storage activities, including Self Storage Facility. No development permit has been submitted at this time.

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

**Planning & Development Report to
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**Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 10811 - 84 Street
SE, LOC2021-0085**

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. No formal outreach was conducted, however applicant indicated neighbouring properties were supportive of the proposed application.

City-Led Outreach

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

There is no community association for the subject area, and no public comments were received by Administration. Rocky View County identified no concerns with the proposal on 2021 July 30.

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

IMPLICATIONS

Social

The proposed land use amendment may enable the subject site with flexibility to be used for different industrial uses and support services that are compatible with the local context.

Environmental

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

Economic

The proposed land use amendment would allow for a range of industrial-related uses on site. It may also make more efficient use of unutilized lands and may support Calgary's local businesses.

Service and Financial Implications

No anticipated financial impact.

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**Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 10811 - 84 Street
SE, LOC2021-0085**

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Application Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

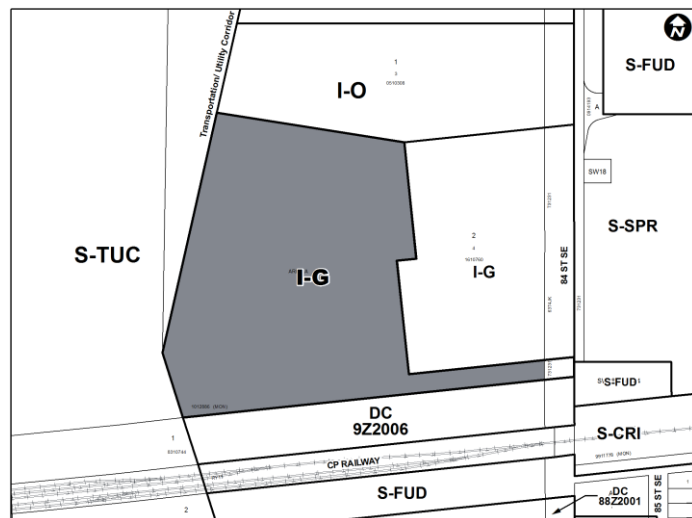
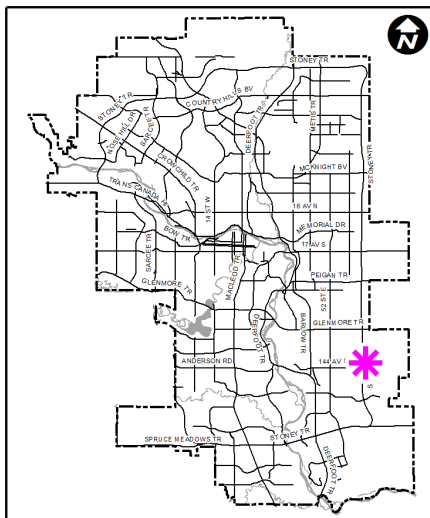
The subject site is located in the southeast community of Residual Sub-Area 12A, north of 114 Avenue SE, between Stoney Trail SE and 84 Street SE. The site is approximately 6.83 hectares (16.88 acres) in size, generally flat, and has vehicular access from 84 Street SE. The site is currently used for vehicle and outdoor storage.

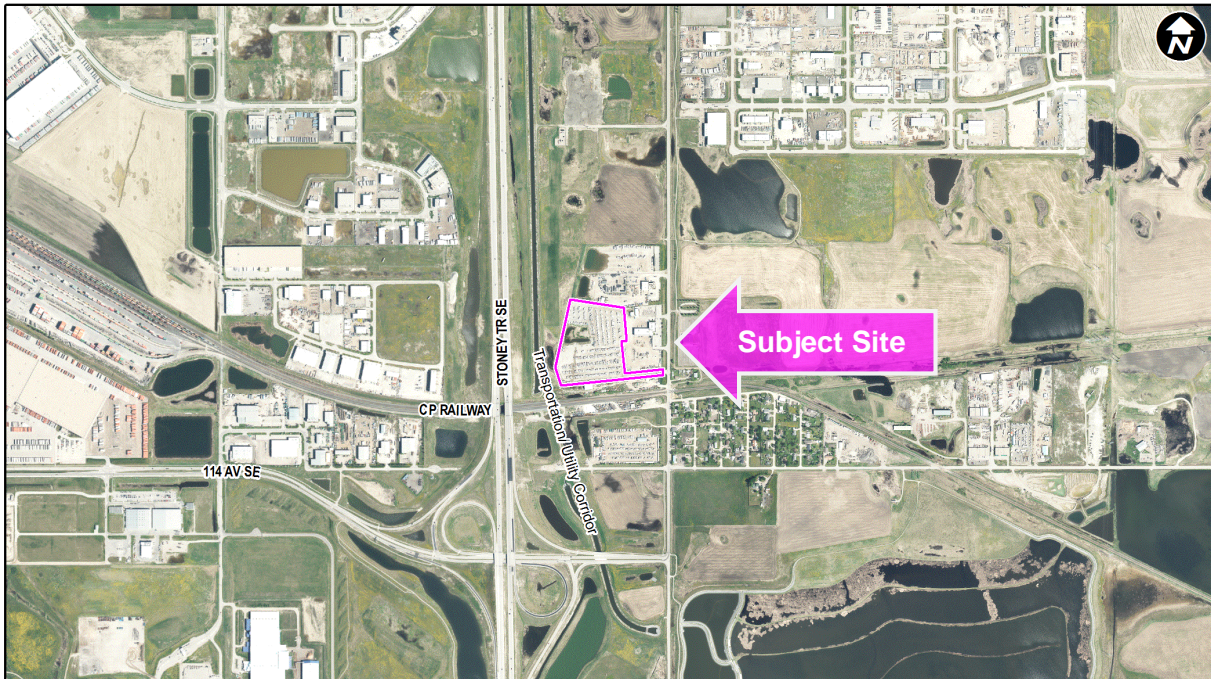
Surrounding development consists primarily of general industrial uses including offices, warehouses, vehicle and outdoor storage, and other existing developments designated as Special Purpose – Future Urban Development (S-FUD) District. To the north is an industrial parcel with outdoor storage designated as Industrial – Outdoor (I-O) District. To the east is an industrial development designated as Industrial – General (I-G) District. To the south is a parcel designated as a DC District to accommodate limited service industrial uses and Stoney Trail is located to the west.

Community Peak Population Table

There is no community population data available for this area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The site is currently designated as the I-O District which is intended to accommodate large parcels where materials are stored outdoor and may have minimal or no City servicing. The I-O District allows for a maximum building height of 10 metres and a maximum building size of 1,600 square metres. The I-O District allows for a limited range of uses that are compatible with the outdoor storage use.

The proposed I-G District allows for a wide variety of light and medium general industrial uses, and a limited number of support commercial uses, including Self Storage Facility. The I-G District allows for a maximum building height of 16 metres and provides rules that guide development on parcels that are serviced and unserved by city infrastructure. For serviced I-G parcels, developments may have a floor area ratio of up to 1.0. For unserved I-G parcels, the maximum building size is 1,600 square metres. The I-G District includes a rule where permitted uses are considered discretionary if they are located in proposed buildings or proposed additions; however, this only applies to parcels located adjacent to major streets or expressways. The rule is intended to ensure an appropriate street interface and compliance with City policies.

Development and Site Design

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

No development permit has been submitted at this time. A development permit may be required to review any changes on site from the approved plans (i.e. additional shipping containers, landscaping, etc.).

Transportation

A Transportation Impact Assessment was not required for this land use redesignation application; however, further traffic and parking analysis may be required at the development permit stage. Vehicular access to the site is available from 84 Street SE which is classified as an Industrial Arterial street. Currently Calgary Transit bus service is not available in close proximity to this area. Upgrades to the adjacent public right of way to serve the development may be required with a future development permit application.

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

Water, sanitary, and storm services are not available at this site, and there are currently no plans to provide such services in the near future. The site has existing development and can continue to operate into the future with limited, interim, private on-site services as may be required (wells, tanks/cisterns, ponds, etc.). At present, the site contains a stormwater pond to collect and manage drainage on the site. Details related to what may be required for servicing and stormwater management will be evaluated at the time of development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is located within Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The circulation protocols of the IDP were followed, and Rocky View County identified no concerns to the proposal in their correspondence dated 2021 July 30.

Municipal Development Plan (Statutory – 2009)

The site is located in the Standard Industrial Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Standard Industrial Area consists of planned industrial areas with a mix of industrial uses at varying intensities. The applicable MDP policies encourage development of a broad range of industrial activities. The proposal is consistent with relevant policies as the I-G District allows for a broad range of industrial uses.

Climate Resilience Strategy (2018)

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

Shepard Industrial Area Structure Plan (Statutory – 2009)

The site is identified as Industrial Business area on Map 3: Land Use Concept in the [Shepard Industrial Area Structure Plan](#) (ASP). The Industrial Business area is intended to provide a wide variety of general industrial and business uses, including a range of industrial, service commercial, office, institutional, and recreational uses. Until servicing, a limited range of temporary uses that do not compromise the future redevelopment of the ASP are allowed. The listed uses of the Industrial (I-G) District are consistent with relevant ASP policies.

The Development Next to Freight Rail Corridor Policy (Non-Statutory – 2018)

The [Development Next to Freight Rail Corridor Policy](#) provides guidance for development in proximity to the freight rail corridors to mitigate risk, ensure quality of life, and facilitate responsible development. This policy applies to parcels that are partially or entirely within 30 metres to freight rail corridors property line. The industrial site is approximately 50 metres from freight rail corridors property line and is outside of the rail proximity envelope.

Applicant Submission

July 30, 2021

This application is proposed at 10811 - 84 Street SE to redesignate this 6.8 ha (16.8 ac) property from Industrial – Outdoor (I-O) District to an Industrial - General (I-G) District. The intent of this redesignation is to allow for range of additional industrial related uses and storage uses on the site. Ownership is Make Space Alberta Property GP Inc., of 3700, 400 - 3 Av SW, Calgary, AB T2P 4H2.

The subject site is located at 10811 84 St. SE, Calgary, AB, south of Glenmore Tr. (Hwy 560), north of 114 Ave SE and CPR, and east of Stoney Tr. (Hwy 201) and Shepard Canal. Currently, the site stores boats, RVs, trucks and trailers. To the east, DP2020-3486 has been released for a change of use: large vehicle service (within existing General Industrial – Light) at 10919 84 St. SE. This is also compatible with the change to General Industrial – Light from Industrial – Outdoors for the site.

The site is within the Shepard Industrial Area. The intention is to have additional storage uses including both the existing storage yard uses, empty shipping containers and loaded shipping containers, with self storage facility and other uses. The proposed I-G District meets the City's MDP and Shepard Industrial ASP policies, which indicate that this area is suitable for industrial purposes.

The proposal was looked at in terms of being aligned with the future policy direction for the city. A new approach to the Land Use Bylaw framework is to “Enable more flexibility to respond to market drivers and site context with fewer defined uses that include a wider variety of activities”. This is designed to promote better outcomes and work with business.

An evaluation on various potential Industrial Land Use Districts looks at the best fit for the uses proposed and after careful consideration, Carswell Planning Inc. recommends support for the I-G proposal. Visits by the owner to neighbouring properties resulted in a number of letters of support.

No change to the building is proposed at this time. Other considerations of the land use district can be met. The existing storage yard meets the setbacks and is compatible with the I-G District to the east. Existing industrial developments on the site can be accommodated within the I-G District. At the Development Permit stage, an application and drawings will be submitted for any changes on site (i.e. additional shipping containers, landscaping) and any other changes from the original plans in DP2003-0988.

Respectfully submitted,



Bart Carswell
Carswell Planning Inc.

Land Use Amendment in Spruce Cliff (Ward 8) at 3404 Bow Trail SW, LOC2021-0068

RECOMMENDATION(S):

That Calgary Planning Commission:

1. Forward this report (CPC2021-1114) to the 2021 September 13 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.37 hectares \pm (0.92 acres \pm) located at 3404 Bow Trail SW (Plan 1710230, Block 3, Lot 27) from Commercial – Neighbourhood 2 (C-N2) District to Mixed Use - General (MU-1f2.0h30) District.

HIGHLIGHTS

- The application seeks to redesignate the subject site to allow for a street-oriented multi-residential, mixed-use development up to 30 metres in height (approximately 9 storeys).
- The proposal allows for an appropriate increase in height and development intensity within a Transit Oriented Development (TOD) location and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal could accommodate more residential units (specifically affordable housing) and commercial uses in a walkable and mixed-use area. The proposal may help to maximize public infrastructure investments while providing greater diversity in housing.
- Why does this matter? Providing increased density and affordable housing units in proximity to the primary transit network (West LRT) promotes more efficient use of existing services and infrastructure.
- A development permit has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land amendment was submitted by MTA Urban Design Architecture Interior Design Inc on 2021 April 29 on behalf of the landowners, Closer to Home Community Services Society. The subject site is in the southwest community of Spruce Cliff located between Bow Trail SW to the west and Spruce Drive SW to the east. This wedge-shaped parcel previously under City ownership, was deemed surplus upon the completion of the West LRT Project and remained vacant for over 10 years and was only recently purchased by Closer to Home Community Services Society.

Land Use Amendment in Spruce Cliff (Ward 8) at 3404 Bow Trail SW, LOC2021-0068

The Applicant Submission (Attachment 2) indicates the owners are seeking to redesignate this site to accommodate a mixed-use development that includes affordable housing and service organization spaces. A development permit (DP2021-3051) for a six-storey mixed-use development with 18 affordable housing units has been submitted and is currently under review by Administration (Attachment 5). The pre-application inquiry was reviewed by the Urban Design Review Panel (Attachment 6).

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

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.

As provided in the Applicant Outreach Summary (Attachment 3), there has been extensive engagement with residents and the Spruce Cliff Community Association which included the following activities:

- A website that provided project information and solicited public feedback;
- Information cards sent to 2,100 residents surrounding the site including the Westgate Condominium Towers to the north;
- Email correspondence sent to the Westgate Condominium residents by the Condo Board, on behalf of the applicant;
- Various virtual open houses which included a presentation and question and answer sessions;
- Meeting with stakeholders and community groups from 2021 February to April; and
- An online meeting with residents of the Westgate Condominium Towers on 2021 May 31 where City staff were in attendance.

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 23 letters in opposition to the application from the public. Reasons for the opposition are summarized below:

- the location is not appropriate for a high-density development;
- concern with adding more density within the neighbourhood;
- concern with proposed height;
- concern the existing character of the community will not be maintained;

Land Use Amendment in Spruce Cliff (Ward 8) at 3404 Bow Trail SW, LOC2021-0068

- traffic safety concerns;
- parking concerns;
- increase in traffic and noise pollution;
- shadow and privacy impacts;
- abundance of affordable housing units within the neighbourhood;
- existing zoning should be maintained – site should only be for commercial development;
- informed that site was to be a City greenspace; and
- lack of consultation from the applicants.

The Spruce Cliff Community Association provided a letter on 2021 May 25 (Attachment 4) expressing support of the subject application. The comments focus on:

- supporting the application as the applicant has made genuine efforts in engagement and to receive comments from the community;
- the level of engagement conducted by the applicant has not been seen in quite some time; and
- merits of the project stand on their own and the site is within proximity to the LRT activity zone.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The parking requirements, final building design and interface, and site access are currently being reviewed by Administration within the development permit.

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 meets the vision of the MDP intended to accommodate housing needs of different age groups, lifestyles, and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the development permit submission which will align with The City's [Climate Resilience Strategy](#) (storm water retention tank, energy efficient building design, and the use of durable materials that will extend the service life of the building).

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Land Use Amendment in Spruce Cliff (Ward 8) at 3404 Bow Trail SW, LOC2021-0068

Economic

The ability to develop a mid-rise mixed-use development may enhance the viability of the local area and provide greater housing choice. It may also allow for a more efficient use of land and existing services by leveraging existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Development Permit (DP2021-3051) Summary
6. Urban Design Review Panel Comments (PE2021-00320)

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the community of Spruce Cliff and is situated between Bow Trail SW to the west and Spruce Drive SW to the east. The subject site is approximately 0.37 hectares (0.92 acres) and is currently vacant. The site was previously developed with a commercial plaza and a city road right-of way (11 Avenue SW). The parcel, including the commercial plaza, was purchased by The City as part of the West LRT project and was subsequently demolished. Upon the completion of the West LRT project, the subject parcel was deemed surplus and no longer needed, remaining vacant for more than ten years.

The City applied for a road closure and land use application (approved by Council on 2016 September 12) that closed 11 Avenue SW due to the widening of Bow Trail SW and interchange upgrades. The road right-of-way no longer functioned as a thoroughfare as southbound traffic from Spruce Drive SW would connect directly to Bow Trail SW. The closed road was also redesignated to the Commercial – Neighbourhood 2 (C-N2) District in order to be consolidated with the lands to the south to facilitate a future development.

The applicant recently acquired the parcel. Their vision for the subject site seeks to accommodate mixed-use commercial and residential development that includes affordable housing units.

The subject site is currently surrounded by a mix of medium to high density residential and commercial land use districts developed with high rise residential towers and commercial buildings. Notably, the site is directly east of Westbrook Mall comprising of numerous consumer and professional services, including a grocery store. Westbrook LRT Station is directly to the south and Shaganappi Point Golf Course is directly to the east. A large multi-residential development (Westgate Condominium) exists directly north of the subject site, comprising of 586 residential units in three high-rise apartment buildings and eleven townhouse units.

The applicants have submitted a development permit (DP2021-3051), for a six-storey mixed-use building, which is currently under review. The site would include 18 affordable housing units managed by the Closer to Home charity, which is funded by the Government of Alberta (Ministry of Children's Services), Community and Social Services, The City of Calgary, the Calgary Homeless Foundation, and the United Way. The future development would also include space for Indigenous people to engage in healing circles and ceremonies and have access to Elders and Knowledge Keepers.

Community Peak Population Table

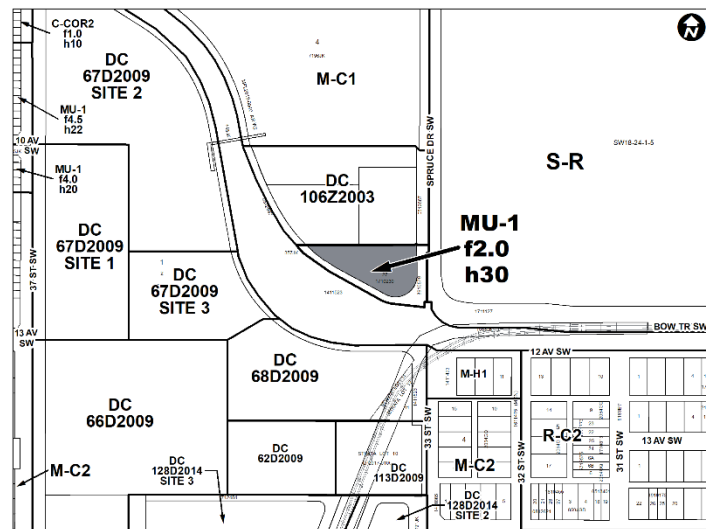
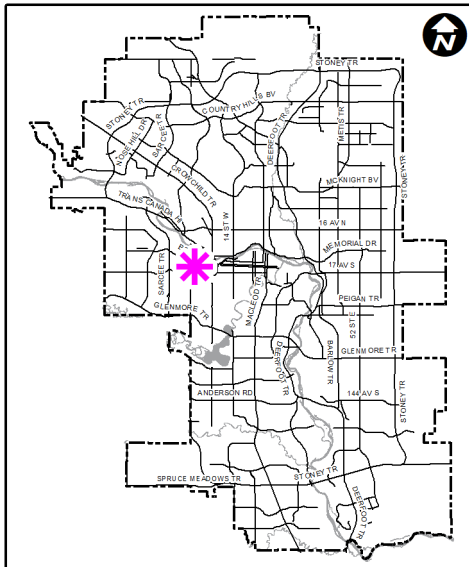
As identified in Figure 1, the community of Spruce Cliff reached its peak population in 2018.

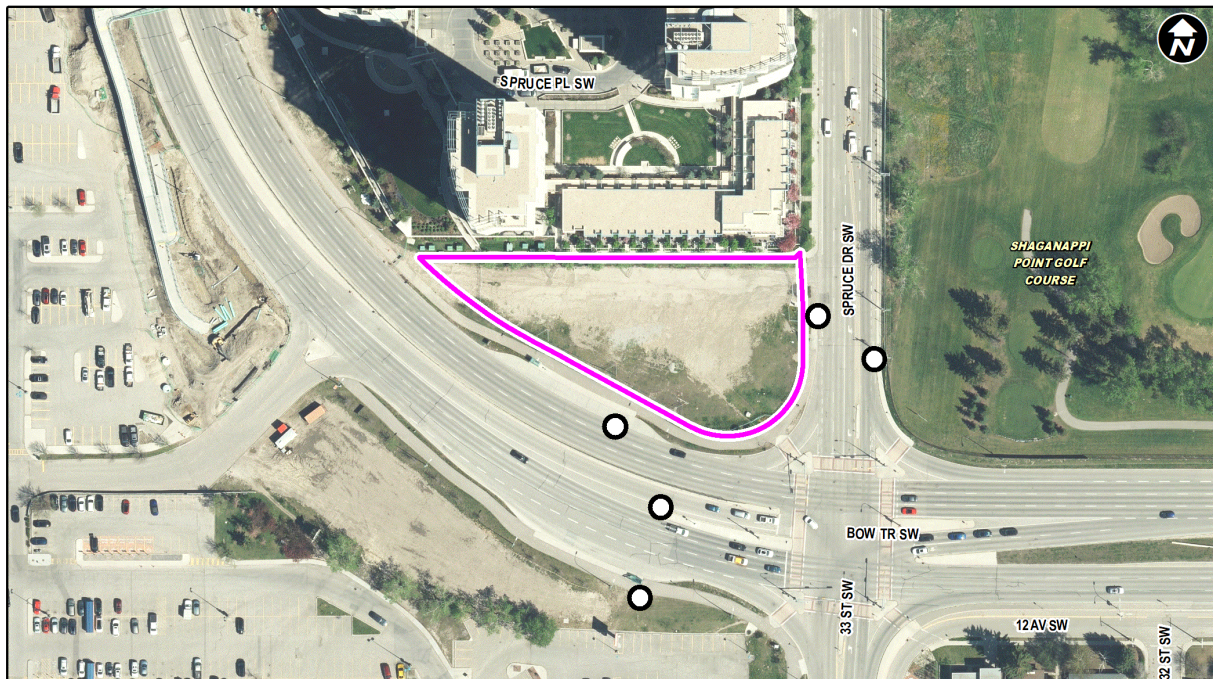
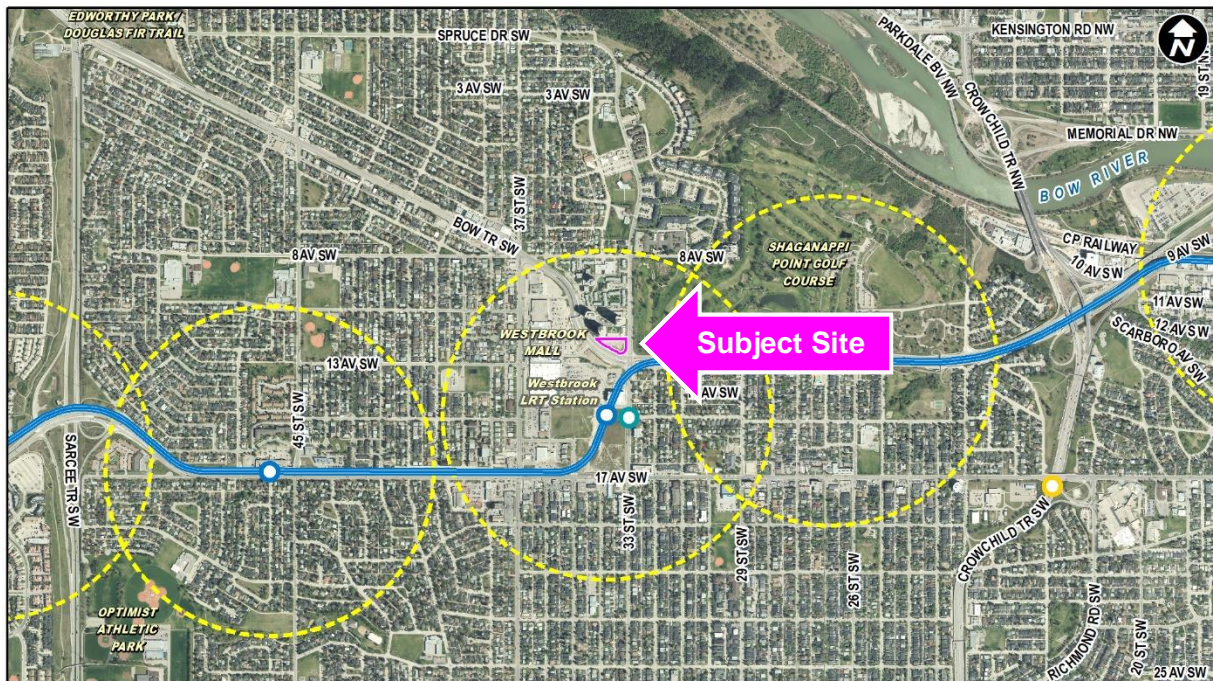
Spruce Cliff	
Peak Population Year	2018
Peak Population	4,749
2019 Current Population	4,673
Difference in Population (Number)	-76
Difference in Population (Percent)	-1.60%

Source: The City of Calgary 2019 Civic Census

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

Location Maps





Previous Council Direction
None.

Planning Evaluation

Land Use

The subject site is currently designated as the C-N2 District, which is intended to accommodate small scale commercial developments with opportunities for residential uses to occur on upper floors. The maximum building height is 10 metres and the maximum floor area ratio (FAR) is 1.0.

The proposed MU-1f2.0h30 District is characterized by buildings having street-oriented design and accommodating a mix of residential and commercial uses. The proposed District includes a maximum height of 30 metres and a maximum FAR of 2.0.

Development and Site Design

If this application is approved by Council, the rules of the proposed MU-1f2.0h30 District would provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. The design focuses on creating a unique mixed-use building design which may provide public amenity spaces at the corner of Bow Trail SW and Spruce Drive SW, and extend along Spruce Drive SW. The proposal may also include a large art installation along the façade of the building (facing Bow Trail SW).

Prior to the land use and development permit application submission, the applicant submitted a pre-application for Administration's preliminary review. Further, as per the recommendation from the City's Urban Design Group, the applicant presented the proposed development to the Urban Design Review Panel on 2021 March 31. The Panel endorsed the proposal indicating that the proposed building has been thoughtfully designed while visually enhancing the site and surrounding area.

Transportation

The immediate area around the subject site is well served by Calgary Transit with the Westbrook LRT Station (Primary Transit) located approximately 150 metres (three-minute walk) from the site. This Station provides service westbound to the 69 Street LRT Station, and eastbound to the Downtown core with access to other stations and other routes. The Westbrook LRT Station also includes a MAX Teal transit stop, which provides service south to Douglas Glen. There is also a westbound transit stop located adjacent to the site on Bow Trail SW that includes Route 9 Dalhousie Station/Chinook Station and Route 111 Old Banff Coach Road SW.

Pedestrian access to the site is available from Bow Trail SW, from an existing pathway along the subject site connecting to sidewalks along Spruce Drive. The site is also located in close proximity to bicycle infrastructure that includes a bike lane on Spruce Drive SW, connecting to a lane on 12 Avenue SW to the southwest. The 12 Avenue SW bike lane connects to bicycle infrastructure including the pathway system along the Bow River, connecting cyclists to the Downtown Core to the east, and communities such as Bowness and Valley Ridge to the west.

Vehicular access to the site is provided from Spruce Drive SW from a proposed right-in only access located on Bow Trail SW. Parking is not permitted along Bow Trail SW or Spruce Drive SW adjacent to the site. A Transportation Impact Assessment (TIA) was submitted in support of this application. The TIA indicated that the existing infrastructure surrounding the site would accommodate anticipated traffic volumes associated with the development.

Environmental Site Considerations

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

Utilities and Servicing

Water, storm sewer mains, and sanitary deep utilities are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time.

The development servicing requirements will be determined at the Development Permit Development Site Servicing Plan (DSSP) 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 site is located within the Community Activity Centre area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan \(MDP\)](#). The applicable policies promote intensification that includes a broad range of ground-oriented and medium to high-density apartment housing, and a mix of housing tenure and affordability levels to accommodate a diverse range of populations.

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 are being explored through the associated development permit which include, but are not limited to, developing an energy efficient and durable building materials, and storm water retention tank.

Transit Oriented Development Policy Guidelines (2005)

The subject site is located within 600 metres of an existing LRT station, which is when the [Transit Oriented Development \(TOD\) Policy Guidelines](#) are consulted for various applications including land use and development permit applications. The proposed MU-1 District is in alignment with the TOD policies of ensuring transit-supportive land uses, increasing density around transit stations, and planning in context with the local communities. Residential development (particularly affordable housing), is highly desirable within walking distance to the primary transit network as such areas are in closer proximity to employment, consumer services and major transit hubs.

Westbrook Local Area Planning Project

Administration is currently working on the [Westbrook Communities Local Area Planning Project](#) which includes Spruce Cliff and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.

Applicant Submission



April 28, 2021

MTA Urban Design Architecture Interior Design (MTA) is Pleased to submit for a Development Permit Application and Land Use Redesignation on behalf of Closer to Home (CTH), for a new mixed-use development at the corner of Bow Trail and Spruce Drive SW. The proposed project will have a three-story podium containing a mix of commercial uses, a three-story residential tower containing +18 units of affordable housing and one level of underground parking generally below grade. This results in a proposed development of six stories with a mechanical penthouse and one level of underground parking.

The site located at 3404 Bow Trail SW affords a high degree of exposure both from vehicular traffic along Bow Trail and Spruce Drive. The Architectural design and landscaping of the development has been carefully considered in response to the pre-application comments, UDPF comments in addressing the onsite restrictions.

The parcel is currently zoned as C-N2 and therefore requires a land use redesignation to accommodate the building proposed in this development permit application. During the previous discussions with City Planning officials a designation of MU-1 was identified as appropriate for this location. While there is no statutory local Area Redevelopment Plan, we understand that administration is currently working on the Westbrook Communities Local Area Plan that includes Spruce Cliff and surrounding communities. We generally understand that this document will pursue greater densities in the communities within its scope including Spruce Cliff. As the City rushes toward more sustainable initiatives it will focus on providing public transit solutions that are backed by intense development. With the development of the Westbrook LRT line we feel the added density of this rezoning application is in alignment with this initiative.

The future development will include a variety of uses, including, office space, commercial (financial institution, café), Indigenous cultural spaces (social organization), a community hub and potentially a childcare centre (daycare/preschool). These tenants and spaces are important to support families and children and to the long-term sustainability of Closer to Home's success at this location as well as providing additional community focuses amenities for the existing adjacent residents.

The Municipal Development Plan (MDP) identifies the subject parcel as within the 'Community Activity Centres.' The MDP indicates that these zones should provide for a broad mix of uses and a concentration of jobs and population where they are well served by public transit. The MDP also requests

these areas present a broad range of uses that are ground oriented with medium to high density apartment housing.

CMHC has strongly encouraged Closer to Home to submit an application for this project. Therefore, the project would likely enjoy significant support from CMHC alleviating much of the financial burden that may otherwise be requested of the provincial or municipal governments. Local elders from our indigenous community have endorsed the project and are prepared to continue offering their support. We also understand that the inclusion of the residential affordable housing program is welcomed by the City of Calgary.

Regards,



Bryan Gartner
Architect AAA

Applicant Outreach Summary



CLOSER TO HOME NEW FACILITY PROJECT

What We Heard Report May 2021

For Calgary Planning Commission

Background

Closer to Home Community Services (CTH) is a charitable organization that, for the last quarter century, has been providing services to families and their children in Calgary and Airdrie. Our people and programs are here to help families grow stronger together because we know that strong relationships and supports are critical to people's success and wellbeing. Whether helping parents and caregivers build capacity, supporting families in coming back together after they have had to be apart, or working with young people to build the skills needed to maintain positive familial relationships, we help make sure families are safe and supported. We help families and individuals build meaningful relationships and cultural and community connections. We help parents and caregivers, youth, and children develop the skills and access the supports they need to succeed. We partner with families, organizations, and governments to create lasting change at home and in the community. Our goal has always been to bring services "closer to home" by providing community outreach services in west central Calgary.

We are funded by the Government of Alberta Children's Ministry, Community and Social Services, the City of Calgary, the Calgary Homeless Foundation, and the United Way. The Calgary Foundation is a financial partner in our building Project and a strong supporter of our work.

Closer to Home offers:

- Family and Community Support: Early Intervention programs designed to *prevent* stress, crisis, and family breakdown such as a Family Resource Centre, Family Support and Parent Education programs, a Community Connections program focused on mental health, Intergenerational trauma and healing program, youth programs and home visitation services for new mothers.
- Preservation: In-Home Family Support programs designed to assist families to preserve the family unit and build new positive skills for the future. These include CTH's continuum of Indigenous-focused programs, the Home Again program for homeless families, and the intensive home-based Family Matters program.
- Reunification: In-Care Programs that help care for and bring resolution to children and their families after experiencing severe challenges, when a family's situation has grown dangerous, or beyond their ability to manage and social services is involved. This includes foster care homes, group care homes and an intensive mental health facility for youth.

Closer to Home operates across the city, with our headquarters currently located in leased space in Sunalta. Until very recently, we were located above Greco's Pizza on 17th Avenue SW, a few blocks away from our new home where we had provided community support services for the past 25 years.

Our New Facility

Closer to Home has been working for over five years on a purpose-built facility that will house a publicly accessible and highly visible vibrant Community Hub to serve over 30 communities in West-Central Calgary. Located in the heart of west central Calgary, our new site is located at 3404 – Bow Trail SW in a community that we have been working in for over 25 years. The site is on the edge of the Spruce Cliff community, close to public transit (Westbrook LRT Station and Buses) and local amenities (Nicholls Family Library, grocery stores, restaurants, and pharmacies), has a high degree of accessibility, and is easily visible to community members. We are looking forward to returning to the community to serve the many families that currently access our services and to the new families that we will ultimately serve with this location.



Figure 1 View as a pedestrian from the SE corner of the Site

Our new home will be a place accessible to all Calgarians, providing opportunities for people of all ages, background, identities, orientations, and abilities to connect and forge meaningful relationships. Our new facility will allow us to:

- Expand the West-Central Community Resource Centre's prevention, early intervention and early childhood learning programs, youth social-emotional and mental health programs,

parent education classes, and emergency resource services to over 30 West Calgary communities and in particular, newcomers, Indigenous families, and vulnerable children and youth.

- Create a culturally safe space for Indigenous people and groups to engage in healing circles, ceremonies and have access to Elders and Knowledge Keepers.
- Engage community members with resources to develop relationships with community members without resources and social supports and build capacity into the social network.
- Provide new opportunities for family housing and contribute to solving Calgary's shortage of housing that is affordable for families. We are **not** providing emergency or transitional housing on this site.
- Develop a sustainable business model using a social enterprise framework that invests in the work of the organization, aligns retail tenants with our mission and values and applies a non-traditional and innovative approach to social investment.

Owning our own facility is the way for us to control and manage our operational costs while significantly enhancing our services to the community and expanding our reach.



Figure 2: Birdseye view from the SE corner of the site

Community and Stakeholder Engagement

The goal of our engagement plan was to provide information and seek feedback from the broader community regarding our new facility located on 3404-Bow Trail SW. The following activities were undertaken:

- Launched a comprehensive website for information and feedback (via survey) on March 26, 2021 - <http://closetohomeproject.com>
- Mailed via Canada Post an invitation card to 2,100 residents surrounding the site including Westgate Condominium complex starting March 29, 2021.
- Asked the Condo Board to send a specific email via Property Manager of Westgate Condominium Complex with an invitation to Virtual Open Houses and an FAQs document - April 5, 2021.
- Hosted Virtual Open Houses which consisted of an in-depth presentation and question and answer session:
 - April 14 (noon-1pm)
 - April 14 (7-8 pm)
 - April 15 (4-5 pm)
 - April 28 (7-8:30 pm) – Westgate sessions
 - April 29 (7-8 pm) – Westgate sessions
 - May 31 (7-8 pm) – Westgate sessions

CTH met with several stakeholders and community Groups over a three-month period from February to April 2021. In total, 55 people participated in our meetings and virtual open house sessions. Forty-six (46) individuals participated in our virtual open houses. Of the 46 individuals who attended the virtual open houses, comments came from 21 distinct participants. Of the 59 comments received over the course of the virtual open houses, 40 comments came from only five (5) individuals.

On May 31, another special session was held for Westgate Towers. At this meeting, City of Calgary representatives were present to answer questions related to city policy particularly around affordable housing and planning. Twenty-one (21) condo owners were present even though 50 had registered. Of the 21 individuals attending, most comments came from eight (8) individuals.

In addition to the general community who we met with during the virtual open house sessions, we met with the following formal groups:

- Representatives from the Shaganappi Community Association- February 4, 2021.
- A representative from the Spruce Cliff Community Association - February 2, 2021.
- A representative from the Rosscarrock Community Association - February 24, 2021.
- A representative from the Westgate Condo Corporation Board - March 24, 2021.
- Representatives from the Rosscarrock Community Association - March 31, 2021.
- Representatives from the Spruce Cliff Collaborative - April 27, 2021.
- Representatives from the Westgate Condo Corporation Board - April 28, 2021.

The following summary represents comments provided to Closer to Home between February 4 and May 31, 2021.

High Level Summary of Comments Received

There were many positive comments from the broader community with most concerns coming from residents of the Westgate Condominium Complex (the site directly next to ours). Most concerns were regarding security, crime, views, noise, and construction disruption.

The building design was well received even for those opposed to the project. Respondents thought that it is a “beautiful building”, “a lovely design; beautiful, respectful and functional” that really looks like it fits on the site. Many commented that the building does not look like an affordable housing building. Overall, many felt that much thought went into how to reduce the impact of the facility on the neighbouring community.

Many respondents also thought that CTH’s programs and services are much needed in the community and are glad to see the organization coming back to the community to provide services to west central Calgary. Closer to Home has been in the community for over 25 years (until April 2020) and now many of the families who need support must travel across the Bow River to Bowness to access services.

The community spaces are also particularly appealing to respondents from the community especially the community hub on the 1st floor and the Indigenous culture and learning space on the 3rd floor. Members of the community liked that they may use the space and that the proposed cafe and preschool will be open to members of the public.

The community also liked the idea of the building being a social enterprise to support CTH in the long-term. The programs for youth and the ability for youth to gather to do homework or particulate in training activities was supported. The feeling is that this will provide youth with something to do and a place to go.

In general, those that liked the project thought that CTH will be a significant part of the solution to the general issues facing the community and are very welcome in the community.

The most commonly recurring concern was around the type of families supported by Closer to Home. Those Owners within the Westgate Condominium Complex who participated in the open houses were mostly concerned about the overall security of the Westgate site and their properties. Some felt that the families served by Closer to Home would bring more crime and drugs to the neighbourhood. They were concerned that these families may trespass and lower property values. Some residents felt that their community had an over abundance of low-income housing and that Closer to Home should move downtown away from their complex as they worked hard to invest in condos and did not deserve to have their properties devalued.

There were a few privacy concerns for some residence of the Westgate townhomes just north of the proposed building and a few concerns over the potential for sun shadowing particularly during the summer months.



There were some concerns about the height of our building, particularly those in the lower levels of the two Westgate towers. Owners were concerned that our 6-story building would block views to the south overlooking the Westbrook Mall parking lot and to the east down Bow Trail SW.

There were also a few concerns about garbage collection and odours that may emanate from the facility such as garbage and food smells from the community kitchen.

Finally, there were some concerns about access into the site and any additional traffic that may be generated by visitors to the site.

Our Response

Traffic and Parking

With 50 parking stalls, our new facility will have enough parking onsite through underground and surface parking. Short term surface parking has been allocated to support both pre-school and commercial/retail spaces on the ground floor.

The proposed traffic circulation provides a right in and right out on Spruce Drive and is designed to keep traffic out of the community. A right in off Bow Trail SW into the site allows for easy access to the site. The proposed traffic circulation does not allow a right out on to Bow Trail. This will also stop traffic from cutting through the site to access westbound Bow Trail SW. As per

our Transportation Impact Assessment, the traffic created by our new facility will be marginal. The emergency access is maintained through our site from Bow Trail to ensure access to the Westgate Complex.

Security and Affordable Housing

It is acknowledged that there are many affordable housing units within the Spruce Cliff community. Closer to Home will add only eighteen (18) 2-and 3-bedroom units for vulnerable families. Our new facility does not incorporate a group home, an emergency shelter or transitional housing, only permanent housing for families. Many of the families we serve already live and work in west central Calgary. We therefore do not believe that these families will be a security concern or increasing crime in the neighbourhood. These families are looking for stable homes within a community close to schools and amenities such as transit. Closer to Home will offer programs and services and will be a part of the solution.

The City's website reports that "a Canadian study of 146 supportive housing sites concluded there was no statistically significant evidence that such developments led to increased crime."¹ The City's research also confirms that most often those accessing affordable housing already live in the neighbourhood or near the neighbourhoods.

We have designed culturally appropriate spaces. Families will have access to wraparound support services within our multi-cultural Community and Indigenous Hubs helping families build skills and resilience. Families will also have safe access to outdoor amenities (seating and play equipment) on the fourth floor. Housing will incorporate Juliet balconies rather than traditional balconies to allow families with fresh access to fresh air within their living space and to minimize any "overlook" onto the townhomes directly north of the facility.

There were a few concerns about the long-term durability of our new facility and whether the building would fall into disrepair as their felt so many other low-income housing projects do. We have planned for very durable exterior cladding to maintain the visual aesthetic over time

¹ [Affordable Housing Facts \(calgary.ca\)](https://calgary.ca/affordable-housing-facts)

and to reduce maintenance costs for the organization. It should be noted that affordable housing must comply with the same building restrictions and design standards as market-rate housing, which includes fitting the character of the neighbourhood. One of the many positive comments received is that the building does not look like an affordable housing facility.

Why this Site?

Closer to Home did look at 11 different sites in the area, assessing their viability, before purchasing our current site from the City of Calgary in 2019.



Current conditions

Many of the other sites were larger, offered more opportunity for green/play space and were not located on a busy corner, but we either lost out through multiple competitive bid processes or the land was just too expensive. One site met all our criteria but was contaminated and too risky for our charitable organization to purchase.

Moving to a downtown location as suggested by many residents of the Westgate Complex is not an option for Closer to Home for many reasons. It is not where our families live and work. The most important is that we have been providing services in the community for over 25 years and want to continue to provide support for families in the neighbourhood for the next 25 years.

The City has made affordable housing, particularly for families, a priority. There is a significant lack of affordable housing units within the City and though the City of Calgary is committed to

and working towards meeting the need, existing proposals still fall short. We support the City's plan to convert office space to housing as it will bring a vibrancy downtown that currently does not exist, but this arrangement does not work for CTH. We believe that a range of housing provides a diversity that is good for the community and for everyone.

Community Amenities for Public Use

Closer to Home's multi-cultural Community Hub is an intentionally designed 3,400 square foot space within our new building that will facilitate and increase connections with our community - a public space for community to access programs and services. In addition, a play space for young children, tech access for youth to support their education, and a social enterprise Café for all community members to enjoy. The space will also support community events and gathers for example, outdoor markets, art show, and youth events. Our Community Hub will have significant impact on several important social outcomes.



With Elder guidance, we designed a space that will provide safety for Indigenous clients and appropriate spaces for ceremony and gatherings. We are dedicating our entire third floor (9,000 square feet) to Indigenous cultural exploration and programming.

This area will house a Circle Room for cultural teachings, smudging and gatherings, feasts, sharing circles, drumming, specific programs for intergenerational trauma and healing, mother programs, and youth initiatives. Programs within the spaces will provide access to Elders and Knowledge Keepers and outdoor amenities for medicine gardens, gatherings, hide preparation, outdoor cooking and feasts, and beehives will support programming. Views to east overlooking the golf course and downtown Calgary create a wonderful gathering space for outdoor

activities. Families living in the building as well as Indigenous families across Calgary will have access to the programs within this important space.



Sun Shadowing

There will be no sun shadows at anytime of the year for the two Westgate Towers. There will be no sun shadowing for the townhomes during the summer months as per the current design. There will be some shadowing of the sun in the fall during the midday for the townhomes just north of the building.

Property Values and Westgate Complex

As stated, residents of the Westgate Complex were concerned that our new facility would significantly impact their property values. This seemed to be based primarily on the fact that the facility would have 18 units of low-income housing and that the development was very close to the townhomes. There was a belief that this area was to be designated as a park and that the park would be developed at some point in the future.

The City of Calgary reported that in more than 100 studies conducted in the US and Canada during the past 30 years, there is no evidence that property values are impacted by affordable housing developments. And in fact, the City of Calgary does not consider the proximity of affordable housing in property tax assessments.² We do not believe that property values will be impacted as a result of our new facility and believe that we will add value to the community by providing amenity and community spaces for use by everyone.

² [Affordable Housing Facts \(calgary.ca\)](https://www.calgary.ca/affordable-housing-facts)

Many, particularly those living in the townhomes felt that our new facility would impede their personal enjoyment given that the site is small, and the building is perceived to be large. The site is indeed constrained by many factors. However, we pushed our building as far away from the existing development to the north and have been able to keep a 20-m buffer from the edge of the north property to our building edge.

We have intentionally designed the area between our building and the Townhomes to ensure the existing sidewalk buffer remains, a large setback is maintained from the face of the townhouses to the face of the new building (20 meters), and all faces of the building are treated as a 'front face' - textured, articulated and more aesthetically pleasing. Through our design, we created a more urban streetscape – wider sidewalks, better pedestrian connection to the Condominium complex, Spruce Drive, and the Shaganappi Golf Course.

The residential units on our site are setback from the commercial face of the building in respect to the condominium units at that level. In addition, residential units do not have balconies, and the common amenity space is located on the south side of the building away from the existing residences.

We will maintain the existing trees and add new ones if allowed by the City which will provide more privacy to townhome residents. We also enclosed the mechanical equipment in a penthouse and are exploring options that will create an interesting pattern on the roof. Both will be more visually appealing to those with a bird's eye view of our facility. Our new home when the design is finished will be between 27-28 meters (total 6 storeys).

The current views of condo owners are south overlooking the Westbrook Mall parking lot and to the east down Bow Trail SW. Views to the east of Bow Trail from some of the lower floors of Encore may be obscured but not directly in all view planes. Views to the south of Westbrook Mall maybe obscured for some of the lower floors of Ovation again not directly in all view planes. We are not able to complete an accurate assessment as we do not have the "as built" drawings of the two towers.

Currently the Townhomes face onto a gravelled area and Bow Trail SW. The Townhomes will be directly facing the new building, and their views to the south will be obscured. This would also be the case if a 2-3 story building were built based under the current zoning.

Web Traffic

There was traffic on the web site at the beginning of the project, after the Westgate Condo Board sent out the email to all 479 owners in early April 2021 and then again May 9/10 when a second email was sent to the condo owners. It should be noted that out of the almost 887 unique visitors to the site, only 67 individuals attended a virtual open house and only 5 individuals provided comments to the website. Of the 67 individuals who participated, the majority of comments came from 25 individuals.

A summary of the web statistics follows for the time between March 29 to May 31, 2021. The website is now closed for comments.

Community Association Response

LOC 2021-0068 3404 Bow Trail SW

Spruce Cliff CA - 2021 May 25

RE the application @ 3404 Bow Trail SW - Spruce Cliff response to the request for comment:

Change big or small is disruptive. Although not without dissenting opinion in the community the CA supports this application for the following reasons:

Concurrent application:

The file is moving forward only with a concurrent DP application which offers the community more certainty as to outcome. DP2021 3051.

Community engagement:

The applicant has made significant genuine efforts in engagement and to receive comment from the community for this project. Community feedback changes have been incorporated into the concurrent DP application.

The engagement included the site being posted with pre-app info linked to an applicant / project web site and they hosted 7 dates of video engagement sessions for feedback/ questions/ answers. We believe the applicant also initiated separate sessions for the immediate adjacent tower residents and the towers condo board. The applicant through Canada Post sent out info cards to the community with the project awareness/web information.

Regardless of where you land on support or oppose of this project, this has been an engagement effort by an applicant, with project detail, to a level Spruce Cliff resident have not seen in the last decade on projects, some that pushed higher leap zone land uses.

Good projects can withstand scrutiny & challenge; often helping to achieve the best possible community outcome. To that aim, in these covid times, the CA on our social media sites posted the applicants pre application video session open dates & site links to do our best to make the community aware, and to support engagement information efforts over the last couple of months. Since this formal application the CA added the link to the City development map so residents / owners could submit comment directly, with a copy to us if they wanted us to include their feedback into the CA perspective on this submission.

Site:

This site has a history that is part of the community evolution since 2000 – with our growth of 73 % increase in units with the adjacent towers contributing only 479 units of the gain.

The site context in the community- it is inside the 600 M radius of the LRT & primary transit Max stop without those transit sites having floating locations to make that appear accurate.

This site has had active interest over the last 5 year since the LOC that closed and merged 11th Avenue into the residual parcels of lands expropriated to facilitate the widening of Bow Trail and the radius curve of the LRT lines to the Westbrook station.

The entire site has been and is currently commercially zoned since before the towers were built in around years 2000 to 2008. Old occupants that were south of the Westgate hotel- now Towers,

included an adult video store -replaced Blockbuster's, a pawn shop that replaced a Canada Trust bank, and a bar steak house restaurant. Most residents of the community who were here in those days were not sorry to see those occupants find different homes, and looked forward to the promised occupied commercial outlets at this site that would better service the residents actually living in the community. Some offset /benefit for living through years of area construction and accepting 32 story towers that overlook every backyard all the way to the river.

The land has been bare land since the widening of Bow Trail with the install of the LRT line 2010 - 2012, so it is not surprising that some are not aware that it could be developed. This application is asking for a change of use from Commercial CN2 to a mixed use MU1 commercial / residential, with modifier limits on height and # of residential units. The application has commercial uses on the podium 3 levels and residential on about half of that podium foot print for levels 4 – 6 with limits of max 20 - 2 & 3 bedroom residential units.

Through the preliminary engagement feedback on design and site considerations changes have been made. The restored/ restricted access from Bow Trail at the west end of 11th, with the right in right out conditions of the site at Spruce Drive will no longer generate the negative long drive loop through the community residential area via Bow To 36th, down 8th, back on Spruce.

The project has 50 onsite parking stalls and is not asking for any parking relaxations - somewhat of a good surprise given proximity to LRT, but also respectful of the shortage in the area. This recognizes the fact that we have 3 apartment towers that have no curb parking on any of its perimeter faces, that the community lost curb parking with the closure of 11th Avenue, and with the install of bike lanes down Spruce Dr.

Community -Calgary Transportation:

We are always looking for ways to improve design, and the adjacent public realm as Spruce Cliff to date, even with our post MDP growth has not been awarded anything under the Established area Growth and Change initiatives. We are still waiting for the wayfinding signage to the bridge for active mode travelers navigating through the city housing site to the north of the towers discussed at the public hearing with the closure of 11th Avenue. To that we now ask for a ladder crosswalk –(being the only one) for east / west travel on Spruce Drive between 12th Ave and 8th Ave at the “T intersection” of Balsam Road to support safe access to this land use development by our active mode community.

Spruce Drive even with our highest adjacent residential land uses was not given the safe street environment of 40km - this project adds more residential adjacency to a street inside an activity zone, one still with narrow sidewalks. We do need to use both sides of the street and be safe moving between the two sides. One hopes that a 5 plus minute detour to a signal intersection is not “the answer” when seconds were the discussion of inconvenience for vehicle traffic.

With the added residential land use to this existing commercial site, there is concern about adding built structure for a poverty demographic in a community that is already twice the city average in that category. This proposal offers the positive concept of social housing - no eviction on a rent ceiling. Spruce Cliffs churn rates, historically 69% improved slightly to 61% in recent years, make it difficult to build an engaged stable neighbourhood when people who progress are forced to disconnect and move. – this operating model is welcome.

We think the merits of this project stand on their own within the LRT activity zone proximity and councils' decision should not be influenced by a yet to be "Westbrook LAP". A project "on hold", a process that has yet to produce a "concept plan" for even the three people from Spruce Cliff selected by the city team to participate in the workshops to review, to say nothing about broader community resident input or council approvals. Before that document is considered supporting or not of any land use application, the community is looking forward to having at least the same level of feedback opportunities that we were afforded by this application for such an important long term impact policy.

The world of change within Spruce Cliff's built environment has not gone on "hold" so we continue to evolve with one application at a time, contributing constructive comments that we hope lessens negative change impacts and improves the community in some positive way for those who have chosen this community to be their home.



Lois Sime
President
Spruce Cliff CA

attached - concurrent application DP 2021-3051

cc Evan Woolley, Ward 8 Councillor
Zev Klymochko, Ward 8 office
Karen Olivier, CEO Closer to Home

Development Permit (DP2021-3051) Summary

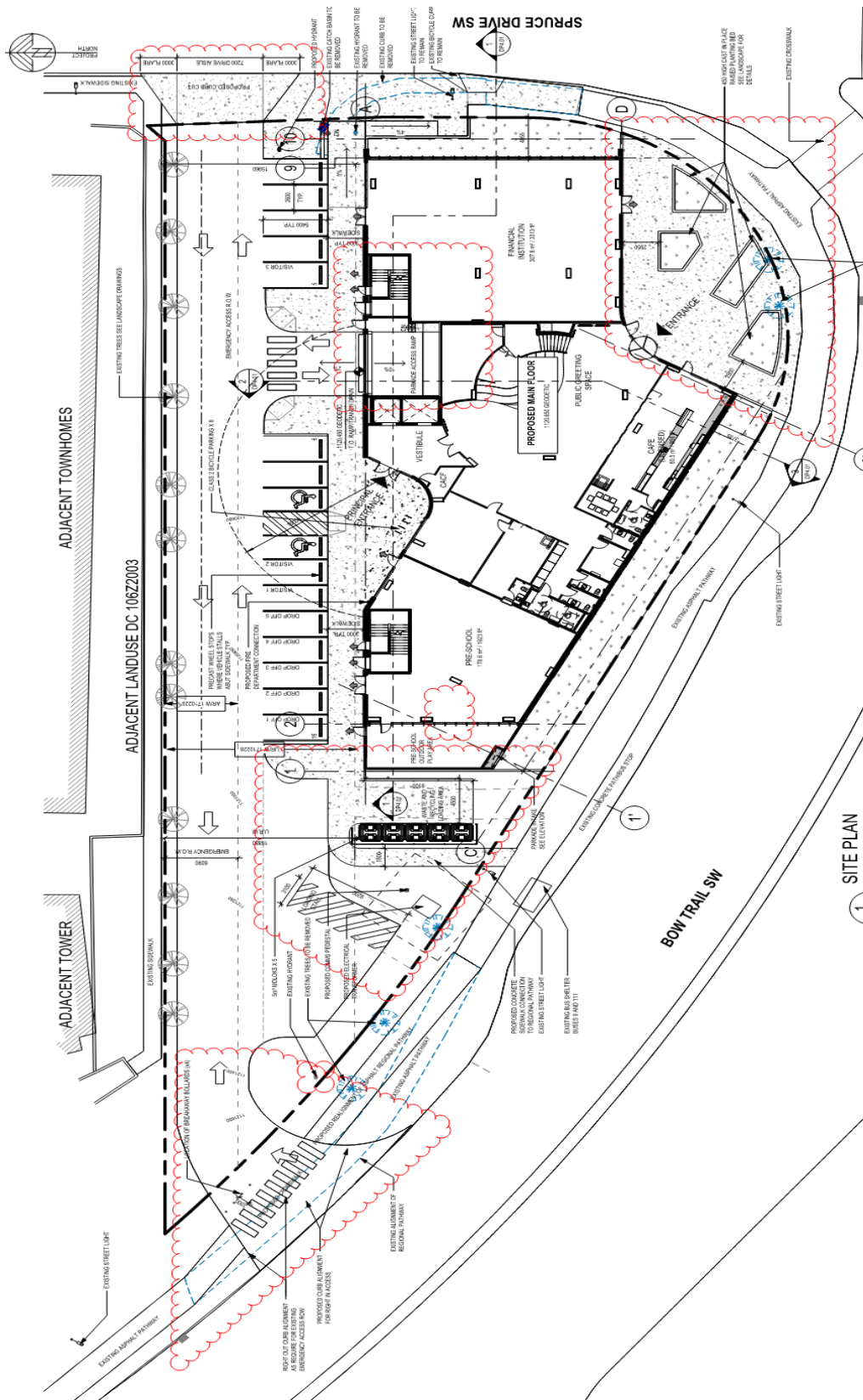
A development permit application (DP2021-3051) was submitted by MTA Urban Design Architecture Interior Design on 2021 April 29. The development permit application is for a 6 storey mixed-use development which includes 18 affordable housing units.

The following excerpts (Figure 1 and 2) from the development permit application provide an overview of the proposal and are intended for information purposes only. Administration's review of the development permit application will determine if the proposed change of use is appropriate for the subject site. No decision will be made on the development permit application until Council has made a decision on this land use amendment application.

Figure 1: Rendering of the Proposed Development



Figure 2: Site Plan



Urban Design Review Panel Comments (PE2021-00320)

Urban Design Review Panel Comments

Date	March 31, 2021	
Time	1:00	
Panel Members	Present Chris Hardwicke (Co-Chair) Michael Sydenham Jack Vanstone Noorullah Hussain Zada	Distribution Chad Russill (Chair) Ben Bailey Anna Lawrence Jeff Lyness Gary Mundy Glen Pardoe Beverly Sandalack Katherine Robinson
Advisor	David Down, Chief Urban Designer	
Application number	PE2021-00320	
Municipal address	3404 Bow Trail SW	
Community	Spruce Cliff	
Project description	Land Use, Development - Closer to Home & Affordable Housing	
Review	first	
File Manager	Jarred Friedman	
City Wide Urban Design	Dawn Clarke	
Applicant	MTA	

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

Summary

The proposed Closer to Home development is a true mixed-use six-storey building. The project utilizes a derelict and challenging site in a key TOD location. Proposed uses include retail, office, cultural programs, child care and affordable housing. The site challenges include numerous easements, significant grade changes, and proximity to Bow Trail and the large intersection of Bow Trail and 33rd Street SW. However, the building has been thoughtfully designed to accommodate all of these challenges, and presents a well-conceived building that enhances the site and surrounding area. Overall, the Panel supports the approval of this project.

The panel recommends review specific to the following areas:

- Review of the SE plaza design, to allow for greater flexibility and space.
 - o The current configuration may create pinch points with the proposed walkway accesses.
 - o Reconfiguring the planters and plaza design may allow for more flexible uses, such as outdoor seating for the proposed café.
- Resident access for the building.
 - o The Panel acknowledges there are programming and security challenges with allowing access through the main floor 24/7, but we encourage further thought to see if this can be accommodated, given that the SE corner is the major desire line for most resident trips.

Urban Design Element	
Creativity <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none"> Overall project approach as it relates to original ideas or innovation 	
UDRP Commentary	The project demonstrates creativity in the overall design. The placement of the plaza in the SE corner to create a welcoming space that also acts as a buffer to the traffic on Bow Trail has been well thought out. The design of the upper portions of the building to allow for a rooftop terrace that can be utilized for cultural activities is well considered.
Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i> <ul style="list-style-type: none"> Massing relationship to context, distribution on site, and orientation to street edges Shade impact on public realm and adjacent sites 	
UDRP Commentary	The building's scale and massing is well suited for the planned Community Activity Centre it is located in. The orientation of the design to the SE corner responds well to the highest visible portion of the site, and the building will act as an excellent "entrance" into the community.
Animation <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i> <ul style="list-style-type: none"> Building form contributes to an active pedestrian realm Residential units provided at-grade Elevations are interesting and enhance the streetscape 	
UDRP Commentary	The mix of uses and intended programming will ensure this is a very active and animated site. The plaza and rooftop terraces will be active with the multiple users of the building.
Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i> <ul style="list-style-type: none"> Massing contribution to public realm at grade 	
UDRP Commentary	<p>The art piece proposed for the wall fronting Bow Trail will be key. As proposed, this is an imposing 3 storey wall without much articulation. A dramatic, well done art piece will greatly enhance this façade, so we encourage a high degree of detail and thought for the chosen piece.</p> <p>The frontage along the proposed financial institution space is quite imposing adjacent to the sidewalk within the plaza. Consider extending the soffit adjacent to the café, or other design choices, to mitigate the impact of the scale of this wall.</p>
Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i> <ul style="list-style-type: none"> Parking entrances and at-grade parking areas are concealed Weather protection at entrances and solar exposure for outdoor public areas Winter city response 	
UDRP Commentary	The project does a good job of utilizing the utility easement area to accommodate a lot of the more functional aspects of the project. As this north portion also acts as the main residential entrance, be sure to focus on the lobby plaza to ensure proper lighting and weather protection design elements are incorporated.
Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i> <ul style="list-style-type: none"> Pedestrian first design, walkability, pathways through site Connections to LRT stations, regional pathways and cycle paths 	

<ul style="list-style-type: none"> • Pedestrian pathway materials extend across driveways and lanes 	
UDRP Commentary	<p>The project provides many great connections to the existing networks in the immediate vicinity. UDRP supports the proposed right-in off of Bow Trail, to allow better access and reduce through traffic within the community.</p> <p>The Panel acknowledges the challenges of permitting resident access through to the SE lobby at all hours, however this would be a strong desire line, so further thought is encouraged to see if this level of access can be achieved for the residents.</p>
Accessibility <i>Ensure clear and simple access for all types of users</i> <ul style="list-style-type: none"> • Barrier free design • Entry definition, legibility, and natural wayfinding 	
UDRP Commentary	The project meets expectations, and has done a good job of accommodating the elevation change on site.
Diversity <i>Promote designs accommodating a broad range of users and uses</i> <ul style="list-style-type: none"> • Retail street variety, at-grade areas, transparency into spaces • Corner treatments and project porosity 	
UDRP Commentary	This project represents an exemplary example of a true mixed-use building.
Flexibility <i>Develop planning and building concepts which allow adaptation to future uses, new technologies</i> <ul style="list-style-type: none"> • Project approach relating to market and/or context changes 	
UDRP Commentary	This category was not really discussed or addressed by the materials.
Safety <i>Achieve a sense of comfort and create places that provide security at all times</i> <ul style="list-style-type: none"> • Safety and security • Night time design 	
UDRP Commentary	<p>The multiple users of the site will provide a high level of activity and “eyes on the street”.</p> <p>The 4th floor plaza space may present a safety concern for some of the residential units, as it is a semi-public space that has the potential to have direct views into their units/bedrooms. Consider the use of landscaping or other buffers to provide privacy to these units.</p>
Orientation <i>Provide clear and consistent directional clues for urban navigation</i> <ul style="list-style-type: none"> • Enhance natural views and vistas 	
UDRP Commentary	The building orientation makes great use of the parcel shape and location. The rooftop terraces should provide exceptional views out over the Shaganappi Golf Course and the downtown skyline to the east. The corner plaza provides a nice focal point off of the intersection with Bow Trail and 33 rd Street.
Sustainability <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i> <ul style="list-style-type: none"> • Site/solar orientation and passive heating/cooling • Material selection and sustainable products 	

UDRP Commentary	Specific sustainability elements were not discussed as part of the presentation. Although the panel notes that the TOD nature of this development will provide a great degree of sustainability already.
<i>Durability</i> <i>Incorporate long-lasting materials and details that will provide a legacy rather than a liability</i> <ul style="list-style-type: none">• Use of low maintenance materials and/or sustainable products• Project detailed to avoid maintenance issues	
UDRP Commentary	The material palette presented appears to be durable and high quality. The use of native landscaping will help achieve a low maintenance exterior.

Policy Amendments to the West Springs Area Structure Plan (Ward 6), LOC2021-0086

RECOMMENDATION(S):

That Calgary Planning Commission:

1. Forward this report (CPC2021-1098) to the 2021 September 13 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

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

HIGHLIGHTS

- The proposed amendments are to adjust the density concept within a portion of the *West Springs Area Structure Plan (ASP)* to align with the previously approved land use districts, as well as include additional phasing policies for technical requirements at a future stage.
- This application is consistent with the intent of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? Greater certainty of anticipated density by aligning policy with approved land uses. Additional housing options through different built forms may be available in the West Springs North Neighbourhood.
- Why does this matter? The proposed amendments would provide additional phasing policies to ensure proper technical assessment and supporting infrastructure are in place as development progresses in the West Springs North Neighbourhood.
- Council adopted the *West Springs ASP* amendments and the associated land use amendments to create the West Springs North Neighbourhood in 2018.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The policy amendment application was submitted by Civicworks on behalf of Truman Development Corporation on 2021 May 20 (Attachment 4) to propose adjusting the density concept within a portion of the *West Springs ASP* to align the policy with the existing land use districts. The proposed amendment would shift the distribution of the anticipated units across the North Neighbourhood without increasing the overall density and the cumulative number of units allowed in this area.

The proposed amendments also include additional phasing policies to require further technical assessments as development progresses. This would ensure the transportation, servicing, and any other applicable planning analyses and supporting infrastructure will be properly addressed at future land use, subdivision and/or development stages.

Policy Amendments to the West Springs Area Structure Plan (Ward 6), LOC2021-0086

Density Concept

In 2018, Council approved a set of amendments to the *West Springs ASP* to facilitate the development of the West Springs North Neighbourhood (Bylaw 15P2018). In support of the Plan, a Transportation Impact Assessment (TIA) was completed that established the mobility network infrastructure necessary to support the overall proposal.

The TIA concluded that existing and planned off-site infrastructure could accommodate up to 1,800 units within the Plan area. For this reason, the ASP targeted approximately 3,400 people across 1,800 units within the North Neighbourhood.

The proposed adjustments to the density concept would align the ASP's policy direction to the previously approved land use districts. This includes a change from 160 units per hectare (UPH) to 4.0 floor area ratio (FAR) on both sides of 81 Street SW, and from 3.0 FAR to 4.0 FAR on the east side of 78 Street SW.

The adjustments would provide greater flexibility to the developer for maximizing the number of units that can be built in the proposed amendment areas as per the approved land uses (Multi-Residential – High Density Low Rise (M-H1) District for the 160 UPH area, and Mixed Use - General (MU-1) District for the 3.0 FAR area). Based on Administration's estimate, the adjustments may allow for an additional 652 units with an estimated population of 1,160 people within these areas.

The original West Springs North Neighborhood's vision and projection for a cumulative total of 1,800 units in this area remain the same. The proposed amendment may shift the distribution of the anticipated units across the North Neighbourhood without increasing the overall density.

The exact number of units in the amendment areas and the rest of the North Neighbourhood area will be confirmed at future development permit stages. The need for additional infrastructure and mobility investments to support the plan area will continue to be evaluated in association with future applications.

Phasing Policy

As of 2021 July, there are 130 dwelling units constructed in the area, and 323 dwelling units either under construction or proposed (and pending decision). This is equivalent to approximately 25 percent of the original target of 1,800 units.

Since 2018, several infrastructure investments are either completed (Bow Trail SW widening) or are underway (West Stoney Trail) in line with the assumptions for off-site infrastructure build-out in the 2018 TIA.

The proposed ASP policy amendment identifies an additional milestone or trigger that requires the developers/applicants to complete a mobility network assessment update to the 2018 TIA when a unit threshold of 1,200 units is reached. It also requires the developer/applicants to provide updates to the Water Network (required fire flows, etc.) and Sanitary Servicing Study with the submission of each subdivision or development application subject to Administration's

Policy Amendments to the West Springs Area Structure Plan (Ward 6), LOC2021-0086

discretion. If changes to the approved building footprint are anticipated, amendments to the Staged Master Drainage Plan will be required.

A monitoring report will be required with each submission of a subdivision or development application. The report will outline how the buildout and implementation of the North Neighbourhood aligns with the Neighbourhood Projections, Vision, Core Ideas, and the surrounding area context, as well as a tally of the number of approved units.

These requirements offer residents, developers, and Administration a coordinated opportunity to review and assess infrastructure needs in the area and provides an indication to applicants of potential for additional investment prior to approval of further development in the area.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed ASP 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.

As part of the application, the applicant provided an engagement summary (Attachment 5) of outreach completed with public stakeholders and the West Springs/Cougar Ridge Community Association. As identified in the summary, the applicant has provided a summary letter to the West Springs/Cougar Ridge Community Association and landowners in the North Neighbourhood Area of the ASP, inclusive of the Sikh Society of Calgary, Trico Homes, and Steinstra Family.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders and notification letters were sent out to adjacent landowners.

The West Springs/Cougar Ridge Community Association provided a letter in support of the proposed ASP amendments on 2021 August 05 (Attachment 3). Administration received one letter in opposition identifying concerns with increase in density and potential parking issues.

Administration considered the relevant planning issues specific to the application and has determined that the proposal is appropriate. The application is consistent with the MDP's policies to provide for a wide range of housing types, tenures, and densities to create diverse neighbourhoods. Technical issues such as potential transportation impacts, planning context, and required infrastructure to support the proposed development will be reviewed and determined at future subdivision and development permit stages.

**Planning & Development Report to
Calgary Planning Commission
2021 August 19**

**ISC: UNRESTRICTED
CPC2021-1098
Page 4 of 4**

Policy Amendments to the West Springs Area Structure Plan (Ward 6), LOC2021-0086

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

IMPLICATIONS

Social

The changes in density concept would allow for additional housing options through different built forms in the West Springs North Neighbourhood.

Environmental

No anticipated environmental impacts.

Economic

The changes in the density concept may allow for a modest increase in the number of jobs in the area.

Service and Financial Implications

No anticipated financial impact. Servicing implications as a result of the density concept changes would be further assessed at future subdivision and development application stages as per the proposed phasing policy.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendments to the West Springs Area Structure Plan
3. Community Association Response
4. Applicant Submission
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

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

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

In 2018, Council adopted amendments to the *West Springs ASP* along with associated land use amendments to create an urban neighbourhood (West Springs North Neighbourhood) of approximately 34 hectares (84 acres) in the north central portion of the ASP area. The West Springs North Neighbourhood is set out to serve as an activity centre that will support long-term population and employment growth for the West Springs community. The West Springs North Neighbourhood is forecasted to accommodate approximately 3,400 people in 1,800 units. Approximately 3,550 jobs are forecasted for the area through office, institutional (medical and educational), and commercial uses.

Community Peak Population Table

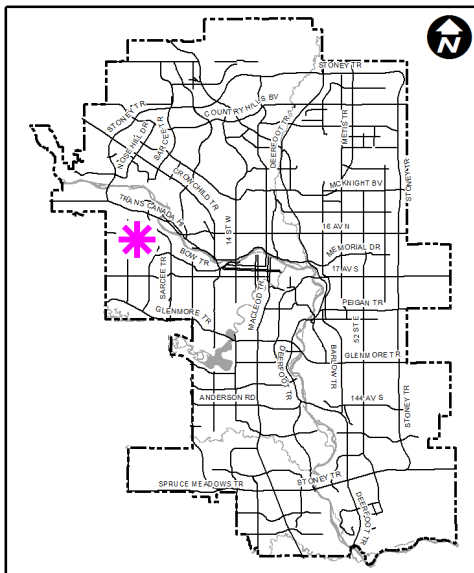
As identified below, the community of West Springs reached its peak population in 2019.

West Springs	
Peak Population Year	2019
Peak Population	10,758
2019 Current Population	10,758
Difference in Population (Number)	0
Difference in Population (Percent)	0%

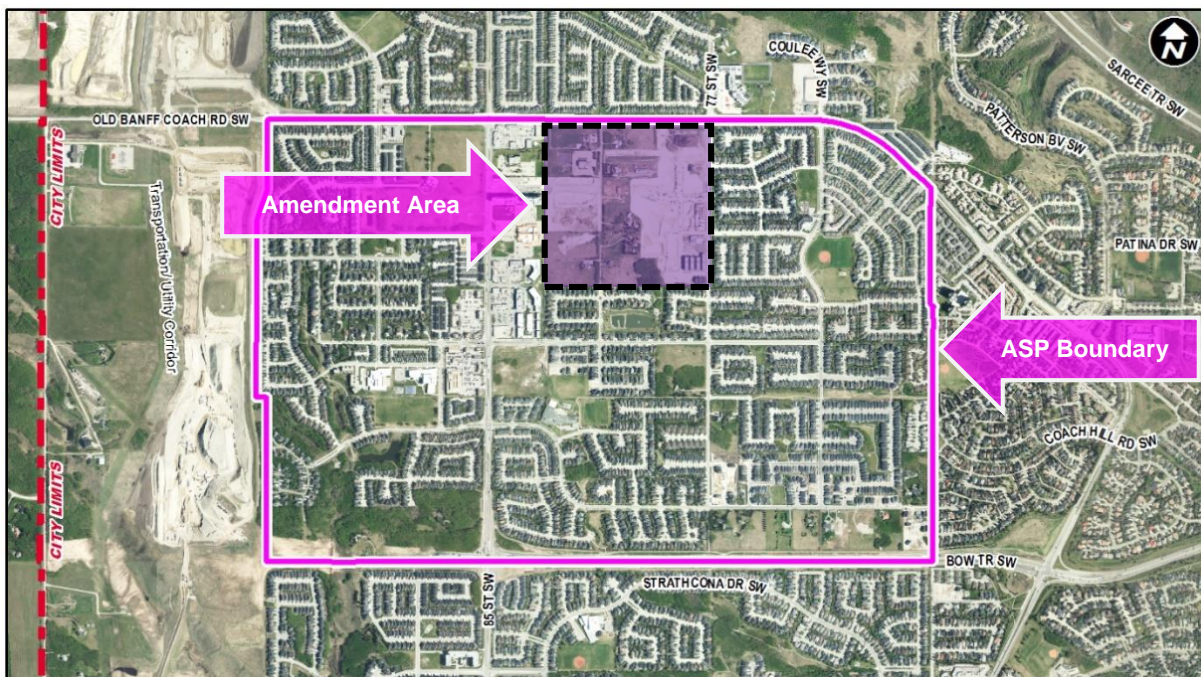
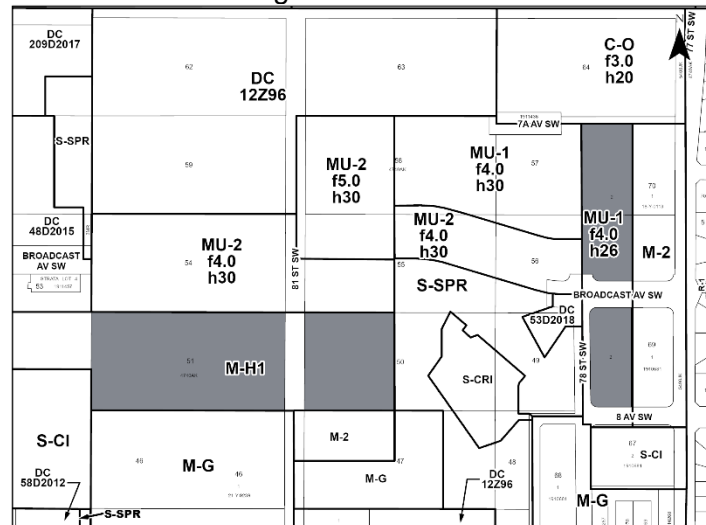
Source: *The City of Calgary 2019 Civic Census*

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

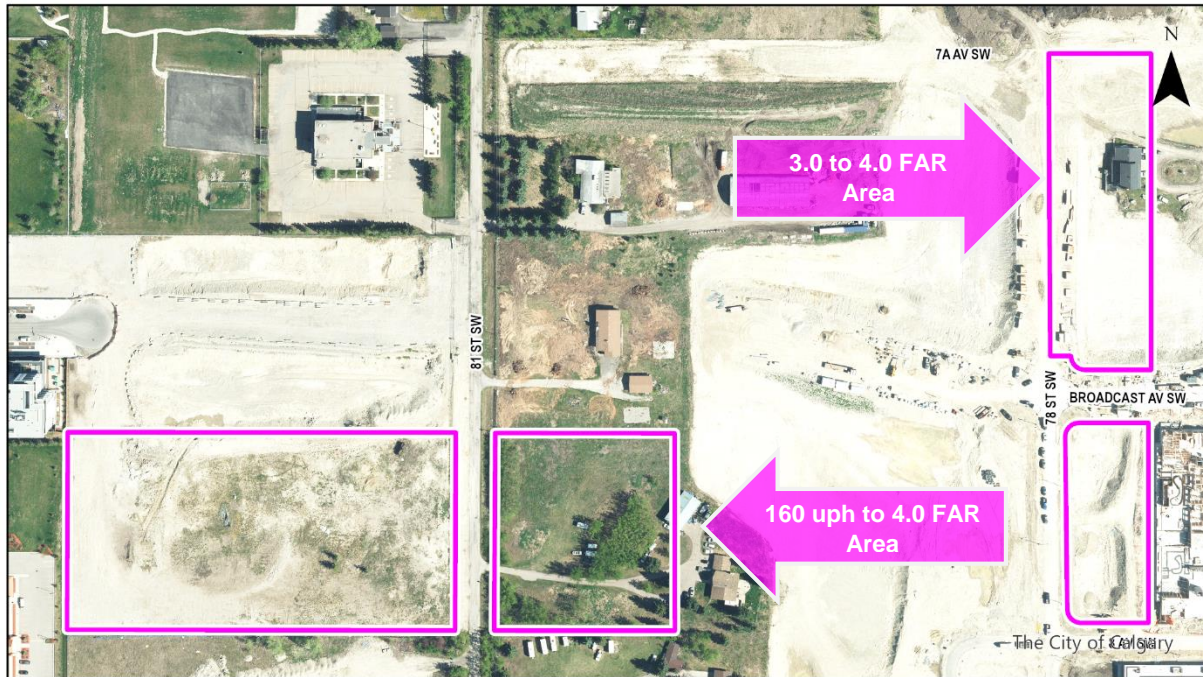
Location Maps



Existing Land Use Districts



Proposed Policy Amendment Areas



Previous Council Direction

None.

Planning Evaluation

Land Use

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

The 160 UPH area on both sides of 81 Street SW is approximately 2.14 hectares (5.27 acres) in size and is designated as the M-H1 District. The existing M-H1 District is primarily for four to eight-storey apartment buildings that may include commercial storefronts. The M-H1 District allows for a maximum building height of 26 metres, a maximum FAR of 4.0, and a minimum of 150 UPH with no maximum density.

The 3.0 FAR area on the east side of 78 Street SW is approximately 1.08 hectares (2.66 acres) in size and is designated as the MU-1f4.0h26 District. The proposed ASP amendment would align the maximum density prescribed in the ASP with the previously approved land use district.

Density

The original projections and infrastructure capacity for this area remain the same with a target of approximately 3,400 people across 1,800 units within the North Neighbourhood (Section 4.3 of the *West Springs ASP*). The proposed adjustment may shift the distribution of the anticipated number of units across the North Neighbourhood without increasing the overall density. The exact number of units will be confirmed and evaluated at future development permit stages.

160 UPH to 4.0 FAR Area

Based on the existing policy, the 160 UPH area can accommodate up to 342 units, with an estimated population of 616 (based on the same assumption as the approved outline plan for this area – 1.8 people per unit). Calgary's average household size is 2.6, whereas West Springs's average household size is 3.1 according to the 2019 census. For this reason, the 1.8 people per unit assumption is considered conservative.

The proposed increase to 4.0 FAR could increase the number of units in this area to 866, with an estimated population of 1,559 (based on the same assumption as the approved outline plan for this area – 1.8 people per unit).

The proposed amendment from 160 UPH to 4.0 FAR would allow for approximately 524 additional units, with an estimated population increase of 943 people (approximately 153 percent increase) in this area.

3.0 FAR to 4.0 FAR Area

The approved outline plan anticipated an average density of 175 UPH with 187 units and an estimated population of 313 people and 28 jobs for this area.

The proposed amendment to 4.0 FAR would allow for approximately 10,800 square metres more of gross floor area in this area. Assuming the additional gross floor areas are solely for residential purposes, it is anticipated that the change may result in 128 additional units (approximately 68 percent increase), with an estimated population increase of 214 people (based on the same assumption as the approved outline plan for this area – 1.67 people per unit).

Despite the potential increase in the number of units for this area via the proposed policy amendment, the original projections and infrastructure capacity for the North Neighbourhood remain the same at 1,800 units. A monitoring report will outline how the buildout and implementation of the North Neighbourhood aligns with the ASP.

Transportation

Administration concluded that a new Transportation Impact Assessment in support of the policy amendment was not required at this time. It was determined through the conclusions and recommendations of the TIA submitted to support the West District plan (and update to the *West Springs ASP* in 2018) that the mobility network expected to be in place at time of development could accommodate up to a maximum of 1,800 units.

The need for additional infrastructure and mobility investments to support the plan area will continue to be evaluated in association with future applications. The proposed policy amendment adds a trigger that requires applicants in the area to review and assess the mobility network and assumptions of the 2018 plan at two-thirds of the plan area threshold. This means that at the applicable subdivision or development permit a review of the area mobility network is triggered when the ASP lands reach 1,200 units.

Environmental Site Considerations

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

Utilities and Servicing

Public water, sanitary, and storm services were previously reviewed and accepted with sufficient capacity prior to this policy amendment. The proposed policy requires the developer to submit updates to the water network (required fire flows, etc.), Sanitary Servicing Study, and potential amendments to the Staged Master Drainage Plan with the submission of each subdivision or development permit application, subject to Administration's discretion. These requirements will ensure that any infrastructure needs in the area are being monitored and assessed accordingly as development progresses in the West Springs North Neighborhood.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

A portion of the West Springs Area Structure Plan is located within the [Rocky View County / City of Calgary Intermunicipal Development Plan \(IDP\)](#). The proposed amendments were circulated to Rocky View County in accordance with the IDP. Rocky View County has no objections to the proposal.

Municipal Development Plan (Statutory – 2009)

The West Springs North Neighbourhood area is located within the Residential - Developing - Planned Greenfield with Area Structure Plan area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed policy amendments are consistent with MDP policies including the Developing Residential Communities policies (Subsection 3.6.1).

Climate Resilience Strategy (2018)

This application does not include any specific actions that address 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 subsequent development approval stages.

West Springs Area Structure Plan (Statutory – 2012)

The [West Springs Area Structure Plan](#) (ASP) was amended in 2018 to allow for the development of the West Springs North Neighbourhood. The proposed phasing policy amendment requires further technical analysis at future subdivision and development stages to ensure any required infrastructures and potential impacts are being properly addressed and mitigated.

Proposed Amendments to the West Springs Area Structure Plan

1. The West Springs Area Structure Plan attached to and forming part of Bylaw 20P2012, as amended, is hereby further amended as follows:
 - (a) Delete Map 4 entitled 'West Springs North Neighbourhood Density Concept' and replace with revised Map 4 entitled 'West Springs North Neighbourhood Density Concept' attached as Schedule A.
 - (b) In section 13.3 Phasing of Development Policies, add the following policy after Policy 13.3.2, and renumber the subsequent policies accordingly:
 - “3. In order to ensure that infrastructure needs in the West Springs North Neighbourhood are adequately addressed, the following is required:
 - a) A comprehensive Transportation Impact Assessment (TIA) must be provided in conjunction with the submission of the first Land Use/Outline Plan, Subdivision or Development Permit applications that are anticipated to exceed 1,200 units or two-thirds of the forecasted units in the West Springs North Neighbourhood, as identified in Section 4.3.
 - b) Updates to the Water Network (required fire flows etc.) and Sanitary Servicing Study may be required, at the discretion of Water Resources, with the submission of each Subdivision or Development Permit application in the West Springs North Neighbourhood. If changes to the approved building footprint are anticipated, amendments to the Staged Master Drainage Plan will also be required.
 - c) A monitoring report on how the build-out and implementation of the North Neighbourhood aligns with Section 4.0, and a tally of the number of approved units in the North Neighbourhood as of the date of the application, must be provided with the submission of each Subdivision or Development Permit application in the West Springs North Neighbourhood.

The requirements in (b) and (c) may be waived on individual applications at the sole discretion of the approving authority.

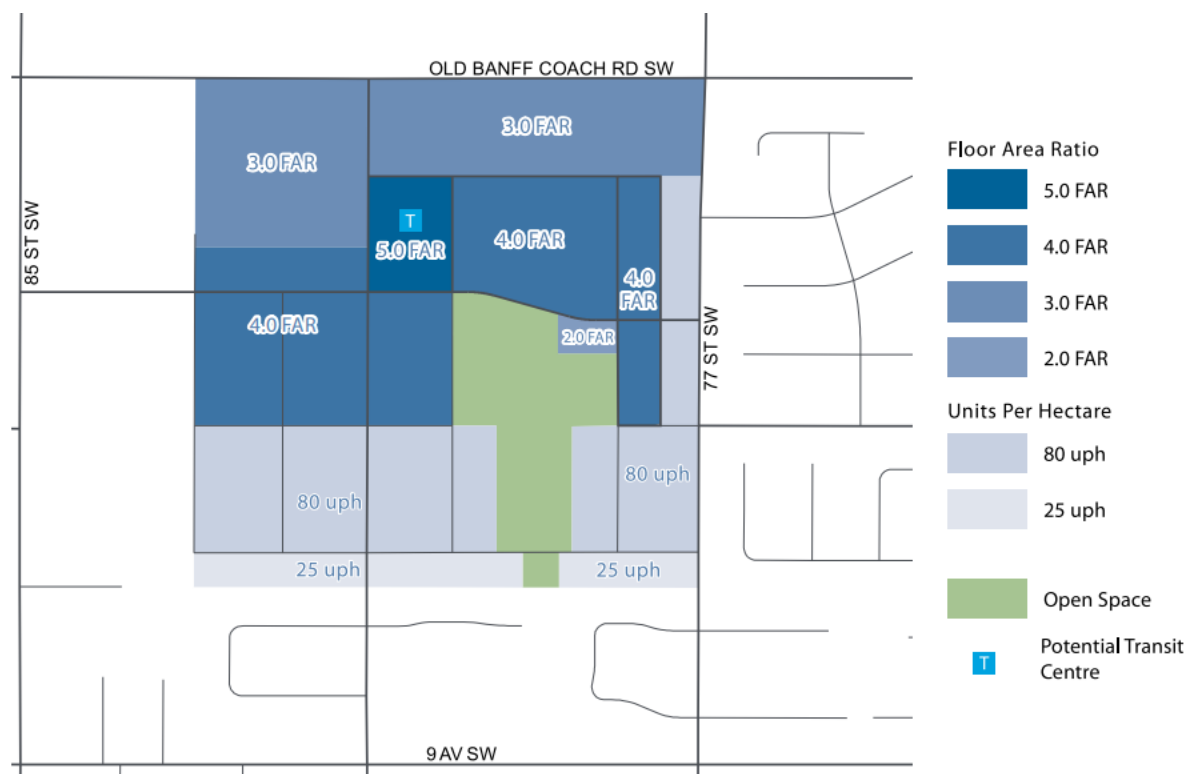
The findings of the infrastructure needs assessments and monitoring reports provided in accordance with (a), (b) and (c) will be considered in the evaluation of each application. Applications will be approved or recommended for approval only upon the City's confirmation of the funding and timing of completion of said infrastructure and in accordance with any other applicable planning considerations.

The City reserves the right to request and evaluate additional analysis at Land Use/Outline Plan, Subdivision and/or Development Permit stages to the City's satisfaction."

TEXT FOR DISCUSSION

SCHEDULE A

Map 4: West Springs North Neighbourhood Density Concept



TEXT FOR

Community Association Response

Email received on 2021 August 5

West Springs Cougar Ridge Community Association (WSCRCA) is in support of the application notice and appreciates aligning the requirements between zoning and the Area Structure Plan. Going forward, the community is concerned with the increase in density that will come to the area as development progresses, the impact to our transportation infrastructure and demand for our local schools.

Additionally, residents in the area have expressed concern with the long expanse of wall that appears to be taking shape along 77th St SW. The WSCRCA would like to take this opportunity to highlight *4.6.4 Building Design - Massing* and *4.6.5 Building Frontages* sections in the *West Springs Area Structure Plan*. Variations in building height and massing, along with facade changes, are critical in reducing the wall effect going forward. Recent Development Permit Applications have maximized the density, height and area available on each parcel, though permitted, we do not feel that it is in the spirit of the ASP.

If you require any additional information please do not hesitate to contact me.

Sincerely,
Cara Molnar
Director - Planning and Development WSCRCA

Applicant Submission

2021 July 19

ATTN:

Mr. Johnson Kwan, Senior Planner, Centre West Team, Community Planning

RE:

Applicant Submission for LOC2021-0086 -- Minor Amendment to West Springs Area Structure Plan (Office Consolidation 2019 July), Section 4.0 -- West Springs North Neighbourhood, Map 4: Density Concept affiliated with lands owned by Truman Park Ltd. (Truman) at the following addresses within The City of Calgary: 779 and 780 81 ST SW; 7841 Broadcast AV SW; and, 741 and 761 77 ST SW

On the behalf of Truman and for your review, we share this letter outlining an application for Minor Amendment to the West Springs Area Structure Plan (ASP) as it relates to the lands commonly known as West District and specifically for the above-mentioned lands. The letter provides an overview of: the rationale + approach; a quick summary; specifics + solutions; background on density considerations; the proposed detailed amendment; and, actions to support the application.

APPLICATION RATIONALE + APPROACH

Reason for Application

Resolution of minor policy errors between Council approved Land Use Redesignation (zoning) and the West Springs Area Structure Plan (ASP) density policies.

During an Administration review of Truman's active Development Permit (DP2020-8276) a minor error between approved zoning and ASP density policies was identified by Administration. As a result, Administration initiated a City-led Minor ASP Amendment (POL2021-0001) to correct the error. This Amendment was circulated to area stakeholders and the WSCRCA for comment and no concerns were identified. The Amendment goes to a Public Hearing of Council on July 26 for consideration and decision on an Administration Recommendation of Approval.

Because of the discovery of the policy error, Truman completed a thorough review of the ASP and have found two additional minor misalignments of a similar nature.

The West District master plan visioning and approvals process was multi-year, iterative and concurrent. While the West District related ASP policies and zoning were concurrently reviewed and unanimously approved by Council in 2018, there is a Map 4 - Density Concept in the ASP that incorporates density zones that do not match the approved zoning in a few specific areas. This translates into three minor amendments that need to be made to align the ASP policy with the Council approved intent of the original Land Use Redesignation and Outline Plan summarized below.

Administration and Applicant-Led Applications Approach

A City-led application process to rectify one of the misalignments is underway and represents a Minor ASP Amendment (POL2021-0001, related to DP202-8276). CivicWorks, on Truman's behalf, has initiated an Applicant-led process to rectify the remaining two errors. There are impending Development Permits and next phases of Subdivision that will require ASP amendment applications due to these errors at the time of review, in the near future (2021-2022).

QUICK SUMMARY OF PROPOSED MINOR ASP AMENDMENT

Overall

- The proposed Minor ASP Amendments are intended to resolve errors in policy that handicap two specific ASP policy zones that compete with the 2018 North Neighbourhood Area ASP Amendment vision/potential for density and scale as intended by the Council approved zoning.
- The proposed Minor ASP Amendments allow for greater flexibility in building typology, density and scale, aligned with the Council approved zoning, in keeping with the balance of North Neighbourhood Area.
- The proposed Minor ASP Amendments do not seek to allow for more density than previously anticipated in respect to North Neighbourhood Area, per ASP policy 4.3 Neighbourhood Projections.
- No change is proposed and policies shall be maintained for the Land Use Concept and identified Community Building Blocks and Heights for the Amendment areas, described as Community and Neighbourhood - Mid-Rise, per ASP Section 4.5, Map 3: Land Use Concept, and Map 5: Building Heights.
- No Land Use Redesignation (rezoning) is proposed.

On the question of density and need for additional transportation impact assessment at this time

- At the time of the 2018 North Neighbourhood Area ASP Amendment, a total forecast of 1,800 dwelling units could be accommodated based on a review of the existing transportation infrastructure.
- Through phased build-out, identified key unfunded transportation infrastructure improvements, per ASP policy 10.3.1(1), are to be evaluated in conjunction with Outline Plan/Land Use Amendment/ Subdivision or Development Permit application.
- The majority of the ASP identified transportation infrastructure improvements, per ASP policy 10.3.1(1), have been completed since the original 2018 North Neighbourhood ASP Amendment.
- Initial build-out of the North Neighbourhood Area has been limited at 130 dwelling units, constructed and occupied, of the total forecast 1,800 dwelling units (equivalent to 7%).
- It is premature to consider a new Transportation Impact Assessment (TIA).
- Existing ASP policies, per section 13.3 Phasing of Development, provides guidance on when a TIA shall be provided; however, additional policy-based implementation actions are proposed to be included with this new Amendment to provide assurance of transportation and planning review at an appropriate future date upon a threshold of two-thirds or 1,200 dwelling units being reached through implementation applications, and the review will include:
 - A comprehensive area Transportation Impact Assessment (TIA); and,
 - A planning analysis and monitoring report on the build-out and implementation of the North Neighbourhood, per the intent of Section 4.0.

MINOR ASP AMENDMENT SPECIFICS + SOLUTIONS

Please refer to the enclosed supplemental figures.

ASP MAP 4 DENSITY CONCEPT		MISALIGNMENT DESCRIPTION	RELEVANCE	SOLUTION
1.	Max 80uph zone	A misalignment where policy should have at least been average not maximum, given large pockets of M-2 zoning allowing a maximum FAR of 3.0. A maximum of 80uph policy is equivalent to the allowable maximum density in the M-G District, as such there is no sound planning rationale to have allowed M-2 zoning within a policy area with this density limitation -- this is an error.	Active conflict: DP2020-8276 741 and 761 77 ST SW	City-led Minor ASP Amendment: Amend Map 4 - Density Concept and any applicable ASP policy language to remove references to maximum and to allow for reference to average of 80 uph in this area.
2.	Max 160uph zone	A misalignment where all zoning in this area is M-H1 with an allowable maximum of 4.0 FAR, and the District requires a minimum density of 150 uph. The minimum density allowed in the Council approved zoning is essentially the equivalent to the maximum 160 uph allowed in the ASP policy and as such there is no sound planning reason to have allowed this zoning with such a policy-based density limitation -- this is an error.	Near term conflict: Subdivision and DP Applications 779 and 780 81 ST SW Note: Truman's next phases of subdivision and forthcoming DP applications will be aligned with the existing zoning and ASP building height maximum policies resulting in a built form that will exceed 160uph density policy, at least for a portion of this zone.	Applicant-led Minor ASP Amendment: Amend ASP Map 4: Density Concept to allow for a maximum of 4.0 FAR in this policy area. Note: ASP policies regarding built form and Map 5 - Building Heights guiding building scale / height is accurate and representative of the original Land Use / Outline Plan approval and should remain unchanged. This policy allows maximum building forms from 16 to 26 meters (5 to 7 storeys in height). This will regulate form and building height transition as originally planned.
3.	Max 3.0 FAR zone	A misalignment where all the zoning in this pocket is M-U2 with pre-set modifiers of 4.0 FAR and 26 meters. This District requires an Applicant to select modifiers, and these were subsequently recommended by Administration and approved by Council. There is no sound planning rationale to create an additional limiting ASP policy on FAR less than the maximum FAR set as the modifier within the approved zoning -- this is an error.	Imminent conflict: Future DP Applications 7841 Broadcast AV SW 741 and 761 77 ST SW Note: Within this zone, Truman has pre-designed and will make a DP application for a 3.45 FAR building aligned with the approved maximum allowable 4.0 FAR zoning.	Applicant-led Minor ASP Amendment: Amend ASP Map 4: Density Concept to allow for a maximum of 4.0 FAR in this policy area. Note: ASP policies regarding built form and Map 5 - Building Heights guiding building scale / height is accurate and representative of the original Land Use / Outline Plan approval and should remain unchanged. This policy allows building forms up to 26 meters (7 storeys in height). This will regulate form and building height transition as originally planned.

BACKGROUND ON THE QUESTION OF AMENDMENT TRANSLATING TO ALLOWING FOR ADDITIONAL DENSITY

The proposed Minor ASP Amendments do not seek to allow for more density than previously anticipated in respect to the overall West District vision and approved Land Use Redesignation/Outline Plan intent. These amendments are intended to remove erroneous policy handicaps from two specific ASP policy zones that compete with the original vision/potential for density and scale as intended by approved zoning.

The ASP guides continued development of 370 hectares of land in West Calgary. The Plan Area will comprise approximately 16,400 residents and employ about 4,400 people. Since the adoption of the ASP in 2016, several development proposals including West District have come forward that have not aligned with the Plan. In the case of West District, the ASP was amended by adding a neighbourhood plan in a new section entitled North Neighbourhood Area. The West District related ASP Amendment and rezonings were unanimously approved by Council with no opposition at the Public Hearing February 20, 2018.

The North Neighbourhood Area (West District) is a plan for a compact, higher-intensity, mixed-use, and transit-supportive Activity Centre that connects multiple neighbourhoods and will have an unprecedented impact on implementing the goals of the MDP. This area of 34 hectares is forecast to accommodate approximately 3,400 people in 1,800 units and 3,550 jobs.

The 2018 ASP Amendment (West District specific North Neighbourhood Area) forecast of 1,800 dwelling units represents the number of residential units possible under a predetermined development scenario and is consistent with the Transportation Impact Assessment (TIA) approved at the time of adoption of the 2018 ASP Amendment for the North Neighbourhood Area. The proposed Minor ASP Amendments do not propose to change the Administration accepted North Neighbourhood Area TIA based unit forecast, nor does change the ASP policies direction to allow for on-going monitoring and evaluation of transportation infrastructure considerations on a phased build-out basis, as per the ASP, Section 13.3(2):

The need for each of the unfunded transportation infrastructure projects, as identified in the policy 10.3.1(1), shall be evaluated by a Transportation Impact assessment (TIA) in conjunction with the submission of Land Use/Outline Plan, Subdivision, and Development Permit applications. The findings of this infrastructure need assessment will be considered in the evaluation of each application. Applications shall be approved only upon confirmation of the funding and timing of completion of said infrastructure.

In other words, The City Development Authority maintains full control over the timing and review of the overall number of allowable units and required transportation infrastructure to support applications through implementation approvals on a phased based over time in the North Neighbourhood Area.

North Neighbourhood Area Density Update

2018 ASP/TIA Forecast:	1,800	dwelling units
2021 Completed Build Out (Constructed/Occupied):	130	dwelling units (7% of total forecast)
2021 Total with Anticipated Approvals/Unconstructed:	323	dwelling units* (18% of total forecast)

*Total of 323 is equivalent to 130 units plus 156 units (DP2020-8276) and 37 units (DP2021-3315)

North Neighbourhood Area Transportation Infrastructure Update

In conjunction with completion of the Stoney Trail / Calgary West Ring Road (subsequently funded and under construction), the ASP identifies five additional future improvements to the surrounding transportation network to allow fulsome development of the North Neighbourhood Plan Area, the majority of which have since been funded or completed since the 2018 ASP amendment approval - the current status is outlined in Transportation Impact Assessment Update Memo (prepared by Bunt & Associates, 18 May 2021, enclosed here). As per the ASP, Policy 10.3.1(1):

The need for improvements at the following locations shall be determined in conjunction with an Outline Plan/Land Use Amendment/Subdivision or Development Permit application:

- a) Stoney TR / Calgary West Ring Road and interchanges with Bow TR SW and Old Banff Coach RD SW; Under Construction (Opening 2024)*
- b) Widening Bow TR SW from two to four lanes. To support build-out of the area, widening from four to six lanes will also be required; Completed (2019)*
- c) Intersection improvements on Bow TR SW at 85 ST SW; Completed (2019)*
- d) Intersection improvements on Bow TR SW at Old Banff Coach RD SW; Completed (2019)*
- e) Interchange on Bow TR SW at Sarcee TR SW; and,*
- f) Widening Sarcee TR SW from four to six lanes from 16 AV NW to Richmond RD SW.*

The Community on Density

The proposed Minor ASP Amendments do not seek to allow for more density and the overall TIA based forecast remains unchanged at 1800 units. Although Truman is not seeking additional density with these policy amendments and rather is seeking to utilize the approved zoning intent and flexibility across the Plan Area, we note that the WSCRCA was supportive of greater density beyond what was included in the 2018 ASP Amendment and Truman's approved West District Land Use/Outline Plan, describing it in a letter on the public record as "a step in the right direction" and that they "hope that it is enough" citing the need for adequate density to maintain healthy businesses, school enrollment, alternative transportation options, greater mix of housing options, and improved access to amenities among other perceived benefits (WSCRCA Nov. 2017 letter enclosed here).

PROPOSED DETAILED MINOR ASP AMENDMENT

Map 4: West Springs North Neighbourhood Density Concept shall be amended per the attached figure.

Existing ASP policies, per section 13.3 Phasing of Development, provides guidance on when a TIA shall be provided; however, additional policy-based implementation actions are proposed to be included with this Minor ASP Amendments to provide assurance of transportation and planning review at an appropriate future date upon a threshold of two-thirds or 1,200 dwelling units being reached through implementation applications, and the review will include:

- A comprehensive area Transportation Impact Assessment (TIA); and,
- A planning analysis and monitoring report on the build-out and implementation of the North Neighbourhood, per the intent of Section 4.0.

In section 13.3 Phasing of Development policies, delete policy 2, replace with the following and renumber the subsequent policies accordingly:

1. *The need for each of the unfunded transportation infrastructure projects, as identified in policy 10.3.1(1), shall may be evaluated by a Transportation Impact Assessment (TIA) in conjunction with the submission of the Land Use/Outline Plan, Subdivision, and Development Permit applications. The findings of this infrastructure need assessment will be considered in evaluation of each application. Applications shall be approved only upon confirmation of the funding and timing of completion of said infrastructure.*
2. *A comprehensive area Transportation Impact Assessment (TIA) shall be provided in conjunction with the submission of the Land Use/Outline Plan, Subdivision, and Development Permit applications that are anticipated to exceed 1,200 units or two-thirds of the forecast units in the North Neighbourhood, as identified in policies 4.3. A concurrent planning analysis and monitoring report on the build-out and implementation of the North Neighbourhood, per the intent of Section 4.0, shall also be provided. The findings of this infrastructure need assessment and planning analysis will be considered in the evaluation of each application. Applications shall be approved only upon confirmation of the funding and timing of completion of said infrastructure and any applicable planning considerations.*

ACTIONS TO SUPPORT APPLICATION

Transportation Impact Assessment (TIA) Update Memo

To support this Minor ASP Amendment application, a TIA Update Memo (prepared by Bunt & Associates) based on the original Truman/Applicant TIA supporting West District has been submitted (enclosed here). This Memo overviews the original assumptions, identified transportation improvements and findings, as well as improvements completed to date.

Stakeholder Outreach and Communications

CivicWorks, as the Applicant on the behalf of Truman, will notify and offer to meet with landowners within the North Neighbourhood Area of the ASP. In addition, we will notify and offer to meet with the WSCRCA to provide information and answer any questions.

If you would like to meet or have any questions, please contact me directly at david@civicworks.ca or 403.852.8921.

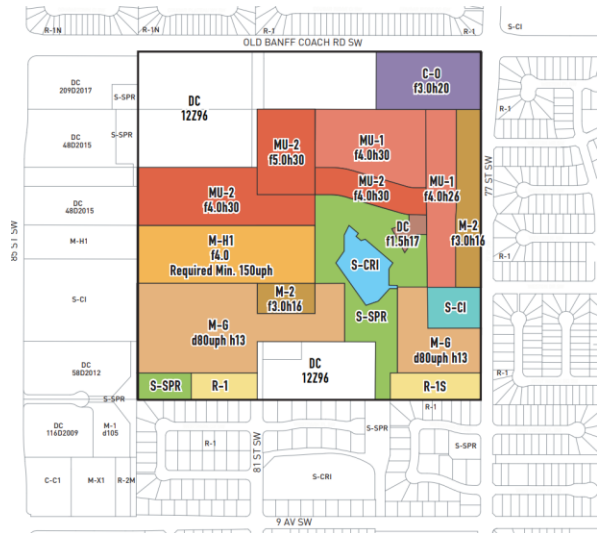
Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read 'David White', with a stylized flourish extending from the end.

David White | Principal
BA, MScPl, RPP, MCIP

Approved Land Use Districts

Approved Land Use Districts: Max Density / FAR as per Bylaw 1p2007
West Springs North Neighbourhood

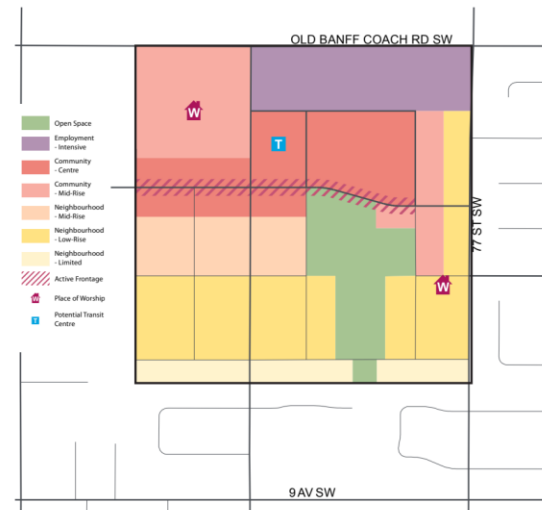


NOTE:

78% of the West Springs North Neighbourhood area received Land Use Redesignation and Outline Plan approval concurrently with the West Springs ASP Amendments

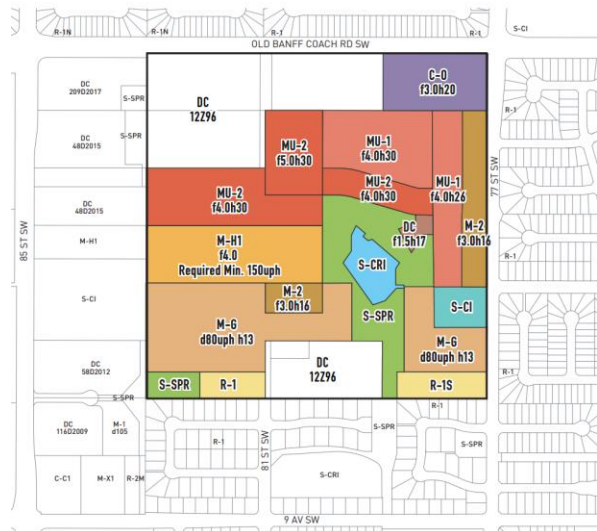
ASP Map 3: Land Use Concept

Approved Area Structure Plan: Map 3 Land Use Concept
West Springs North Neighbourhood



Approved Land Use Districts

Approved Land Use Districts: Max Density / FAR as per Bylaw 1p2007
West Springs North Neighbourhood



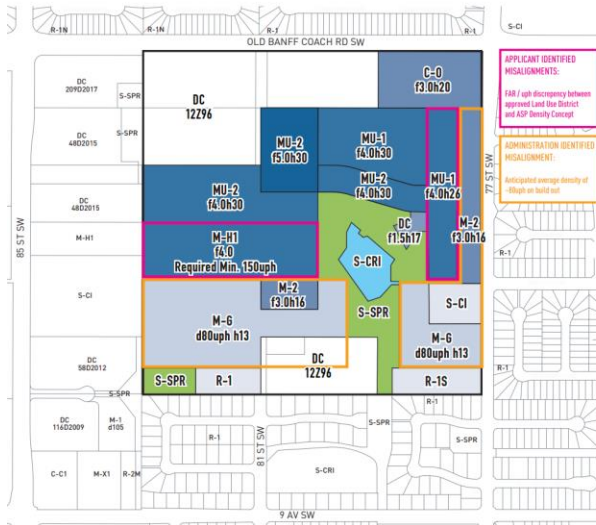
ASP Map 5: Building Heights

Approved Area Structure Plan: Map 5 Building Heights
West Springs North Neighbourhood



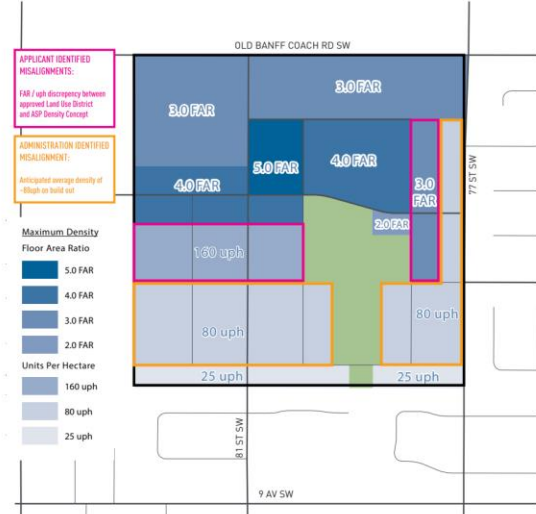
Approved Land Use Density / FAR

Approved Land Use Districts: Max Density / FAR as per Bylaw 1p2007
West Springs North Neighbourhood



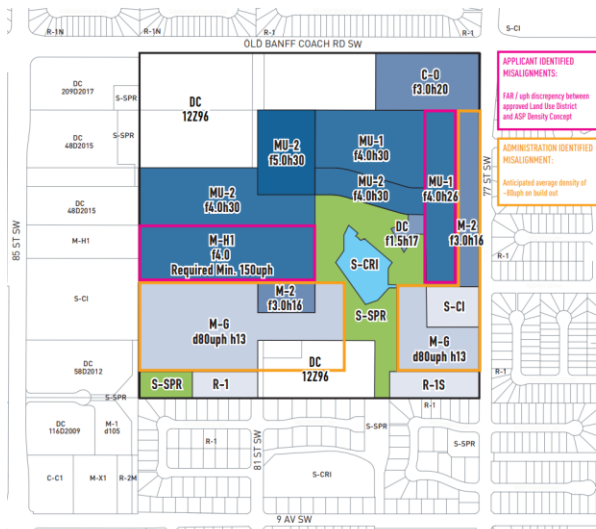
ASP Map 4: Density Concept

Approved Area Structure Plan: Map 4 Density Concept
West Springs North Neighbourhood



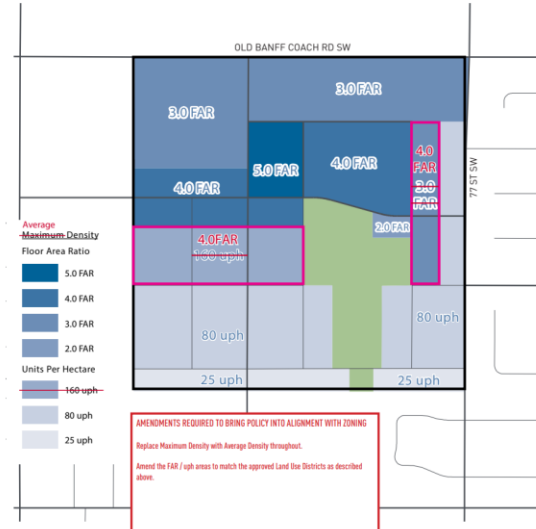
Approved Land Use Density / FAR

Approved Land Use Districts: Max Density / FAR as per Bylaw 1p2007
West Springs North Neighbourhood



ASP Amendment Solution

Suggested Area Structure Plan Amendment: Map 4 Density Concept
West Springs North Neighbourhood





MEMO

Date: May 25, 2021
Project: West District
Subject: Minor ASP Amendments

Project #: 1316-21

To: CivicWorks
From: Amrit Uppal, P.Eng.

In 2018, Council approved the West District Outline Plan/Land Use Amendment and associated amendments to the West Springs Area Structure Plan (ASP). Bunt & Associates had prepared the *West District Master Plan Transportation Impact Assessment* (Oct 2017) as part of this application.

Minor ASP amendments are now proposed to address discrepancies between density zones identified in the ASP and the approved land use districts. These changes are not expected to impact ultimate build out assumptions and therefore do not impact TIA conclusions.

This Memo overviews original TIA assumptions, identified improvements and findings, as well as improvements completed to date.

1. WEST DISTRICT TIA

1.1 Development Assumptions

The development assumptions used in the original TIA are identified in **Table 1**. The TIA also accounted for background developments such as the Wentworth project (85 Street/Bow Trail SW).

Table 1: West District TIA Density Assumptions

USE	GATEWAY	WEST DISTRICT		
		Truman LOC	Shadow Plan	Total
Residential	850 units	1,501 units	288 units	1,789 units
Commercial	50,000 ft ²	185,500 ft ²	65,042 ft ²	251,542 ft ²
Office	-	445,668 ft ²	381,936 ft ²	827,604 ft ²

1.2 Short-Term Infrastructure

At TIA completion, West Ring Road timing was not known. Therefore, a staging analysis was completed to identify the capacity of the network prior to the West Ring Road. This analysis, which accounted for Gateway and Wentworth being in place, found:

"West District Phases 1A to 2B could be accommodated on the pre-ring road network until capacity limits were reached at Old Banff Coach Road & Bow Trail SW. This level of development corresponds to approximately 20% of Proposed West District land use density and includes 913 residential units, 10,000 ft² of office uses, and 69,500 ft² of retail uses."

1.3 Long Term Infrastructure

Long Term traffic analysis was completed using the City of Calgary's 2048 forecast which included the base infrastructure assumptions identified in **Table 2**.

Table 2: City 2048 Horizon Base Infrastructure Assumptions

HORIZON	ROADWAY		INFRASTRUCTURE
2018 Construction	Bow Trail SW	Stoney Tr - Old Banff Coach Road	Widening from 2 to 4 lanes
	85 Street SW	Bow Trail	Intersection Improvements
		Wentworth Dr - Apenshire Dr	Widening from 3 to 4 lanes
2029 Model	West Ring Road		Stoney Trail with interchanges at Bow Trail and Old Banff Coach Road
2039 Model	Bow Trail	Stoney - Old Banff Coach Road	Widening from 4 to 6 lanes (HOV)
	Sarcee Trail	16 Avenue to Glenmore Trail	Widening from 4 to 6 lanes (HOV)
		Bow Trail	Interchange

The TIA concluded the following regarding ASP full build out:

"Most study area intersections are expected to operate within typical capacity parameters with the inclusion of the West District under the 2048 forecast conditions. The following intersection capacity constraints are noted:

- **85 Street & Bow Trail SW:** The eastbound and northbound left turn movements are expected to operate near to capacity during the PM peak hour.
- **Old Banff Coach Road & Bow Trail SW:** The eastbound through, westbound left, and southbound left movements are expected to operate at capacity during the AM peak hour, similar to existing conditions.

As a result of this analysis, Bunt & Associates concluded that the **current West District ASP Proposed land use density is supportable by the planned road network** with the inclusion of the at-grade intersection improvements noted."

At-grade improvements were identified as necessary at the following intersections:

- **Bow Trail & 85 Street SW** – Dual left turns in all directions and transit priority.
- **Bow Trail & Old Banff Coach Road** – Southbound left turn capacity improvement.

Improvements at both locations were completed by the City in 2018/2019 as part of the Bow Trail widening project.

2. ASP IMPROVEMENT LIST

The West Springs ASP states that “the need for infrastructure improvements at the following locations shall be determined in conjunction with an Outline Plan/Land Use Amendment/Subdivision or Development Permit application.” The locations identified are illustrated in **Figure 1** and summarized with status information in **Table 3**.

Figure 1: West Springs ASP Transportation Infrastructure

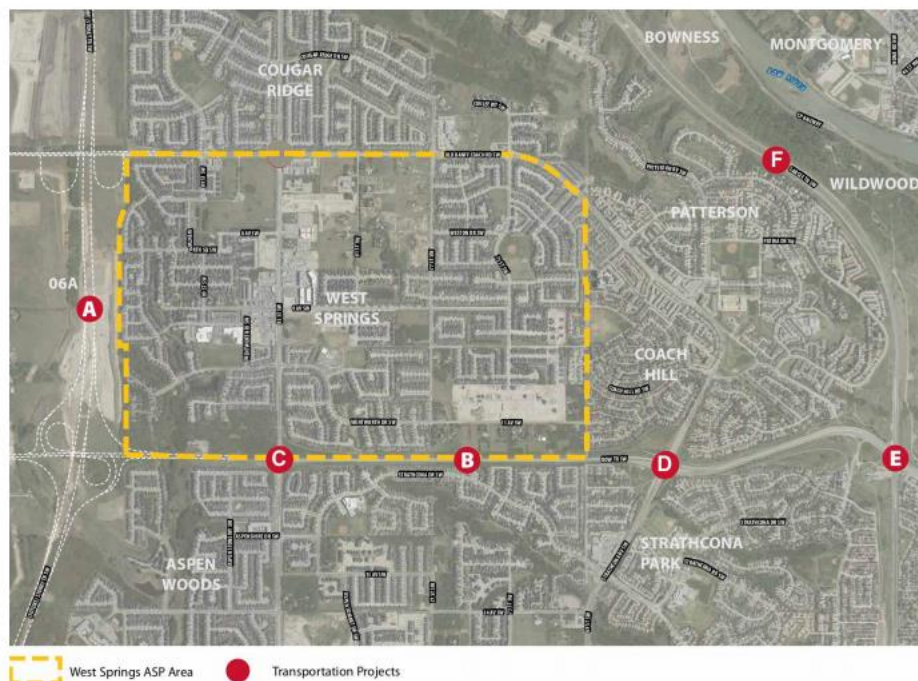


Table 3: West Springs ASP Transportation Infrastructure

INFRASTRUCTURE IMPROVEMENT			STATUS
a.	West Ring Road		2024 Completion
b.	Bow Trail	Widening from 2 to 4 lanes.	Completed
		Future widening from 4 to 6 lanes (HOV).	Unfunded
c.		85 Street Intersection Improvement	Completed
d.		Old Banff Coach Road Intersection Improvement	Completed
e.	Sarcee	Bow Trail Interchange	Unfunded
f.	Trail	Widening from 4 to 6 lanes (HOV).	Unfunded

West Springs / Cougar Ridge Community Association



Wednesday, November 1, 2017

City of Calgary
Corporate Planning Applications Group Subdivision Secretary
Development and Building Approvals #8117 P.O. Box 2100, Stn M
Calgary, AB
T2P 2M5

**RE: FILE NUMBER LOC2017-0058 West Springs Area Structure Plan Amendment
"West District"**

*740 - 81 ST SW, 741 - 77 ST SW, 759 - 81 ST SW, 760 - 81 ST SW, 761 - 77 ST SW,
779 - 81 ST SW, 780 - 81 ST SW, 781 - 77 ST SW, 7877 OLD BANFF COACH RD SW,
820 - 81 ST SW, 821 - 77 ST SW, 841 - 77 ST SW*

REQUEST FOR COMMENT

To Whom It May Concern:

The **West Springs Cougar Ridge Community Association (WSCRA)** has participated in the engagement process with regard to this development since its inception and prior to this under preceding applications, and participated in many meetings, open houses and information sessions regarding this application, over the past 5 years.

The West Spring-Cougar Ridge Community Association (the Board) concurs with the proposed Area Structure Plan Amendment in it's present form subject to the following conditions and comments.

Our reasons for this follow below.

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HISTORICAL CONTEXT

WSCRCA came into the city in 1997, as a collection of small acreages annexed from what is now Rocky View County. As developers purchased land, they came to the city asking for permission to develop those small parcels of land (5, 10 or at most 20 acres at a time). The exception to this was Cougar Ridge, where United was given permission to build a “greenfield” community in the late 1990’s. That community was almost exclusively R1 with some attached homes, and one small development of townhomes. While it is an attractive development, adjacent to WINSPOUT and the Paskapoo lands, the density has proven problematic for some important reasons.

For instance, while 2 private schools have their facilities in the community, the present population is too small, so that CBE, CSSD and Alberta Education have not until now built a public or separate school in that subdivision. As a result, residents of that subdivision who want public education must have their children bused to other communities, some as far away as Rosscarrock.

Likewise, Calgary Transit have limited service in these areas, in a quintessential “chicken and egg” scenario. Not enough people for ridership, means services are not optimal for Calgary Transit to be the best alternative for transport within the community, or to commute into or out of the community, except at peak hours.

This ASP Amendment and development proposed and conceptualized represents a rare opportunity to get it right on the last big parcel of land, in the community. It also happens to be located in the very centre of the community.

DENSITY

WSCRCA acknowledge that the application as presently presented represents a reduction of density from previous plans. Understanding the request from City of Calgary Planning for this reduction, WSCRCA hopes that as now envisioned the density proposed will be sufficient to create and sustain a healthy vibrant community, for the next 50 years.

Presently, the community has a 3.9 UPA density, and the 4.3 UPA density if the subject lands were to stay in R1 or R1S designation, would make it difficult to continue sustainability and health for businesses, schools and infrastructure in the medium and long term.

The proposed increase to 4.6 UPA in this ASP Amendment is a step in the right direction, and we hope that it is enough to create the conditions for a prosperous, sustainable community for the next 50 years. We want there to be healthy businesses, good enrolment for schools, enhanced transit and and better connectivity outside of vehicular traffic to internal shopping and amenities for residents of the wider community. We want a mix of housing options to allow opportunities for aging in place, and for people who work in the community to live in the area,.

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The anticipated densities of 4.6 UPA is still significantly lower than the normal City of Calgary guidelines for new communities, where a minimum of 8.0 UPA is expected. Maintaining the feel of the existing development in the community should not be an issue given the proposals within this ASP Amendment, and will hopefully provide an enlarged community to assist in keeping a vibrant community with great green spaces and access to adjacent amenities.

TRAFFIC

WSCRCA has heard from residents and from City Planning regarding concerns for traffic and road infrastructure for this proposed ASP Amendment. In particular we note the concerns expressed regarding getting out of the community during weather events (snow, almost exclusively). This can be a frustrating experience, as there are limited options at present for exiting away from the area through Bow Trail, 17 Avenue SW or 69 Street SW. But we also want to ensure that existing changes are acknowledged as well. Already traffic mitigation has increased left turning lanes on 85 Street SW onto Bow Trail, and from Old Banff Coach Road onto Bow Trail SW. Planned changes for 2018 will also make a significant difference, when 85 Street SW is widened to 4 full lanes and turning lanes at the Bow Trail intersection, and most importantly, the widening of Bow Trail SW to 4 lanes, from 85 Street SW to Old Banff Coach Road. And looking further into the future, the eventual completion of Stoney Trail will present even quicker additional options for exiting from the area, no matter what the weather or traffic conditions.

WSCRCA also want to be clear, that we have not had access to the Traffic Impact Assessment (TIA) prepared by City Planning, and so cannot comment directly on the information provided, in that document. But it is felt strongly by the WSCRCA that the City needs to make best use of the existing and all future enhanced roadways on a 24/7 basis. Planning for a 2 to 3 hour window each morning is not an effective planning strategy. Looking at traffic in a holistic fashion, and encouraging land uses and density which will allow additional residents to work, shop and use other connectivity methods available, makes sense from a long term perspective for both taxpayer and from a community perspective.

SCHOOLS

While not a City of Calgary issue, WSCRCA also wants to comment briefly on school capacity issues in the community, and in the future context of this ASP. While existing schools are presently at capacity, and both CBE and CSSD are still busing children from the Cougar Ridge portion of the community, additional density and population will likely assist in keeping enrolment rates at acceptable levels into the future, and balance the lower enrolment rates that maturing communities usually have.

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The CBE and CSSD have decided not to have these children included in the catchment area for schools in the West Springs part of the community, for their own reasons. It means much more commuting out of the community for kids and their parents. Not an ideal way to build a community, as we look back on it from 2017.

As well, there is the opportunity for charter or private schools to enter into lease arrangements with the developer or builders of future development to become possible key tenants in a building. If the CBE or CSSD and Alberta Education could see the merit in this, it might be an appropriate way to conserve annual capital expenses, while still providing additional facilities for increased densities, if and when they are needed.

CENTRAL PARK FEATURE AND PUL (Stormwater Retention)

WSCRC is strongly supportive of the conceptual plans for the Central Park feature, including the stormwater retention pond features. We have some confusion about why City Planning, Parks and Infrastructure did not think that providing a more attractive PUL design, which would encourage recreational uses around the fringe of the stormwater retention feature. In speaking with the consultant for the developer we are also very interested and excited to see the skating rink proposal adjacent to the PUL/stormwater retention feature, with it being separately engineered and plumbed.

WSCRC also notes that there is an existing stormwater retention/PUL feature in "West Park" (directly to the south of the proposed Central Park), which has proven problematic since it was handed over to the city by the developer of that subdivision some years ago. We wonder if there is some way to tie it in, to create a sustainable and less problematic feature there as well?

TRANSIT

WSCRC strongly supports the concept of enhanced transit connectivity throughout the community, and the transit hub proposed inside this ASP Amendment and conceptualized by Truman and CivicWorks has the strongest support possible from WSCRC.

PARKING

WSCRC feels strongly that underground parking should be provided for all buildings inside this ASP Amendment. We strongly urge CPC and City Council to make it mandatory at development permit stage for any future buildings within the subject lands. We believe strongly this will enhance the walkability and safety of the area, and create a more pleasant streetscape. It is vitally important that this does not end up becoming an area that is full of surface asphalt parking lots, and that street parking be kept at the minimum to ensure healthy business and traffic circulation. This would include Rankin lands (LOC2016-0243), and other parcels, including the Sikh temple.

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ARCHITECTURAL GUIDELINES

While not part of this ASP Amendment, WSCRCA encourages CPC, City Council and CPAG to require complementary and even higher standards to existing architectural controls within adjacent communities be implemented as this area develops.

SHADOWING

WSCRCA recommends that, depending on any “shadowing models” brought forward, that possible provision be made for “stepdown” building heights backing onto Old Banff Coach (the north side of any future buildings) be used - for any building heights above 3 storeys.

SUSTAINABLE PRACTICES AND RENEWABLE ENERGY USES

WSCRCA would encourage the developer, CPC, City Council and CPAG to investigate and find a way to allow provide blanket approvals for rooftop gardens or greenhouses - accessible by elevator, to all buildings over 2 storey's within the subject lands.

WSCRCA also encourages the developer, CPC, City Council and CPAG to investigate and find a way to allow blanket approvals for solar panels for rooftops, and the use of geothermal solutions for buildings throughout the subject lands.

BEST PRACTICES - EXISTING EXAMPLES - “VILLAGE CENTRE”

While the idea of a new “village centre” in a partially built community may seem novel to Calgary, this represents a way to allow moving density and commercial uses from the “fringe areas” of greenfield communities (Skyview Ranch, Legacy, Walden, Evanston, Royal Oak all spring to mind) to the centre of the community. WSCRCA feels this will make it more attractive for residents to make use of alternative transportation methods to access local businesses and for recreation purposes, while still providing necessary transportation infrastructure for existing areas within the community.

The proposed ASP Amendment provides a once in a lifetime chance to create a village or town “centre” for the community. Most new communities in Calgary, seem to have their density and mixed use attached only at the edges of the community, close to the major roadways into that them. Because WSCR has been developed with this “donut hole” in the middle to date, this allows for an innovative and more sustainable model of having the mixed use and density in the very heart of the community.

It is also important to make sure that it is seen inside the context of many other communities in Calgary and other jurisdictions doing similar types of development. Not so far away, and a good example are existing developments at the UBC Campus in Vancouver (Wesbrook Village), and even the new University District here in Calgary.

Suite 138, Unit 406, 917 - 85 Street SW Calgary, Alberta T3H 5Z9 Ph: 403.770.8585
www.wscr.ca

HEIGHT RESTRICTIONS

WSCRCA understand the requirement for height restrictions - but did want to comment about the very centre of the proposed subject lands, where we would encourage possible relaxation to allow higher build forms. In the adjacent community of Coach Hill, there has been for over 30 years an apartment development called Odyssey Towers. While a unique development for that community, the existing buildings (8, 10 and 12 storeys), provide a strong and attractive visual landmark, and feel very much part of the community. WSCRCA wants to encourage being able to provide build forms that enhance the visual appeal in the future, and provide a "landmark" kind of structure for the community.

STREET NAMING

WSCRCA notes that the CPAG group has made some recommendations with regard to street naming. We have trouble understanding the recommendation of "Westward" as the naming convention sounds far too much like Westwinds industrial park and recreational park in the NE part of the city. WSCRCA encourages another name instead, and perhaps consider numeric avenue as well as street names as an alternative.

CONCLUSION

To reiterate, West Spring-Cougar Ridge Community Association (the Board) strongly concurs with the proposed Area Structure Plan Amendment in it's present form subject to the above conditions and comments.

Sincerely,



Lars Lehmann
Chair, Planning and Development Committee
West Springs Cougar Ridge Community Association

cc: Jeff Davison, Alderman Ward 6 City Clerk, City of Calgary

Dino Civaterese, City of Calgary

Julie McGuire, City of Calgary

David White, CivicWorks

Suite 138, Unit 406, 917 - 85 Street SW Calgary, Alberta T3H 5Z9 Ph: 403.770.8585
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Applicant Outreach Summary



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

2021.07.19

—
The City of Calgary
PO Box 2100, Station M 800
Macleod Trail SE Calgary,
Alberta T2P 2M5

Email delivery:
manhojohnson.kwan@calgary.ca

ATTN:

Mr. Johnson Kwan, Senior Planner, Centre West Team, Community Planning

RE:

Applicant Outreach Summary for LOC2021-0086 -- Minor Amendment to West Springs Area Structure Plan (Office Consolidation 2019 July), Section 4.0 -- West Springs North Neighbourhood, Map 4: Density Concept affiliated with lands owned by Truman Park Ltd. (Truman) at the following addresses within The City of Calgary: 779 and 780 81 ST SW; 7841 Broadcast AV SW; and, 741 and 761 77 ST SW

APPLICANT OUTREACH SUMMARY

Stakeholder Outreach and Communications

CivicWorks, as the Applicant on the behalf of Truman, prepared for stakeholders a comprehensive summary letter outlining the application for Minor Amendment to the West Springs Area Structure Plan (ASP) as it relates to the lands commonly known as West District and specifically for the above-mentioned lands. The letter provided an overview of: the rationale + approach; a quick summary; specifics + solutions; background on density considerations; the proposed detailed amendment; and, actions to support the application.

The application summary letter was shared in July with the West Springs Cougar Ridge Community Association and landowners within the North Neighbourhood Area of the ASP, inclusive of:

- Sikh Society of Calgary
- Trico Homes
- Steinstra Family

The Applicant addressed questions and offered to meet the stakeholders. At the time of writing this summary, no issues or concerns have been raised by the stakeholders. Upon final recommendation by Administration and proceeding to Calgary Planning Commission, the Applicant will close the loop and notify of these stakeholders of the decision making stages and dates.

Sincerely,

David White | Principal
BA, MScPI, RPP, MCIP

**Policy and Land Use Amendment in Richmond (Ward 8) at 2137 – 31 Avenue SW,
LOC2021-0119**

RECOMMENDATION(S):

That Calgary Planning Commission:

1. Forward this report (CPC2021-1183) to the 2021 September 13 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 2137 – 31 Avenue SW (Plan 4479P, Block 52, Lots 21 to 24) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate a courtyard-style semi-detached development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a DC District based on the Residential – Contextual Grade-Oriented Infill (R-CG) District to allow for a courtyard-style semi-detached development in addition to the building types already allowed in the R-CG District (e.g., single detached, semi-detached, duplex dwellings, rowhouse building and secondary suites).
- The proposal accommodates the same number of units currently allowed but in a different building configuration than what is currently intended. It would allow 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 a specific built form along with a greater variety of housing options within the community, and more efficient use of land, existing infrastructure, and nearby amenities.
- Why does this matter? Greater housing options may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Richmond Area Redevelopment Plan (ARP)* is required as part of this application.
- 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.

**Policy and Land Use Amendment in Richmond (Ward 8) at 2137 - 31 Avenue SW,
LOC2021-0119**

DISCUSSION

This application was submitted by Civicworks on behalf of the landowner, SC31 Ltd, on 2021 July 09. The subject site is located in the southwest community of Richmond at the southeast corner of 31 Avenue SW and 21 Street SW.

The proposed DC District, based on the R-CG District, would allow for a courtyard-style semi-detached development that is unique in character. The intent of the DC is to enable this unique built-form and provide greater certainty to the developer and adjacent landowners in terms of what the future development on site would look like as per the conceptual drawings included in the DC District.

To accommodate the proposed DC District, a policy amendment to the *Richmond ARP* is required to accommodate the intended built form of courtyard-oriented semi-detached dwellings that may include secondary suites (Attachment 2).

No development permit application has been submitted at this time. However, the conceptual drawings of the future development are included in the DC District (Attachment 3).

As indicated in the Application Submission (Attachment 5), the intent is to facilitate the construction of an eight-unit courtyard-oriented residential development with front doors facing 21 Street SW and 31 Avenue SW, including eight secondary suites and eight total parking stalls.

The Development Authority previously approved a development permit application for new semi-detached dwellings with secondary suites on the site (DP2020-3278). The development permit was then appealed by the adjacent landowners and the Richmond Knob Hill Community Association (SDAB2021-00230). The Calgary Subdivision and Development Appeal Board (SDAB) overturned the decision of the Development Authority. Subsequently, the applicant applied for the subject DC District for a similar style of development while addressing some of the issues raised at the SDAB hearing.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

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

In response, the applicant placed signage on the property encouraging members of the public to reach out with questions or for more information and delivered letters to nearby homes within 200 metres of the subject site. The Applicant Outreach Summary can be found in Attachment 6.

**Policy and Land Use Amendment in Richmond (Ward 8) at 2137 - 31 Avenue SW,
LOC2021-0119**

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 28 letters in opposition from the public with regards to:

- lack of parking provided for the number of units proposed;
- increase in height and density that may affect adjacent properties;
- increase in traffic, noise and parking issues;
- concerns about waste and recycling arrangements on site;
- proposed development not compatible with respect to adjacent development;
- decrease in property value; and
- lack of meaningful engagement with the adjacent landowners.

The Richmond Knob Hill Community Association provided comments on 2021 August 09 (Attachment 4), and is not supportive of this application for the following reasons:

- the applicant tried to address the sanitation issue, but have not addressed the other issues that were outlined in the Calgary SDAB appeal; and
- the purpose of this application appears to circumvent land use bylaw requirements that the applicant was not able to address as per the SDAB appeal.

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 may allow for additional housing forms which may 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 amendment would allow for a more efficient use of land, existing infrastructure, and services, and provide more compact housing in the community.

**Planning & Development Report to
Calgary Planning Commission
2021 August 19**

**ISC: UNRESTRICTED
CPC2021-1183
Page 4 of 4**

**Policy and Land Use Amendment in Richmond (Ward 8) at 2137 - 31 Avenue SW,
LOC2021-0119**

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with the application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to the Richmond Area Redevelopment Plan
3. Proposed Direct Control District
4. Community Association Response
5. Applicant Submission
6. 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 southwest community of Richmond, and is located on the southeast corner of 31 Avenue SW and 21 Street SW. The site is approximately 0.12 hectares in size with approximate dimensions of 30 metres wide by 38 metres in depth. A rear lane exists on the south side of the site.

Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District, with Mixed Use – Active Frontage (MU-2f3.0h16) District located approximately 200 metres to the south along 33 Avenue SW Main Street.

In 2019 February, Council adopted the policy and land use amendment for the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to facilitate redevelopment of the property.

In 2021 February, the Development Authority approved a development permit application for four new semi-detached dwellings with secondary suites (DP2020-3278). This application was appealed by the adjacent landowners and the Richmond Knob Hill Community Association (SDAB2021-00230).

On 2021 June 22, the Calgary Subdivision and Development Appeal Board (SDAB) overturned the decision of the Development Authority. Subsequently, the applicant applied for a DC District for a similar style of development while addressing some of the issues raised at the SDAB hearing, including:

- front doors that address both 31 Avenue SW and 21 Street SW;
- centralized Molok waste, recycling and organics collection system;
- courtyard-oriented rooftop amenity spaces for primary dwelling units;
- enhanced secondary suite amenity spaces at grade; and
- additional planting and landscaping at grade.

Community Peak Population Table

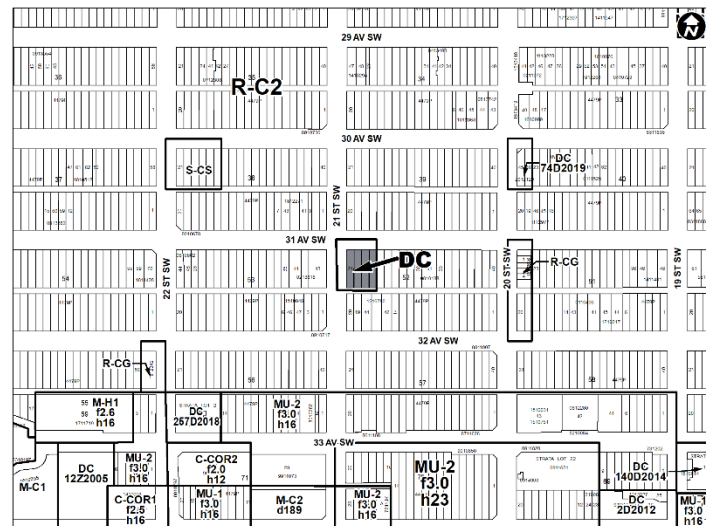
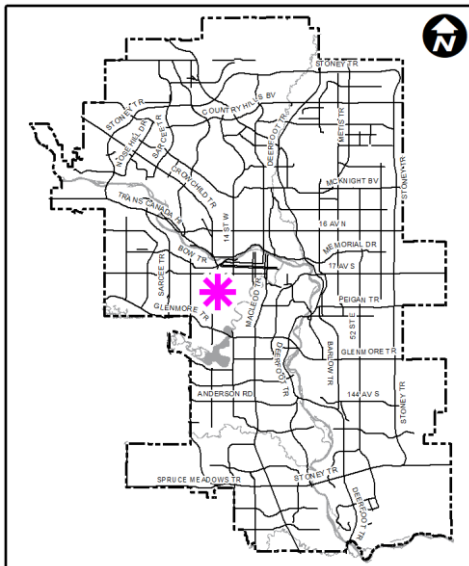
As identified below, the community of Richmond reached its peak population in 1968.

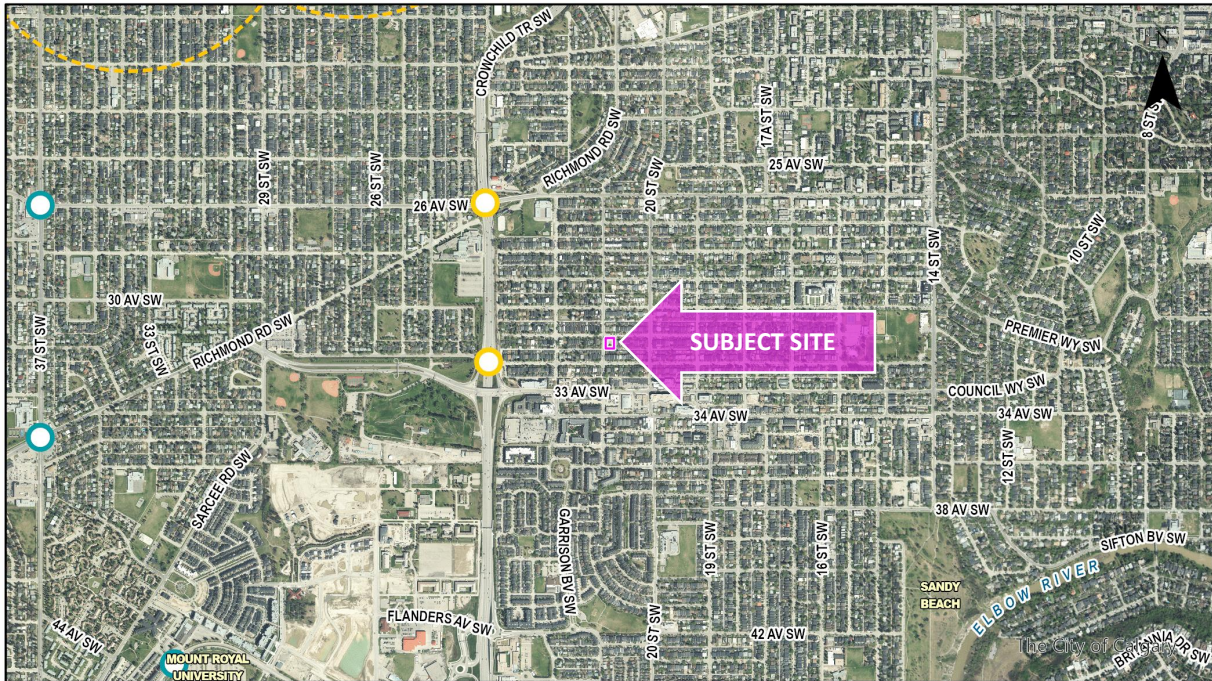
Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.3%

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 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 and a maximum of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for a maximum of nine dwelling units.

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.

The proposed DC District is based on the R-CG District and is intended to

- allow for a specific semi-detached dwelling development as a permitted use;
- provide grade-oriented, low density residential development in a variety of forms and unit configurations on a corner parcel;
- accommodate the orientation of dwelling units around a central courtyard;
- allow secondary suites and backyard suites within new and existing residential development; and
- provide specific motor vehicle parking requirements.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

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

The proposed DC District allows for a courtyard-style semi-detached development that is unique in character. The intent of the DC is to enable this unique built-form and provide greater certainty to the developer and adjacent landowners what the proposed development on site would look like as per the conceptual drawings included in the DC District.

Development and Site Design

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

- ensuring an engaging built interface along both 31 Avenue SW and 21 Street SW;
- providing adequate solid waste and recycling management arrangement for the dwelling units and secondary suites;
- providing transportation demand management measures (e.g., bicycle storage); and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from 31 Avenue SW and 21 Street SW. Vehicular access is available from the rear lane. The area is well served by Calgary Transit bus service. North and southbound local service via Route 7 is available within 400 metres walking distance. A MAX Yellow Bus Rapid Transit station (Marda Loop) is located approximately 400 metres (5-minute walk) from the site, along the Crowchild Trail on-ramp. There are no on-street parking restrictions adjacent to the site. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, Sanitary and Storm mains are available to service the proposed development. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) 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 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 Residential – Developed – Inner City area as identified on Map1: 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, and delivers small and incremental benefits to climate resilience.

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 subsequent development approval stages.

Richmond Area Redevelopment Plan (Statutory – 1985)

The subject parcel is located within the Low Density Residential area as identified on Map 2: Land Use Policy in the [Richmond Area Redevelopment Plan](#) (ARP). According to Section 2.1.3.2 of the ARP, a low-density policy is intended to improve existing neighbourhood residential quality and character, as described in the conservation and infill policy, while providing for low profile family-oriented redevelopment.

To accommodate the proposed DC District and future development, a minor policy amendment is required to clarify the intent to accommodate low density multi-unit development in the form of courtyard-oriented semi-detached development with multiple buildings that may include secondary suites on the subject site.

Policy Amendment to the Richmond Area Redevelopment Plan

1. The Richmond Area Redevelopment Plan attached to and forming part of Bylaw 17P85, as amended, is hereby further amended as follows:
 - (a) In Part 1, section 2.1.3 Policy, subsection 2.1.3.2 Low Density, after the first paragraph add the following:

“The parcel located at 2137 - 31 Avenue SW is considered appropriate for low density multi-unit development in the form of courtyard-oriented semi-detached development with multiple buildings that may include secondary suites.”

TEXT FOR DISCUSSION

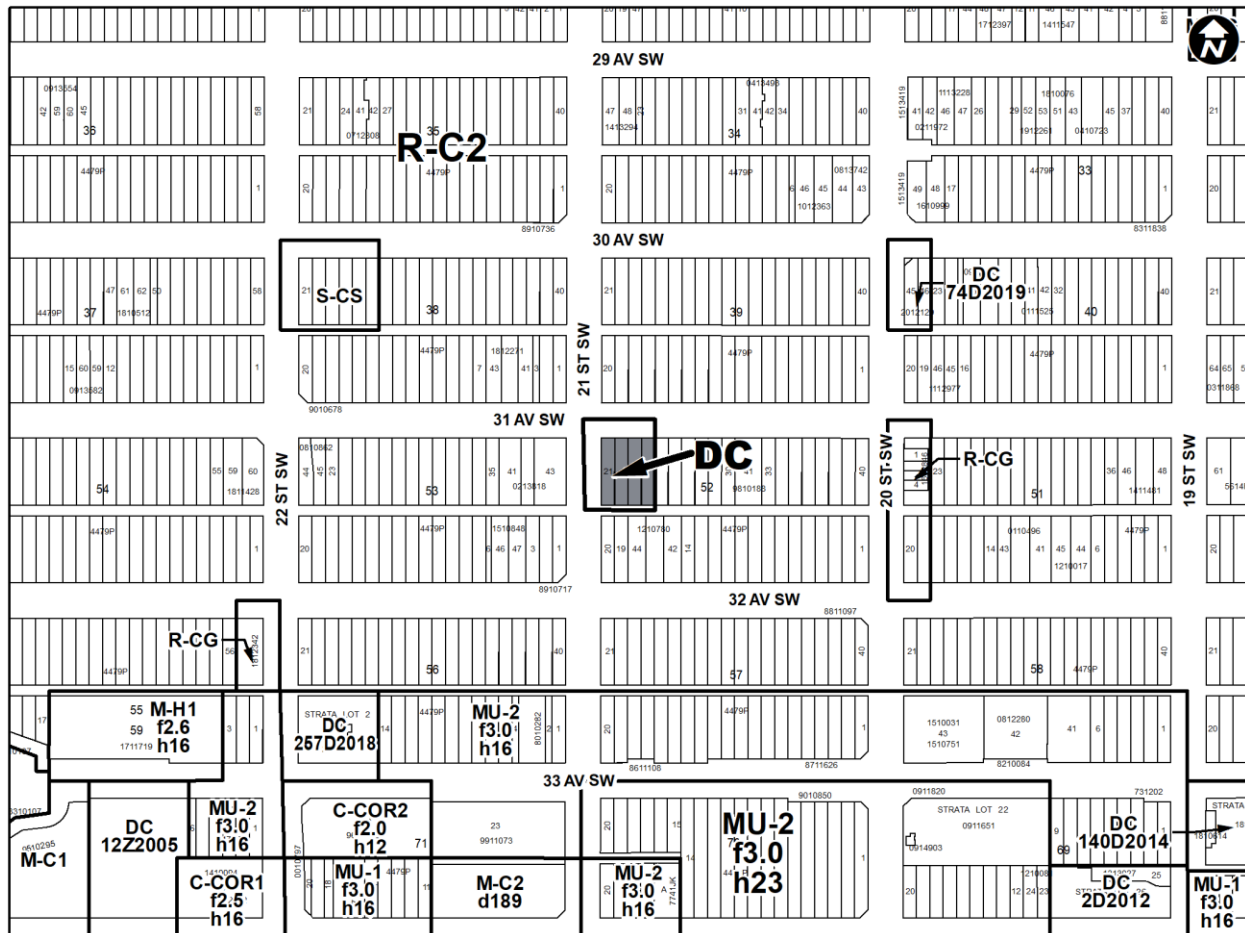
Proposed Direct Control District

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

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for a specific semi-detached dwelling development as a permitted use;
- (b) provide grade-oriented, low density residential development in a variety of forms and unit configurations on a corner parcel;
- (c) accommodate the orientation of dwelling units around a central courtyard;
- (d) allow secondary suites and backyard suites within new and existing residential development; and
- (e) provide specific motor vehicle parking requirements.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

- (a) **Semi-detached Dwelling**, provided the **Semi-detached Dwelling** conforms with the plans attached to this Direct Control District Bylaw as Schedule “C”.

Discretionary Uses

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

Bylaw 1P2007 District Rules

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

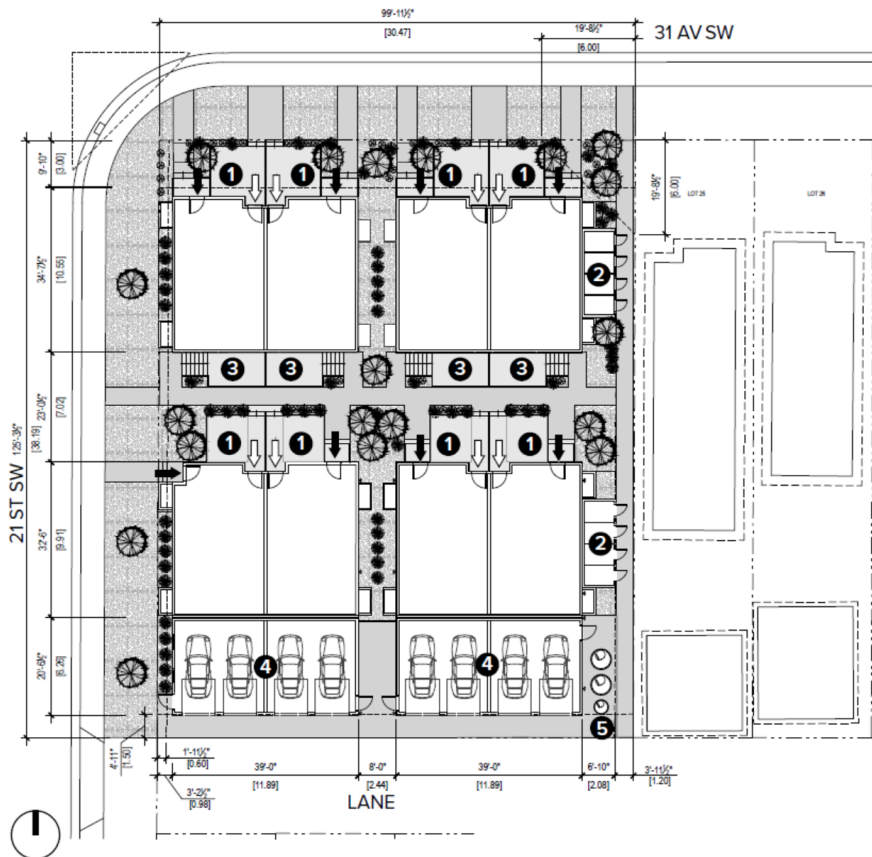
Motor Vehicle Parking Stalls

- 7 (1) The minimum number of **motor vehicle parking stalls** is 1.0 stall per **Dwelling Unit**.
- (2) The minimum number of **motor vehicle parking stalls** for a **Secondary Suite** is reduced to zero where:
- (a) the floor area of a **Secondary Suite** excluding any area covered by stairways and **landings** is 45.0 square metres or less; and
 - (b) space is provided in a **building** for the occupant of the **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 2.5 square metres or more for every **Secondary Suite** that is not provided with a **motor vehicle parking stall**.
- (3) **Visitor parking stalls** are not required.

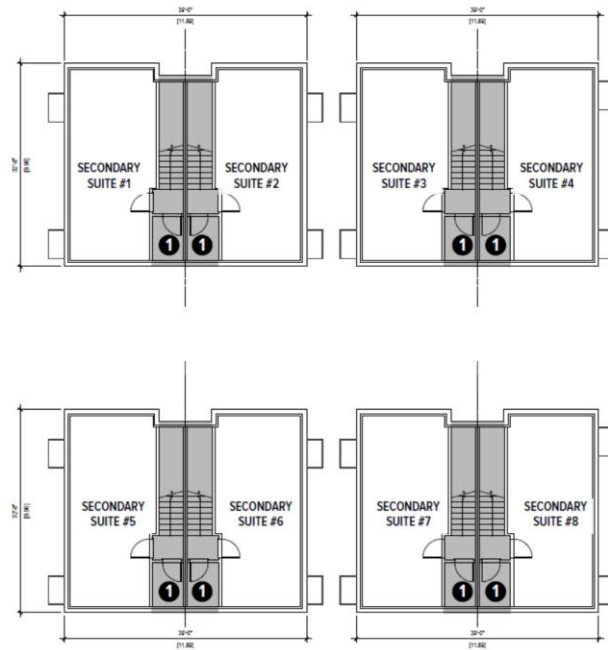
Relaxations

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

SCHEDULE C



SITE PLAN
SCALE: N.T.S.

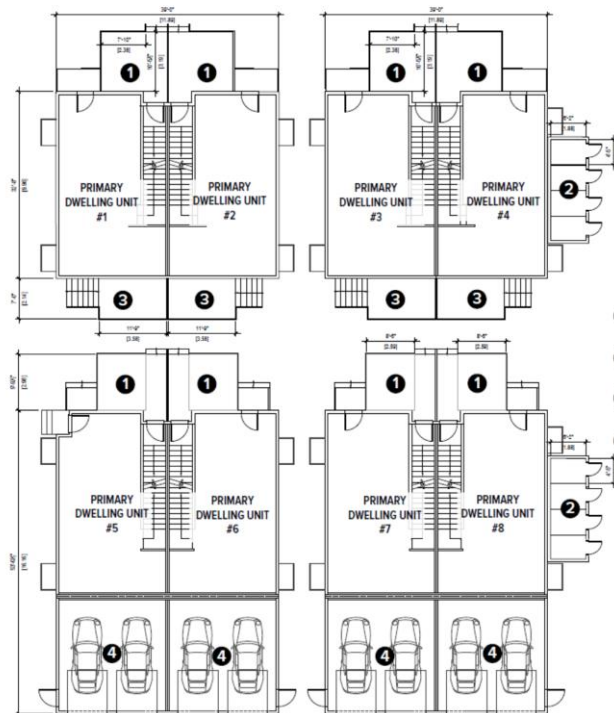


LEGEND

- 1 MECHANICAL ROOM
- SHADED AREA NOT INCLUDED IN SECONDARY SUITE FLOOR AREA (Stair, Landing, Mechanical Room)



BASEMENT PLAN
SCALE: N.T.S.

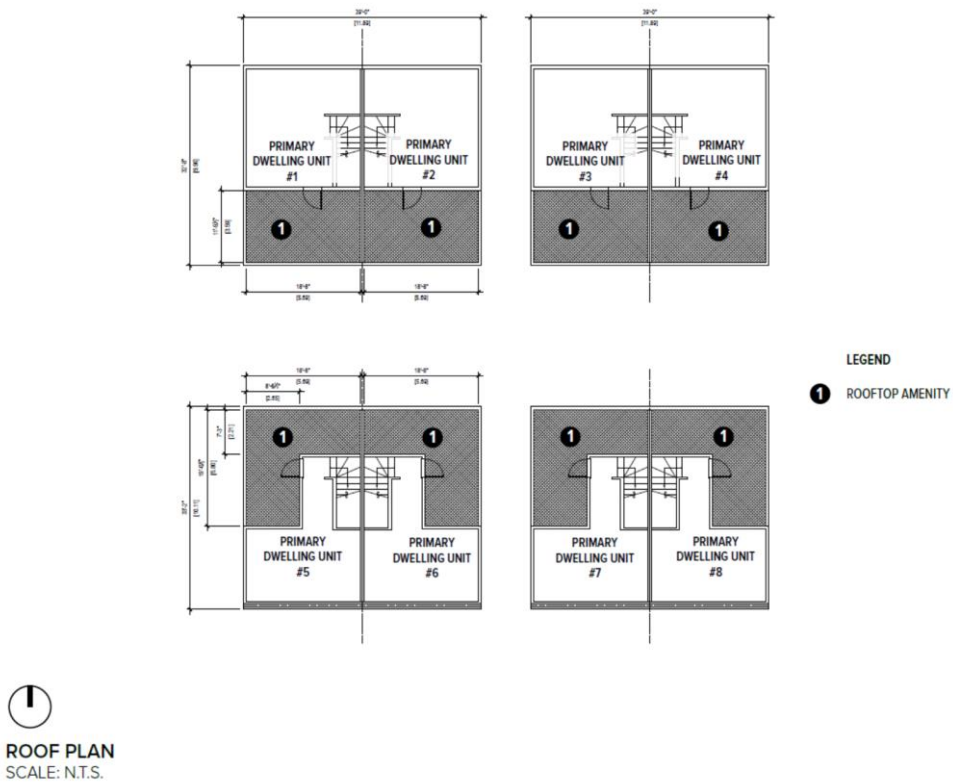
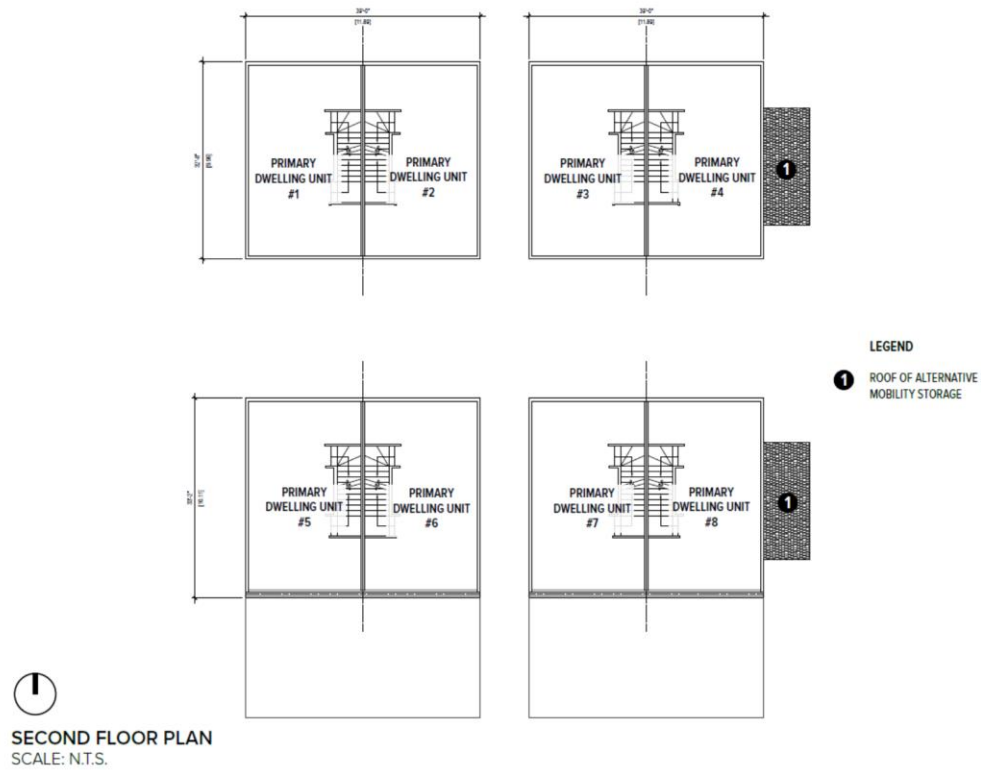


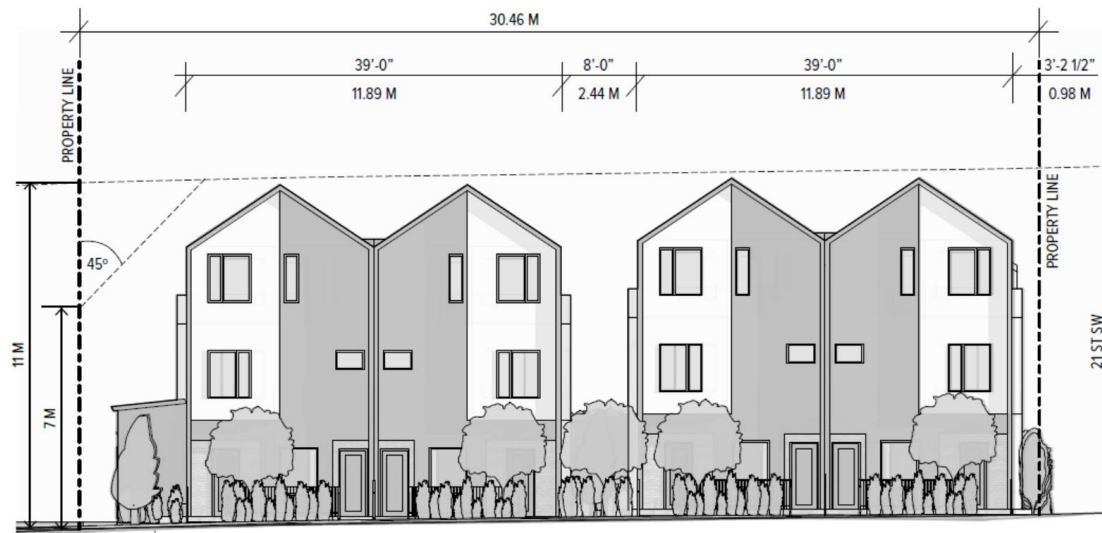
LEGEND

- 1 SECONDARY SUITE PRIVATE AMENITY SPACE
- 2 ALTERNATIVE MOBILITY STORAGE (2.5m² Secondary Suite)
- 3 PRIMARY DWELLING UNIT PRIVATE AMENITY SPACE
- 4 PARKING GARAGE (8 Stalls Allocated For Primary Dwelling Units, 0 Stalls Allocated For Secondary Suites)

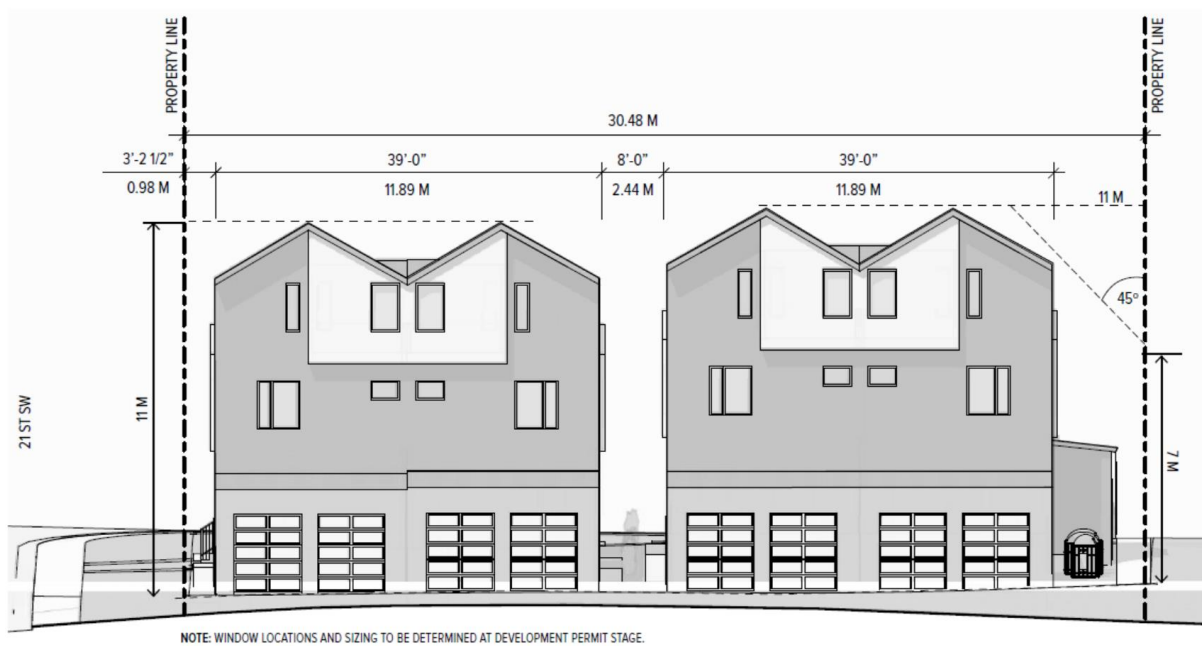


FIRST FLOOR PLAN
SCALE: N.T.S.





NORTH ELEVATION
SCALE: N.T.S.



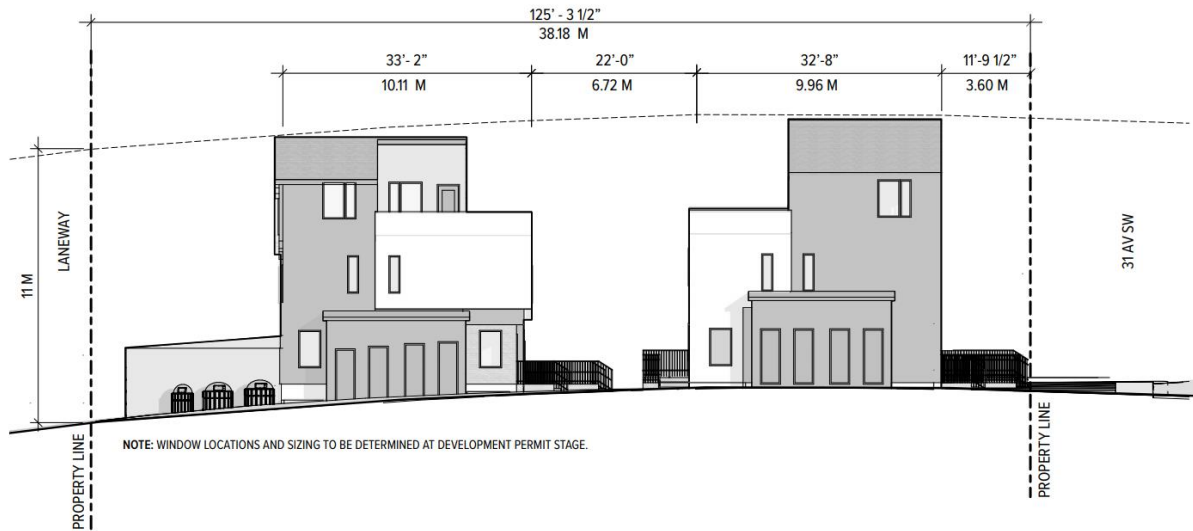
SOUTH ELEVATION
SCALE: N.T.S.



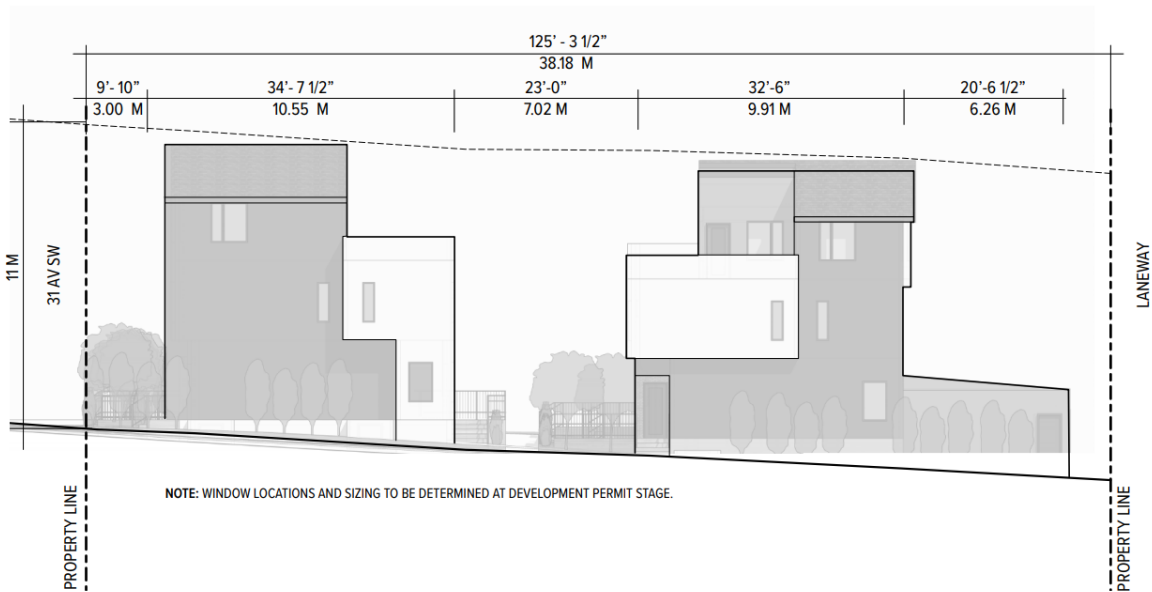
COURTYARD ELEVATIONS

SCALE: N.T.S.

TEXT F



EAST ELEVATION
SCALE: N.T.S.



WEST ELEVATION
SCALE: N.T.S.

Community Association Response

August 9 2021

Hi Johnson,

The Richmond Knob Hill Community Association continues to oppose the development of the site at 2137 31 Ave SW as proposed. Although it appears the client has tried to address the sanitation issue with their new proposal, they have not addressed the other issues that were outlined in the SDAB appeal that denied their development.

We do not support the applicant request for a land use amendment from R-CG to Direct Control because it is clear the purpose of it land use amendment is to circumvent land use bylaw requirements they were not able to meet that resulted in their loss during the SDAB appeal.

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

There is nothing innovative about this design, the client is trying to use the DC designation to force in basement suites because they couldn't receive a relaxation for parking. There are no unique characteristics or unusual site constraints.

If the client would like to work with the Richmond Knob Hill Community Association, we have design ideas for the site that allow for basement suites and would likely get support from neighbors.

Cheers,

Gary Sarohia
Director of Development
Richmond Knob Hill Community Association

Applicant Submission

2021 July 09

RE: Land Use Redesignation from R-CG to DC (based on R-CG)
2137 31 AV SW | Lots 21 - 24, Block 52, Plan 4479P

INTRODUCTION + INTENT

The subject site is located in the community of Richmond and consists of ± 0.116 ha of privately owned land. Eagle Crest Construction has retained CivicWorks to undertake a land use redesignation process to facilitate the construction of an 8-unit courtyard-oriented low density residential development with front doors facing 21 ST SW and 31 AV SW, including 8 Secondary Suites and 8 total parking stalls. The proposed use is well-suited to the site given its surrounding context, lot characteristics and location, and is intended to provide more innovative and diverse inner city housing options for Calgarians with a variety of vehicle-reduced or vehicle-free lifestyles.

In support of the proposed development vision, this application seeks to amend the existing R-CG (Residential - Grade-Oriented Infill) District to a DC (Direct Control) District based on R-CG rules. The purpose of the proposed DC District is to:

- (a) provide grade-oriented, low density residential development in a variety of forms and unit configurations on a corner parcel within a Residential Developed Inner City context;*
- (b) accommodate the orientation of Dwelling Units around a central courtyard;*
- (c) allow Secondary Suites and Backyard Suites within new and existing residential development;*
- (d) provide specific motor vehicle parking rules that reflect a destination-rich context with alternative transportation options where living without a car is reasonably convenient; and*
- (e) be in close proximity or directly adjacent to low density residential development.*

The proposed DC District aims to confirm Administration and Council support for an innovative, courtyard-oriented low density residential development vision that includes Secondary Suites with a parking supply that is responsive to an amenity-rich and transit supportive inner city context.

A supporting Development Permit application is anticipated to be submitted by Formed Alliance Architecture Studio (FAAS) in the coming weeks. Development Permit plans and renderings are intended to provide the stakeholders, the Development Authority, Calgary Planning Commission and Council with additional supporting information and greater certainty about the development vision through the application review and decision making process.

SITE SUITABILITY

The subject site is strategically located close to transit, local destinations and community amenities. The accessibility and proximity of alternative / active transportation modes along with daily needs destinations make the subject site especially well suited for the introduction

of Secondary Suites that cater to a vehicle-free lifestyle. A summary of applicable suitability characteristics is provided below:

Corner Lot: The subject site occupies a corner parcel, allowing the proposed development to contribute to the neighbourhood streetscape and reflect existing residential design patterns along 31 AV and 21 ST SW. Grade-oriented entrances and building façade articulation provide the appearance of distinct houses, adding to the residential appearance of the street, calming traffic and enhancing pedestrian safety and experience along adjacent sidewalks.

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 31 AV and 21 ST SW. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks, increase parking options with limited impact on the existing neighbourhood, and provide safer, more pedestrian-oriented streetscapes with fewer driveways crossing sidewalks.

Proximity To Bus Rapid Transit: The subject site is 395m (approx. 5 min walk) from a MAX Yellow BRT Station (Marda Loop) located along the Crowchild TR on-ramp. The neighbourhood-oriented station design includes a transit plaza entrance located 2 blocks west of the subject site along 32 AV SW. The MAX Yellow BRT provides rapid transit service to southwest Calgary, Rocky View Hospital, Mount Royal University, Marda Loop and Downtown.

Proximity To Local & Primary Transit: The subject site is within 250m (less than 5 min walk) of both a local and primary transit stop (Route 7, 22) located along the 33 AV SW Primary Transit corridor. Route 7 provides frequent bus service access to the Beltline and Downtown, with 10 minute waits times during peak periods (6:30-8:30; 16:00-18:00), 20 minutes during the day (8:30-16:00), and 15-30 minutes during all other times.

Proximity To A Main Street Corridor: The subject site is located 175m from the 33 AV SW Neighbourhood Main Street corridor, allowing future residents direct and easy access to a grocery stores and a variety of other local area destinations to meet their daily needs.

Proximity To An Existing Open Space / Community Amenity: The subject site allows residents direct and easy access to a variety of local area amenities, including a community park located less than 200m away at 22 ST and 30 AV SW.

TRANSPORTATION + PARKING CONSIDERATIONS

The site's strategic location and proposed unit mix allows future residents the option to live a vehicle free lifestyle in an amenity-rich neighbourhood with excellent access to day-to-day conveniences, frequent transit service, and alternative mobility options like cycling and Communato car share.

In support of the proposed DC District, Bunt & Associates was retained to undertake an analysis of the appropriateness of the proposed parking supply and associated DC rules (supporting memo submitted under separate cover).

As noted in the memo, the proposed development vision and Secondary Suite parking supply is consistent with two of the three R-CG District requirements for an automatic reduction to 0 stalls/unit:

- (a) all suites are smaller than 45m² (484ft²); and
- (b) mobility alternative storage space is provided for all units.

The subject site also meets more than one of the required transit access criteria outlined in the Council approved *Policy to Guide Discretion for Secondary Suites and Backyard Suites*:

- i. The subject site is in Area 2 of the Parking Areas Map and within:
 - (b) 400m of a Bus Rapid Transit stop; and
 - (c) 400m of a bus service which generally has frequency of at least one bus every 20 minutes on weekdays from 6:30 AM to 6:00 PM and a frequency of at least one bus every 30 minutes on weekday evenings from 6:00 PM to the end of service and on weekends during times of service.

Based on the supporting rationale that informed the Council approved *Policy to Guide Discretion for Secondary Suites and Backyard Suites*, the proposed DC is intended to provide greater clarity and certainty about the appropriateness of reduced Secondary Suite parking requirements in inner city contexts where living without a car is reasonably convenient. The measure of this convenience is based on the availability of other mobility options (eg. transit, walking, cycling, and carshare) and access to nearby daily needs, shops and services.

CITY-WIDE POLICY ALIGNMENT

Through contemporary city-wide plans, The City of Calgary has placed policy priority on building complete and resilient communities that make sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal funding capital. These contemporary realities and their implications are directly reflected in the city-wide policies of the *Municipal Development Plan (MDP)*, the *Calgary Transportation Plan (CTP)* and associated implementation plans like the *Developed Areas Guidebook (DAG)*.

The proposed DC District and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services. In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the *MDP* also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).

LOCAL AREA POLICY ALIGNMENT

The subject site falls within policy boundaries of the *Richmond Area Redevelopment Plan (ARP, 1986)*, and is within the ARP's "Low Density" residential policy area, intended to improve existing neighbourhood residential quality and character, while providing for low profile family-oriented redevelopment. Acceptable redevelopment noted by the policy includes single and two-family dwellings and multi-dwelling infill projects comprised of townhousing or stacked townhousing with maximum densities not exceeding 75 units per hectare (30 units per acre).

The proposed development vision meets the overall spirit and intent of the *ARP*, whose residential land use policies seek to improve existing neighbourhood quality and character, provide family-oriented housing options, and allow compatible and sensitive infill development. To ensure alignment with contemporary city-wide policy and acknowledge the unique development vision of the proposed DC District and supporting Development Permit, the following site-specific Minor Policy Amendment to the *Richmond ARP* is proposed:

In Part 1, section 2.1.3 'Policy', subsection 2.1.3.2 'Low Density', after the first paragraph add the following: "The parcel located at 2137 31 Avenue SE is considered appropriate for low density multi-unit development with a maximum building height of 11.0 metres and a maximum density of 75 units per hectare in the form of courtyard-oriented semi-detached buildings that may include Secondary Suites without dedicated vehicle parking for Secondary Suites."

STAKEHOLDER OUTREACH

CivicWorks and Eagle Crest Construction are committed to being good neighbours and working with stakeholders throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all stakeholders. As part of our process, we contact the local area Ward Councillor's Office, Community Association, and surrounding residents at the outset of the application process to encourage them to share questions or concerns. Additional elements of our outreach process also include:

Custom On-site Signage

Installed on-site following application submission

To supplement required City of Calgary notice signage, the project team deploys additional on-site signage to notify neighbours and surrounding community members of the proposed land use change and associated development vision. The on-site signage includes contact information for the project team and directs interested parties to get in touch via a dedicated email inbox and phone line. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

Neighbour Letters

Delivered to residents within 200m of the subject site following application submission

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

CONCLUSION

The proposed land use redesignation will help deliver more diverse 'missing middle' housing options for Calgarians of all ages, wages and stages looking to live in amenity-rich inner city communities that enjoy excellent access to transit, infrastructure and local destinations. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission, and Council support this application.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: SC31 (2137 31 AV 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.

N/A

Outreach Strategy

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

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Stakeholders

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

Ward 8 Councillor's Office
Richmond Community Association
Surrounding Area Residents

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.

TBD. Feedback to be received after application submission and considered throughout the application process.

All stakeholder feedback via the dedicated project phone line and email inbox will be responded to by a member of the project team to provide an opportunity for more detailed discussion. Any email correspondence will be copied to the assigned File Manager.

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.

TBD. Feedback to be received after application submission and considered throughout the application process.

All stakeholder feedback via the dedicated project phone line and email inbox will be responded to by a member of the project team to provide an opportunity for more detailed discussion. Any email correspondence will be copied to the assigned File Manager.

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)

TBD. Feedback to be received after application submission and considered throughout the application process.

All stakeholder feedback via the dedicated project phone line and email inbox will be responded to by a member of the project team to provide an opportunity for more detailed discussion. Any email correspondence will be copied to the assigned File Manager.

calgary.ca/planningoutreach