



## AGENDA

### CALGARY PLANNING COMMISSION

September 16, 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 September 02
5. CONSENT AGENDA
  - 5.1. DEFERRALS AND PROCEDURAL REQUESTS  
None

5.2. BRIEFINGS

None

5.3. Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5321 – 32 Avenue NW, LOC2021-0115, CPC2021-1305

5.4. Land Use Amendment in Rosscarrock (Ward 8) at 4202 – 7 Avenue SW, LOC2021-0117, CPC2021-1333

5.5. Land Use Amendment in Renfrew (Ward 9) at 502 – 12 Avenue NE, LOC2021-0114, CPC2021-1321

5.6. Land Use Amendment in Windsor Park (Ward 11) at 637 – 51 Avenue SW, LOC2021-0099, CPC2021-1323

5.7. Land Use Amendment in North Glenmore Park (Ward 11) at 5303 – 19 Street SW, LOC2021-0112, CPC2021-1248

5.8. Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2502 – 11 Avenue SE, LOC2021-0098, CPC2021-1356

6. POSTPONED REPORTS

*(including related/ supplemental reports)*

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1. DEVELOPMENT ITEMS

None

7.2. PLANNING ITEMS

7.2.1. Land Use Amendment in Carrington (Ward 3) at 14121 Centre Street NW, LOC2021-0103, CPC2021-1291

7.2.2. Land Use Amendment in Shawnessy (Ward 13) at 333 Shawville Boulevard SE, LOC2021-0102, CPC2021-1316

7.2.3. Land Use Amendment in South Calgary (Ward 8) at 1815 - 33 Avenue SW, LOC2021-0095, CPC2021-1286

7.2.4. Land Use Amendment and Outline Plan in West Springs (Ward 6) at 918 and 952 – 85 Street SW, LOC2019-0144, CPC2021-1288

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 SEPTEMBER 16 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



## CONSENT AGENDA

### ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

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### ITEM NO.: 5.2

BRIEFINGS

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### ITEM NO.: 5.3

Courtney Stengel

COMMUNITY:

Montgomery (Ward 7)

FILE NUMBER:

LOC2021-0115 (CPC2021-1305)

PROPOSED POLICY AMENDMENTS:

Amendments to the Montgomery Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

5321 – 32 Avenue NW

APPLICANT:

Horizon Land Surveys

OWNER:

Loan Khalil

ADMINISTRATION RECOMMENDATION:

**APPROVAL**

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### ITEM NO.: 5.4

Katherine Wilson

COMMUNITY:

Rosscarrock (Ward 8)

FILE NUMBER:

LOC2021-0117 (CPC2021-1333)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4204 – 7 Avenue SW

APPLICANT:

The Project Team YYC

OWNER:

Luciano Stante  
Mair Investments Inc

ADMINISTRATION RECOMMENDATION:

**APPROVAL**

**ITEM NO.: 5.5**

Steve Wirzba

**COMMUNITY:**

Renfrew (Ward 9)

**FILE NUMBER:**

LOC2021-0114 (CPC2021-1321)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

502 – 12 Avenue NE

**APPLICANT:**

Horizon Land Surveys

**OWNER:**

Jozef Jaworski

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 5.6**

Steve Wirzba

**COMMUNITY:**

Windsor Park (Ward 11)

**FILE NUMBER:**

LOC2021-0099 (CPC2021-1323)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

637 – 51 Avenue SW

**APPLICANT:**

FarMor Architecture

**OWNER:**

Colin Andrews

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 5.7**

Johnson Kwan

**COMMUNITY:**

North Glenmore Park (Ward 11)

**FILE NUMBER:**

LOC2021-0112 (CPC2021-1248)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

5303 – 19 Street SW

**APPLICANT:**

Horizon Land Surveys

**OWNER:**

Randall Beaudoin

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 5.8**

Chris McCaw

**COMMUNITY:**

Albert Park/Radisson Heights (Ward 9)

**FILE NUMBER:**

LOC2021-0098 (CPC2021-1356)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

2502 – 11 Avenue SE

**APPLICANT:**

CivicWorks

**OWNER:**

2299834 Alberta Ltd (Sunny Pandher)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## PLANNING ITEMS

### ITEM NO.: 7.2.1

Manish Singh

**COMMUNITY:**

Carrington (Ward 3)

**FILE NUMBER:**

LOC2021-0103 (CPC2021-1291)

**PROPOSED REDESIGNATION:**

From: Direct Control (DC) District

To: Direct Control (DC) District to accommodate the additional discretionary use of Car Wash – Multi Vehicle

**MUNICIPAL ADDRESS:**

14121 Centre Street NW

**APPLICANT:**

B&A Planning Group

**OWNER:**

Genstar Titleco Limited

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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### ITEM NO.: 7.2.2

Christine Leung

**COMMUNITY:**

Shawnessy (Ward 13)

**FILE NUMBER:**

LOC2021-0102 (CPC2021-1316)

**PROPOSED REDESIGNATION:**

From: Special Purpose – Community Service (S-CS) District

To: Direct Control (DC) District to accommodate the additional licensed restaurant use in an existing multi-use recreational facility

**MUNICIPAL ADDRESS:**

333 Shawville Boulevard SE

**APPLICANT:**

KORR Design

**OWNER:**

The City of Calgary  
Calgary Roman Catholic School Board

**ADMINISTRATION RECOMMENDATION: APPROVAL**

**ITEM NO.: 7.2.3**

Tom Schlodder

**COMMUNITY:**

South Calgary (Ward 8)

**FILE NUMBER:**

LOC2021-0095 (CPC2021-1286)

**PROPOSED REDESIGNATION:**

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

To: Direct Control (DC) District to accommodate the  
additional use of Office

**MUNICIPAL ADDRESS:**

1815 – 33 Avenue SW

**APPLICANT:**

Plaid Shirt Projects Ltd

**OWNER:**

Parvisbegum Virani

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.4**

Jarred Friedman

**COMMUNITY:**

West Springs (Ward 6)

**FILE NUMBER:**

LOC2019-0144 (CPC2021-1288)

**PROPOSED OUTLINE PLAN:**

Subdivision of 3.73 hectares ± (9.22 acres ±)

**PROPOSED REDESIGNATION:**

From: Direct Control District and Multi-Residential –  
Low Profile (M-1d125) District

To: Commercial – Corridor 2 (C-COR2 f0.35h10)  
District, Commercial – Corridor 2 (C-COR2  
f0.35h8) District and Multi-Residential – Low  
Profile (M-1d148) District

**MUNICIPAL ADDRESS:**

918 and 952 – 85 Street SW

**APPLICANT:**

Zeidler Architects

**OWNER:**

Jomaa & Sons Construction Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**





## MINUTES

### CALGARY PLANNING COMMISSION

**September 2, 2021, 1:00 PM  
IN THE COUNCIL CHAMBER**

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

**ABSENT:** Commissioner A. Palmiere  
Commissioner J. Scott

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

1. **CALL TO ORDER**

Director Hamilton called the meeting to order at 1:02 p.m.

**ROLL CALL**

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

Absent for Roll Call: Commissioner Palmiere and Commissioner Scott.

2. **OPENING REMARKS**

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

3. **CONFIRMATION OF AGENDA**

**Moved by** Director Vanderputten

That the Agenda for the 2021 September 2 Calgary Planning Commission be confirmed.

**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 August 19

**Moved by** Councillor Gondek

That the Minutes of the 2021 August 19 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.3 Land Use Amendment in Highwood (Ward 4) at 720 – 40 Avenue NW, LOC2020-0176, CPC2021-1263

A clerical correction was noted on page 1 of 3 of Report CPC2021-1263 in the third paragraph of the Discussion section by removing the words “policy and” following the words “evaluation of this”.

A corrected Cover Report was distributed with respect to Report CPC2021-1263.

**Moved by** Commissioner Pollen

That with respect to corrected Report CPC2021-1263, the following be approved:

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 720 – 40 Avenue NW (Plan 8647GT, Block 1, Lot 35) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (7): Director Vanderputten, Councillor Gondek, Councillor Woolley, Commissioner Landry, Commissioner Mortezaee, Commissioner Pollen, 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 Springbank Hill (Ward 6) at 8355 – 19 Avenue SW, DP2021-0970, CPC2021-1213

A presentation entitled "DP2021-0970 / CPC2021-1213 Development Proposal" dated 2021 September 02 was distributed with respect to Report CPC2021-1213.

Commissioner Pollen left the remote meeting at 1:23 p.m. and returned at 1:31 p.m.

Michelle Rowles, S2 Architecture, addressed Commission with respect to Report CPC2021-1213.

**Moved by** Commissioner Landry

That with respect to Report CPC2021-1213, the following be approved:

That Attachment 2 be amended by inserting a new Condition of Approval 2, as follows:

"2 Amend the plans to include, (upon further investigation of Building Code requirements), window openings along the west and south sides of the exterior parkade walls in areas where large blank wall areas are exposed."

and renumber the subsequent conditions accordingly.

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

**MOTION CARRIED**

**Moved by** Director Vanderputten

That with respect to Report CPC2021-1213, the following be approved:

That Calgary Planning Commission approve Development Permit DP2021-0970 for a New: Multi-Residential Development (1 building) at 8355 – 19 Avenue SW (Plan 2110726, Block 2, Lot 5), with conditions (**Amended** Attachment 2).

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

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

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

### 7.2.1 Land Use Amendment in Beltline (Ward 8) at 1229 – 13 Avenue SW, LOC2021-0094, CPC2021-1246

The following documents were distributed with respect to Report CPC2021-1246:

- A presentation entitled "LOC2021-0094 / CPC2021-1246 Land Use Amendment" dated September 2, 2021; and
- A Revised Attachment 1.

**Moved by** Commissioner Landry

That with respect to Report CPC2021-1246, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 1229 – 13 Avenue SW (Plan A1, Block 96, Lot 6) from Centre City Multi-Residential High Rise District (CC-MH) to Direct Control District to accommodate the additional use of Office, with guidelines (Attachment 2).

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

**MOTION CARRIED**

7.2.2 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 3023 – 16 Street SW, LOC2020-0158, CPC2021-1184

The following documents were distributed with respect to Report CPC2021-1184:

- A presentation entitled "LOC2020-0158 Policy and Land Use Amendment",
- A corrected Cover Report; and
- A revised Attachment 1.

**Moved by** Commissioner Sonego

That with respect to Report CPC2021-1184, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.36 hectares  $\pm$  (0.89 acres  $\pm$ ) located at 3023 – 16 Street SW (Plan 1413411, Block 30, Lot 44) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control District to accommodate Restaurant: Licensed and Outdoor Café uses within an existing building, with guidelines (Attachment 3).

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

**MOTION CARRIED**

**7.3 MISCELLANEOUS ITEMS**

**7.3.1 144 Avenue NW (Sage Hill Drive to 24 Street NW) and bridge over West Nose Creek, CPC2021-1038**

A presentation entitled "CPC2021-1038 144 Avenue NW and bridge over West Nose Creek" dated 2021 September 02 was distributed with respect to Report CPC2021-1038.

The following documents were distributed with respect to Report CPC2021-1038:

- A presentation entitled "CPC2021-1038 144 Avenue NW and bridge over West Nose Creek", dated 2021 September 02; and
- A letter from Calgary River Valleys, dated 2021 September 02.

**Moved by** Councillor Woolley

That with respect to Report CPC2021-1038, the following be approved:

That Calgary Planning Commission receive the letter from Calgary River Valleys for the Corporate Record.

**MOTION CARRIED**

**Moved by** Councillor Woolley

That with respect to Report CPC2021-1038, the following be approved:

That Calgary Planning Commission receive this report for the Corporate Record.

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

**MOTION CARRIED**

**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 2:45 p.m.

**MOTION CARRIED**

The following items have been forwarded on to the 2021 November 15 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Highwood (Ward 4) at 720 – 40 Avenue NW, LOC2020-0176, CPC2021-1263
- Land Use Amendment in Beltline (Ward 8) at 1229 – 13 Avenue SW, LOC2021-0094, CPC2021-1246
- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 3023 – 16 Street SW, LOC2020-0158, CPC2021-1184

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2021 September 16 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5321 – 32 Avenue NW, LOC2021-0115**

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**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 5321 – 32 Avenue NW (Plan 4994GI, Block 52, Lot 6) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**HIGHLIGHTS**

- The proposed land use amendment seeks to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- This application represents an appropriate density increase of a residential site, allows for development compatible with the character of the existing neighbourhood, and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would allow for greater housing choice that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- This application requires amendments to the *Montgomery Area Redevelopment Plan* (ARP).
- 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, in the northwest community of Montgomery, was submitted by Horizon Land Surveys on behalf of the landowner, Loan Khalil, on 2021 July 07. No development permit application has been submitted at this time. The Applicant Submission (Attachment 3) indicates that the landowner is looking to build two single detached homes or a duplex with two dwelling units.

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

## Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5321 - 32 Avenue NW, LOC2021-0115

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### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant completed door knocking and a postcard drop to residents within a 90-metre radius. The Applicant Outreach Summary can be found in Attachment 4.

#### City-Led Outreach

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

Administration received one response in support and three responses in opposition from the public. Those in opposition noted the following concerns:

- inconsistent with the building form on the south side of 32 Avenue NW as there are only single detached dwellings on that block-face;
- loss of existing views;
- increased shadowing; and
- increased parking and traffic demands on a busy road will exacerbate existing safety concerns.

The Montgomery Community Association provided a letter of opposition on 2021 August 03 (Attachment 5) with the following comments:

- the application is inconsistent with the *Montgomery Area Redevelopment Plan*; and
- concerns over an inconsistent approach with spot redesignations.

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

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



**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5321 -  
32 Avenue NW, LOC2021-0115**

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**IMPLICATIONS**

**Social**

The proposed land use would allow for the development of two single detached homes with a subdivision, or a semi-detached or duplex dwelling. This would allow for a wider range of housing types than the existing R-C1 District, and 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](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The ability to develop up to two dwelling units on-site would make more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

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

The subject site is located in the northwest community of Montgomery, midblock on the south side of 32 Avenue NW and two parcels east of Home Road NW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 15 metres wide by 36 metres deep. The parcel is currently undeveloped with mature trees occupying the rear and eastern portions of the site. The parcel slopes down to the rear lane.

Surrounding development is characterized primarily by a mix of single and semi-detached dwellings designated as either the R-C1 District or the R-C2 District. Directly across 32 Avenue NW are semi-detached dwellings, while the southern block face is developed with single detached homes. Access to Dale Hodges Park is located across the street to the north at the corner of Home Road NW and 32 Avenue NW. Market Mall is approximately 550 metres (7-minute walk) to the east. Local transit routes are approximately 400 metres (5-minute walk) from the site located on Home Road NW (Route 53).

## Community Peak Population Table

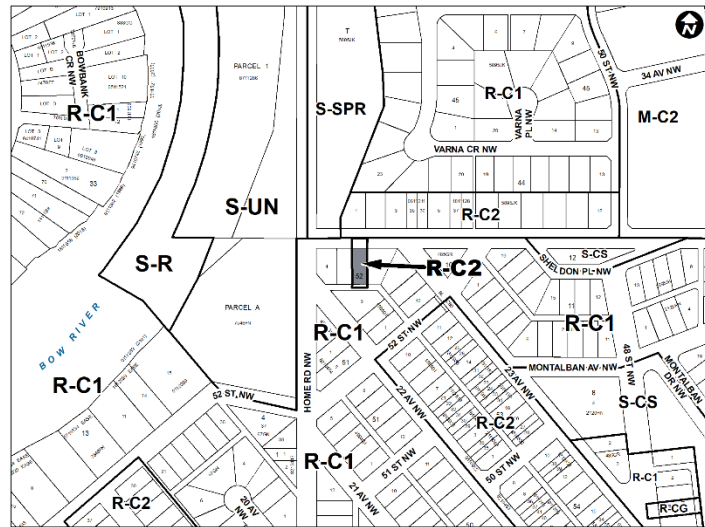
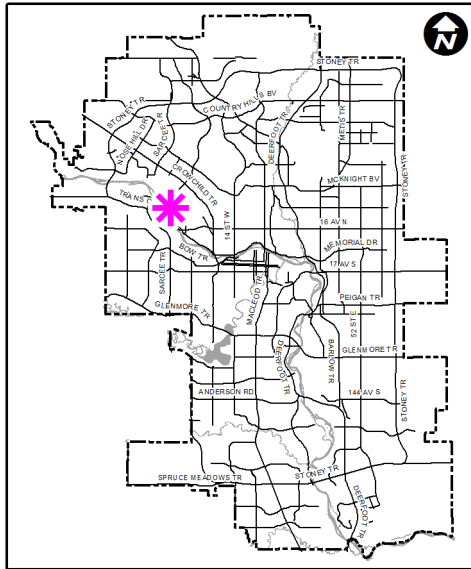
As identified below, the community of Montgomery reached its peak population in 1969.

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

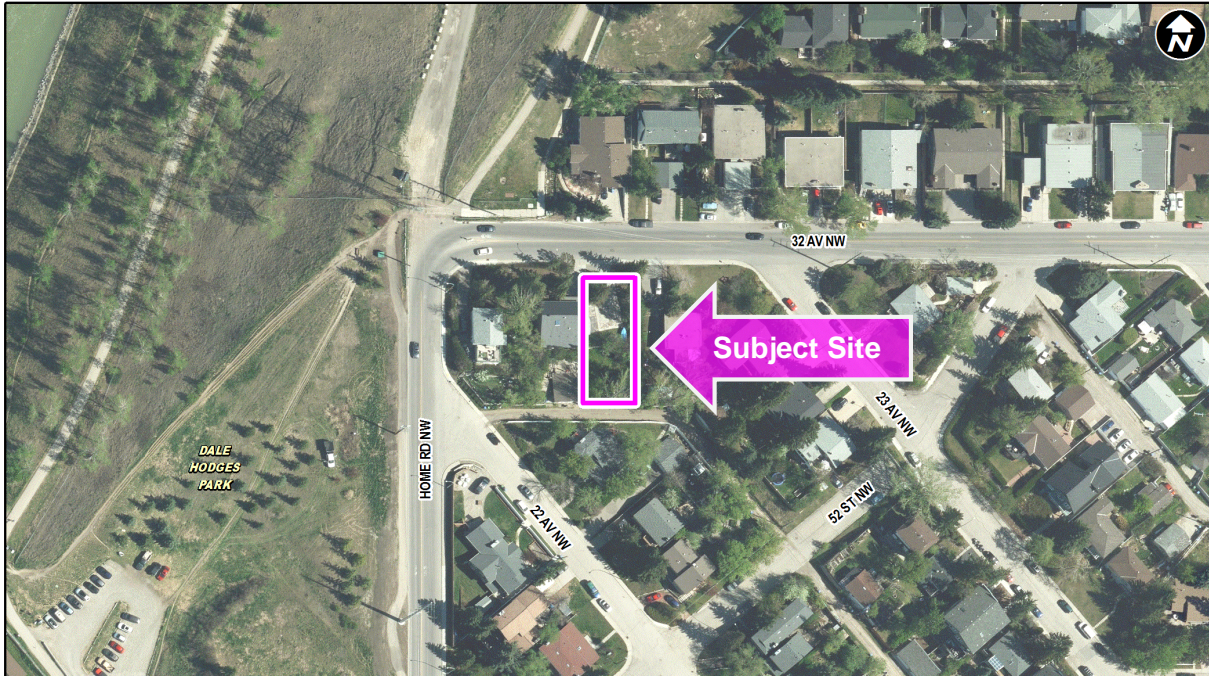
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

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

The proposed R-C2 District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached, and duplex homes and may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. The minimum parcel width is 7.5 metres for a parcel containing a single detached home or 13.0 metres for a parcel developed with a semi-detached or duplex dwelling. As the subject parcel is 15.24 metres wide it could accommodate either two single detached homes through a subdivision, or a semi-detached or duplex dwelling. Either scenario allows for a maximum of two dwelling units.

### Development and Site Design

If approved by Council, the rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this mid-block site, additional items that may be considered through the development permit process include, but are not limited to:

- Improving pedestrian connections along 32 Avenue NW by encouraging vehicle access and parking from the rear lane; and
- mitigation of shadowing, overlooking, and privacy concerns.

## **Transportation**

Pedestrian access to the site is available from the existing sidewalk along 32 Avenue NW. Future direct vehicular access to the parcel is encouraged to be from the lane and will be reviewed through the development permit process. The site is serviced by Calgary Transit with standard service bus stops (Routes 58-Erinwoods, 408-Valley Ridge and 422-Dalhousie/Montgomery) located approximately 400 metres southwest (5-minute walk) on Home Road NW.

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

## **Environmental Site Considerations**

No environmental concerns were identified.

## **Utilities and Servicing**

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

## **Legislation and Policy**

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

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

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

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

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

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit, and delivers small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the proposed R-C2 District is a low density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

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

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

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

The subject parcel is located within the Low Density Residential area as identified on Figure 1.3: Future Land Use Plan within the [Montgomery Area Redevelopment Plan](#) (ARP). The Low Density Residential Area policies generally discourage redesignation of residential parcels to higher densities but note the importance of increasing and stabilizing Montgomery's population, which has declined since its peak in the 1960s. The R-C2 District is a low-density district with a built form very similar to the existing R-C1 District and is considered compatible with the site context.

Minor text amendments to Policy R4 and R5 within the ARP are proposed to exempt the site from restrictions on land use redesignations and can be seen in Attachment 2.





## Proposed Amendments to the Montgomery Area Redevelopment Plan

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
  - (a) In Policy R4, at the end of the sentence, add the following address “5321 - 32 Avenue NW” to the list of exempt sites.
  - (b) In Policy R5, at the end of the sentence, add the following address “5321 - 32 Avenue NW” to the list of exempt sites.

TEXT FOR DISCUSSION



# Applicant Submission

2021 July 15

On behalf of the landowner, please accept this application to redesignate a +/-0.056 ha land from current R-C1 to R-C2 to allow two singles/duplex developments. The maximum height will stay at the same 10 meters.

The current site is a vacant lot along 32 Ave with steep terrain from the front to the back, making it ideal for a walkout design. The site is right by Bow River Pathway and large open space along the Bow River. The site is also in close distance to Market Mall, Montaban Park, University of Calgary and Children's Hospital. Closet bus services are either along Home Road (route 53, 408, 422) or 48 Street (route 422). Both are about 300 meters away.

## Public Engagement

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

On June 2nd, 2021, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

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

## Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-C2 provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-C2 only represents a small increase of density and a better use of the current vacant land. With its closeness to so many commercial and recreational establishments, we believe it is a good proposal for the city. Hope you can support the proposal.



# Applicant Outreach Summary



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

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

**Project name:** 5321 32 Ave NW

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

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

### Outreach Strategy

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

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

On June 2nd, 2021, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

In addition, Councillor Druh Farrell has expressed their general support for the project. Montgomery Community Association was also contacted. So far, we haven't heard from them yet.

### Stakeholders

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

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

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



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

### What did you hear?

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

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

Some people also express concerns over property value and crime.

### How did stakeholder input influence decisions?

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

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

According to R-C2 Bylaw, the maximum height stay the same as current R-C1. The building format and style would also be very similar to the existing houses in the area.

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

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

Continue engage with Councillor office and community association. And better explain to local residents about proposed developments and restrictions under R-C2.

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

# Community Association Response



August 3, 2021

Courtney Stengel  
Planning Development and Assessment  
City of Calgary  
courtney.stengel@calgary.ca

Dear: Courtney

**RE: LOC2021-0115**  
5321 32 Ave NW

The planning committee has taken a look at the application and using our community ARP for reference we do not support spot re-zoning of properties. There was much time and effort discussing and planning for densification of Montgomery and we have met and exceeded the City's ask for increased density. It does not make sense to not follow through with our ARP guidelines.

The Montgomery ARP does not support spot re-zoning of properties per Policy R5 "the redesignation of individual lots from R-1 (ie, R-C1) ... to R-2 (ie, R-C2) is not supported."  
Also, per Policy R6, " the redesignation of existing R-1 (/R-C1) residential single detached district areas will require a comprehensive amendment to the Plan."

This is a high traffic area and may be a good candidate for re-zoning, but with the random approach that comes with the individual applications for rezoning we stick with the frame of reference laid out in our ARP.

Regards,

Jane Durango,  
Planning Committee Co-Chair  
Montgomery Community Association

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

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

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





## Land Use Amendment in Rosscarrock (Ward 8) at 4202 – 7 Avenue SW, LOC2021-0117

### RECOMMENDATION:

That the Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4204 – 7 Avenue SW (Plan 1362S, Block 3, Lots 41 and 42) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

### HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that would be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of *the Municipal Development Plan* (MDP).
- What does this mean to Calgarians? More housing options available in the inner-city with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of land, existing infrastructure, and accommodation for a more diverse population.
- 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 land use amendment application was submitted by The Project Team YYC on behalf of the landowners, Luciano Stante and Mair Investments Inc, on 2021 July 09. No development permit has been submitted at this time; however, as per the Applicant Submission (Attachment 2), the landowner's intention is to redevelop the property to accommodate a four-unit rowhouse building. The parcel is currently developed with a single detached dwelling and rear detached garage.

A 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

## **Land Use Amendment in Rosscarrock (Ward 8) at 4202 - 7 Avenue SW, LOC2021-0117**

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stakeholders and the community association was appropriate. In response, the applicant contacted the Rosscarrock Community Association (CA) and the Ward 8 Councillor to discuss the development. The Applicant Outreach Summary can be found in Attachment 3.

### **City-Led Outreach**

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

Administration received three letters of opposition from the public. The letters of opposition focused on the following areas of concern:

- building height;
- construction timeframes; and
- impact on street parking.

Administration did not receive a response from the Rosscarrock CA. Administration followed up with the CA via email on 2021 August 30.

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

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

## **IMPLICATIONS**

### **Social**

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

### **Environmental**

This application does not include any actions that specifically address 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 ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites would allow for more efficient use of land, existing infrastructure, and services.

### **Service and Financial Implications**

No anticipated financial impact.

Planning & Development Report to  
Calgary Planning Commission  
2021 September 16

ISC: UNRESTRICTED  
CPC2021-1333  
Page 3 of 3

**Land Use Amendment in Rosscarrock (Ward 8) at 4202 - 7 Avenue SW, LOC2021-0117**

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**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

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 site is located in the community of Rosscarrock, at the northwest corner of Rosscarrock Gate SW and 7 Avenue SW. The parcel is approximately 0.06 hectares in size and is approximately 15 metres wide by 36 metres long. The site consists of a single detached dwelling and a detached garage with access from 7 Avenue SW. The property is relatively flat with no distinct change in grade.

Surrounding lands are mainly designated as the Residential – Contextual One Dwelling (R-C1) District and the R-C2 District, developed with a mix of single and semi-detached dwellings. Parcels along Bow Trail SW to the north are designated Multi-Residential – Contextual Low Profile (M-C1) District and are developed with a mix of multi-residential developments (two to three-storey apartment buildings), single and semi-detached dwellings, and commercial uses.

## Community Peak Population Table

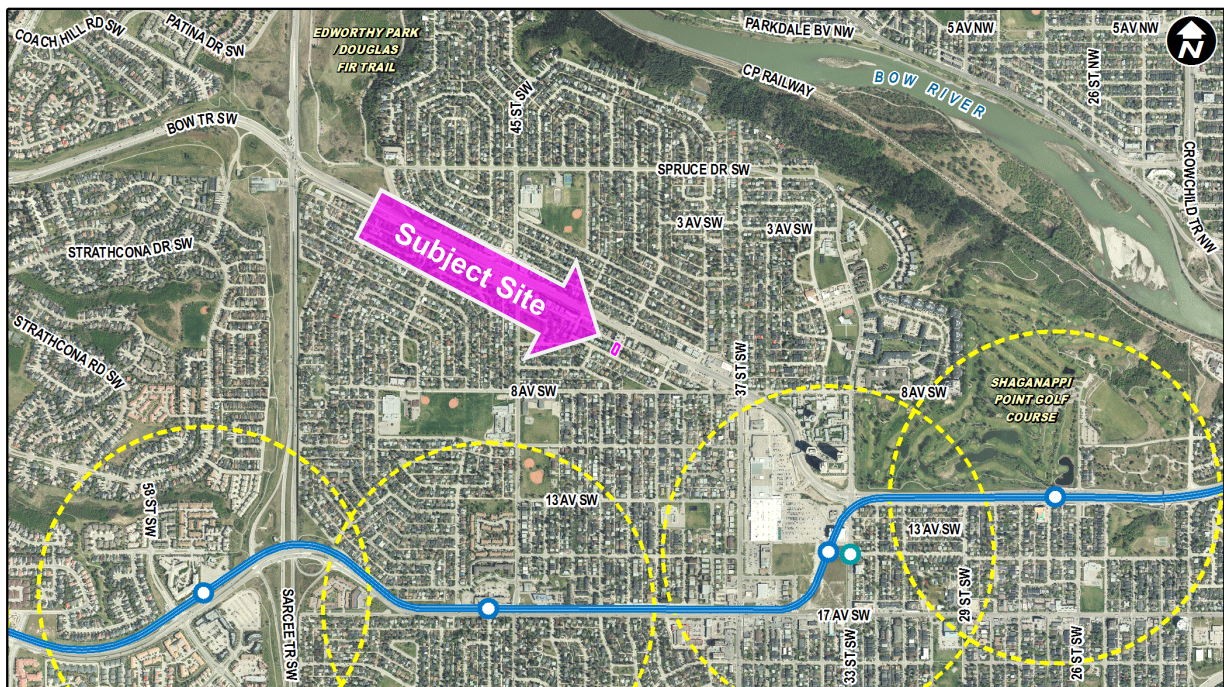
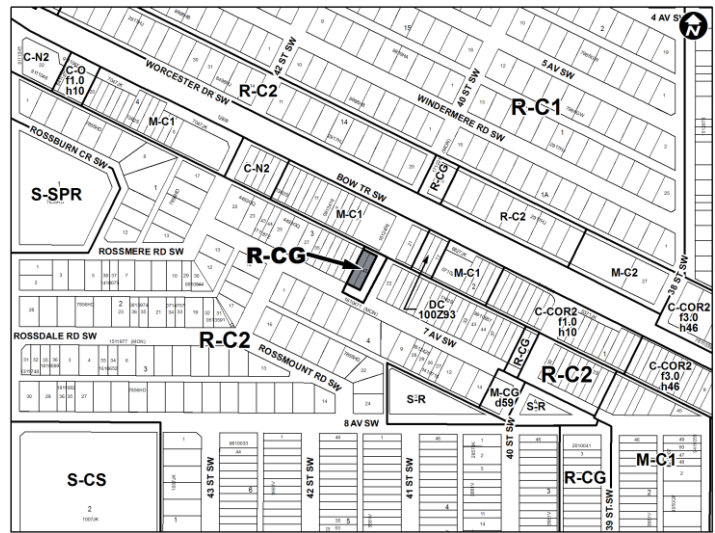
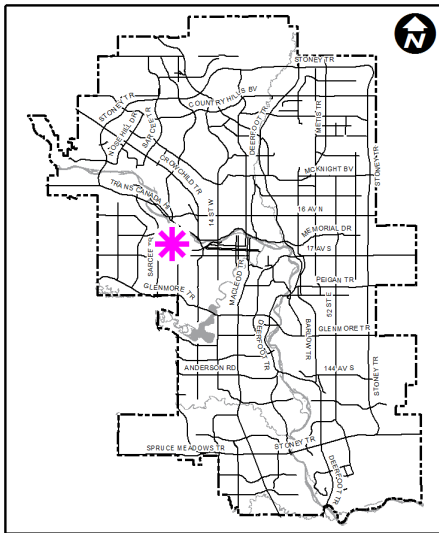
As identified below, the community of Rosscarrock reached its peak population in 1971.

<b>Rosscarrock</b>	
Peak Population Year	1971
Peak Population	3,868
2019 Current Population	3,625
Difference in Population (Number)	-243
Difference in Population (Percent)	-6.3%

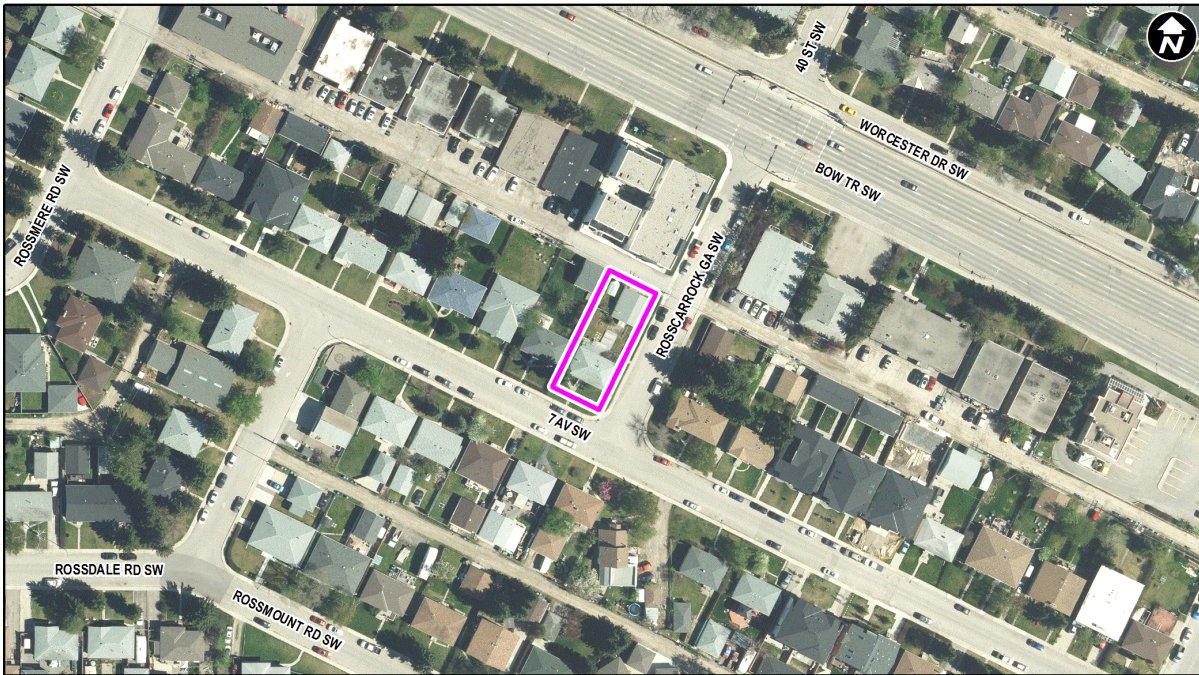
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

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

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

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

### Development and Site Design

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

- ensuring an engaging built interface along both street frontages; and
- mitigating shadowing, overlooking, and privacy concerns.

## **Transportation**

The subject site is a corner lot with lane access. Pedestrian access to the site is available from existing sidewalks along Rosscarrock Gate SW and 7 Avenue SW. The subject site is located approximately 145 metres from the transit stop along Bow Trail SW servicing Route 11-Southwest Loop and Route 70-Valley Ridge Express which offer service to the Westbrook LRT Station and Downtown Core, respectively.

## **Environmental Site Considerations**

No environmental concerns were identified.

## **Utilities and Servicing**

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

## **Legislation and Policy**

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

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

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

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

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

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 provides building form, scale, and setback rules that respect the scale and character of the surrounding low-density residential land uses.

There is no local area plan for the subject site.

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

The 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 Local Area Planning**

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



# Applicant Submission

30 June 2021

## **Applicant Submission** **4204 7 Avenue SW**

### **Executive Summary**

The subject site is a 0.05 hectare single corner parcel situated at the north-east corner of 7 Avenue SW and Rosscarrock Gate SW in the community of Rosscarrock. The project team is happy to submit a Land Use Redesignation and future Development Permit application to produce a high quality rowhouse development that will integrate well with the surrounding context of the Rosscarrock community.

### **Development Vision**

The proposal is a rowhouse building that will contain up to 4 dwelling units. The rules of the proposed Residential Contextual Grade (R-CG) district will allow this housing form and provide basic guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

### **Site Context**

The community of Rosscarrock is characterized by a mix of single and semi-detached homes. The predominant land use in the area is Residential – Contextual One/Two (R-C2) District. There have been pockets of re-development throughout the immediate area which contains a higher mix of densities of residential units.

St Michaels, Vincent Massey and Westgate schools are all located within a 600 metre radius of the subject site. The Rosscarrock Community Centre along with an array of pocket parks and open space amenities are also located within this radius.

Westbrook Mall is the nearest Community Activity Centre and is located within 1 kilometre southeast of the project site.

Overall, the subject site is in an excellent location and is in close proximity to major Southwest activity hubs and the Downtown core. Its proximity to mass transit, community amenities, services, and open space make it a viable candidate for an R-CG designation.

### **Planning Policy Review**

In absence of a Local Area Plan, the Municipal Development Plan (2007) is the statutory planning policy that guides development within the community. The subject parcel is located within the Residential-Developed-Established area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). The applicable MDP policies encourage redevelopment and modest intensification in inner-city communities to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal aligns with applicable policy directives of the Municipal Development Plan. The proposed R-CG land use district was created for cases where new development was to occur in close proximity or adjacent to low-density residential development. The proposed change would allow for a modest increase in density for a parcel in an established community but still be compatible with the surrounding built form.

### **Community Outreach**

As a part of this land use application, the project team will be undertaking a robust public engagement strategy. This process commences upon submission of the LOC and will provide opportunities across a variety of online platforms for stakeholders to learn about the vision and share their comments and questions. The project team will be submitting a "what we heard" report at the conclusion of our formal outreach process that will summarize the outreach procedure,

**Applicant Submission**  
**4204 7 Avenue SW**

feedback and responses to highlighted themes from participating stakeholders. Please refer to our Applicant Outreach Strategy for more details.

**Transportation & Environmental Considerations**

Pedestrian access to the subject site is available from 7 Avenue SW and Rosscarrock Gate SW. Vehicular access will be restricted to the rear north laneway. On-street parking is unrestricted and available for residents and visitors. The area is served by Calgary Transit bus service. Base service is provided along Bow Trail SW as the Route 111 has a stop located less than 150 metres from the property, providing a direct connection to Westbrook Mall and the LRT network via Westbrook Station.

Access to Bow Trail, which has been identified as a Skeletal Road by the MDP is located less than 100 metres from the subject site.

Water, sanitary and storm water mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail by the project team as part of the future development permit application.

**Conclusion**

The proposed land use will support new local businesses and introduce innovative housing options for Calgarians looking to live, work and play in an established and well connected community in southwest Calgary. For the reasons outlined above, we respectfully request that CPAG, Planning Commission and Council support this land use application. Thank you for your time and consideration.

# Applicant Outreach Summary

31 August 2021

## **Community Outreach Strategy** **For 4204 – 7 Avenue SW**

### **Introduction**

As a part of this land use application, the project team will be undertaking a robust public engagement strategy. This process commences upon submission of the LOC and will provide opportunities across a variety of online platforms for stakeholders to learn about the vision and share their comments and questions.

**The project team is in the early stages of designing a future development concept and will heavily rely on stakeholder input during the land use application to refine the future design of the development.**

### **Outreach Strategy**

The project team has designed an integrated distanced information sharing strategy for consultation to reach the Rosscarrock Community Association and Ward 08 Councilor office. The following strategies have been implemented:

### **Virtual Meetings**

The project team is prepared to meet both the Community Association and Ward Office to introduce the design concept and field questions to ensure a future development aligns well with applicable planning policies and existing building form within the community.

### **Findings**

Once the public outreach process is complete, the project team will submit a “what we heard” report that outlines all participating stakeholders and identifies highlighted themes and the project team’s responses. The project team will submit this report directly to the City Administration to include in the report to Planning Commission and Council.

**Community Outreach Strategy**  
**What We Heard Report**  
**For 4204 – 7 Avenue SW**

**What We Heard**

Upon formal submission of this land use application, the project team undertook a robust public engagement strategy that aligned with the City's Outreach Assessment toolkit.

The project team contacted both the Ward 08 Councilor's office and Rosscarock Community Association to share information about the land use redesignation and future development vision for this parcel of land. Additionally, the project team made a request to the Community Association to hold a meeting to invite the residents to open a dialogue about the application.

The Ward Office has conveyed support for this land use amendment on August 20, 2021.

No response was received by the Rosscarock Community Association to date.

The project team did not receive any comments from any nearby residents about this land use amendment. Despite not receiving any communication from the community at-large, the project team has proactively provided the below responses to potential concerns:

**Our Responses*****Concerns over Density, Building design, height, massing***

During the design stages, the project team will strive to design a new rowhouse building concept that is a permitted use according to the Land Use Bylaw 1P2007. The number of units align with the R-CG District's 75 units per hectare rule. The design, height and massing will all conform to the new building envelope approved for the project site under the new R-CG district rules.

***Concerns over possible secondary suites***

The client has not yet provided any confirmation if there will be any secondary suites that will make part of the future development vision. If suites are proposed, the project team will ensure all suites will be located in the basement level of the new build and will comply with all applicable land use bylaw requirements and other City standards for public safety while providing all the necessary amenities for the future occupants.

***Parking & Traffic***

According to the scale and complexity of this application, the project team anticipates no additional transportation impact analyses to be required. During the design phase, the project team will design a detached garage that will contain all the necessary parking stalls for primary residential units. Any redevelopment within the R-CG District should not discernably impact the adjoining streets or nearby developments from functioning well in the future.

**Conclusion**

The project team is committed to producing a high quality development that will not only meet the needs of the client but also strive to meet the needs of the community and its future residents.

**Land Use Amendment in Renfrew (Ward 9) at 502 – 12 Avenue NE, LOC2021-0114**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 502 – 12 Avenue NE (Plan 470P, Block 47, 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 listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is 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 a greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District may accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application was submitted by Horizon Land Surveys on behalf of the landowner, Jozef Jaworski, on 2021 July 06. No development permit application has been submitted at this time; however, as per the Applicant Submission (Attachment 2), the intention is to develop a rowhouse building on this site in the future.

The 0.05-hectare (0.14 acre) corner site is located in the northeast community of Renfrew at the intersection of 12 Avenue NE and 4 Street NE. The site consisted of a single detached dwelling and detached garage, until it was demolished in 2021 July.

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

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**Land Use Amendment in Renfrew (Ward 9) at 502 - 12 Avenue NE, LOC2021-0114**

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**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 visited homes within a 90-metre radius (approximately 78 homes) to discuss the application in-person with residents and deliver postcards. The applicant also reached out to the Renfrew Community Association and the Ward 9 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 two letters of opposition and two letters of support from the public. The letters of opposition included the following areas of concern:

- increased traffic resulting in safety and parking issues;
- increased noise; and
- reduced sunlight and privacy for the neighbouring lot.

The letters of support included the following reasons:

- opportunity for increased density and more housing options; and
- opportunity for more efficient use of existing transit infrastructure.

The Renfrew Community Association provided a letter neither in support or opposition to this proposal on 2021 August 25 (Attachment 4). The letter identified the following considerations, including:

- the potential use of the alternative Residential – Grade-Oriented Infill (R-CGex) District; and
- that the heritage-rich character of the location of the subject property within this particular part of Renfrew should be considered at the development permit stage.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CGex District referenced above would unnecessarily restrict the development potential on the site, through the removal of the option for secondary suites. The building, site design, and parking will be reviewed and determined at the development permit stage.

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

## **Land Use Amendment in Renfrew (Ward 9) at 502 - 12 Avenue NE, LOC2021-0114**

### **IMPLICATIONS**

#### **Social**

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

#### **Environmental**

This application does not include any actions that specifically address 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 more efficient use of land and existing infrastructure. The future development could also support local business and employment opportunities in the area.

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

No anticipated financial impact.

#### **RISK**

There are no known risks associated with this proposal.

### **ATTACHMENTS**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northeast community of Renfrew, at the northeast corner of 12 Avenue NE and 4 Street NE. The site is approximately 0.05 hectares (0.14 acres) in size and approximately 15 metres wide by 36 metres deep. The site previously consisted of a single detached dwelling and detached garage until they were demolished in July 2021.

Surrounding development to the north, east, and south is designated as R-C2 District and contains single detached and semi-detached dwellings. There is an R-CG designated parcel one block to the east. Development to the west is designated as Multi-Residential – Contextual Grade-Oriented (M-CGd72) District and contains a mix of single detached, semi-detached and multi-residential developments.

The site is approximately 195 metres (two-minute walk) east of Edmonton Trail NE which forms part of the Primary Transit Network. Edmonton Trail NE is classified as an Urban Main Street and includes a mixture of commercial and residential development. The site is also 340 metres (five-minute walk) west of the Renfrew Boys and Girls Clubs of Calgary and community amenities such as a tennis courts and open park space.

## Community Peak Population Table

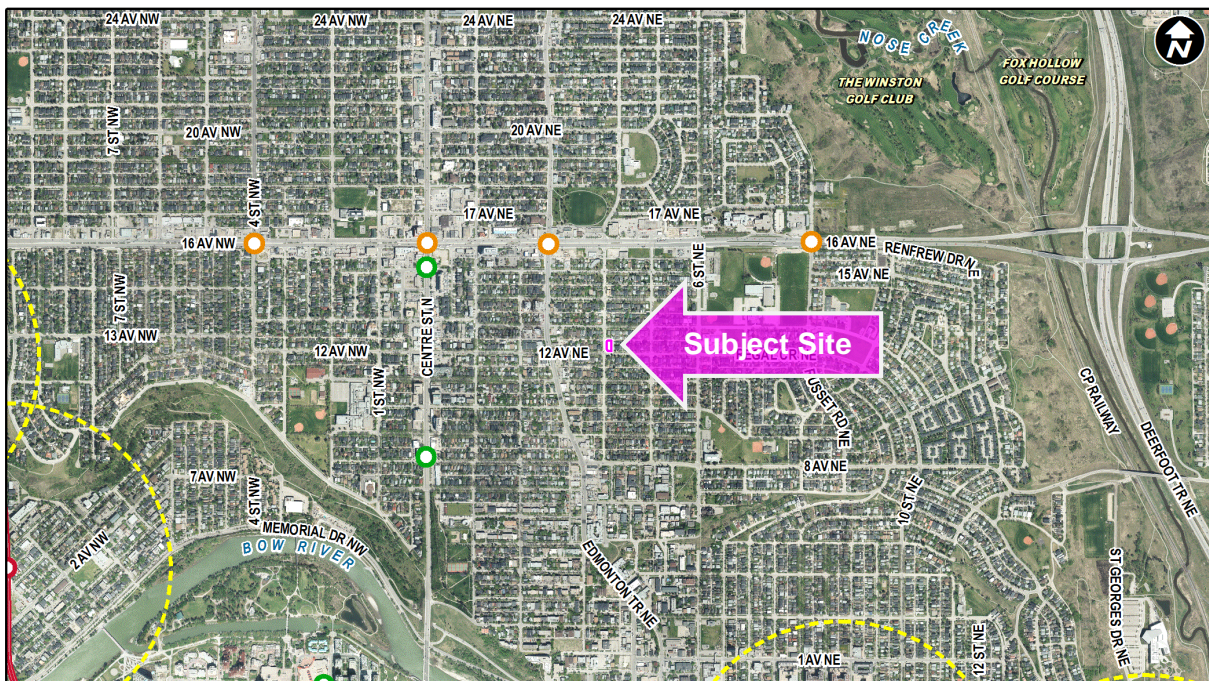
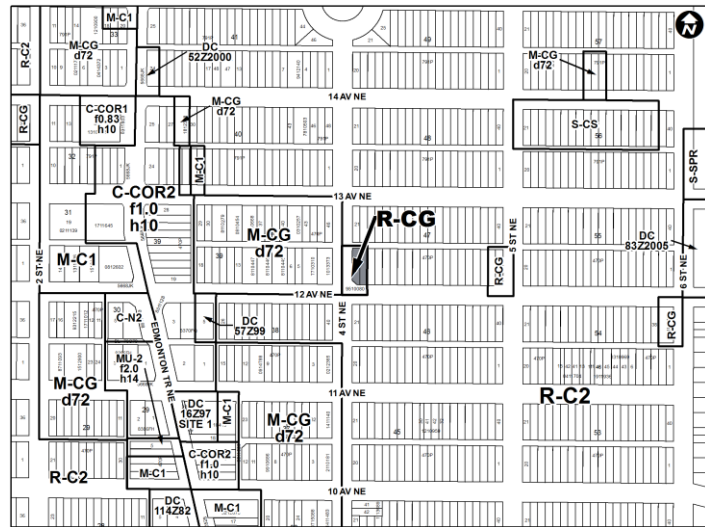
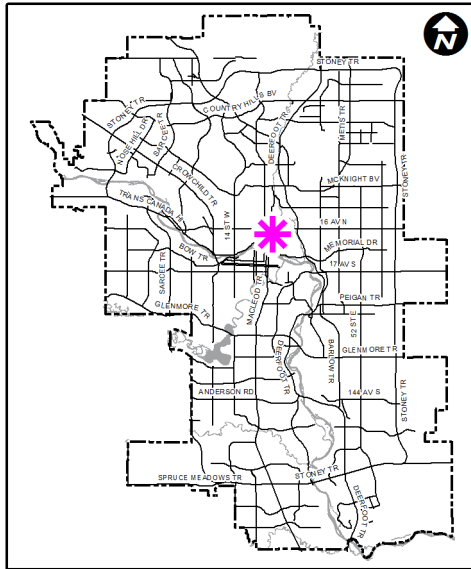
As identified below, the community of Renfrew reached its peak population in 1968.

<b>Renfrew</b>	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-17.9%

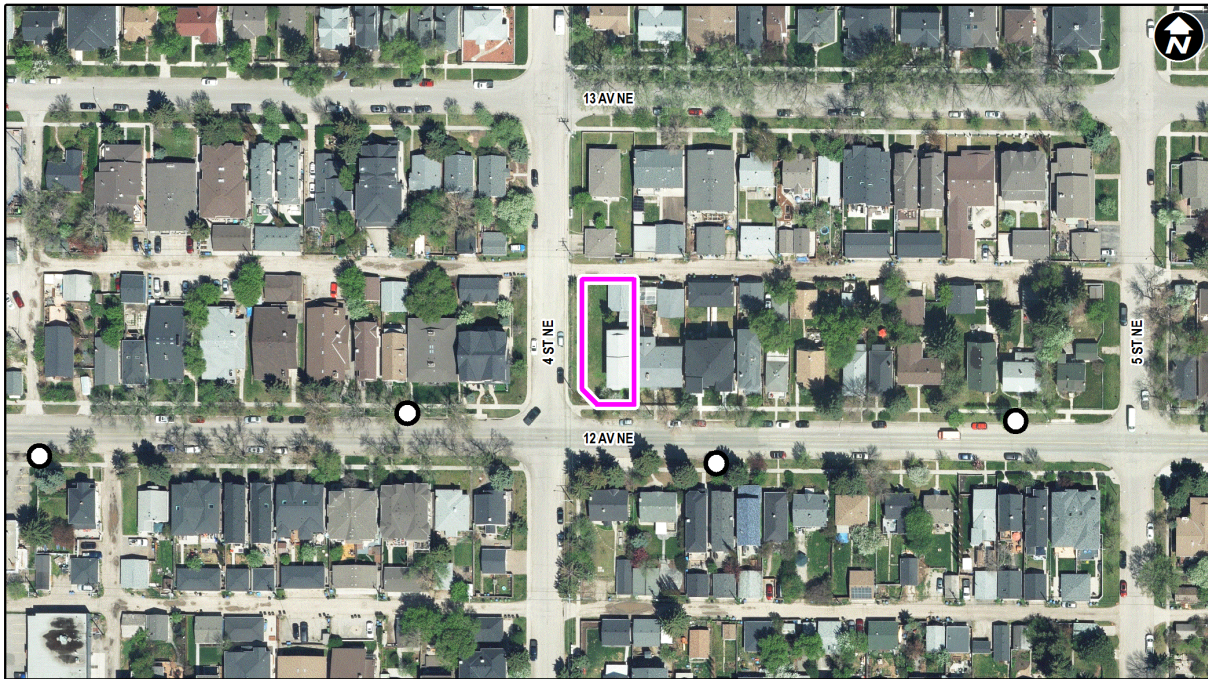
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum 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 the subject parcel area, this would allow for a maximum of four dwelling units.

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

### Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this corner lot 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 4 Street NE and the 12 Avenue NE frontages including ensuring access to the principal dwellings meets grade-oriented design definitions; and
- mitigation of shadowing, overlooking, and privacy concerns to the adjacent property.

### **Transportation**

Pedestrian and vehicular access is available from 12 Avenue NE, 4 Street NE, and the rear lane. Twelve Avenue NE is classified as a collector roadway as per the *Calgary Transportation Plan*. The area is served by Calgary Transit Route 17-Renfrew with bus stops located 30 metres (one-minute walk) from the development. Route 17 provides transit service approximately every 40 minutes during peak hours. Transit service is also available on Edmonton Trail. Route 4-Calgary Downtown, located 250 metres (two-minute walk) from the site, provides service every 20 minutes during peak hours. On-street parking adjacent to the site is not regulated on 12 Avenue NE or 4 Street NE.

### **Environmental Site Considerations**

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

### **Utilities and Servicing**

Water and sanitary deep utilities are available within the adjacent public rights-of-way; while public storm is not available. Servicing requirements will be determined at the time of development to the satisfaction of Administration.

## **Legislation and Policy**

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

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

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

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use 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 – Established 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. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

There is no local area plan for the subject site.

**Climate Resilience Strategy (2018)**

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

**North Hill Communities Local Area Plan (Proposed)**

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



# Applicant Submission

2021 July 7

On behalf of the landowner, please accept this application to redesignate a ±0.055 hectare site from R-C2 to R-CG to allow for:

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

The subject site, 502 12 Ave NE is located in the Community of Renfrew at the corner of 4 Street and 12 Ave NE. Although it surrounds predominantly by single detached dwelling or duplex, M-CG zoning properties are right on the west side of the property across 4 Street. In addition, there is already a approved R-CG lot on east end of the block with row house developments.

The site is along 12 Ave, a main collector road. It is also in close distance to Edmonton TR, a few blocks away from 16 Ave and Renfrew Boys and Girls Club. Calgary Bus services are in walking distance, about 50 meters away from west and east bound serving bus route 17 and 745. Bus services and various commercial establishments along Edmonton TR are also in short distance.

## Public Engagement

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

## Policy Alignment

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

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

- Within 400 meters of a transit stop
- Direct lane access
- Close to existing open space or park or community amenity
- Collector road
- On a corner parcel
- Close proximity to an existing corridor or activity center





# Applicant Outreach Summary



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

Please complete this form and include with your application submission.

**Project name:** 502 12 AVE NE

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

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

### Outreach Strategy

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

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

On May 13th, 2021, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

We have also contacted community association and councilor's office for comments. Until today, we haven't received any response yet.

### Stakeholders

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

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

**What did you hear?**

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

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

Some people also express concerns over property value and crime.

**How did stakeholder input influence decisions?**

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

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

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

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

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

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

# Community Association Response

August 25, 2021

The Renfrew Community Association's planning committee has some disagreements about R-CG. Committee members who think R-CG is generally appropriate in the neighbourhood support this application. Committee members who think R-CG is generally inappropriate in the neighbourhood do not support this application. In the past, we have seen R-CGex as a compromise. R-CGex may be appropriate here. However, we have also seen a second land use application turn R-CGex to R-CG within two years of the initial application. That approach frustrates residents, discourages compromise, and encourages people who want to obstruct new housing to further resist allowing any change.

Additionally, this property is located in a heritage rich part of the Renfrew Community called Beaumont. In an attempt to maintain as much of the heritage character of the area as possible, compatible massing, setbacks, landscaping and building style are strongly encouraged.

David Barrett  
Renfrew Community Association  
403-404-0562



**Land Use Amendment in Windsor Park (Ward 11) at 637 – 51 Avenue SW,  
LOC2021-0099**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 637 – 51 Avenue SW (Plan 1693AF, Block 8, Lots 18 to 20 inclusive) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is 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 a increased housing options within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application was submitted by FarMor Architecture on behalf of the landowner, Colin Andrews, on 2021 June 23. While no development permit has been submitted at this time, it is noted in the Applicant Submission (Attachment 2) that the applicant intends to pursue a development permit for a six-unit rowhouse building with six secondary suites.

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

**Land Use Amendment in Windsor Park (Ward 11) at 637 - 51 Avenue SW,  
LOC2021-0099**

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stakeholders and the community association was appropriate. In response, the applicant contacted the Ward 11 Councillor's office, met with a Windsor Park Community Association representative, and distributed 87 letters to all neighbours within a 100-metre radius. 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 14 letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic resulting in safety and parking issues;
- reduced privacy for neighbouring lot;
- the central location of the site within the community;
- rowhouses do not fit the character of the community;
- rowhouses are not appropriate for families and children;
- public infrastructure may not be able to accommodate an increase in users; and
- loss of mature trees on the property.

The Windsor Park Community Association provided a letter in opposition on 2021 August 19 (Attachment 4) identifying the following concerns:

- the central location of the site within the community;
- the lack of a Local Area Plan for Windsor Park, to help guide development of this kind;
- potential layout of a future rowhouse development on the site;
- increased traffic resulting in safety and parking issues;
- loss of mature trees on the property; and
- the unfair proliferation of R-CG redesignation applications in R-C2 communities such as Windsor Park, but not in established R-C1 communities.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, and parking will be reviewed and determined at the development permit stage, with consideration to be given to appropriate building design, shadowing, and privacy of the adjacent property.

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

**IMPLICATIONS**

**Social**

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

Planning & Development Report to  
Calgary Planning Commission  
2021 September 16

ISC: UNRESTRICTED  
CPC2021-1323  
Page 3 of 3

**Land Use Amendment in Windsor Park (Ward 11) at 637 - 51 Avenue SW,  
LOC2021-0099**

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**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 ability to develop up to six rowhouse units with the option to include secondary suites would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Windsor Park, at the southeast corner of 51 Avenue SW and 6 Street SW. The parcel is approximately 0.08 hectares (0.21 acres) and is approximately 23 metres wide by 36 metres deep. The site is currently developed with a single detached dwelling with a rear attached garage accessed from the rear lane.

Surrounding development is characterized primarily by single detached and semi-detached dwellings, as well as two R-CG District parcels immediately to the northwest. The R-CG parcel at 701 – 50 Avenue SW has been developed with a four-unit rowhouse and detached garage, and the R-CG parcel at 5115 – 6 Street SW currently contains a four-unit rowhouse and detached garage under construction.

The site is approximately 175 metres (two-minute walk) east of Elbow Drive SW which includes a mixture of commercial, office, and multi-residential development. Elbow Drive SW is part of the Primary Transit Network and contains frequent bus service Route 3-Sandstone/Elbow Dr SW. The site is also less than one block north of the Windsor Park Community Association which features community amenities such as a playground, tennis courts, and a ball diamond.

## Community Peak Population Table

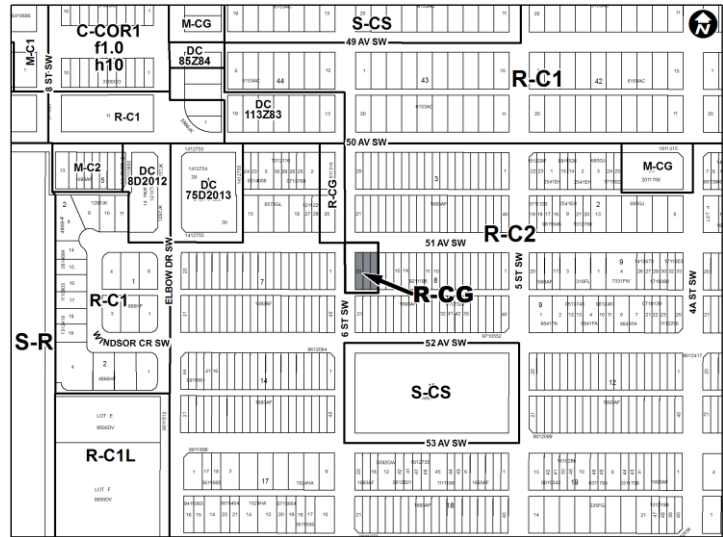
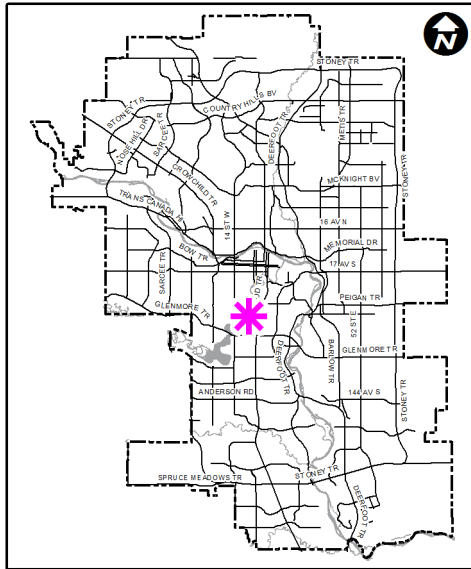
As identified below, the community of Windsor Park reached its peak population in 2019.

<b>Windsor Park</b>	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

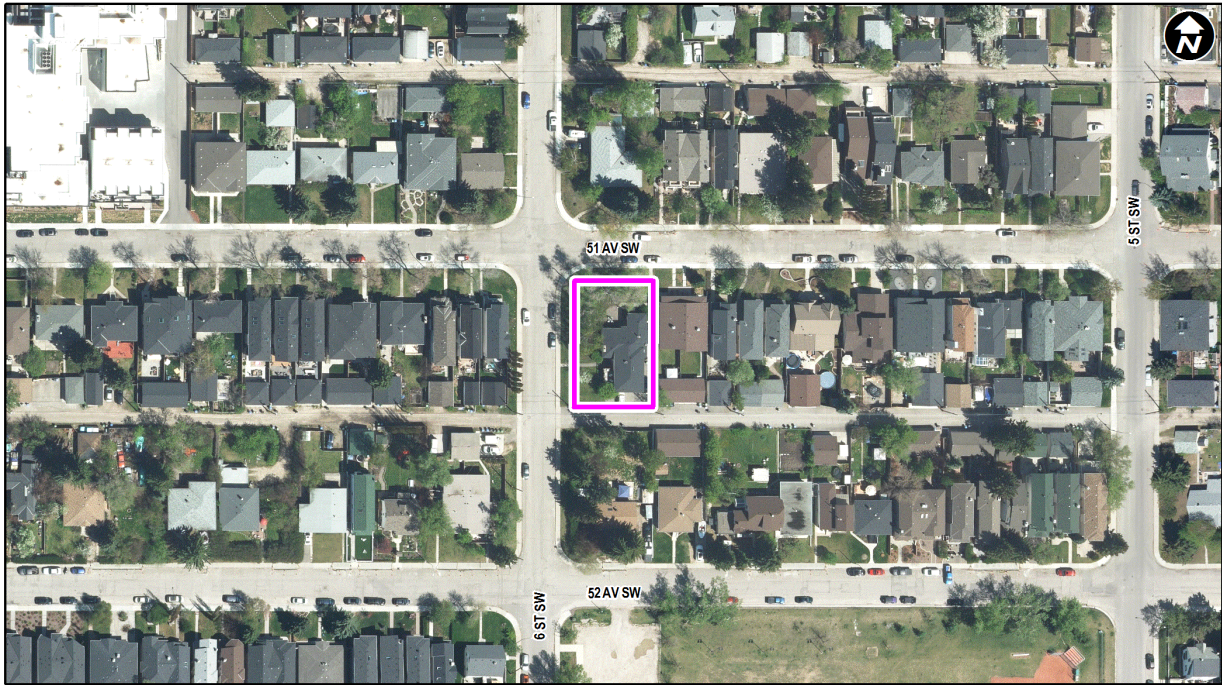
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is a low-density district used in developed areas, and is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum 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 of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for a maximum of six dwelling units.

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

### Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this corner lot 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 the 6 Street SW and the 51 Avenue SW frontages including ensuring access to the principal dwellings meets grade-oriented design definitions;
- further evaluation of secondary suite designs; and
- mitigation of shadowing, overlooking and privacy concerns to the adjacent property.

### **Transportation**

Pedestrian and vehicular access to the site is available from 51 Avenue SW, 6 Street SW and the rear lane. The area is served by Calgary Transit Route 3-Sandstone/Elbow Dr SW with a bus stop approximately 200 metres west (two-minute walk) from the site on Elbow Drive SW. Route 3 provides transit service every 12 minutes during the peak hours. On-street parking adjacent to the site on 51 Avenue SW and 6 Street SW is restricted to residential parking permit holders only. The site is within 100 metres of future bike lanes on 50 Avenue SW as per the [Calgary Pathways and Bike Ways Implementation Plan](#).

### **Environmental Site Considerations**

At this time, there are no environmental concerns associated with the site.

### **Utilities and Servicing**

Water, sanitary, and storm deep utilities are available within the adjacent public rights-of-way. Servicing requirements will be determined at the time of development to the satisfaction of Administration.

## **Legislation and Policy**

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

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

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

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use 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 – Established 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. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

There is no local policy plan for the subject area.

**Climate Resilience Strategy (2018)**

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



# Applicant Submission

FarMor Architecture

Applicant's Name:

Farhad Mortezaee

June 21, 2021

## PLANNING RATIONALE

Site address: 637 51 AVE SW, CALGARY, AB

The proposed land use re-designation is located in the Community of Windsor park in the southeast corner of 51 avenue SW and 6 Street SW. The current zoning is R-C1 with lane access. The parcel is already a consolidation of three smaller parcels typical to the smaller residences common around the neighborhood. It is mainly a north facing parcel with the lane on the south side and 6 street on the west side.

We are proposing to change the current zoning of R-C2 to R-CG (Residential Grade-oriented Infill) to appropriately accommodate the proposed development of 6 residential units plus their associated 6 secondary-suites. This proposed modest densification is driven by the current market demands as well as the population projections expected between 2018 and 2023 in the community as presented by the City of Calgary. The site is a block away from the Elbow Drive SW to the west which has numerous mixed-use developments as well as a block away from 50th Ave SW to the north which was designated as a "Parkway" in 2009 under the Calgary Transportation Plan. Furthermore, we are aiming to provide a dedicated bicycle parking space within each suite that is conducive to the site's proximity to 50th Ave which prioritizes pedestrian and cyclist activity over vehicular activity. With this in mind, we are hoping that the pedestrian and cyclist activity is also stimulated along 50th AVE SW on both sides of the Elbow River.

Furthermore, we believe that our development will further add to the diversity of housing in the area which will result in further diversification of the demography of residents. This townhouse development will be sensitive to the contextual scale of the existing buildings without cause significant shadowing into the neighbouring parcels.





# Applicant Outreach Summary

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

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

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

**Project name:**

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

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 client met with Windsor Park Community Association representative earlier this year and shared their vision for the future development.*

*We, accompanied with our client, met with Windsor Park Community Association representative on Tuesday August 24<sup>th</sup> via Zoom and explained our design for the rental rowhouse units.*

*We mailed 87 letters to all neighbours within a 100 meters radius from the four corners of the subject parcel.*

*We sent an email to Ward 11 Councillor.*

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

*Windsor Park Community Association*

*Neighbours within 100 meters radius from the 4 corners of the subject property*

*Ward Councillor*

**What did you hear?** Provide a summary of main issues and ideas that were raised by participants in your outreach.

*Windsor Park Community Association representative expressed concerns with the densification of the neighbourhood, the parking and the building setbacks.*

*We are currently waiting to hear from the neighbours and will send an update in ten days.*

**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 address concern over setback areas later at the Development Permit stage.*

**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 will send an update once we get the feedback from the neighbours and the ward Councillor.*



# Community Association Response

Aug 19, 2021

Mr. Steve Wirzba  
City of Calgary Planning

Subject: Objection to land use amendment LOC2021-0099

Dear Mr. Wirzba:

Thank you for meeting with me yesterday to discuss Windsor Park's concerns with this land use amendment. I am reiterating our objection to LOC2021-0099 in this letter. Windsor Park has objected to all R-CG applications in recent history. Many of the points presented here have been stated on other applications, however they continue to be of concern to the community.

The major concerns for this location are the site layout, unit size and parking. We understand that there will be R-CG development in a neighbourhood like ours and have tried to have it located along the edges of the community. Now, however, they are being considered in the "core" of our community. We have requested many times to work with the Planning department on a Local Area Plan so that we can have a strategic approach to various development types in the community however, we have been told this is years away and therefore have to address these LOC applications in a piece meal approach.

## **Windsor Park's specific concerns on this application:**

- proliferation of R-CG in the "core" of our community (What does the community define as the "core"? Any properties not adjacent to 50th ave, Elbow drive and the transition area of 56, 57 and 58th ave SW.). Initially R-CG applications were only being considered in these transition areas. Now the planning department is accepting applications for interior "core" lots.
- This 75' parcel (3 x 25' lots) does not constitute a "corner" lot. According to the developer's own drawings part of their proposal is a 2-story duplex with the long axis parallel to the avenue to the North. This is a further digression from the current context of the neighbourhood. We know this is not a DP application, however, the City and Council should consider what possible forms would even be practical to fill this lot and meet the context of the community.
- limited adjacent parking and parking practices already occurring near 50th ave and 6 st SW making it dangerous for kids to cross for school.
- distance of garages from the attached residences facing 51 Avenue.
- The application summary on the city's website states that the allowed maximum number of dwellings would increase from 2 to 6. In addition, the drawings show basement units/suites in each dwelling. An increase of SIX times should not be considered modest densification per the MDP.
- loss of mature trees and reduced setback of the dwellings from the street and avenue reducing green space and visibility for drivers

## **Windsor Park's general concerns around R-CG development:**

- instead of making it easier for developers to flock to R-C2 inner neighbourhoods for redevelopment, the City should encourage densification in more central R-1 communities. All communities should share in the effort to create a sustainable and

diverse Calgary core. By only diversifying R-C2 communities, we continue to widen the socio-economic divide in our city.

- four councillors voted against the last R-CG application for Windsor Park LOC2020-0191 this past spring. Part of their argument against the proposal was lack of planning direction and approval of R-CG applications with little discretion. We would encourage more councillors to take this stance. Just because we have no LAP doesn't mean we shouldn't have a consistent plan for development of higher density.

We are supportive of densification in Windsor Park in locations that make sense. There are abundant opportunities for attached or detached infills to replace older bungalows. We object to the leapfrogging of RC-2 developments to RC-G or multi-residential type projects within the core.

This past spring, Council approved LOC2020-0191 on the SW corner of 54 ave and 6 st SW, another R-CG location in the core of our community. In the summer of 2020 an RC-G land use amendment (LOC2020-0014) was approved for 51st ave and 6 st SW. We would also consider this the core of the community. Mayor Nenshi himself indicated that a reason this was a good location was "there is already an RC-G parcel directly north" on 50th ave SW. Contrary to City Council's past claims, precedent is indeed a factor in planning decisions. Now this precedent is being used to push R-CG locations further into the core of the community.

We have also seen an MC-2 land use amendment approved for the core of our community with LOC2017-0367. This location is not on the periphery of the neighbourhood and was vehemently opposed by residents.

We all know that urban sprawl is a concern and densification within the interior of a large city is critical to its long-term health. There are many ways to create that densification in a managed and deliberate process.

There will be no Local Area Plan for Windsor Park in the near future. In the interim, Windsor Park would like to work with the City of Calgary Planning Department and developers to agree on a vision for the community that meets the needs of stakeholders and provides some certainty to residents about densification.

Best Regards,

Greg Freson  
Windsor Park Development Committee Chair

**Land Use Amendment in North Glenmore Park (Ward 11) at 5303 – 19 Street SW,  
LOC2021-0112**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 5303 – 19 Street SW (Plan 3401HR, Block 30, Lot 11) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses, semi-detached and duplex dwellings in addition to the housing types already listed in the existing district (e.g. single detached and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is 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 may allow for greater housing choices within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment, located in the southwest community of North Glenmore Park, was submitted on 2021 July 06 by Horizon Land Surveys on behalf of the landowner, Randall Beaudoin. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to allow for the future development of a four-unit rowhouse on the subject parcel.

A detailed planning evaluation of this land use amendment 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

**Land Use Amendment in North Glenmore Park (Ward 11) at 5303 - 19 Street SW,  
LOC2021-0112**

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stakeholders and the community association was appropriate. In response, the applicant contacted the North Glenmore Park Community Association and the Ward 11 Councillor's Office, and delivered post cards to residents within a 90-metre radius. 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 from the public in opposition with the following concerns:

- additional parking issues and congestion in the area; and
- proposed development not fitting in with the character and style of existing streetscape.

The North Glenmore Park Community Association provided a letter on 2021 July 15 indicating their opposition to the proposal due to parking issues (Attachment 4).

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 to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed R-CG District would allow for a wider range of housing types than the existing R-C1 District, and the proposed land use change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

The applicant has indicated that they plan to pursue Leadership in Energy and Environmental Design (LEED) certification as part of a future development permit which will align with the City's [Climate Resilience Strategy](#).

**Economic**

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

**Service and Financial Implications**

No anticipated financial impact.

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ISC: UNRESTRICTED  
CPC2021-1248  
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**Land Use Amendment in North Glenmore Park (Ward 11) at 5303 - 19 Street SW,  
LOC2021-0112**

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**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of North Glenmore Park at the southwest corner of 52 Avenue SW and 19 Street SW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 36 metres long by 16 metres wide. The site is currently developed with a one-storey single detached dwelling and detached garage. The site has access from the rear lane to the south.

The surrounding area is characterized by low-density residential development in the form of single detached dwellings designated as R-C1 District. There are several lots designated as R-CG District along 19 Street SW with one directly to the south, and two located one block to the north. Glenmore Athletic Park is located directly across 19 Street SW to the east.

## Community Peak Population Table

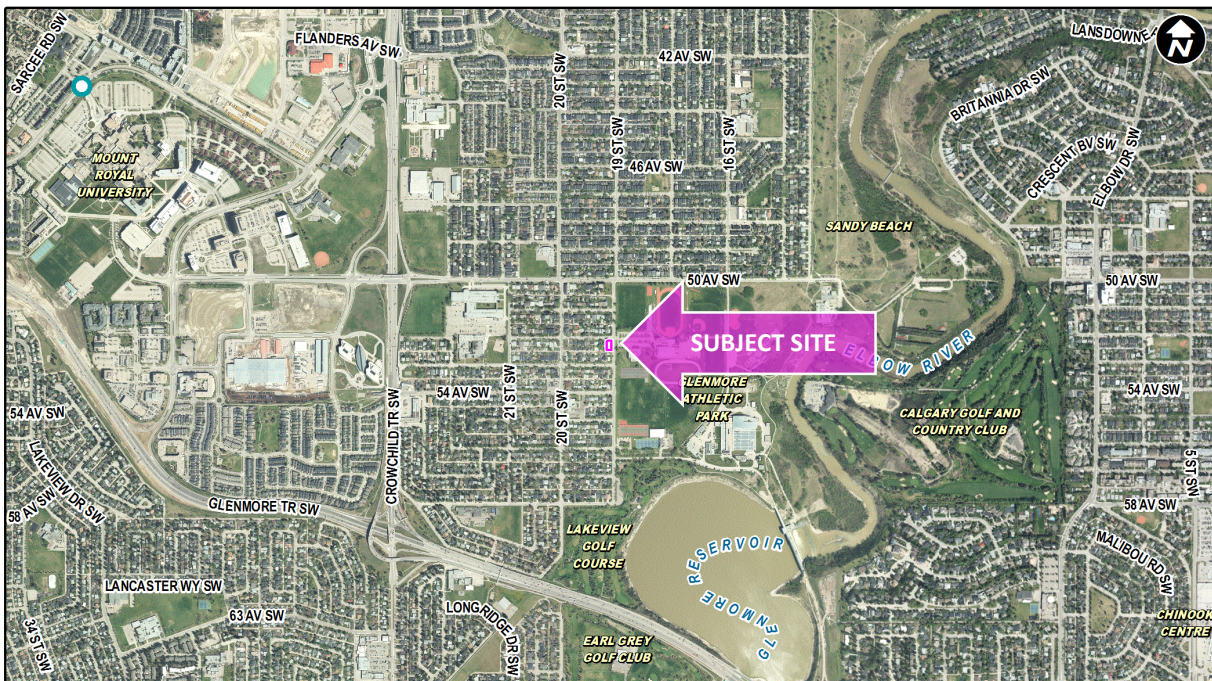
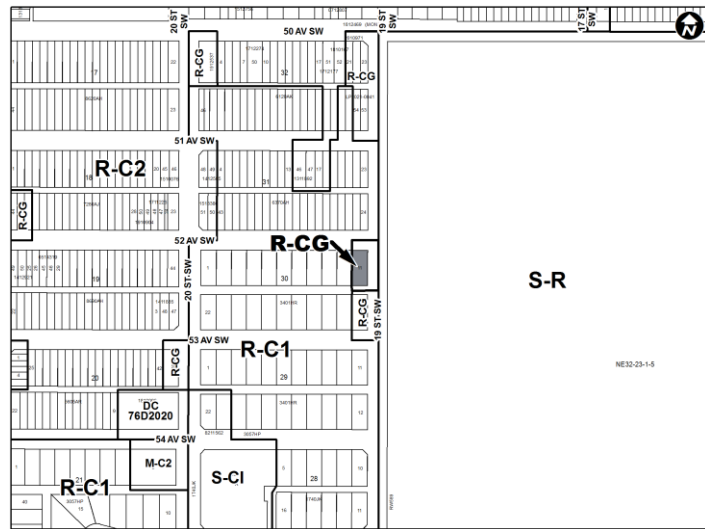
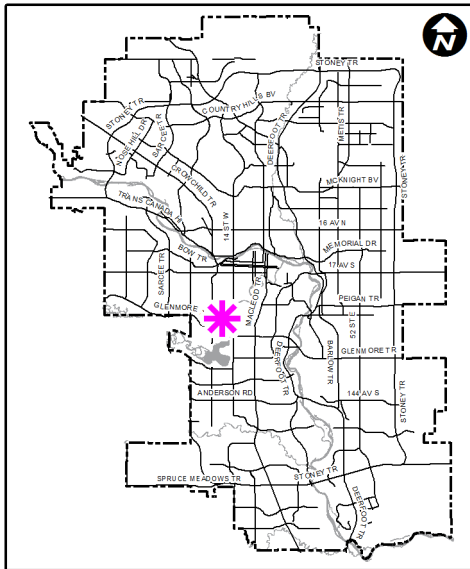
As identified below, the community of North Glenmore Park reached its peak population in 1970.

North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	-1,385
Difference in Population (Percent)	-36.7%

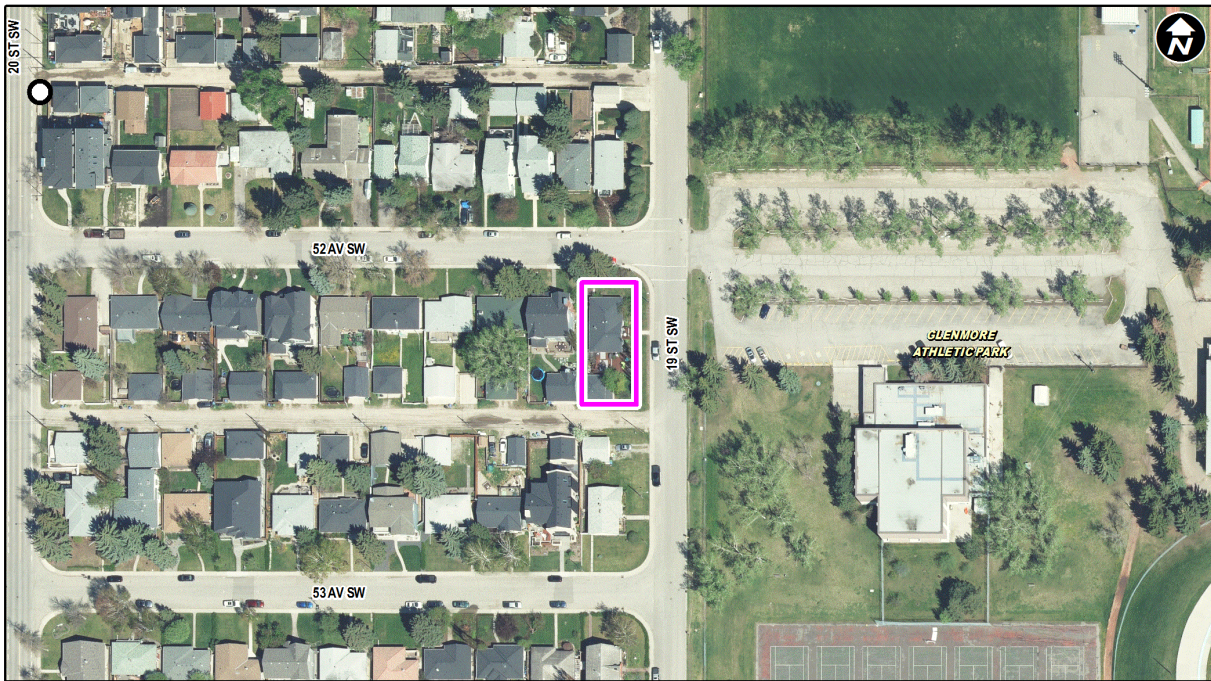
Source: The City of Calgary 2019 Civic Census

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C1 District is a low-density district used in the developed area and is primarily for single detached homes. The R-C1 District allows for a maximum building height of 10 metres and one dwelling unit. Secondary suites are a discretionary use within the R-C1 District.

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 of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for a maximum of four 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 do not require motor vehicle parking stalls, subject to the rules of the R-CG District.

### Development and Site Design

If the application is 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 52 Avenue SW and 19 Street SW; and
- mitigating shadowing, overlooking, and privacy concerns.

## **Transportation**

Pedestrian access to the site is available from 52 Avenue SW and 19 Street SW. Vehicular access to the site is to be directed from the lane to the south at the future development stage.

The area is served by Calgary Transit Bus Route 7-Marda Loop, with stops located approximately 260 metres (3-minute walk) from the subject site. The westbound route provides service to Mount Royal, Glamorgan, and to the Westhills bus loop. The eastbound route provides service to Altadore, South Calgary, Mount Royal, and to the Downtown core.

The subject site is within Residential Parking Zone II. No on-street parking is allowed on 52 Avenue SW, and parking on 19 Street SW is restricted to resident permit parking only. 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 sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections, as well as appropriate storm-water management, will be considered and reviewed at a future development permit stage.

## **Legislation and Policy**

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

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

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

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

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

The subject site is located within the Residential – Developed - Established area as identified on Map 1: Urban Structure of 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.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for redevelopment in a form that may be sensitive to existing residential development in terms of height, built form, and density.

There is no local policy plan for the subject area.

**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 indicated that they plan to pursue Leadership in Energy and Environmental Design (LEED) certification as part of a future development permit.



# Applicant Submission

2021 July 06

On behalf of the landowner, please accept this application to redesignate a ±0.056 hectare site from R-C1 to R-CG to allow for:

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

The subject site, 5303 19 Street SW is located in the community of North Glenmore at the corner of 52 Ave and 19 Street SW. Surrounding developments are mostly R-C1 with recently approved R-CG on the other side of the lane. Glenmore Athletic Park is also located directly across 19 Street SW.

The site is currently developed with a one storey single detached dwelling. Rear lane exists to the south of the site. The site is served by Calgary Transit bus service (Route 7 & 107), with stops located approximately 200 meters walking distance.

## Public Engagement

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

On May 13th, 2021, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage. In addition, we have also reached out to Community Association and Ward Councillor Farkas's office for their comments.

## Police Alignment

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

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

- within 400 meters of a transit stop
- direct lane access
- close to existing open space or park or community amenity (Glenmore Athletic Park)
- collector road
- On a corner parcel



# Applicant Outreach Summary



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

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

**Project name:** 5303 19 Street SW

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

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

### Outreach Strategy

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

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

On May 13th, 2021, our staff did post card deliver to residents within a 90 meters radius. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

We have also received Community Association's letter of not support on July 15th. Councillor Farkas provides no comments so far.

### Stakeholders

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

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

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

**What did you hear?**

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

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

Some people also express concerns over property value and crime.

**How did stakeholder input influence decisions?**

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

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

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

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

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

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

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

# Community Association Response



## NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 [www.ngpca.ca](http://www.ngpca.ca)

July 15, 2021

**Lei Wang**

Horizon Land Surveys Inc.  
103, 6919 32<sup>nd</sup> Ave NW  
Calgary, AB T3B 0K6

Lei Wang,

Re: proposed land use amendment at 5303 19 St. SW

The North Glenmore Park Community Association's Planning & Area Redevelopment Committee (PARC) would like to communicate our opposition regarding the proposed land use amendment (from R-C1 to R-CG) at 5303 19<sup>th</sup> Street SW.

The North Glenmore Park Community Association's Planning Guide advises that the following criteria needs to be in place prior to any R-CG rezoning to be considered:

1. R-C2 zoned
2. located on busy connector roads
3. corner lot

While 19<sup>th</sup> Street does have increased traffic at particular times of the day, it cannot be defined as a true connector road. Additionally, this lot is currently zoned R-C1. Due to the lot in question not satisfying two of three above-mentioned criteria, the committee cannot support this proposal.

Additionally, parking restrictions are in place on that section of 19<sup>th</sup> street and may be expanded with the approved redevelopment of the Glenmore Athletic Park. An additional R-CG land use, in combination with this and the approved R-CG at 5315 19 St, would create parking issues and congestion.

Sincerely,

Amy Babich  
Chair, Planning & Area Redevelopment Committee  
North Glenmore Park Community Association



**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2502 – 11 Avenue SE, LOC2021-0098**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings of the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2502 – 11 Avenue SE (Plan 4946T, Block 7, Lots 61 and 62) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- The proposed land use amendment would allow for rowhouses in addition to the building types already allowed (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The application represents a modest density increase of the site, allows for development compatible with the character of the existing community, and is keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Albert Park/Radisson Heights Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application would allow for a modest increase in density within close proximity to transit routes, and provide additional housing options in the established neighbourhood.
- Why does this matter? Allowing for more housing options in established areas represents more efficient use of land and existing infrastructure, and may provide accommodation for a more diverse population close to amenities and services.
- A development permit application has been submitted and is currently under review.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application was submitted by CivicWorks on behalf of the landowner, 2299834 Alberta Ltd (Sunny Pandher), on 2021 June 22. The Applicant Submission (Attachment 2) indicates that the owner intends to redevelop this property with a four-unit rowhouse building with secondary suites.

A development permit (DP2021-5293) for a four-unit rowhouse with four secondary suites was submitted on 2021 July 22 and is under review. See Attachment 4 for additional information.

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

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2502 - 11  
Avenue SE, LOC2021-0098**

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**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant contacted the Albert Park/Radisson Heights Community Association, hand delivered mailers to surrounding residents, and established a project email inbox and voicemail. 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 stating that the new development will block views of the mountains and the city for existing residences, and create increased parking and traffic.

No comments were received from the Albert Park/Radisson Heights Community Association.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, and parking are being reviewed and determined through the development permit application.

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

**IMPLICATIONS**

**Social**

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

**Environmental**

This application is strategically located near existing cycle infrastructure along 10 Avenue SE and has immediate connections to the Bow River Pathway Network, and the Blue Line LRT provide green mobility opportunities. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

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

Planning & Development Report to  
Calgary Planning Commission  
2021 September 16

ISC: UNRESTRICTED  
CPC2021-1356  
Page 3 of 3

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2502 - 11  
Avenue SE, LOC2021-0098**

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**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known associated risks with this proposal.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Development Permit (DP2021-5293) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The 0.06-hectare (0.15 acre) site is located in the southeast community of Albert Park/Radisson Heights at the northeast corner of 11 Avenue SE and 24 Street SE, and looks over the Max Bell Arena. The site is approximately 17 metres wide by 37 metres long. The parcel is currently vacant and has access to a rear lane.

Surrounding development is characterized primarily by single detached and semi-detached dwellings. There are a number of Multi-Residential – Contextual Grade-Oriented (M-CG) Districts to the south of the subject parcel that contain rowhouse units and fourplexes.

The site is located approximately 600 metres southeast (eight-minute walk) to the Barlow/Max Bell LRT Station and 150 metres (two-minute walk) from the Albert Park/Radisson Heights community garden and rink. Access to the Bow River Regional Pathway network is available directly across the street, along with an off-leash dog park to the southwest. An existing cycle track and bike sharing lanes are located one block north of the site along 10 Avenue SE.

## Community Peak Population Table

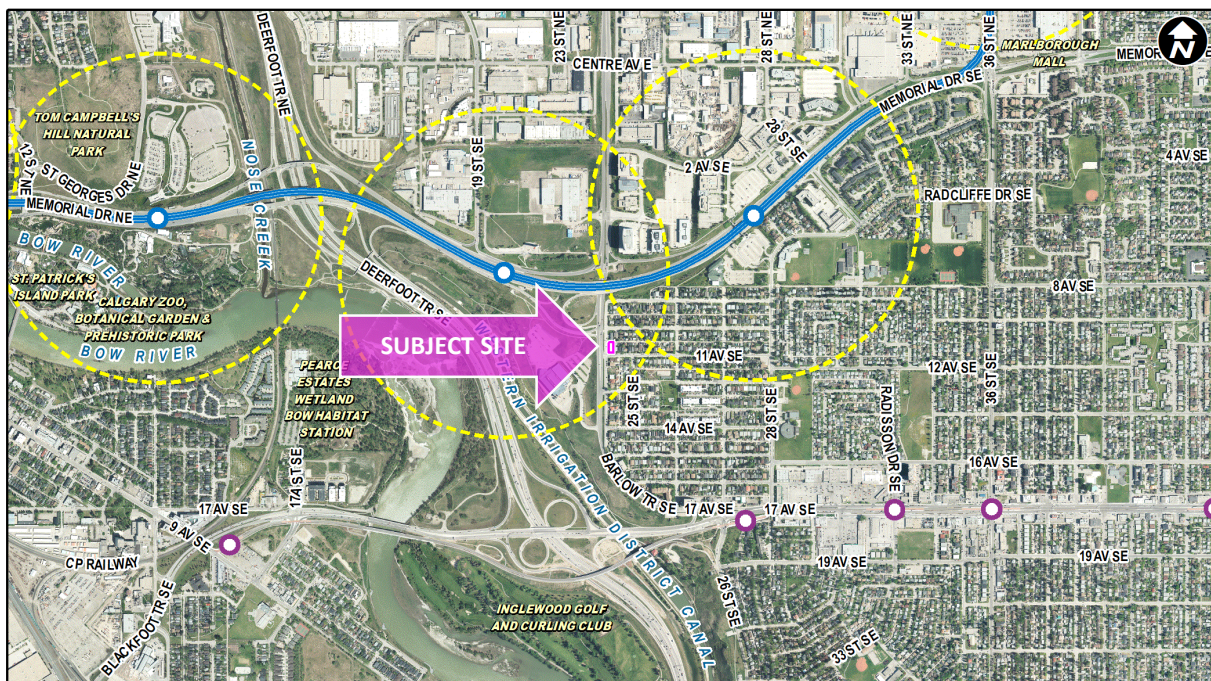
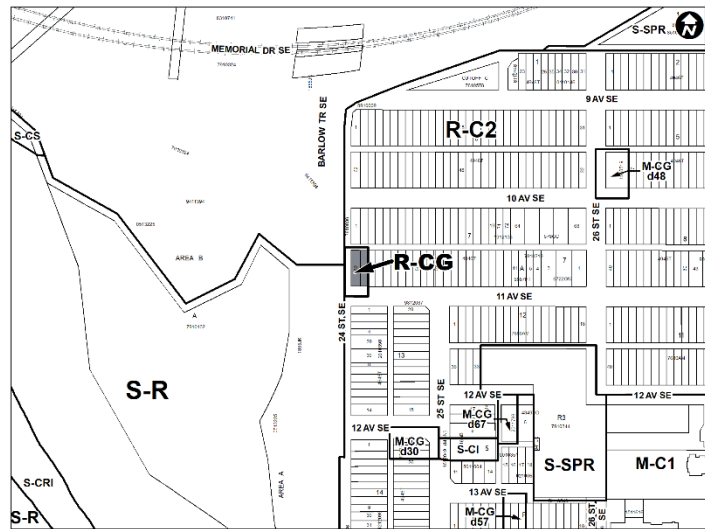
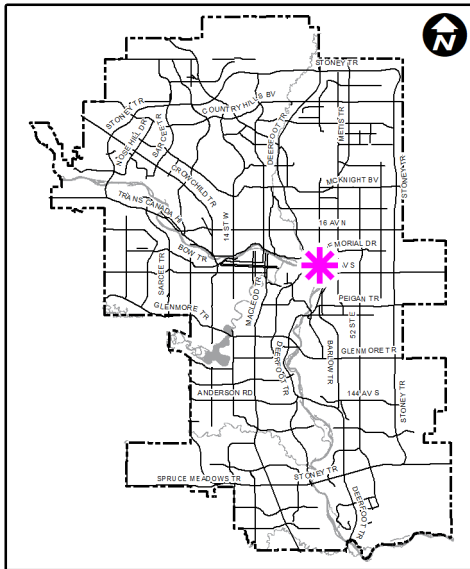
As identified below, the community of Albert Park/Radisson Heights reached its peak population in 2019.

<b>Albert Park/Radisson Heights</b>	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percent)	0%

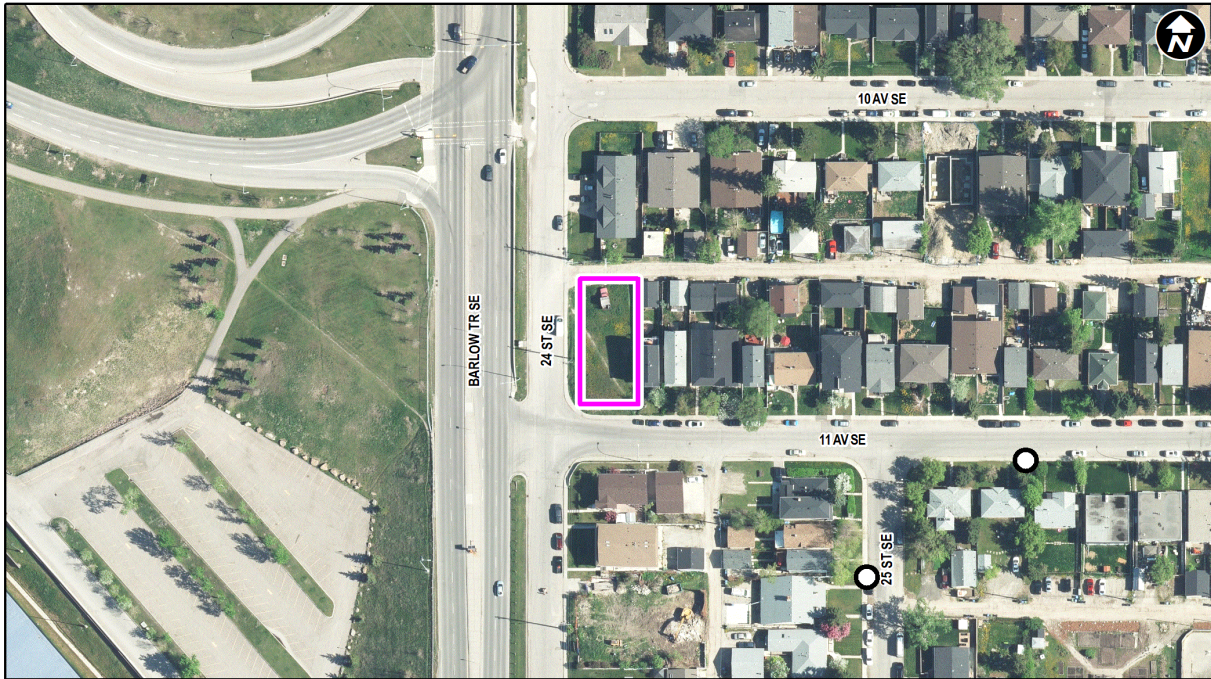
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single and semi-detached 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. A maximum of four dwelling units would be allowed on the site based on parcel area.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in R-CG developments. Secondary suites do not count against 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 proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this corner lot 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 24 Street SE and the 11 Avenue SE frontages, with access to the principal dwellings meeting grade-oriented design definitions;
- further evaluation of secondary suite designs; and
- mitigation of shadowing, overlooking, and privacy concerns of the adjacent property.

### **Transportation**

A Transportation Impact Assessment nor parking study was required as part of the land use application. At the time of a development permit application, vehicular access is anticipated from the lane.

The area is well served by Calgary Transit, as the subject site is located within approximately 120 metres (two-minute walk) of Route 155-West Dover/Forest Lawn bus stops on 11 Avenue SE and 25 Street SE, as well as within approximately 900 metres (12-minute walk) to the Franklin LRT Station and 600 metres (eight-minute walk) to the Barlow Max Bell LRT Station.

### **Environmental Site Considerations**

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

### **Utilities and Servicing**

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

### **Calgary International Airport Vicinity Protection Area (2009)**

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) states the subject site is located within the Airport Vicinity Protection Area. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas. The proposed land use amendment would allow for residences that are allowed within the subject AVPA contour. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

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

The subject parcel is located within the Residential – Developed – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP

policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-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)**

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 permit stages.

**Albert Park/Radisson Heights Area Redevelopment Plan (Statutory – 1989)**

The subject site is located in the low-density residential area of the [Albert Park/Radisson Heights Area Redevelopment Plan](#) (ARP). The ARP speaks to encouraging compatible infill development in the low-density residential area and retaining single family, duplex, semi-detached, and townhouse dwellings. The proposed land use amendment is in alignment with the applicable policy of the ARP.





# Applicant Submission



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

P 403 201 5305  
F 403 201 5344

2021.08.23

## RE: Land Use Redesignation

From R-C2 to R-CG: 2502 11 AV SE | Lots 61-62, Block 7, Plan 4946T

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

The subject parcel is located in the community of Albert Park / Radisson Heights and consists of 0.06ha of privately owned land. 2299834 Alberta Ltd. (Sunny Pandher) has retained CivicWorks and FAAS to undertake a concurrent Land Use Redesignation (LOC2021-0098) and Development Permit (DP2021-5293) process to facilitate a street-oriented rowhouse outcome. The associated development vision features 4 rowhouse dwelling units, 4 secondary basement suites, private amenity spaces oriented toward 24 ST SE and 11 AV SE, and 4 enclosed parking stalls in a garage structure off the lane.

The proposed land use redesignation would transition the subject site from the existing R-C2 (Residential - Contextual One / Two Dwelling) District to the R-CG (Residential - Grade-Oriented Infill) District to realize the proposed development vision. The R-CG District is a low density district intended to facilitate contextually sensitive, grade-oriented development. The proposed use is well-suited to the site given its unique lot characteristics, surrounding area context, and location.

## CONCEPTUAL MASSING

- PRIMARY DWELLING UNITS (4)
- SECONDARY SUITES (4)



## PLANNING RATIONALE

The subject site features numerous characteristics that make it appropriate for the proposed change, which will directly facilitate the development of new and innovative housing options for Calgarians:

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 24 ST SE and 11 AV SE with grade-oriented unit entrances.



**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 24 ST SE and 11 AV SE.

**Collector Road:** The subject site is located along 11 AV SE – a Collector standard road – ensuring both ease of access and traffic capacity for future residents.

**Proximity To Transit:** The subject site is located  $\pm 100\text{m}$  from a Route 155 bus stop along 11 AV SE and  $\pm 450\text{m}$  from Primary Transit Network service at the Barlow Blue Line LRT station along Memorial DR E, which can be directly accessed by pedestrians via pathway and underpass.

**Proximity To Multi-Residential and Non-Residential Development:** The subject site is located within  $\pm 250\text{m}$  of a variety of multi-residential forms that include rowhouse, multiplex and apartment buildings up to 4 storeys tall. It is also located  $\pm 300\text{m}$  from a large industrial and office employment complex in Meridian and Mayland. Finally, the subject site is within walking distance ( $\pm 800\text{m}$ ) of the International Avenue (17 AV SE) Urban Main Street, which provides local residents with opportunities to live, work, dine, and shop.

**Proximity To Parks, Open Space & Community Amenities:** The subject site is located directly across Barlow TR SE from Max Bell Arena, which also acts as an entry to the Bow River pathway network and an off leash dog park. It is also  $\pm 150\text{m}$  away from Albert Park, which hosts the APRH Community Hall, Community Garden, outdoor rink, and playground. Cycle network infrastructure can be found nearby on 10 AV SE and 26 ST SE.

#### CITY-WIDE POLICY ALIGNMENT

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

#### LOCAL AREA POLICY ALIGNMENT

The subject site and surrounding community are governed by the Albert Park / Radisson Heights Area Redevelopment Plan (ARP, 1989). The subject site is located within a Low Density Residential area of the ARP, which allows for single detached, semi detached, duplex, and townhouse development and will not require amendment to facilitate the proposed land use redesignation and development vision.

#### STAKEHOLDER OUTREACH

The project team has undertaken meaningful and appropriately-scaled outreach in support of the proposal to ensure a clear and transparent process for all stakeholders, including the Ward 9 Office and the Albert Park / Radisson Heights Community Association. Key elements of our process, common feedback themes and project team responses to these themes are incorporated in our Stakeholder Outreach Summary, included as an attachment to this report.

#### CONCLUSION

The proposed development vision will introduce new housing options for Calgarians looking to live in amenity-rich Established Area communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is in keeping with the general goals and policies of the Albert Park -Radisson Heights Area Redevelopment Plan and city-wide goals and policies of the Municipal Development Plan. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Sincerely,

A handwritten signature in black ink that reads "Zach Hoefs".

**Zach Hoefs** | Urban Planner  
RPP, MCIP, BA, BED, MPLan



# Applicant Outreach Summary



## STAKEHOLDER OUTREACH SUMMARY

**2502 11 AV SE**  
LOC2021-0098, DP2021-5293



Issued:  
2021.08.23

## SUMMARY

Sunny Pandher's concurrent Land Use Redesignation (LOC2021-0098) and Development Permit (DP2021-5293) applications from R-C2 to R-CG at 2502 11 AV SE are proposed to accommodate 4 dwelling units and 4 basement suites in a 3 storey, grade-oriented rowhouse development. Private amenity spaces for the units and suites will be oriented away from neighbours and towards 24 ST SE and 11 AV SE. Unit entries will also primarily front the street edges. 4 parking stalls will be provided in a garage structure off the lane to meet City of Calgary Land Use Bylaw 1P2007 parking rules for the site.

In support of the Land Use Redesignation, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear and transparent process for all stakeholders and stakeholder groups. A variety of outreach strategies were implemented between June - August 2021 and are further detailed below. Stakeholders including the Albert Park / Radisson Heights Community Association and Ward 9 Office were invited to participate in our process, which has focused on informative and fact-based engagement and communications.

## HOW WE ENGAGED

### JUNE 23, 2021 - APPLICATION SUBMISSION

- Hand delivered ±120 postcards to neighbours, providing proposal details and contact information;
- Displayed a large sandwich board on the property, providing proposal details and contact information (ongoing);
- Activated and monitored a dedicated engagement email and phone line (ongoing);
- Shared project overview with the Albert Park Radisson Heights Community Association and Ward 9 Councillor's Office and offered meetings.

### JULY 26, 2021

- Provided update on outreach completed to date to Albert Park Radisson Heights Community Association and Ward 9 Councillor's Office and provided another opportunity to meet.

### AUGUST 23, 2021

- Shared Outreach Summary Letter with City Administration, the Albert Park Radisson Heights Community Association, and the Ward 9 Councillor's Office.

### AUGUST 25, 2021

- Hand delivered ±120 postcards to neighbours, providing additional information, outreach closure notice and contact information for ongoing feedback;
- Updated sandwich board to inform stakeholders of outreach closure;
- Continued monitoring dedicated engagement email and phone line for any additional stakeholder feedback or comment.

## STAKEHOLDER FEEDBACK

Over the outreach timeline, the project team engaged in conversations with and received feedback from 5 stakeholders by email and phone. The project team also shared information with and offered meetings to the Ward 9 Office and the Albert Park / Radisson Heights Community Association. The Ward 9 Office kept up correspondence with the project team while the APRHCA never provided feedback or response.

Project feedback has been categorized into three themes. Each theme begins with an outline of what the project team has heard and then provides a project team response.

## FEEDBACK THEMES

- Density, Tenure + Community Fit
- Parking
- Interfacing



# WHAT WE HEARD

## DENSITY, TENURE + COMMUNITY FIT

### WHAT WE HEARD

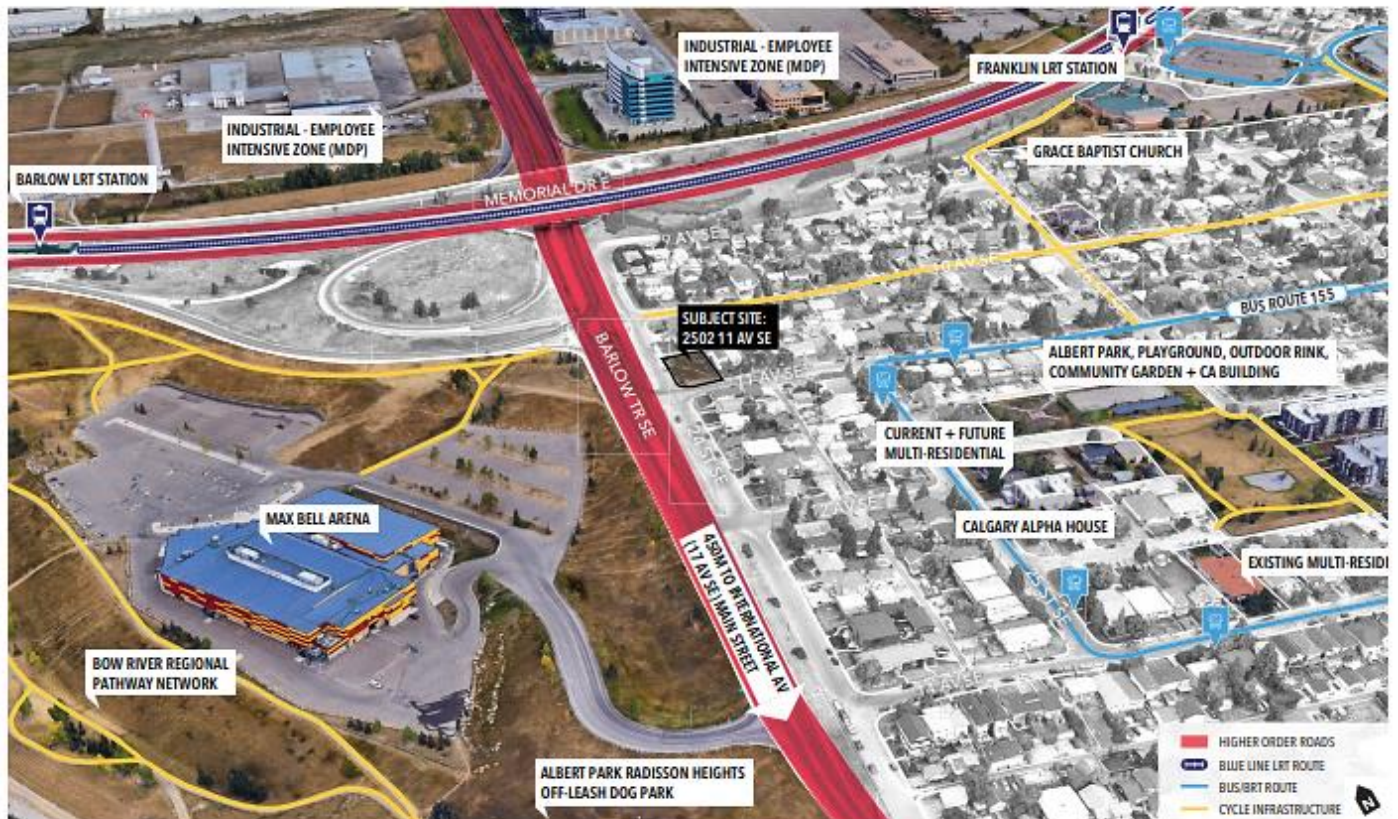
Two stakeholders provided feedback that they were opposed to the 4 unit, 4 suite R-CG proposal in this location and expressed a preference for either single or semi-detached development on site that would be more aligned with the existing character of the community. A third stakeholder noted their concern with the proposed rental tenure of the site.

### RESPONSE

The proposed redesignation from the R-C2 District (allowing up to 2 dwelling units and 2 secondary suites) to the R-CG District will allow for the development of a 4 dwelling unit, 4 secondary suite grade-oriented rowhouse building. There are a number of reasons the project team believes that the proposed redesignation is appropriate for the subject site:

- The R-CG District is a low density District intended to facilitate contextually sensitive, grade-oriented development that blends with existing low density built forms.

- The proposed redesignation is paired with a concurrent Development Permit to provide assurance on the built form outcome. The Development Permit (DP2021-5293) submitted in July 2021 completely aligns with the rules and regulations of the R-CG District found in The City of Calgary's Land Use Bylaw 1P2007.
- 2502 11 AV SE is located on the western edge of the Albert Park / Radisson Heights community, meaning there will be lesser impacts from rowhouse-scaled development to the community core from a density, building height, viewshed, and traffic perspective.
- The subject site occupies a corner lot, allowing the proposed development to contribute to the streetscape by addressing both 24 ST SE and 11 AV SE with grade-oriented unit entrances.
- 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 24 ST SE and 11 AV SE.
- The subject site is located along 11 AV SE - a Collector standard road - ensuring both ease of access and traffic capacity for future residents.





- The subject site is located  $\pm 100\text{m}$  from a Route 155 bus stop along 11 AV SE and  $\pm 450\text{m}$  from Primary Transit Network service at the Barlow Blue Line LRT station along Memorial DR E, which can be directly accessed by pedestrians via pathway and underpass.
- The subject site is located within  $\pm 250\text{m}$  of a variety of multi-residential forms that include rowhouse, multiplex and apartment buildings up to 4 storeys tall. It is also located  $\pm 300\text{m}$  from a large industrial and office employment complex in Meridian and Mayland. It is also within walking distance ( $\pm 800\text{m}$ ) of the International Avenue (17 AV SE) Urban Main Street, which provides local residents with opportunities to live, work, dine, and shop.
- The subject site is located directly across Barlow TR SE from Max Bell Arena, which acts as an entry to the Bow River pathway network and an off leash dog park. It is  $\pm 150\text{m}$  away from Albert Park, which hosts the APRH Community Hall, Community Garden, outdoor rink, and playground. Cycle network infrastructure can be found nearby on 10 AV SE and 26 ST SE.

Based on the contextual and locational criteria, it is the project team's professional opinion that the subject site can and should accommodate more housing. The proposal is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage the development of more innovative and affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services. The introduction of new and diverse rental options (1, 2, and 3 bedroom units) at 2502 11 AV SE allows for more Calgarians of varied backgrounds and economic means to access housing in close proximity to existing amenities and services.

## PARKING

### WHAT WE HEARD

Two stakeholders flagged parking as a concern. They noted that the 4 proposed on-site stalls would be insufficient for the 4 unit, 4 suite proposal and that excess vehicles generated by the development would add to a growing on-street parking issue driven by recent nearby multi-residential development.

### RESPONSE

The proposed 4 stall parking provision meets all City of Calgary Land Use Bylaw 1P2007 parking rules for the proposed R-CG District:

*546 (1) The minimum number of motor vehicle parking stalls for a Contextual Semi-detached Dwelling is 1.0 stall per Dwelling Unit.*

*(2) The minimum number of motor vehicle parking stalls for a Secondary Suite is reduced to 0.0 where*

*(a) the floor area of a Secondary Suite is 45.0 square metres or less;*

*(b) the parcel is located within 600.0 metres of an existing or approved capital funded LRT platform or within 150.0 metres of frequent bus service; and*

*(c) 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.*

Each dwelling unit will be provided with 1.0 parking stall, while each secondary suite meets unit size, distance criteria from LRT (Barlow LRT station  $\pm 450\text{m}$  away), and storage requirements to automatically qualify for a reduction to 0 parking stalls.

As best practice, the project team contacted Professional Transportation Engineers Bunt & Associates to audit the proposed parking supply. Bunt determined that no parking study would be necessary to prove the supply would be sufficient based on compliance with R-CG District parking reduction rules; multiple nearby transit routes (including Blue Line LRT and Route 155) and cycling routes (including along 10 AV SE) that service the site; and an on-street parking supply directly adjacent to the subject site along its 24 ST SE and 11 AV SE frontages totaling 6 stalls, exceeding the number of units without a parking stall.

## INTERFACING

### WHAT WE HEARD

The subject site's neighbour contacted the project team to understand impacts to their property from a building height, viewshed, sun-shadow, and privacy perspective should the proposed redesignation be approved.

### RESPONSE

The project team acknowledges that any development on this currently vacant lot will have viewshed, sun-shadow and privacy impacts on adjacent properties. To diminish these impacts and to improve interfacing with neighbours, site owner Sunny Pandher has invested in the preparation of a concurrent Development Permit (DP2021-5293) that addresses brick and mortar building design not normally considered in a standalone Land Use Redesignation process.

While conducting outreach for the Land Use Redesignation, the project team shared Development Permit details with the neighbour, including sun shadow studies and the opportunity to provide feedback on the design of the eastern edge of the subject site. In combination with the neighbour's feedback, the project team made some best practice design decisions and have implemented the following site interfacing strategies:

- The building has been designed to entirely align with the rules of the R-CG District which is meant to contextually blend with other low density residential Districts. This includes alignment with a maximum building height of 11m to ensure a contextual fit with neighbouring forms, surpassing the current 10m maximum height of the R-C2 District applying to the subject site and its neighbours by 1m. Additionally, the minimum R-CG sideyard setback of 1.2m has been exceeded on its eastern edge to measure 3.6m from the property line, reducing sun-shadow impacts and overlooking.
- The majority of entrances (5) have been oriented to 11 AV SE and 24 ST SE away from neighbouring properties.
- All unit and suite outdoor amenity spaces are oriented to the west and away from neighbours.
- Window openings on the north and east elevations of the building are reduced in size in comparison to other elevations to reduce overlooking.





## Development Permit (DP2021-5293) Summary

A development permit application (DP2021-5293) was submitted by Formed Alliance Architecture Studio on 2021 July 22. The development permit application is for a four unit, three storey, grade-oriented rowhouse, including four secondary suites located on the basement level and a four car detached garage with access from the rear lane. The four secondary suites are all less than 45 square metres in size and qualify for zero parking as per the Land Use Bylaw.

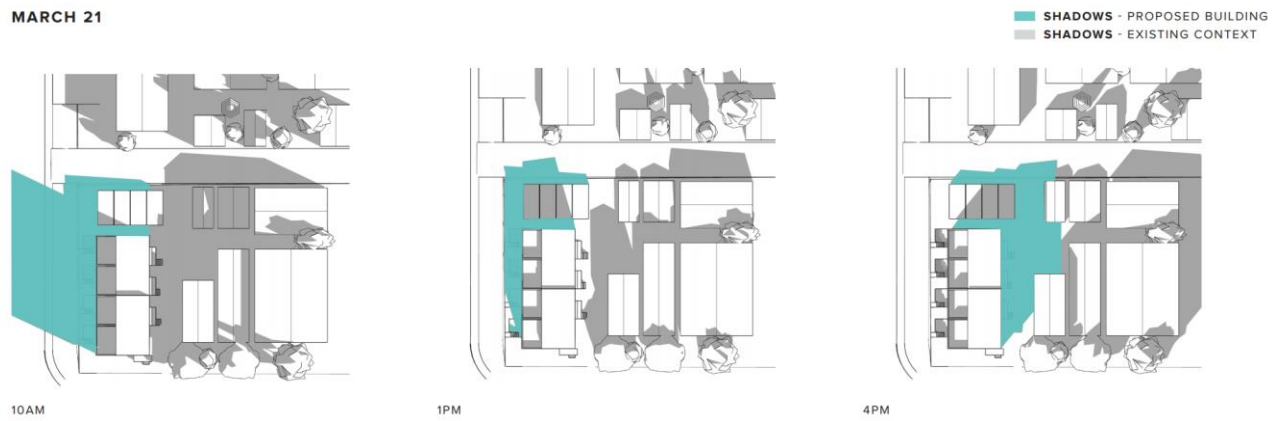
The following excerpts (Figures 1-4) from the development permit application provide an overview of the proposal and are included for information purpose only. Administration's review of the development permit application will determine the building design and site layout details such as parking, landscaping, and site access.

**Figure 1:** Rendering of the proposed development (view looking northeast from 24 Street SE).

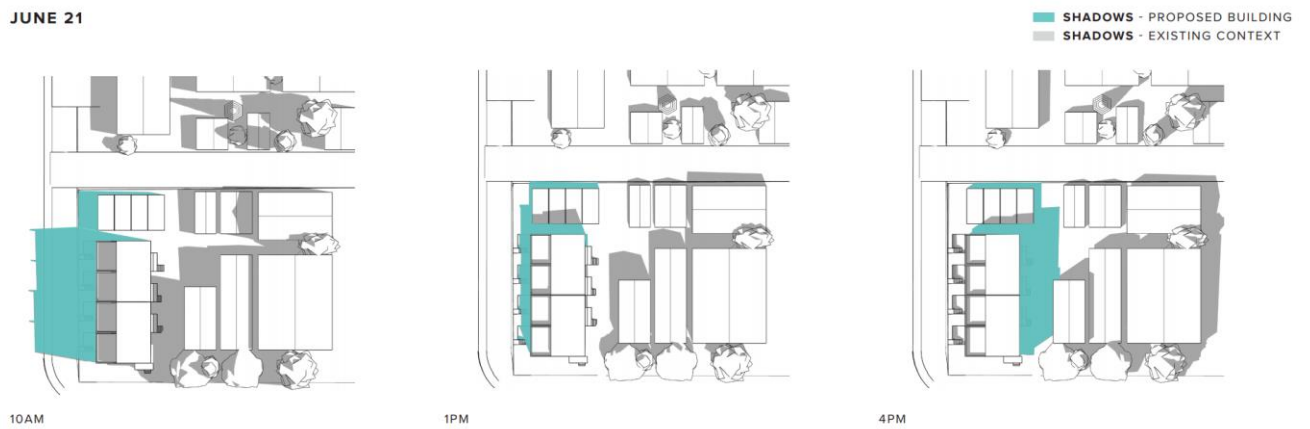


**Figure 2:** Sun shadow studies.

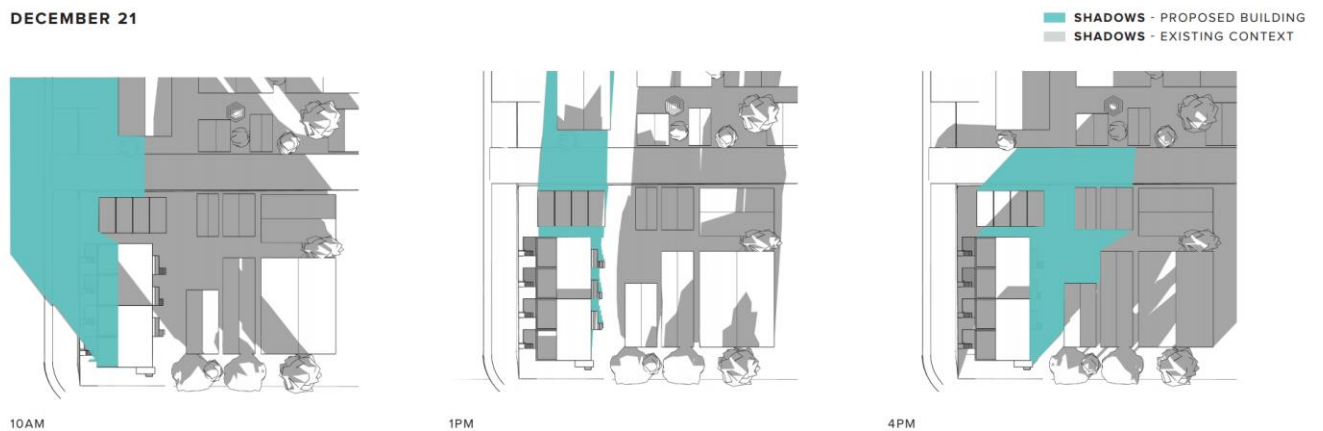
**MARCH 21**



**JUNE 21**



**DECEMBER 21**









**Land Use Amendment in Carrington (Ward 3) at 14121 Centre Street NW,  
LOC2021-0103**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.28 hectares  $\pm$  (0.69 acres  $\pm$ ) located at 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 3).

**HIGHLIGHTS**

- This land use amendment application proposes a Direct Control (DC) District, based on the Commercial – Community 1 (C-C1) District, to allow for additional commercial uses including the discretionary use of Car Wash – Multi-Vehicle.
- This proposal provides for further flexibility of commercial uses to address the needs of a developing community and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Keystone Hills Area Structure Plan* (ASP).
- What does this mean to Calgarians? The additional use of Car Wash – Multi-Vehicle would serve the needs for the nearby developing area.
- Why does this matter? It is important to address the needs of developing communities by providing additional flexibility with commercial uses.
- 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 land use amendment application was submitted on 2021 June 25 by B&A Planning Group, on behalf of the landowner, Genstar Titleco Limited.

The subject site represents a 0.28 hectare (0.69 acre) portion of the overall parcel located at 14121 Centre Street NW in the developing community of Carrington. This site is located west of future 1 Street NW (a one-way street), between 144 Avenue NW and future 142 Avenue NW. The site is currently vacant and abuts a future lane to the south. The site is located approximately 300 metres (a four-minute walk) from the future 144 Avenue N Green Line LRT Station.

No development permit has been submitted at this time. As indicated in the Applicant Submission (Attachment 2), the applicant intends to develop the site with a multi-bay car wash which would also include bike wash and dog/pet wash. The applicant recognizes the importance of pedestrian-friendly development in this area and has proposed a specific area for this redesignation to enable direct pedestrian connections between the Green Line LRT Station and the proposed residential areas to the west.

**Land Use Amendment in Carrington (Ward 3) at 14121 Centre Street NW,  
LOC2021-0103**

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

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

**Applicant-Led Outreach**

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. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 4) for rationale why outreach was not conducted.

**City-Led Outreach**

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

No public comments were received by the report submission date. Currently, there is no community association for the area.

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

**IMPLICATIONS**

**Social**

The proposed application would enable the continuation of development in the community of Carrington and provides a future framework for additional commercial uses addressing the needs for nearby existing and proposed residential development.

**Environmental**

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

**Economic**

The proposed application enables necessary services and employment opportunities supporting development of nearby residential areas.

**Service and Financial Implications**

No anticipated financial impact.

**Planning & Development Report to  
Calgary Planning Commission  
2021 September 16**

**ISC: UNRESTRICTED  
CPC2021-1291  
Page 3 of 3**

**Land Use Amendment in Carrington (Ward 3) at 14121 Centre Street NW,  
LOC2021-0103**

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**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

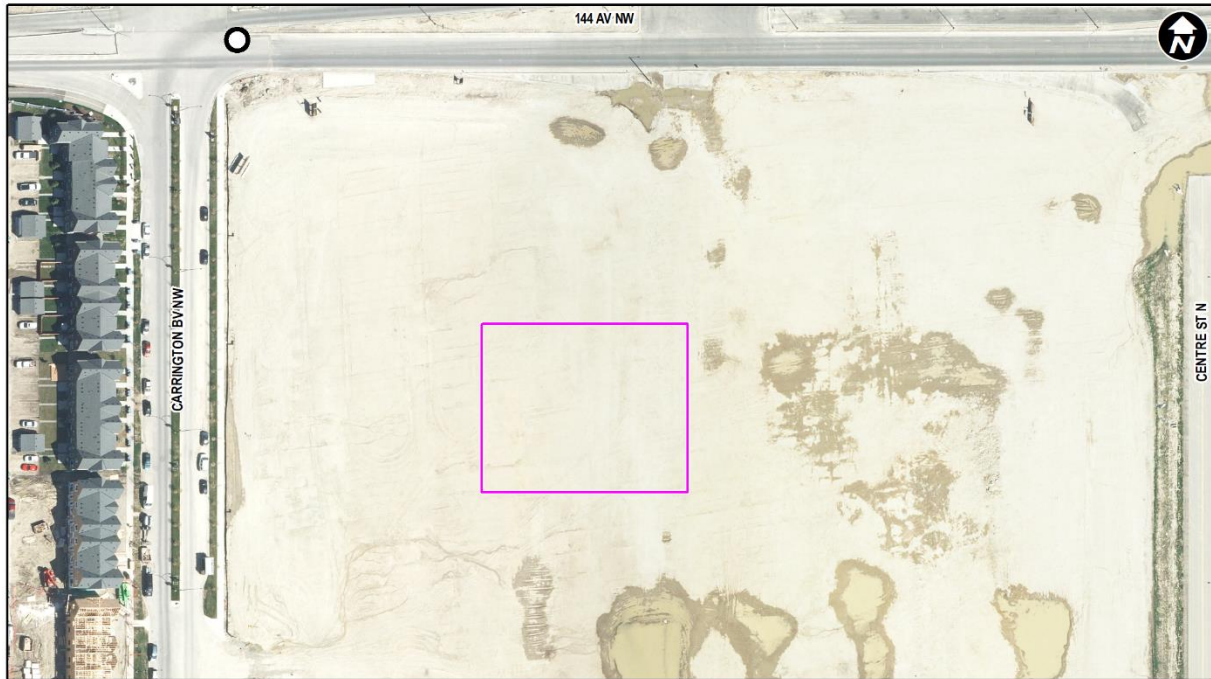












## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing DC District (Bylaw [81D2020](#)), based on the C-C1 District, allows for primarily small to mid-scale commercial development. This DC District includes additional discretionary uses and provides greater flexibility by allowing for the potential for dwelling units on the ground floor of buildings. It is important to note that the existing DC District already allows limited auto-oriented uses with motor vehicle access to sites (such as Car Wash – Single Vehicle, Gas Bar, Auto Service – Minor, Vehicle Rental – Minor, and Vehicle Sales – Minor). It allows for a FAR of 2.0 and a maximum building height of 16 metres.

The proposed DC District (Attachment 3), based on Commercial – Community 1 (C-C1) District, would allow for the additional discretionary use of Car Wash – Multi Vehicle. No change to the allowed FAR or maximum building height is proposed. The applicant has selected a specific area for the proposed DC District within the larger commercial site to minimize any negative impacts to the adjacent existing and proposed residential areas. The proposed DC District is appropriate for this site as it provides further flexibility with commercial uses addressing the needs of a developing community.

Due to amendments to the Land Use Bylaw 1P2007 that were adopted by Council in 2021 June, the uses of Restaurant: Food Service Only – Large and Restaurant: Licensed – Large are no longer required in the DC District, as those operations are allowed in the base district of C-C1.

The proposed DC District includes a rule that would allow the Development Authority to relax the rules of the base district as well as the rules where the DC District provides for specific regulations if they meet the test for relaxation of Bylaw 1P2007. The intent of this rule is to ensure that the proposed DC District rules provide the flexibility to support the need of a developing community.

### **Development and Site Design**

If the application is approved by Council, the applicable rules of the proposed DC District and C-C1 base district, and the policies of the *Keystone Hills ASP* will provide guidance for the future development of the site including appropriate uses, height and building massing, landscaping and parking. Although a development permit application has not been submitted, the Applicant has shared a conceptual plan showing how this subject site (intended for Car Wash – Multi-Vehicle use (with a bike wash and pet wash) could be developed comprehensively with the larger commercial site [i.e. lands located to the north and west under DC District (Bylaw [81D2020](#))]. If received as a development permit application, this conceptual plan would be further refined and confirmed at the development permit review stage.

Given the specific context of the sites with frontage on a future one-way couplet (1 Street NW), proximity to the future Green Line 144 Avenue North LRT station, and proximity to residential area to the south, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring building and site design addresses aesthetical concerns associated with this visible location;
- ensuring any car wash structures are buffered with landscaping and/or other means from the adjacent roads, lanes and residential uses; and
- improving pedestrian connectivity by ensuring permeability and walkways through the commercial development.

### **Transportation**

The site will have vehicular and pedestrian access from a future one-way street (1 Street NW). The site is located at about 300 metres (a four-minute walk) from the future 144 Avenue North Green Line LRT Station.

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

### **Environmental Site Considerations**

An Environmental Site Assessment was received and reviewed with the previously approved Outline Plan (LOC2018-0262). There are no new environmental concerns associated with this proposed Land Use Amendment application.

### **Utilities and Servicing**

Water, sanitary and storm servicing for the broader development area was reviewed via the approved Outline Plan (LOC2018-0262) and is unchanged with this proposed Land Use Amendment application. A more detailed review of water, sanitary, and storm servicing for current Land Use Amendment application area will be completed via future subdivision and development permit applications.

## Legislation and Policy

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

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

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

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

### **Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)**

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the *Rocky View County/City of Calgary IDP* as it does not propose any land use conflicts across municipal borders and opportunities for collaboration and communication were provided through application circulation to Rocky View County.

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

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) includes the subject parcel within the Planned Greenfield with Area Structure Plan (ASP) typology. The MDP recognizes that ASPs are appropriate policies to provide specific direction for development of local communities in these areas. The *Keystone Hills ASP* is the relevant ASP for the subject site.

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

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

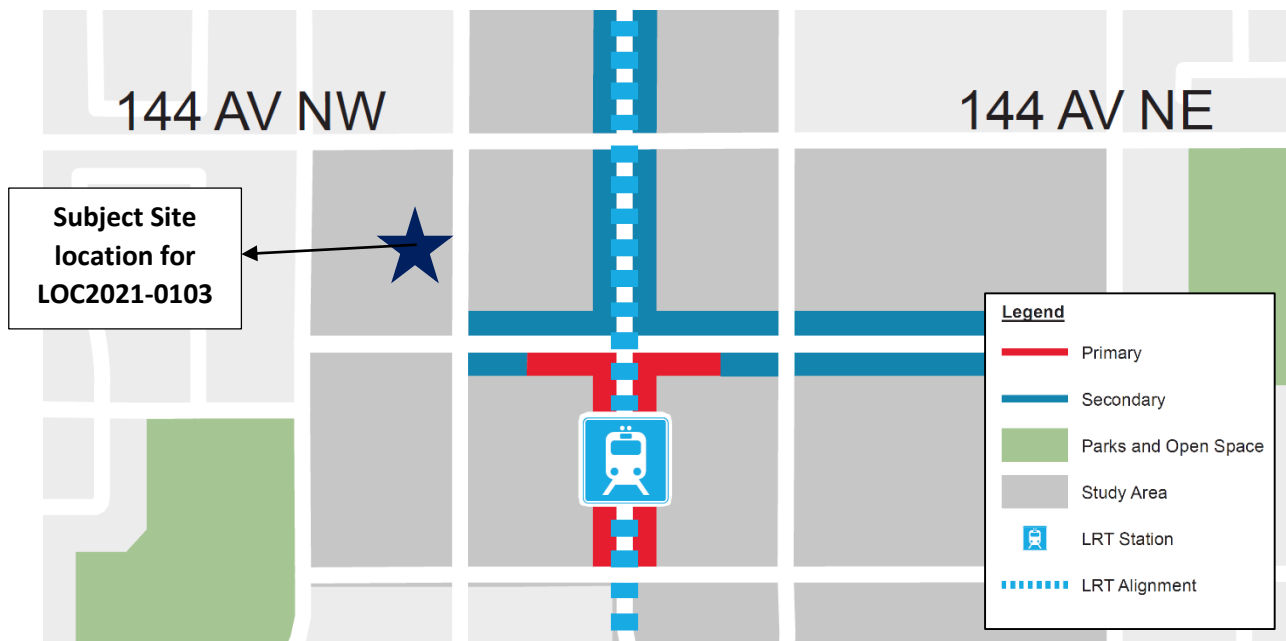
### **Keystone Hills Area Structure Plan (Statutory – 2012)**

The subject site is identified as Keystone Hills Core Area under Map 7 Area of the [Keystone Hills ASP](#). The policies for the Core Area establish the vision of this area as a mixed- use employment hub, while also allowing flexibility as the area will take time to achieve the ultimate build out.

Map 8: Core Area Land Use Zones shows the subject site within the Flex Zone. The Flex Zone areas are located adjacent to the Station Area Zones and act as a transition from these higher intensity mixed-use areas to the lower intensity of the adjacent residential areas outside of the Core Area. The Flex Zone areas are intended for a wide variety of uses including multi-residential of different levels of intensity, as well as a range of retail, services, and office uses. The Flex Zone policies state that "Low intensity industrial uses as well as vehicle-oriented uses may be allowed in this area where they are located away from LRT stations, active frontages and meet the Built Form policies of this Plan. Where possible such uses should be incorporated into buildings with other uses and should not negatively impact adjacent residential developments."

The proposal is consistent with the applicable Core Area and Flex Zone policies of the *Keystone Hills ASP* because the site is located along a one-way street (1 Street NW) away from the future LRT station and core area active frontages (see Figure 2 below for Core Area Active Frontages). The site for the multi-bay car wash use has been carefully identified within the larger commercial site to be away from the residential uses along Carrington Boulevard NW to the west and have the lane separation from the adjacent future residential uses to the south. At the development permit stage, further consideration could be provided to minimize any negative impacts to the adjacent residential developments by buffering any car wash buildings through landscaping and/or other means.

**Figure 2: Core Area Active Frontages**



# Applicant Submission

2021 June 21

B&A Planning Group, on behalf of Genstar and Arcuri Development Corp., is submitting a Land Use Redesignation application for  $\pm$  0.28 hectares (0.69 acres) of land (the "Subject Lands") located within the Community of Carrington, contained within the northwest quadrant of the City. These lands are located within an existing approved area and the affected parcel is still owned by Genstar with a sale pending to Arcuri Development Corp. The legal address is: Portions of NE33-25-1-W5M. The municipal address is: 14121 Centre St. N (West).

The Subject Lands received Land Use and Outline Plan approval in July 2019 - 81D2020. The subject site was approved as Direct Control with a Base District of C-C1. The Direct Control was intended to accommodate small to mid-scale commercial developments, allow for opportunities for commercial to be combined with office and or residential. The DC follows the permitted uses of the C-C1 district and allows for a number of additional discretionary uses such as: Cinema, Hotel, Learning Institution, Restaurant Food and Licensed Large.

It is Arcuri's desire to maintain the existing Direct Control and add an additional discretionary use - multi-bay carwash (multi-function carwash to include a bike wash and dog wash). They recognize and appreciate that the desire is to create a pedestrian friendly centre and have designed the parcel to have direct pedestrian linkages/connections across the site and towards the train station, with the addition of enhanced landscape buffering. They have been working with Administration to mitigate all concerns related to transportation access and design.

## Conclusion

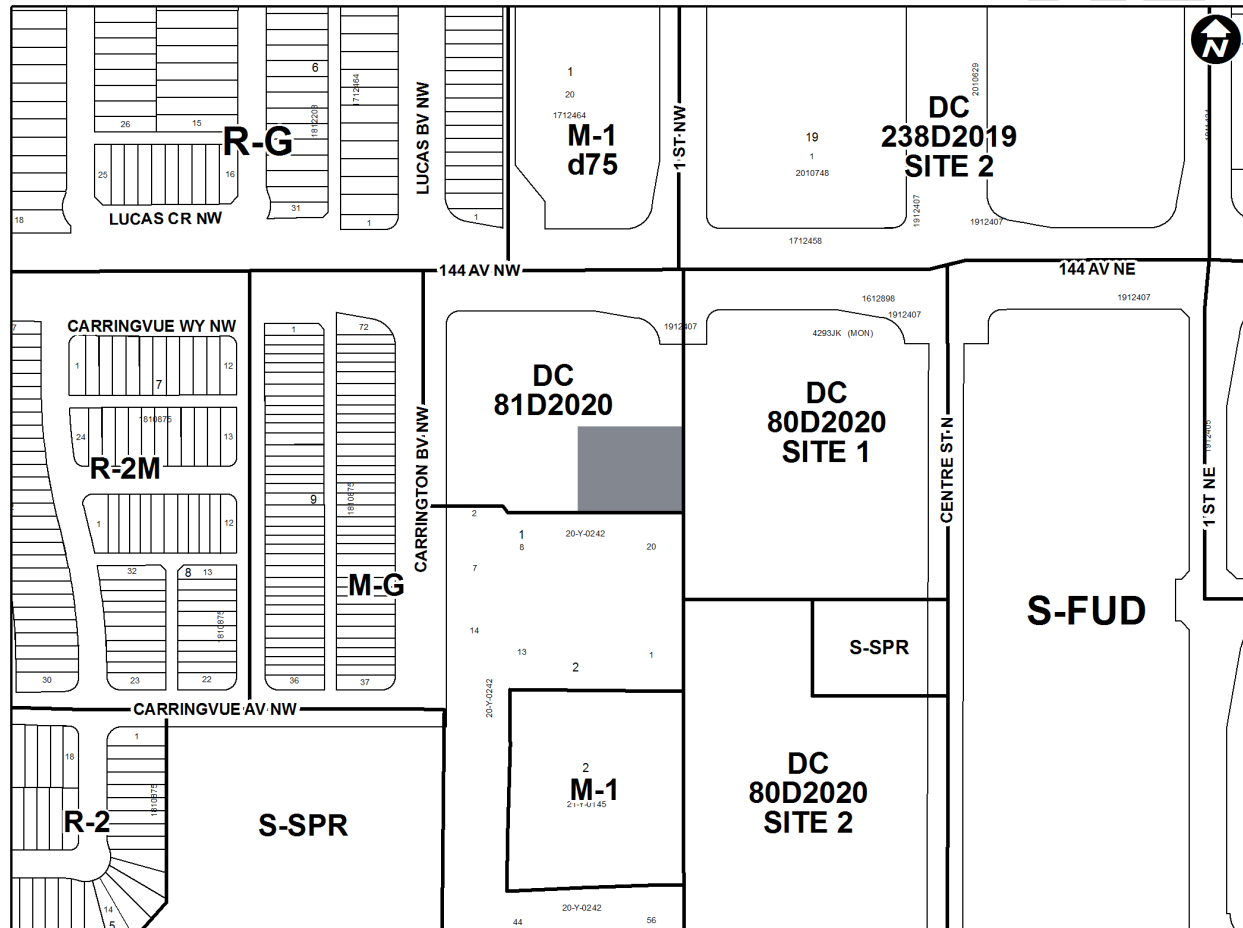
Arcuri Developments seeks the support of Administration, Calgary Planning Commission and City Council to allow for this use within Carrington.

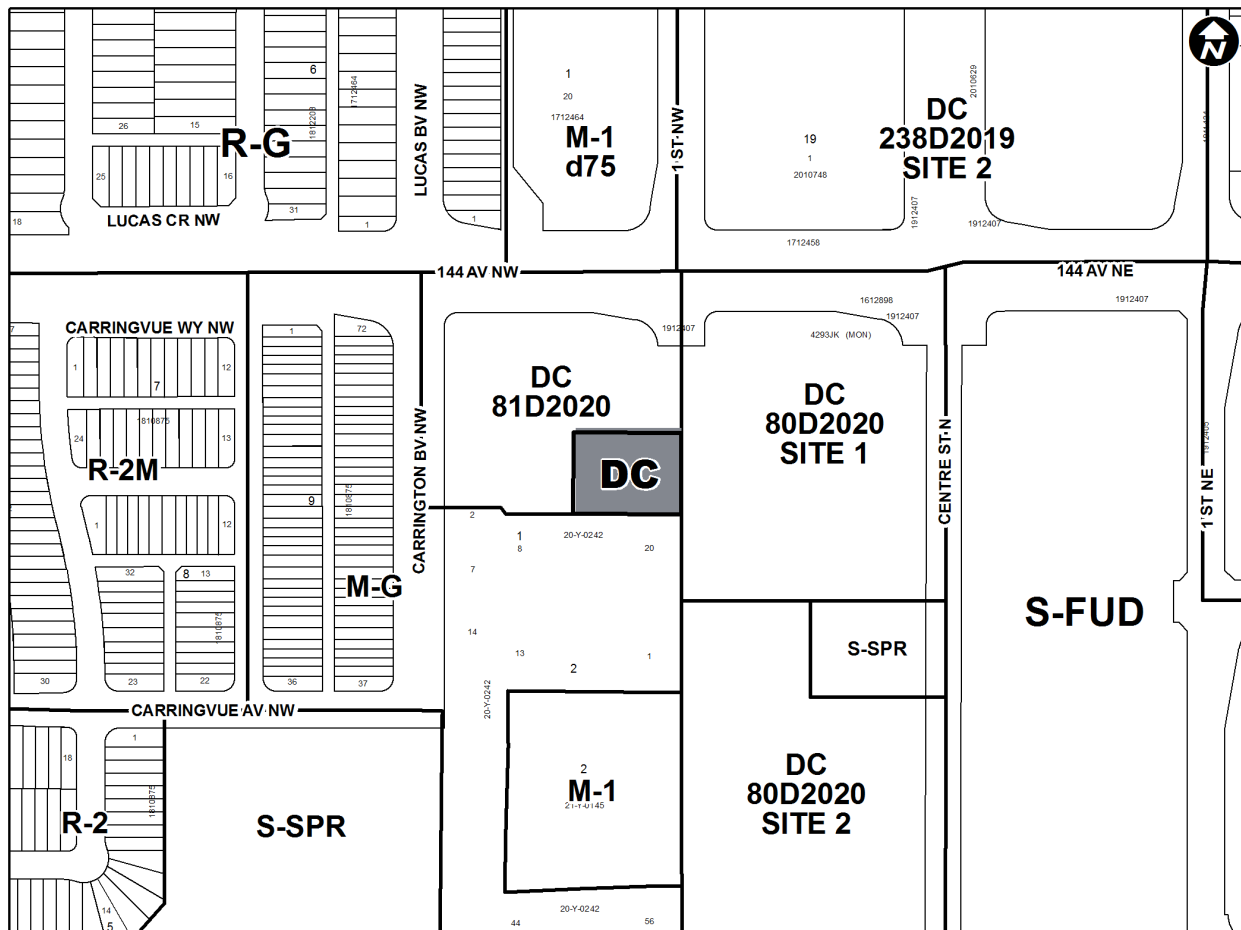


# Proposed Direct Control District

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

## SCHEDULE A



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

- 1 This Direct Control District Bylaw is intended to:
- (a) allow for additional commercial uses; and
  - (b) allow opportunities for residential uses to be provided on the ground floor.

**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 Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5 The **discretionary uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Car Wash – Multi-Vehicle;**
- (b) **Cinema;**
- (c) **Hotel; and**
- (d) **Post-secondary Learning Institution.**

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

- 7 The maximum **floor area ratio** is 2.0.

**Building Height**

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

**Rules for Location of Residential Uses within Buildings**

- 9 **Assisted Living, Dwelling Units, Live Work Units, and Residential Care** may be located on the ground floor of a **building**.

**Relaxations**

- 10 The **Development Authority** may relax the rules contained in Sections 6, 7, and 8, of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.



# Applicant Outreach Summary

2021 June 25

Project Name: Arcuri Commercial in Carrington

Did you conduct community outreach on your application? **No**

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

These lands are located within a newly developing community. There are no directly adjacent residents and a community association has not been formed. This is a small update to the existing land use district with the additional of a discretionary use. The base district will remain as is and it is little to no impact.



**Land Use Amendment in Shawnessy (Ward 13) at 333 Shawville Boulevard SE,  
LOC2021-0102**

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**RECOMMENDATION:**

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 12.14 hectares  $\pm$  (30.00 acres  $\pm$ ) located at 333 Shawville Boulevard SE (Plan 9811882, Block 5, Lot 1) from Special Purpose – Community Service (S-CS) District to Direct Control (DC) District to accommodate an additional licensed restaurant use in an existing building, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application seeks to redesignate the subject property to a Direct Control (DC) District to accommodate an additional licensed restaurant use in an existing multi-use recreational facility (Cardel Rec – South).
- A DC District is necessary to accommodate a licensed restaurant within the existing multi-use recreational facility without allowing for all of the commercial uses associated with a mixed-use or commercial district. The DC District also sets specific parameters related to the restaurant use that ensure this site will continue to function as a quasi-joint use site. The proposed land use amendment is in keeping with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The existing recreational and educational facility can continue to serve Calgarians with an additional use to support the facility's programs.
- Why does this matter? As our City grows, existing facilities are challenged to adapt to growing needs. This application provides an opportunity for the facility to deliver an additional service that allows citizens to enjoy recreational activities and dining in the same location.
- A change of use development permit for a new licensed restaurant 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 application was submitted on 2021 June 25, by KORR Design, on behalf of South Fish Creek Recreation Association (SFCRA), with authorization from the landowners, The City of Calgary and Calgary Roman Catholic School Board.

Located in the community of Shawnessy, the existing Cardel Rec South complex is a recreation, education, and library hub for the community. The facility currently includes the Bishop O'Byrne High School, a public library, four ice arenas, community gymnasium, the YMCA, Booster Juice, Panther Sports Medicine and Blades Skate Sharpening.

As noted in the Applicant Submission (Attachment 3), the intent of this land use amendment and the associated change of use development permit (DP2021-4766) is to accommodate a new

**Land Use Amendment in Shawnessy (Ward 13) at 333 Shawville Boulevard SE,  
LOC2021-0102**

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Restaurant: Licensed in the existing facility. The new restaurant is intended to serve patrons of the facility and be part of the High School Culinary Program.

The proposed DC District is based on the existing Special Purpose – Community Service (S-CS) District, with the additional use of Restaurant: Licensed and associated rules for this new use. The restaurant rules in the proposed DC District are to ensure that the additional use of Restaurant: Licensed is ancillary to the greater uses of the site. Other commercial districts were not considered because this site maintains a 100 percent Deferred Reserve Caveat and it functions as a quasi-joint use site; as such, there is an interest in ensuring that all uses on the site are for public benefit.

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

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

**Applicant-Led Outreach**

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant contacted all Cardel Rec South partners, which included the Public Library, YMCA, Catholic School Boards, City of Calgary – Calgary Recreation, and two local area Councillors. In-person meetings were conducted to discuss the proposal and letters of support have been provided from these stakeholders. The Applicant Outreach Summary is included in Attachment 4.

**City-Led Outreach**

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

Administration did not receive any letters from the public.

The Shawnessy Community Association indicated they have no comments on this land use amendment.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The size of the restaurant and parking will be reviewed 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.

Planning & Development Report to  
Calgary Planning Commission  
2021 September 16

ISC: UNRESTRICTED  
CPC2021-1316  
Page 3 of 3

**Land Use Amendment in Shawnessy (Ward 13) at 333 Shawville Boulevard SE,  
LOC2021-0102**

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**IMPLICATIONS**

**Social**

The proposal would allow for additional services in the community and contributes to the goal of complete communities.

**Environmental**

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

**Economic**

The ability to operate a restaurant would support the patrons of the facility to meet long term community and business needs.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Development Permit (DP2021-4766) Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Shawnessy. The site consists of the existing 23,750 square metre (255,642 square feet) Cardel Rec South complex, operated by South Fish Creek Recreation Association (SFCRA), and contains Bishop O'Byrne High School, a public library, four ice arenas, community gymnasium, the YMCA, Booster Juice, Panther Sports Medicine and Blades Skate Sharpening. The complex primarily serves Calgarians residing south of Fish Creek Provincial Park.

On 2020 November, SFCRA approached The City of Calgary - Calgary Recreation with a proposal to utilize approximately 836 square metres (9,000 square feet) of recently vacated space for a restaurant that could serve facility patrons and would be used to help establish a culinary program for Bishop O'Byrne High School, which is located in the same building. The facility is located on a parcel of land that was purchased using funds from the Joint Use Reserve Fund with a 100 percent Deferred Reserve Caveat, and is currently designated as S-CS District.

## Community Peak Population Table

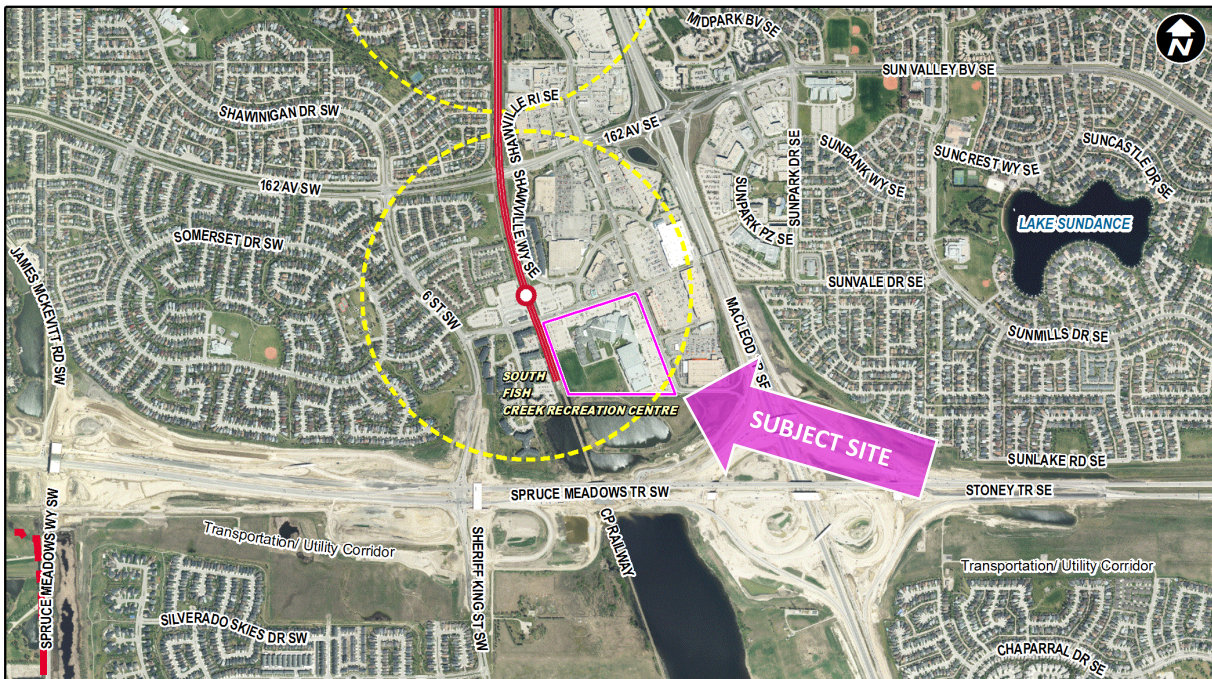
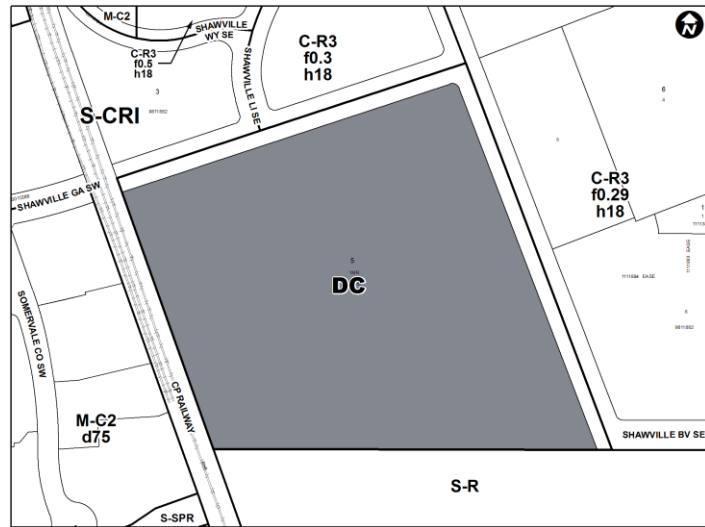
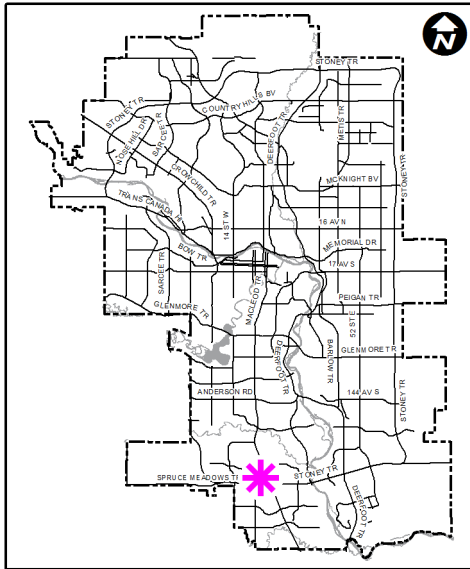
As identified below, the community of Shawnessy reached its peak population in 2005.

<b>Shawnessy</b>	
Peak Population Year	2005
Peak Population	9,621
2019 Current Population	9,368
Difference in Population (Number)	-253
Difference in Population (Percent)	-2.6%

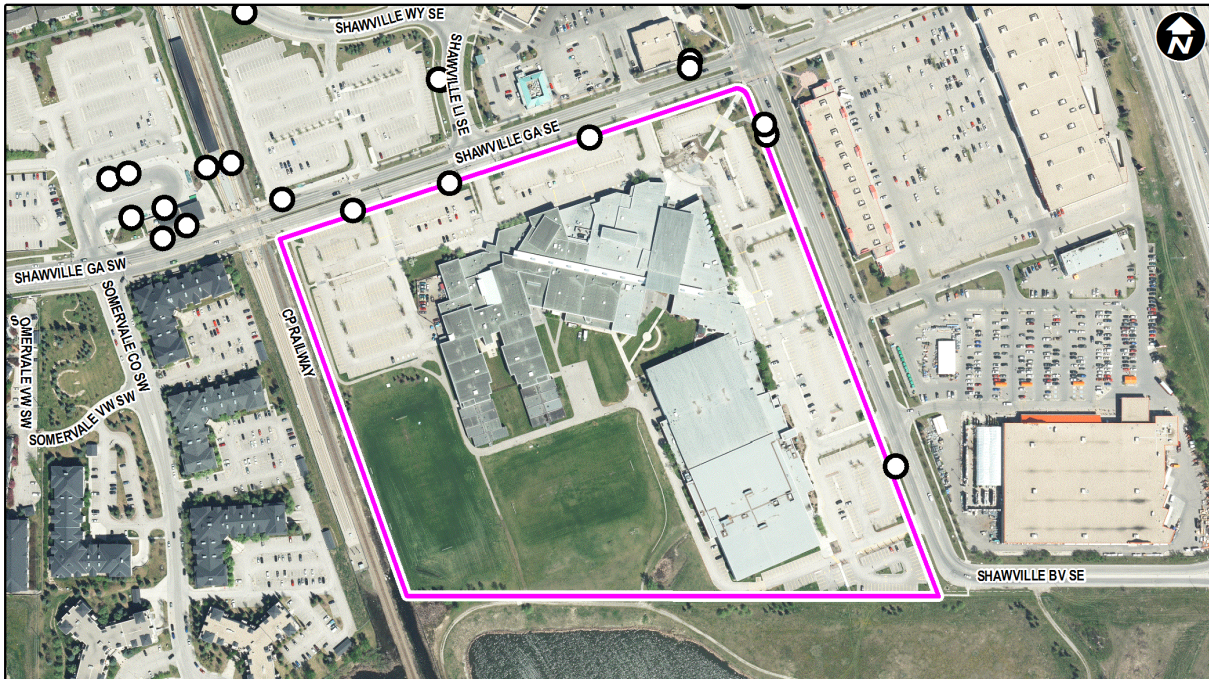
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject site is currently designated as S-CS District, which is intended to accommodate education and community uses located within buildings. The site was previously designated S-CS District in order to accommodate a library, allowing the site to function as a quasi-joint use site. This site was purchased using the Joint-Use Fund with the whole parcel being registered as deferred reserve on the land title.

Based on the S-CS District, the proposed DC District is intended to allow for the additional licensed restaurant use within the existing building. Other commercial districts were not considered because this is a site with a 100 percent Deferred Reserve Caveat and it functions as a quasi-joint use site; as such, there is an interest to ensuring that all uses on the site are for public benefit.

The restaurant rules in the proposed DC District have been included to ensure that the additional use of Restaurant: Licensed is ancillary to the greater uses of the site. A summary of the rules are as follows:

- Allowable Size:
  - Size limit for full service restaurant in this facility to be 930.0 square metres (approximately 5 percent of gross floor area).
  - This size requirement includes dining areas, food preparation areas and any other ancillary floor space for the restaurant use.
- Number of establishments:

- Only one full-service restaurant is permitted within the facility.
- Food Service Type:
  - Entire restaurant must be open to all ages and cannot limit patrons to 18 years of age and older.
- Hours of operation
  - Limit hours of operation to one hour after closing of the main facility.
- Access:
  - Access is from within the recreation center only. No access directly to the exterior of the building will be permitted to ensure the use is ancillary to the overall facility.

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

### **Development and Site Design**

If this application is approved by Council, the rules of the proposed DC District would provide guidance for the development of the site, including allowing for the restaurant use, in addition to the existing uses allowed in the district.

A change of use development permit application (DP2021-4766) has been submitted and is under review. This development permit application is not proposing any changes to the building, signage, or parking.

### **Transportation**

Vehicle and pedestrian access to the site is available via Shawville Boulevard SE and Shawville Gate SE. Shawville Gate SE is classified as an Arterial Street as per the *Calgary Transportation Plan*. Transit service is available within 100 meters on Shawville Blvd SE and Somerset LRT Station is located about 500 meters walking distance.

A Transportation Impact Analysis was not required as a part of this land use amendment, however further parking and transportation analysis is required as part of the development permit (DP2021-4766) review.

### **Environmental Site Considerations**

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

### **Utilities and Servicing**

Water and sewer service(s) exist to the subject site.

Servicing requirements will be determined at the time of development to the satisfaction of Water Resources.

## Legislation and Policy

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

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

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

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

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

The [Municipal Development Plan](#) identifies the site as located within a Major Activity Centre Area on the Urban Structure Map (Map 1).

The proposal is supported by the City-wide, Community Services and Facilities in the MDP, specially sections 2.3.6.a that speaks to maintaining sites with existing public facilities and promoting their reuse for new or expanded community services and recreational and educational facilities to meet changing community needs, and 2.3.6. f., which encourages the location of local food production, processing, sale and programming on-site or within community facilities.

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

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged with DP2021-4766.

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

The subject site is identified on Map 2: Land Use map as part of the Sector Shopping Centre area and also labelled as Possible Recreation / Education Complex Location. The ASP has no specific land use policies for the site.

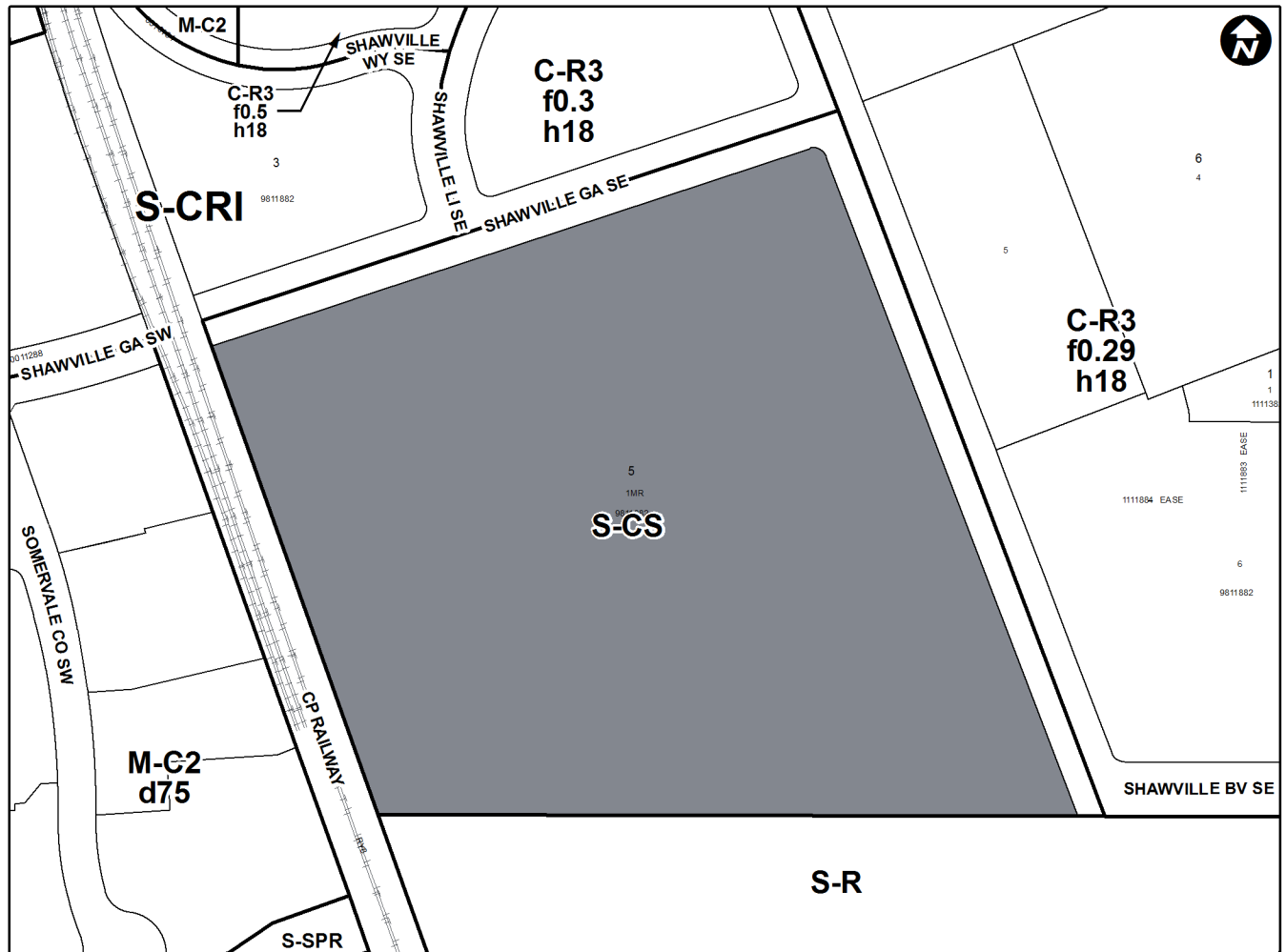


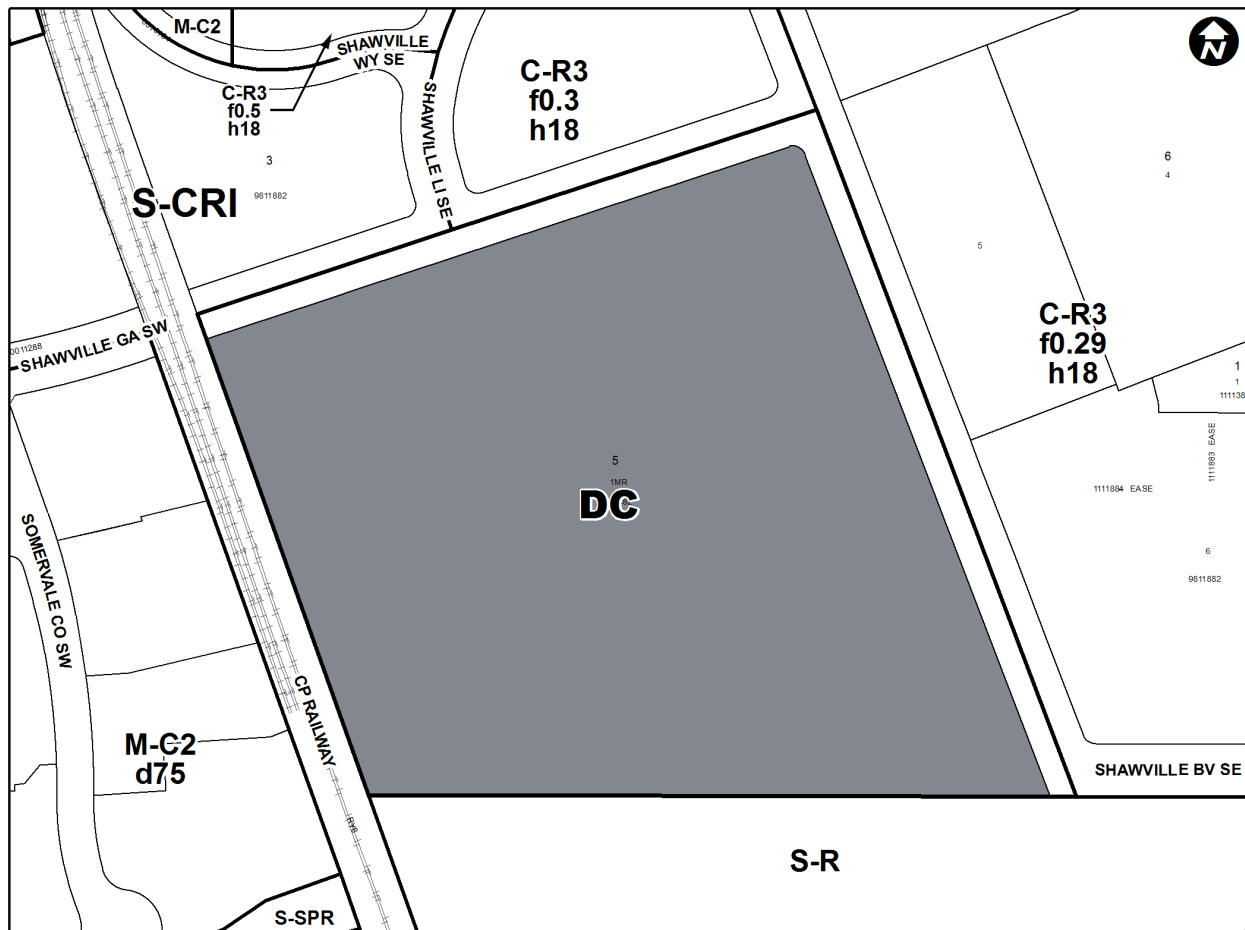


# Proposed Direct Control District

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

## SCHEDULE A



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

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of licensed restaurant to support the existing indoor recreation facility.

**Compliance with Bylaw 1P2007**

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

**Reference to Bylaw 1P2007**

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

**Permitted Uses**

- 4 The ***permitted uses*** of the Special Purpose – Community Service (S-CS) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

**Discretionary Uses**

- 5 (1) The ***discretionary uses*** of the Special Purpose – Community Service (S-CS) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.
- (2) The following ***use*** is an additional ***discretionary use*** in this Direct Control District when located within a ***building*** used as an **Indoor Recreation Facility**:
- (a) **Restaurant: Licensed.**

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Special Purpose – Community Service (S-CS) District of Bylaw 1P2007 apply in this Direct Control District.

**Restaurant Rules**

- 7 (1) A maximum of one **Restaurant: Licensed** may be located within a ***building***.
- (2) **Restaurant: Licensed** must not provide direct customer access to or from the exterior of the ***building*** in which the ***use*** is located.
- (3) The maximum ***use area*** for a **Restaurant: Licensed** is 930.0 square metres.
- (4) A **Restaurant: Licensed** may only remain open up to one hour after the associated **Indoor Recreation Facility** closes.

**Relaxations**

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



# Applicant Submission

2021 June 22

## Cardel Summary

Cardel Rec South began as a "vision" of a community - based recreation centre for the residents of Fish Creek Provincial Park by a small group of concerned community residents in the mid 1990's. With perseverance and hard work, the Cardel Rec South became a reality in January 2001 with the opening of Phase 1; which was comprised of two arenas, one gymnasium and a couple of meeting rooms.

## Mission Statement

Working in partnership with communities and sport groups and collaborating with South Fish Creek Complex Partners to provide quality recreation, education, and social programs with access to all.

## Vision Statement

The South Fish Creek Recreation Association is a community focal point that is built on partnerships working together to provide well-managed and efficient recreational, educational and social opportunities

## Values

The Association is based on integrity, honesty, dedication, and commitment. People, family, and children are the most important focus of what we do. We value a well-run facility that is safe and accessible to all and are committed to the power of volunteer participation.

## The Journey to this Proposal

The F&B committee reached out to a restaurant operator, who operates a number of locations. This operator referred us to a designer, Kasey Sterling of Korr Design who has visited the space and has developed a high-level plan for the space. Reusing as much of the existing amenities as possible, while highlighting the hockey on rinks 3 & 4 while providing an additional service for our community. In discussions with the restaurant operator, they have used Kasey on a number of projects, with great success.

- The committee recognized the need to have a place where our community can visit and spend more time
- Cardel Rec would roll the 'net' profits into our community funding, to provide additional support to those who need it. (via scholarships, bursaries and more support for program registrations)
- Help keep our community at SFCRA longer and have them stay with us as opposed to moving to offsite restaurants who do not sponsor or benefit our community partners
- We have heard from a number of our patrons that they are looking for a restaurant option

## Potential

- Having a 200+ seat restaurant in an existing space
- Host team events and parties
- Better use and servicing of meeting spaces opportunity for us to market as a meeting option in South Calgary, where there are limited options currently
- Provide Meal options for camps and other children activities
- To help us better partner with YMCA and Calgary Public Library
- Can expand event offerings to community such as wine tastings, culinary classes
- Allow us to establish a culinary program with the Calgary Catholic School Board

**The Bench**

The Bench will be a smart, modern, restaurant and sport bar experience. The sociable space and menu will be a hub for activities at Cardel Rec. Menu items will have a focus on Alberta foods and beverages. The menu will have traditional expected items but with high quality lacking in many pubs. Feature items created by The Bench Executive Chef will be approachable offering variation and healthier alternatives for our guests' wellness. Beverage selections will be carefully curated offering great selection without being overwhelming.

The thoughtfully designed space will bring the community at Cardel Rec together. The flexible space will accommodate events from birthday parties and family gatherings to sport teams. The games room will offer a reprieve for parents or excitement for groups of friends after a game.

**What Makes us Special**

The Bench will be tailored to the recreational centre's and community demographic. People visiting Cardel Rec, YMCA, The Calgary Public Library, and Bishop O'Byrne High School will now have an on-site location to gather and share. Ideally located between two hockey rinks it offers a place for family and friends to celebrate sport while enjoying locally made quality meals.

**Guest Experience**

Previous surveys and online feedback speak to the communities' view that Cardel Rec offers friendly personal service. The Bench will support and try to expand Cardel Recs reputation as a place for great service. Bench associates will be approachable and have a greater opportunity to interact and connect with guests. Associates who are hired will be engaging and trained to be attentive but not smothering, fun but knowledgeable, casual but professional. Associates will be hired that anticipate guest needs, wanting to go the extra step for guest requests and issues

# Applicant Outreach Summary



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

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

**Project name:** The Bench Restaurant

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

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

### Outreach Strategy

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

The South Fish Creek Recreation Association Board members contacted all complex partners in the Cardel Centre facility which included the Public Library, YMCA, Catholic School Boards and the two local Councillor's. The conducted multiple meetings in person both on the local level and also engaged with senior members to obtain letters of support for the proposed Restaurant use.

### Stakeholders

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

Public Library, YMCA, Catholic School Boards and the two local Councillor's. We have also had lengthy conversation with the City of Calgary on multiple level upon which we were able to obtain pre-approval for the requested Land Use amendment to now include our required use of Restaurant Neighbourhood. There is an oversight group in place along with an appointed Civil Partner Consultant assisting with the submission process.

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





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

### What did you hear?

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

Please find the letters of support from the noted parties above attached

### 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.

All involved are in support of the use and see the future restaurant as a positive addition to the facility and 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)

The Board has communicated to all of the key stakeholder that they are working with the City to obtain the correct approvals and all required permits. The key stakeholders continue to be kept in the loop throughout this complicated process and they continue to offer their support to the proposed project

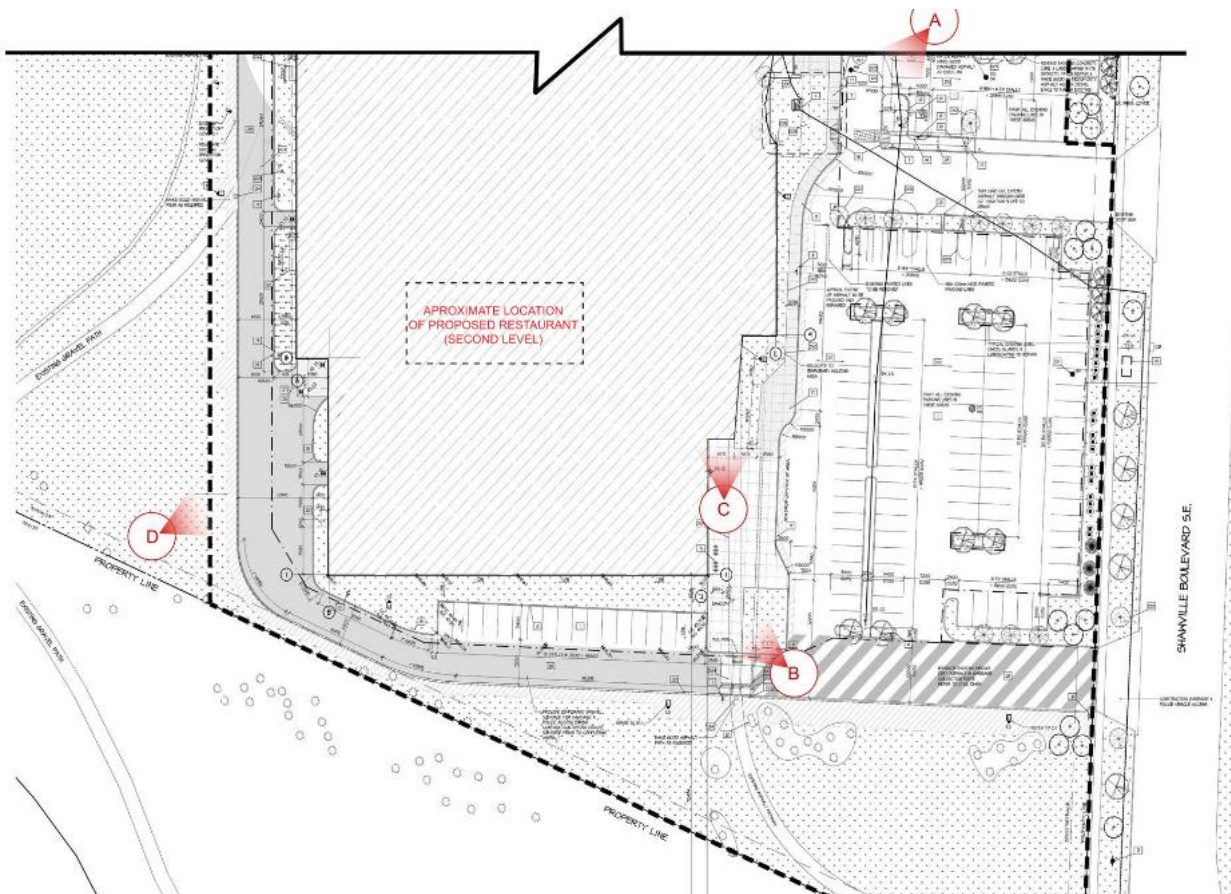
[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# Development Permit (DP2021-4766) Summary

A development permit application (DP2021-4766) has been submitted by KORR Design on 2021 June 30. The development permit application is a change of use application for Restaurant: Licensed, located within the second floor of the existing building. The following excerpts (Figures 1 & 2) from the development submission provide an overview of the proposal and are included for information purposes only.

The first detailed team review for the development permit was issued on 2021 August 12. Administration is still working with the development permit applicant to address the technical review comments.

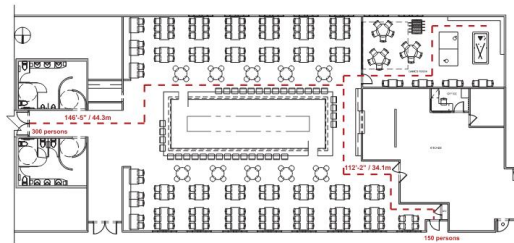
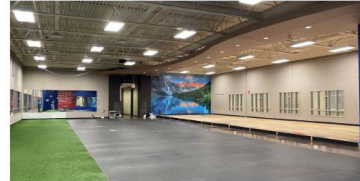
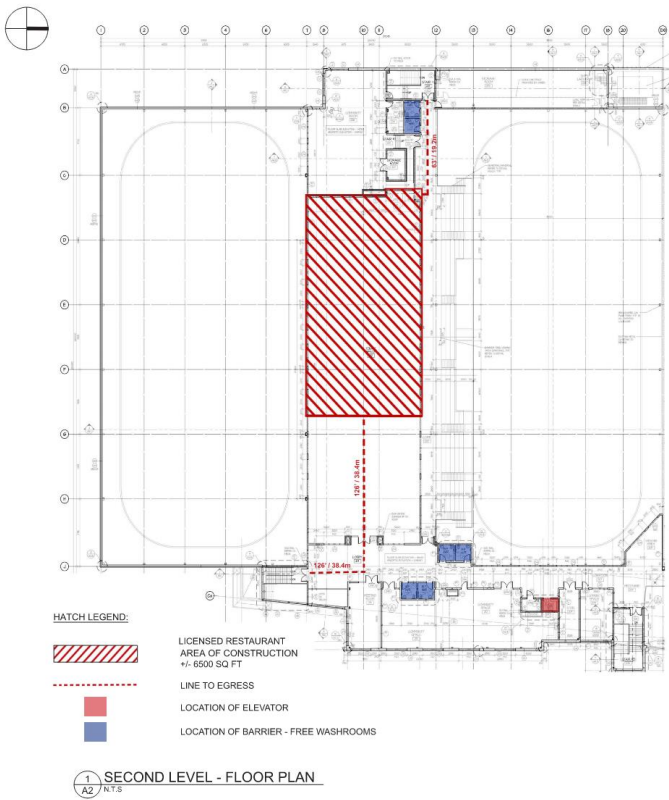
**Figure 1: DP2021-4766 Partial Site Plan**



NO PROPOSED CHANGES TO THE LANDSCAPING OR PARKING ON SITE

2 SOUTH SITE PLAN  
A0 N.T.S.

**Figure 2: DP2021-4766 Partial Floor Plan**



FOR CONSTRUCT

**Land Use Amendment in South Calgary (Ward 8) at 1815 - 33 Avenue SW,  
LOC2021-0095**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1815 – 33 Avenue SW (Plan 4479P, Block 67, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate the additional use of Office, with guidelines (Attachment 2)

**HIGHLIGHTS**

- This application seeks to redesignate the subject property to allow for the additional use of Office.
- A DC District is necessary to accommodate an office within the existing building without allowing for all commercial uses associated with a mixed-use or commercial district. The proposed land use amendment is compatible with the surrounding land uses and development and is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *South Calgary/Altadore Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposal would allow for an additional business opportunity within an established residential and employment area.
- Why does it matter? Additional services such as offices contribute to the goal of complete communities.
- A development permit to covert the existing dwelling to an office 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 land use amendment was submitted on 2021 June 18 by Plaid Shirt Projects Ltd on behalf of the landowner, Parvisbegum Virani. As noted in the Applicant Submission (Attachment 3), the intent is to convert the existing building to an office (accounting business). The applicant indicates that the landowner is pursuing this as an interim use until such time that further land is assembled to allow for a more comprehensive redevelopment. As such, a development permit (DP2021-4626) for an office has been submitted and is currently under review (Attachment 5).

The 0.06 hectare (0.14 acre) midblock site is located in the southwest community of South Calgary, on the south side of 33 Avenue SW between 17 Street SW and 18 Street SW. The site currently consists of a single detached dwelling and a detached garage which is accessed from the lane.

If the proposed DC District (Attachment 2) is approved, the proposed office use would be located within the existing building which preserves the residential character of the midblock site along the Neighbourhood Main Street. This DC District would allow for a specific, interim use on a small parcel until a future time where the adjacent parcels can be consolidated and M-C1

**Land Use Amendment in South Calgary (Ward 8) at 1815 - 33 Avenue SW,  
LOC2021-0095**

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redevelopment becomes feasible. During this interim period, this new commercial use would be confined to the life of the existing building and residential uses would continue to be allowed.

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

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

**Applicant-Led Outreach**

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. The applicant approached some of the immediate neighbors to discuss the project and no concerns were expressed. Please refer to the Applicant Outreach Summary (Attachment 4) for further details.

**City-Led Outreach**

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

Administration received one letter of objection from the public, expressing concern that the additional parking stalls in the rear would further congest traffic within the lane and create a safety hazard for drivers and local children playing in the lane.

The Marda Loop Community Association has not provided any comments to date. Administration contacted the CA on 2021 August 31 to follow up. No response has been received at the time of writing this report.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The size of the office and parking will be reviewed 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 would allow for additional services in the community and contributes to the goal of complete communities.

**Environmental**

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

**Planning & Development Report to  
Calgary Planning Commission  
2021 September 16**

**ISC: UNRESTRICTED  
CPC2021-1286  
Page 3 of 3**

**Land Use Amendment in South Calgary (Ward 8) at 1815 - 33 Avenue SW,  
LOC2021-0095**

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

**Economic**

The ability to operate an office at this location would provide additional business opportunities within the community of South Calgary.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Development Permit (DP2021-4626) 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 community of South Calgary on the south side of 33 Avenue SW, between 17 Street SW and 18 Street SW. This portion of 33 Avenue SW is located within a Neighbourhood Main Street area as identified in the MDP.

The midblock parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 38 metres deep. The site has historically been used for residential purposes and consists of a one-storey single detached dwelling and a detached garage with rear lane access.

The surrounding area consists mainly of parcels designated as R-C2 District containing a mix of single and semi-detached dwellings along 33 Avenue SW. One pocket of land designated Mixed Use – General (MU-1f3.0h20) exists to the west of the subject site, located on the south east corner of 33 Avenue and 18 Street SW with a five-storey multi-residential development that is currently under construction.

Two other DC Districts, intended to accommodate additional uses with R-C2 as the base district, were approved along 33 Avenue SW in 2021 ([Bylaw 78D2021](#) for an Office, and [Bylaw10D2021](#) for a Child Care Service).

## Community Peak Population Table

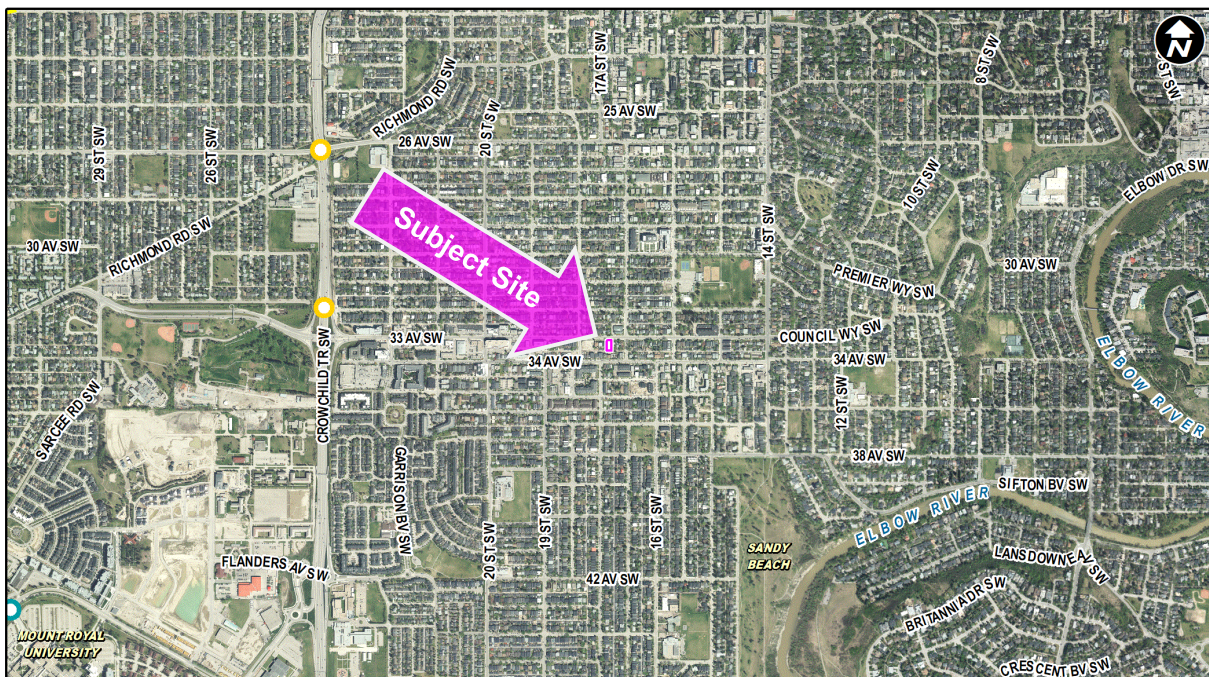
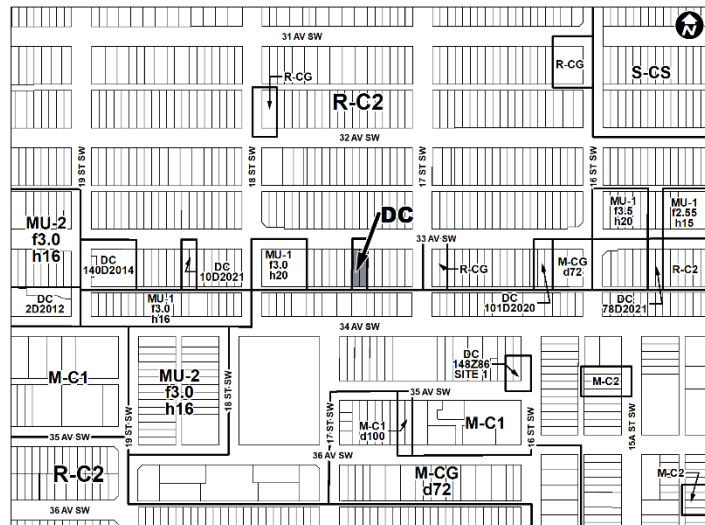
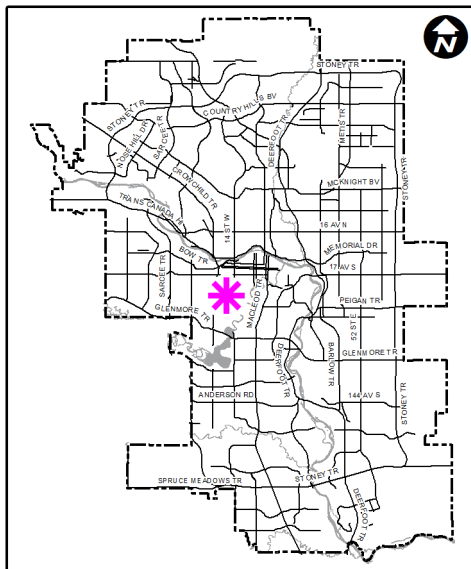
As identified below, the community of South Calgary reached its peak population in 2019.

<b>South Calgary</b>	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

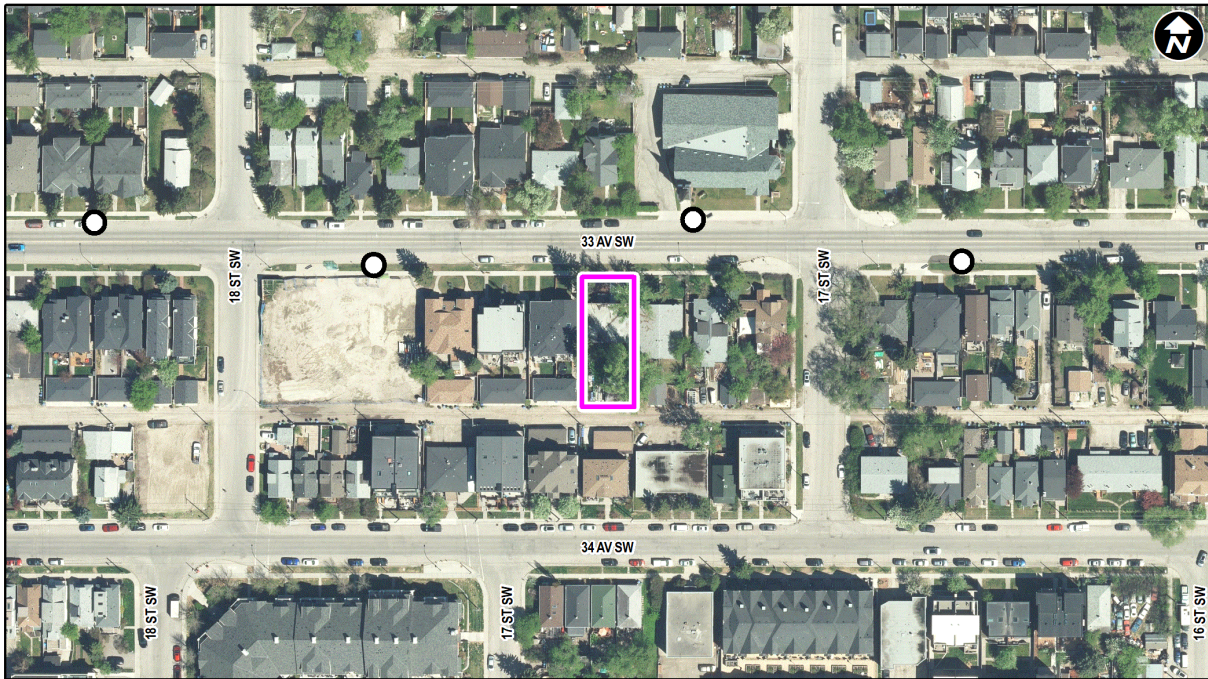
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District allows for low density residential development in the form of single detached dwellings, semi-detached dwellings and duplex dwellings. The R-C2 District also provides for Home Occupation – Class 1, which is an incidental use by a resident of a Dwelling Unit for business purposes. The Home Occupation – Class 1 is limited to a maximum of three business-associated vehicle visits per week, which includes, but is not limited to, drop-offs, pick-ups, deliveries, and visits from customers or consultants, which would not accommodate an Office use.

The proposed DC District, based on the R-C2 District, is intended to allow for the additional Office use within the existing building. The applicant indicated that the Office use would be located within the existing building with limited exterior and site modification. The proposed DC District and future redevelopment would preserve the residential character of this mid-block site along the Neighbourhood Main Street.

This DC District would allow for a specific, interim use on a small parcel until a future time where the adjacent parcels can be consolidated and M-C1 District redevelopment becomes feasible. During this interim period, this new commercial use would be limited to the life of the existing building and residential uses would continue to be allowed.

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

### **Development and Site Design**

If approved by Council, the proposed DC district and its base R-C2 District would allow for the permitted use development permit application that has been submitted to enable a change of use to accommodate the applicant's business. Any potential changes to the building, signage or design of the site is being determined through the development permit process.

### **Transportation**

Pedestrian and vehicular access to the site is available from 33 Avenue SW and the rear lane. At the time of redevelopment, vehicular access will be maintained from the rear lane. There are no parking restrictions on 33 Avenue SW.

The area is served by Calgary Transit by the Marda Loop Route 7 bus, with service to Downtown Core. The site is located approximately 85 metres (2 minutes walking time) from the transit stop on 33 Avenue SW.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary, and storm mains are available to this site. Site servicing detailed will be reviewed at the development permit and development site servicing plan 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, regional infrastructure, and establishing strong, sustainable communities.

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

The subject site is located within the Residential – Developed – Inner City area, along a Neighbourhood Main Street (33 Avenue SW) as identified on Map 1: Urban Structures 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 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 – 1987)**

The [South Calgary/Altadore ARP](#) identifies the property as Residential Conservation, which directs Administration to review applications according to size and scale during the development permit phase.

The proposed DC District and future redevelopment would preserve the residential character of this mid-block site along the Neighbourhood Main Street. For this reason, the proposed land use amendment is consistent with the applicable policies in the *South Calgary/Altadore ARP*.

**West Elbow Local Area Planning Project**

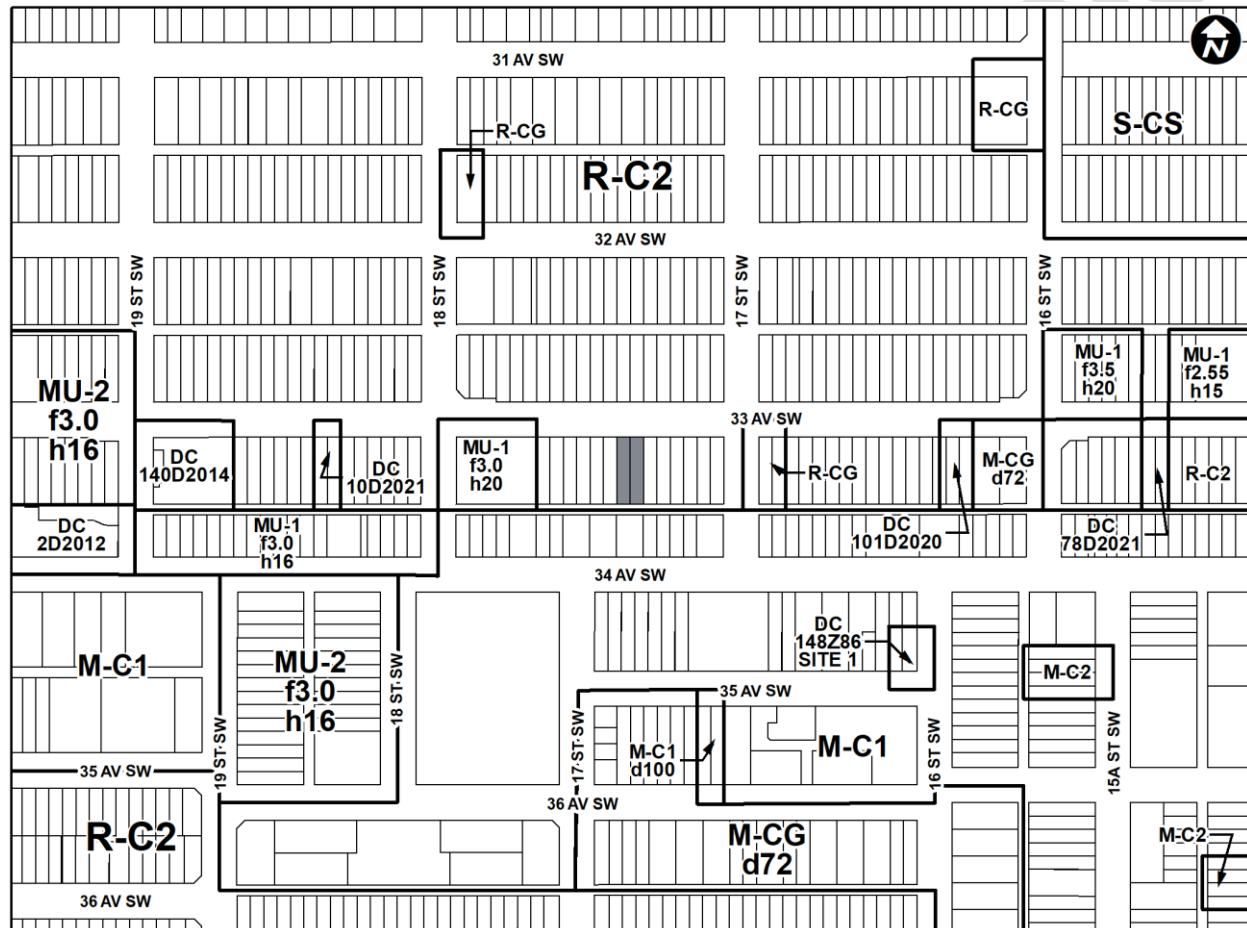
The *South Calgary/Altadore ARP* is currently under review as Administration is working on the [West Elbow Communities Local Growth Planning project](#), which includes South Calgary and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.



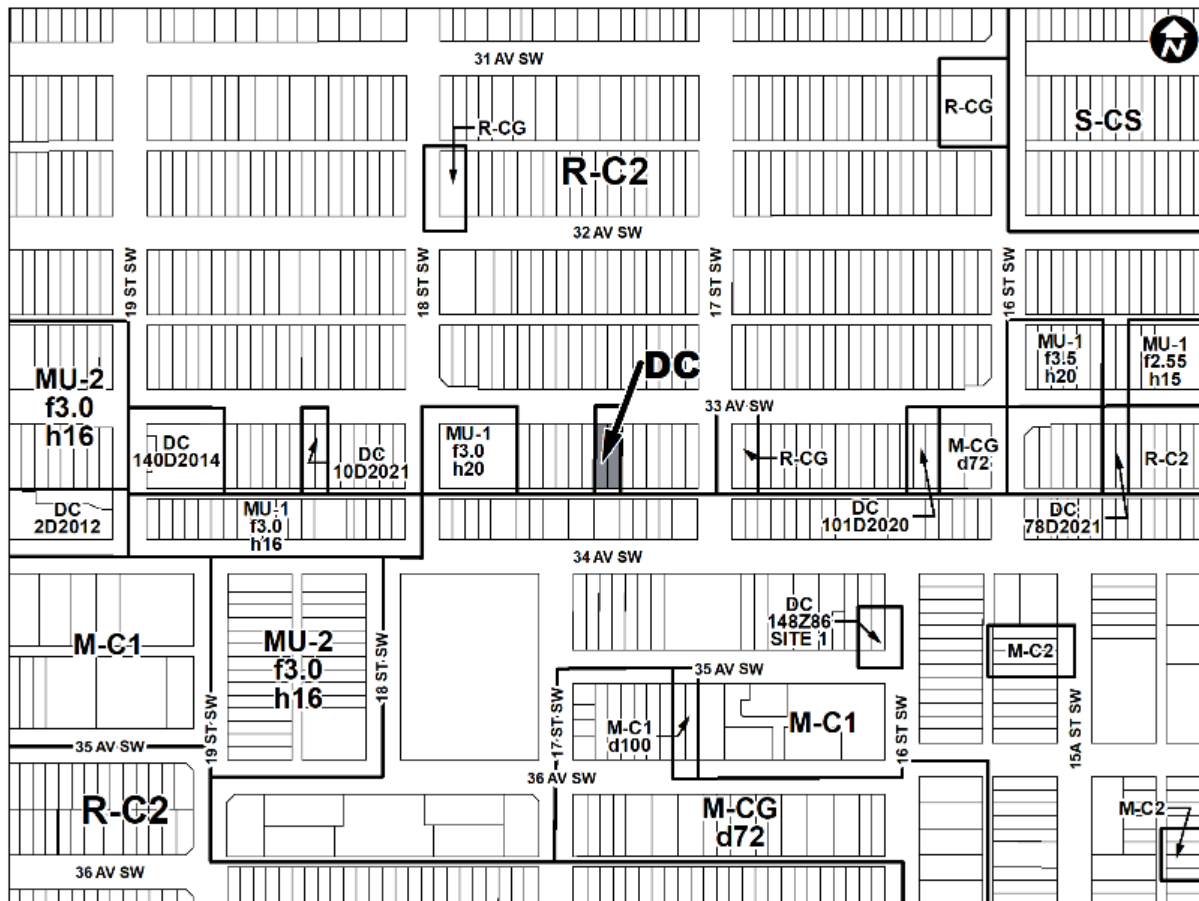
# Proposed Direct Control District

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

## SCHEDULE A





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

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of office 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 Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

- (2) The following **use** is an additional **permitted use** in this Direct Control District when located within a **building**, or additions to a **building**, that existed at the date of passage of this Direct Control District Bylaw:

(a) **Office.**

#### **Discretionary Uses**

- 5 The **discretionary uses** of the Residential – Contextual One / Two Dwelling (R-C2) 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 – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 apply in this Direct Control District.

#### **Relaxations**

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

TEXT FOR DISCUSSION



# Applicant Submission

July 13, 2021

## Land Use Redesignation

**1815 17 Ave SW**

**33 & 34; 67; 4479P**

To whom it may concern,

The intention of this redesignation and associated Development Permit application is to change the use of this property from residential R-C2 to the DC District attached. The client owns a small accounting practice and would like to operate this business from this location. This would involve:

- 3-5 full-time employees working from the space
- 2-3 part-time associates using the space as a remote office
- Average of 1-2 client visits per day
- All during regular business hours

The client does not intend to make any major changes to the site or envelope of the building, or expand into broader commercial uses, so a DC simple based on R-C2 but allowing for small business operation will allow for properly zoned business use at this location while giving nearby resident's assurance of limited scale of any changes or disruptions.

This property has several large projects in the surrounding area, and was recently used as a temporary sales centre. There are also several more intensive residential, commercial, and mixed zonings in the immediate radius. There is also some smaller redesignation that have been done and approved as appropriate uses for the medium term in a busy and redeveloping area - and on this corridor in particular. This lot will likely be assembled in the future to a larger project appropriate to the location. Requested variances from the standard land use district was developed in consultation with the land use planner to facilitate the specific needs of the owner and provide assurance to the surrounding community of the limited scale of use and potential impact.

Sincerely,



Steve Norris  
Plaid Shirt Projects, Inc.  
(applicant & owner representative)



# Applicant Outreach Summary

**Project name:**

- 1815 33 Avenue SW Accounting Office Application
- Community outreach was conducted as part of this application

**Outreach Strategy**

- Direct Outreach – 1 on 1 Conversation

**Stakeholders**

- Immediate neighbours at 1817 33 Avenue SW

**What did you hear?**

- No concerns, happy to have a business moving in. Request to keep trees on 1815 west side yard if possible

**How did stakeholder input influence decisions?**

- No changes to plan, will keep evergreen trees and deciduous trees close to west property line as possible determined by parking requirements)

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

- n/a





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

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

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**Project name:** 1815 33 Ave accounting office application

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)

**Direct Outreach - 1 on 1 conversation**

### **Stakeholders**

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

**Immediate neighbors at 1817 33 Ave SW - young couple with 2 kids  
(Immediate property to East is a rental property)**

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

# Development Permit (DP2021-4626) Summary

A non-concurrent development permit application (DP2021-4626) was submitted by the applicant, Steve Norris, on 2021 June 24. The application is proposing to add a wheelchair lift for the existing front door, a new rear entrance to the basement and the removal of the existing garage to create a total of five on-site parking stalls. The application also proposes interior renovations to fully convert the building to an office use. The proposed building fronts onto 33 Avenue SW.

The following site plan (Figure 1) and elevations of the front and rear of the building (Figure 2) are from the application submission and provide an overview of what is being proposed. These drawings are included for informational purposes only.

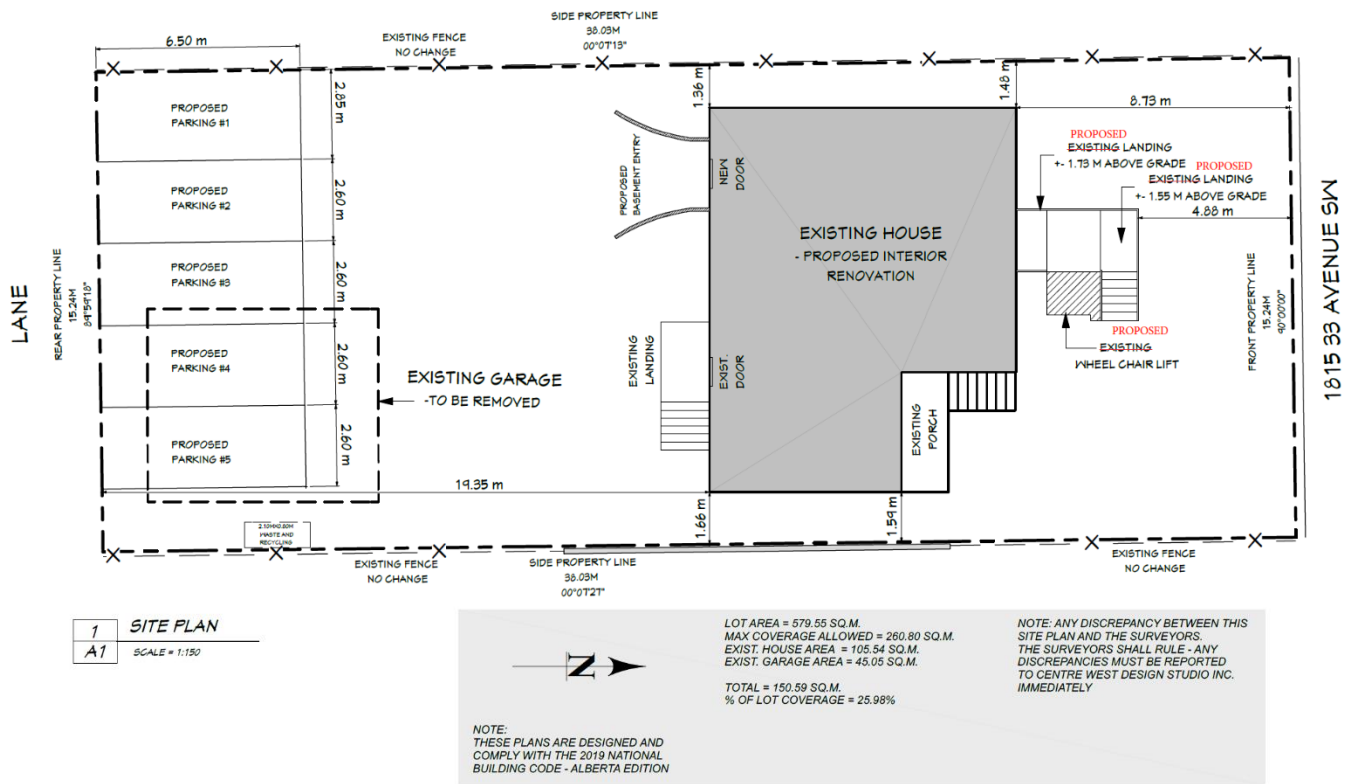
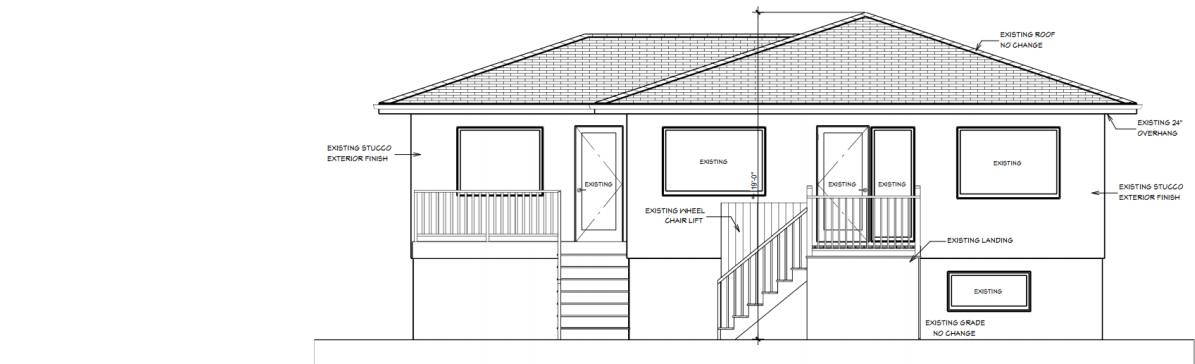
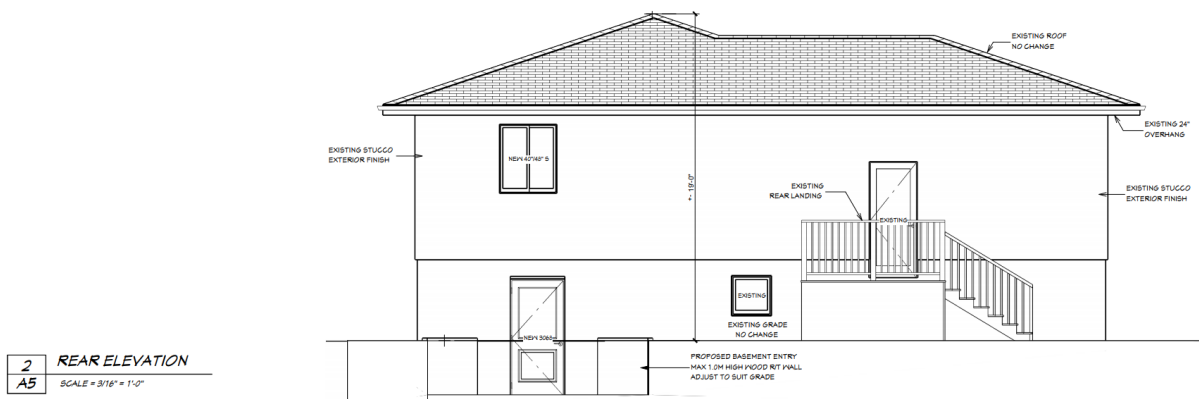


Figure 1 Proposed Site Plan



1 FRONT ELEVATION  
A5 SCALE = 3/16" = 1'-0"



2 REAR ELEVATION  
A5 SCALE = 3/16" = 1'-0"

Figure 2 Proposed front and rear elevations

**Land Use Amendment and Outline Plan in West Springs (Ward 6) at 918 and 952 – 85 Street SW, LOC2019-0144**

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 918 and 952 – 85 Street SW (Plan 1012891, Block 1, Lot 9; Plan 8810945, Block 1, Lot 7), to subdivide 3.73 hectares  $\pm$  (9.22 acres  $\pm$ ), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 3.73 hectares  $\pm$  (9.22 acres  $\pm$ ) located at 918 and 952 – 85 Street SW (Plan 1012891, Block 1, Lot 9; Plan 8810945, Block 1, Lot 7), from Direct Control District, Residential – Low Density Multiple Dwelling (R-2M) District and Multi-Residential – Low Profile (M-1d125) District to Commercial – Corridor 2 (C-COR2 f0.35h10) District, Commercial – Corridor 2 (C-COR2 f0.35h8) District and Multi-Residential – Low Profile (M-1d148) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site in order to supersede a prior approved design with a new subdivision that provides for an increase in commercial development and wider variety of multi-residential development in the community of West Springs.
- This application would accommodate a range of housing types including townhouse and rowhouse buildings and low-profile commercial developments that comply with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Springs Area Structure Plan* (ASP).
- What does this mean to Calgarians? This will allow for increased diversity in housing opportunities and will allow for more compact development in a greenfield setting that includes walkable commercial opportunities.
- Why does this matter? More compact development results in a reduction in urban sprawl and a greater variety of housing options within walking distance to commercial areas.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This application was submitted on 2019 September 11 by Zeidler Architects on behalf of the landowner, Jomaa & Sons Construction Ltd. The approximately 3.73 hectare site is in the developing community of West Springs, located directly east of 85 Street SW and fronting 9 Avenue SW. The site, which is currently vacant, is predominantly surrounded by lands designated and developed for low density commercial and residential development.

## **Land Use Amendment and Outline Plan in West Springs (Ward 6) at 918 and 952 - 85 Street SW, LOC2019-0144**

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As referenced in the Applicant Submission (Attachment 2), the property owners are proposing new land use districts in order to facilitate a new subdivision layout that will allow for a wider variety of low-profile multi-residential development and more area allocated to commercial development.

The subject site, located at the south/east intersection of 9 Avenue SW and 85 Street SW, is designated as 'Community Core' within the *West Springs ASP* and is the final quadrant within the intersection to be built out. Administration considers the proposal to be in alignment with the ASP's vision for the 'Community Core', which is to provide more housing and commercial opportunities. As per the recommendation from the City's Urban Design Group, the applicant presented the conceptual site layout to the Urban Design Review Panel on 2021 January 20. The Panel endorsed the proposal indicating that the concept meets expectations for commercial centres routed in stronger urban design principles. Further, elements such as the new public road link and plaza spaces throughout will be a welcome addition to the community.

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

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

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

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. The applicant has indicated that a virtual open house was held on 2021 January 13, from 6:00pm to 8:00pm, which was attended by 75 people. Following the meeting, the community outreach session questions and responses were posted on the West Springs community website for community's use and access.

Further details on the applicant-led outreach can be found in Attachment 3.

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

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

Administration received three letters of opposition from the public. The letters of opposition included the following areas of concerns:

- lack of information on future development from the applicant;
- negative impacts on existing traffic flow;
- 9 Avenue SW has many traffic accidents and a new access will only create more traffic issues;
- proposed heights are not in alignment with the surrounding developments; and
- the proposed density is too high.

The West Springs Community Association provided a letter on 2021 May 31 (Attachment 4) which was neither in support nor in opposition to the proposal. The comments focus on:

**Land Use Amendment and Outline Plan in West Springs (Ward 6) at 918 and 952 -  
85 Street SW, LOC2019-0144**

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- concerns with the proposed access off of 9 Avenue SW as there is already heavy traffic congestion at the along 9 Avenue SW (between Calgary Co-op and Shoppers Drug Mart – to the west of the site);
- strong pedestrian connections should be provided through the site; and
- the plaza areas should include more soft-scaping materials (i.e. grass and trees).

Administration received confirmation on 2021 August 31 from the Community Association that there were no further comments.

Administration considered the relevant planning issues specific to the application, as well as the existing approvals in place and has determined the proposal to be appropriate. The proposal provides opportunities for low density building forms which are complementary to the surrounding properties.

Future site development including building massing, pedestrian connections, building height and interfaces with the street and the adjacent residential development, will be reviewed at the development permit stage.

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

## **IMPLICATIONS**

### **Social**

The proposal would allow for a variety of housing choices in low-density residential building forms. The proposal may accommodate the housing needs of a more diverse population as a result.

### **Environmental**

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

### **Economic**

The ability to develop a wider variety of housing types, including rowhouse units, with the option to include the additional uses of secondary suites or backyard suites, would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this application.

**Planning & Development Report to  
Calgary Planning Commission  
2021 September 16**

**ISC: UNRESTRICTED  
CPC2021-1288  
Page 4 of 4**

**Land Use Amendment and Outline Plan in West Springs (Ward 6) at 918 and 952 -  
85 Street SW, LOC2019-0144**

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**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Proposed Land Use District Map
6. Proposed Outline Plan
7. Proposed Outline Plan Data Sheet
8. Proposed Outline Plan Conditions of Approval
9. Conceptual Site Layout
10. Urban Design Review Panel Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

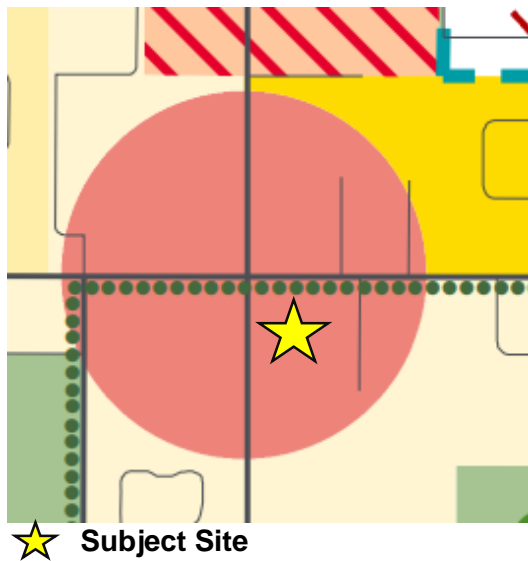
## Background and Site Context

The subject site is in the community of West Springs in the southwest quadrant of the City. The site is approximately 3.73 hectares (9.22 acres) and spans approximately 205 metres along 9 Avenue SW and 152 metres along 85 Street SW. The plan area is currently vacant, generally flat with no distinguishing site characteristics. No stripping or grading has commenced on the site.

The surrounding land uses are a mix of commercial and residential land use districts. More specifically, the commercial areas to the north, and west are designated Commercial – Community 1 (C-C1) and Commercial Community 2 (C-C2) District. To the east of the site is a Residential – One Dwelling (R-1) District developed with singled-detached dwellings and to the north is a multi-residential development designated as Multi-Residential – Low Profile Support Commercial (M-X1) District. To the south of the site are two DC Districts which are developed with semi-detached dwellings and townhomes. Additionally, to the south, there is a Special Purpose – School, Park and Community Reserve (S-SPR) District (Joan of Arc School).

The *West Springs ASP* identifies the site as within the ‘Community Core’, which is the pink circle shown below in Figure 1. The ‘Community Core’ currently comprises existing commercial development in the three developed quadrants NW, NE, SW. These areas include a wide range of commercial, consumer and personal services including two grocery stores. The site directly to the north can be considered the only other property meeting the vision of the ASP as it contains both a commercial development (grocery store) and multi-residential development. As such, the proposed land use amendment and outline plan is seen as supporting the completion of the last remaining parcel within the ‘Community Core’ by providing more housing choice and enhancing the surrounding community character.

**Figure 1: West Springs ASP Land Use Concept**



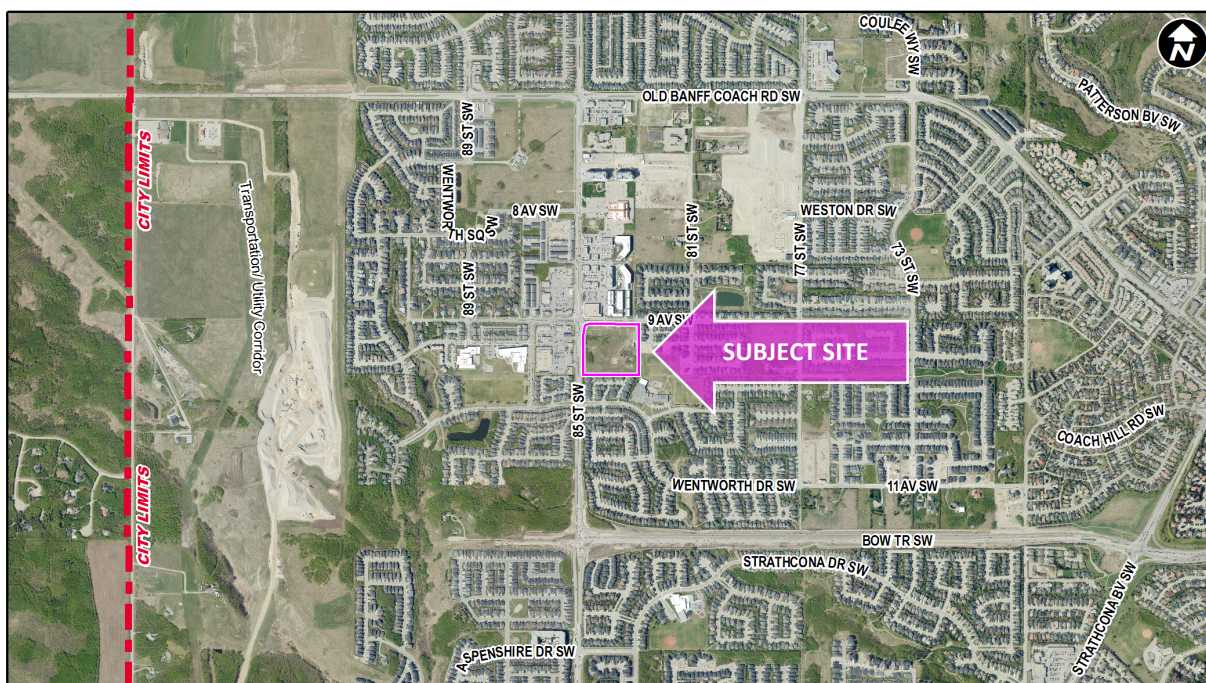
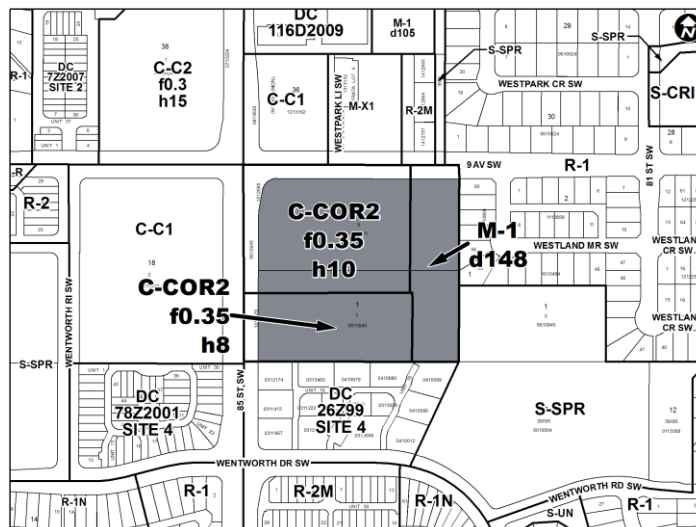
## Community Peak Population Table

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

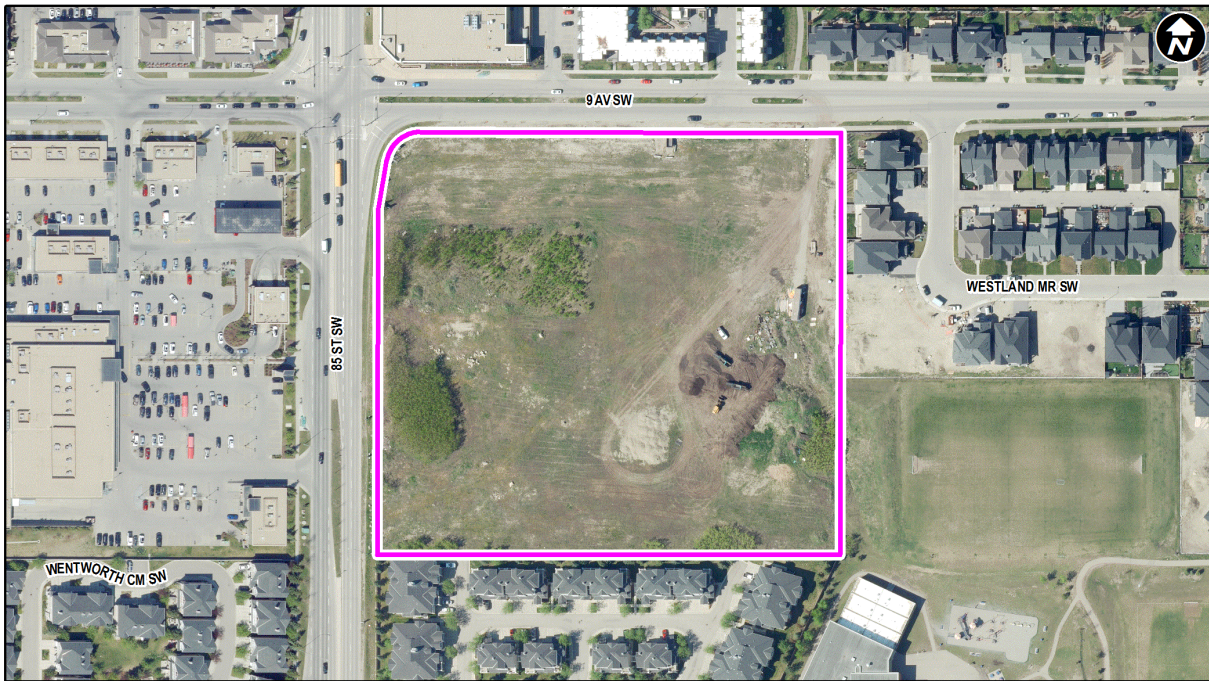
<b>West Springs</b>	
Peak Population Year	2019
Peak Population	10,758
2019 Current Population	10,758
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing land use was by approved by Council in 2010 February (LOC2009-0039) and includes a DC District ([Bylaw 16D2010](#)), a Residential – Low Density Multiple Dwelling (R-2M) District and a Multi-Residential – Low Profile (M-1d125) District.

The existing DC District, based on the Commercial - Corridor 2 (C-COR2) District, is intended to accommodate mixed use development containing commercial on the ground floor with residential and office uses on upper floors with building heights up to 15 metres. The maximum floor area is 0.35 for commercial uses and maximum residential density of 98.8 uph. The existing M-1 District allows for a maximum density of 125 uph and building heights up to 14 metres. The eastern extent of the site is currently designated as the R-2M, which is intended to primarily accommodate comprehensively designed low density residential development in the form of duplex dwellings and rowhouse buildings, and has a maximum density of 50 units per hectare and a maximum building height of 11 metres.

This application proposes redesignation of the subject site to two commercial districts and one residential district:

- Commercial – Corridor 2 f0.35h10 (C-COR2 f0.35h10) District;
- Commercial – Corridor 2 f0.35h8 (C-COR2 f0.35h10) District; and
- Multi-Residential – Low Profile (M-1) District.

The distribution of the proposed districts can be seen in the proposed land use district map and outline plan in Attachments 5 & 6.

The proposed C-COR2 Districts expand into portions of the site currently designated for residential use in order to provide more floor area for commercial and office development to respond to the local market in the surrounding communities. These areas are expected to establish storefronts, with continuing block faces, along both 9 Avenue SW and 85 Street SW. Both C-COR2 Districts continue to cap floor area ratio (FAR) at 0.35 which equates to a total of 9,940 square metres commercial floor area across these two areas. While the northern half of the site (fronting 9 Avenue SW) allows for building heights up to 8 metres, the southern half of the site would allow for building heights up to 10 metres.

The proposed M-1 District along the eastern extent of the subject site is intended to accommodate multi-residential development generating more traffic than low density residential areas to the east. Maximum building heights allowed in the M-1 District is 14 metres (approximately four storeys), a moderate increase from the maximum 11 metres allowed in the site's current R-2M District. An increase in density is also proposed in this area (up to 148 uph) which is aligned with the maximum allowed under the M-1 District. Implementing the proposed M-1 District along the east edge of the plan area supports a greater diversity and concentration of dwelling units that are within walking distance to the community core.

### **Subdivision Design**

The applicant's vision for the subject site is to create a neighbourhood-scaled commercial centre that also includes a residential component along the eastern edge of the site. Most of the outline plan area (two-thirds) accommodates neighbourhood-oriented commercial buildings anticipated to be one and two storeys. The residential parcel is intended to accommodate multi-residential (townhouse and low-rise apartment style) buildings, providing a transition in land use to lower density residential areas to the south and east.

### **Site Layout**

To support both commercial and residential development, the proposed site layout includes the dedication of a public right-of-way providing north-south vehicular and pedestrian access from 9 Avenue SW, at the eastern extent of the site. This public roadway would terminate at a cul-de-sac and provide transition to privately maintained vehicular access to commercial and residential areas in the south portion of the outline plan area. An east-west public access easement connecting the proposed right-of-way across the commercial site onto 85 Street SW is also proposed to satisfy emergency access requirements. The dedication of public roadway and execution of access easements are subject to conditions for approval of the outline plan (Attachment 8).

### **Municipal Reserves**

Municipal Reserve has been accounted for in full, through a previous subdivision of the subject site by a payment of cash-in-lieu of reserve with the registration of Plan 8810945. No Municipal Reserve is required as part of the approval of the proposed outline plan.

A breakdown of the statistics for the outline plan can be found in Attachment 7.

### **Development and Site Design**

A detailed conceptual site layout was submitted in support of the proposed outline plan and can be found in Attachment 9.

## Public Realm

An on-site plaza at the northwest corner of the subject site is anticipated to provide a pedestrian-oriented entryway from the intersection of 9 Avenue SW and 85 Street SW. A second public plaza is proposed at the northeast corner of the plan area to enhance the pedestrian realm and soften the vehicular impact of the bisecting collector street.

The creation of the new north-south public street is anticipated to accommodate sidewalks on both sides that accommodate pedestrian-oriented commercial buildings and residential access into these semi-private areas.

A 3.0-metre-wide segment of the regional pathway along the south-side of 9 Avenue SW is also anticipated to be constructed along the northern extent of the subject site. This segment of the regional pathway is to be buffered from the roadway with a landscape boulevard that includes planting of street trees. The proposed regional pathway will link to an existing asphalt pathway located to the west and an existing regional pathway to the east. A 2.0 metre sidewalk will be located along 85 Street SW.

## Building Orientation

Continuous building frontages are expected to line public frontages along 9 Avenue SW and 85 Street SW and will provide pedestrians with shielding from the more auto-oriented functions further within the site. By lining all public frontages with a continuous street-wall, most of the vehicular parking area is internalized, therefore minimizing visibility of auto-oriented functions from public boulevards.

Private interfaces along the southern and eastern extents of the subject site are anticipated to be lined with commercial and residential building edges, respectively. Additionally, the adjoining residential areas are expected to be visually buffered by soft landscaping including trees. All public and private landscape details are to be reviewed in greater detail at the development permit stage.

The rules of the proposed C-COR2 District will provide guidance for commercial development 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 9 Avenue SW and 85 Street SW;
- mitigating shadowing, overlooking, and privacy concerns with residential areas to the east and south; and
- completion of the 3.0-metre-wide regional pathway segment along the north extent of the site (9 Avenue SW) that ties seamlessly into the existing network.

The rules of the proposed M-1 District will provide guidance for multi-residential development (two four-storey buildings, 116 units) of the site including appropriate building height, massing, landscaping and parking.

The application was reviewed by City Wide Urban Design and was determined to be generally consistent with the Large Retail Commercial Urban Design Guidelines in that the proposed grid layout, circulation network and building placement should prove adaptable to future intensification while providing streetwall and active uses along street edges and at key

pedestrian connections in the immediate term. Pedestrian routes through the site were strengthened via a strong landscape scheme, and appropriate design revisions were made to improve the interface between the commercial and residential uses proposed on the site. The conceptual site layout was presented to the Urban Design Review Panel on 2021 January 20. While the Panel provided comments on some building interfaces and the playground location, it did endorse the proposal, commenting that the concept meets expectations for commercial centres rooted in stronger urban design principles, and that elements such as the new public road link and plaza spaces throughout will be a welcome addition to the community.

### **Density and Intensity**

The proposed outline plan anticipates 116 residential units to be accommodated on the 0.89-hectare parcel establishing the M-1 District. The resulting density on this parcel would be 131 uph and is within the maximum 148 uph allowed in the M-1 District.

Calculated across the entire outline plan area (3.73 hectares), the density is 31 uph which meets the minimum density requirement of 17.3 uph and below the maximum of 50 uph established for the Community Core area of the *West Springs ASP*.

The subject application demonstrates to achieve a minimum intensity threshold of 60 people and jobs per gross developable hectare are required by the [Municipal Development Plan \(MDP\)](#) for developing residential communities.

### **Transportation**

#### ***Site Access and Traffic***

Primary vehicular access to the plan area is to be provided from a proposed public roadway running north-south from 9 Avenue SW which will be dedicated at the Subdivision stage. This public roadway terminating in a cul-de-sac mid-block is designed as a custom cross section based on a residential standard, with a collector pavement structure to accommodate larger vehicles and commercial traffic. The public street will serve the commercial parcels and will also provide access to residential lots. A secondary access from 85 Street SW is to span east-west along the southern half of the commercial area, connecting to the cul-de-sac on the proposed public roadway. A Transportation Impact Assessment was prepared as part of the application to evaluate the impact of traffic generated by the proposal on surrounding infrastructure. Signalization requirements will be further evaluated at the development permit stage, pending the ultimate development proposal.

There are currently no public sidewalks established along both 9 Avenue SW and 85 Street SW. The applicant will be required to construct all public sidewalks and pathways within the public boulevard in association with the proposed development.

A segment of the regional pathway spanning the north extent of the plan area is planned to connect the community core with existing pathways that lead to public parks and school sites within the West Springs community. This connection is to be provided in association with the proposed development.

#### ***Transit***

West Springs is currently served by bus routes that run along 9 Avenue SW (Route 111), and 85 Street SW (Routes 98 and 111). The routes ultimately connect to the 69 Street LRT Station and Westbrook LRT Station. A bus zone is proposed at the southwest corner of the 9 Avenue



SW and 85 Street SW intersection. At the development permit stage, a bus zone amenity pad will be provided along the subject site at this location.

### **Motor Vehicle Parking**

Based on the applicant's conceptual site layout (Attachment 9), the majority of vehicular parking areas are shown to be internalized within the site and allocated between buildings, which reduces the proportion of these areas directly facing a public street. Residential parking for the residential parcel is anticipated below-grade with at-grade stalls located south of the cul-de-sac from the newly proposed public street. Parking supply and layout will be evaluated in further detail at the development permit stage.

### **Environmental Site Considerations**

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

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available and can accommodate the proposed application. Development servicing will be determined at the subdivision stage, with separate service connections to public mains to be provided for each proposed parcel.

## **Legislation and Policy**

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

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

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

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment and outline plan 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 employment opportunities through a wide range of housing types and densities to create diverse neighbourhoods. The proposed land use amendment and outline plan ensures future development provides appropriate transitions in building forms with existing low-density areas to the east and south.

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

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

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

The subject site is located within the 'Community Core' area identified on Map 2: Land Use Concept in the [West Springs ASP](#). Areas within the Community Core represent the centre of public activity in West Spring and accommodate mix of dwelling units including multi-residential development, with higher densities in close proximity to this area.

The proposed land use amendment and outline plan will help achieve the vision for the 'Community Core' by fulfilling the following policies:

- locating auto-oriented activities away from street frontages;
- building facades facing public streets that are pedestrian-scaled;
- establishing a public corner plaza at the intersection of 9 Avenue SW and 85 Street SW;
- providing a well-defined and convenient pedestrian network to and within the core; and
- providing a mix of dwelling units that include multi-residential buildings with higher densities in the Community Core.



# Applicant Submission



August 24, 2021

The intent of this submission is to redesignate the site from 'DC 16D 2010, M-1 d125 and R-2M' to 'C-COR 2 and M-1 d148'. The site is located at '918-952 85 Street SW' in the desirable community of 'West Springs' in Calgary. The proposal is an 8-acre site nestled in a predominantly commercial mixed-use development on the NW side and residential with 3-storey apartment buildings and single-family detached homes on the SE side. The site is bordered by 85th Street SW to the West and 9th Avenue SW to the North.

The intent of redesignation is to provide a pedestrian friendly commercial mixed-use development along the important intersection of 9 Ave SW and 85 ST SW. The land use redesignation would help to provide an urban centre with shopping experience and amenity space for the community of West Springs and surrounding neighborhood. The main reason is to create a more friendly urban design that provides a great user experience and community connectivity. The existing land-use creates a cul-de-sac scheme which does not provide connectivity or any pedestrian experience.

The existing land-use is focused on M-1 and R-2M districts which do not align with the new Area Structure Plan of the neighborhood and a new vision for the client. With redesignation, the client will be able to develop an integrated urban centre with plaza spaces, landscape areas for the community with an engaging commercial mixed-use. The proposal of increased R-2M district will increase the density of residential to enhance the pedestrian flow into the entire neighborhood.

The new land-use districts will allow an integrated space for 1 and 2-storey commercial buildings in context with the scale of the surrounding commercial development and 4-storey residential buildings that resonate with the existing neighboring residential community. Additionally, three public plazas will be designed to enhance the urban fabric of the site which are not possible with the existing land-use districts and resulting cul-de-sac scheme.

The conceptual site layout for the new land-use district can be a modified courtyard scheme with focus on creating a greater pedestrian experience and connection throughout the site and surrounding neighborhood. The courtyard scheme is difficult to achieve with the current land-use districts which divide the site randomly with not much possibility of integrated connections, and urban plazas.

The re-designation will allow for access views from 85<sup>th</sup> Street and 9<sup>th</sup> Avenue into the site and a much better vehicular and pedestrian connection, aligning with the existing Westpark Link SW and Westpark Common SW roads. The entry points and vehicular circulation will be connected by a clearly defined route through the site in the new re-designation of the land-use districts.

There were two community outreach sessions organised in October'2020 and January'2021 to show the benefits of redesignated land use and updated concept plan to the community and discuss about the urban design concept and community connectivity. Community was generally very positive about the addition of density and the scale of the development. The wider walkways along the storefronts with planters were greatly appreciated along with public plaza spaces created for the community use which are not possible with the current cul-de-sac required for the existing land-use district.

The design team received a constructive feedback to the proposed Land-use concept amendment to keep pursuing for the urban design elements in the design.

**Sukhpreet Kaur**

Architect, AAA, M.Arch., LEED® Green Associate  
Architect | Zeidler Architecture

# Applicant Outreach Summary

## West Springs Landing – Community Outreach Session

The Community outreach session was held on 13th January 2021 via zoom meeting from 6:00 PM to 8:00 PM to show the updated concept plan and land use to the community and discuss about the urban design concept and community connectivity.

The updated presentation material from the Community Association presentation including the updated conceptual plan, pedestrian connections, and conceptual 3-D renders were shared through online presentation to allow people to study the land-use redesignation drawings, concept plan and renders in detail. The following items were discussed during the outreach session:

- The proposed land use was discussed along with updated conceptual plan complete with pedestrian connection diagram and conceptual 3-D renders.
- The existing land use with cul-de-sac scheme was also discussed to provide a comparison for the revised land-use concept plan.
- Reasons for change to the new proposed land use were discussed. The main reason is to create a more friendly urban design that provides a great user experience and community connectivity.
- There was concern regarding site parking as some community members felt that the adjacent site does not provide enough parking.
- There was discussion regarding the connectivity to the neighborhood and the existing regional pathway. The continued regional pathway connection along the North of the site highlighted the focus on connectivity for the community.

Community was generally very positive about the addition of density and the scale of the development. The wider walkways along the storefronts with planters were greatly appreciated along with public plaza spaces created for the community use.

Generally, the design team received a constructive feedback to the proposed Land-use concept amendment to keep pursuing for the urban design elements in the design. At this Land-use redesignation stage, community seemed excited about the opportunities of commercial and residential on the site and their benefits to the community.

Moving forward from the comments received from the community outreach session 02, when we start working on the detailed design of the project and finalize different building uses; we will address the following items:

- Finalize the parking numbers in accordance with the bylaw requirements.
- Finalize type of businesses and our focus will be to activate plaza spaces with restaurants and cafes and to provide active and wellness uses along the residential.
- Develop further the pedestrian connection on the South to link public to the play area.
- The development of residential buildings will be a mix of townhouse style on the ground level with multi-family units above.
- Maintaining the existing regional pathway on the North





# Community Association Response



## West Springs/Cougar Ridge Community Association

Circulation Control  
Planning and Development  
P.O. Box 2100, Station M  
IMC 8201  
Calgary T2P 2M5  
ATTN: Mr. Jarred Friedman  
May 31, 2021

**Re: LOC2019 - 0144, West Springs Landing, 918-952 85th Street S.W.**

Dear Mr. Friedman,

Further to our letter of October 9, 2020, the West Springs/Cougar Ridge Community Association (WSCRA) would like to provide *additional* comments in regards to the West Springs Landing LOC2019-0144. We are still in agreement with all comments made in our October 2020 letter.

The WSCRA participated in the virtual public outreach session on January 13, 2021. To note, there was a very good turnout to this virtual meeting with over 50 residents participating and asking questions. In addition, the April 25, 2019 Traffic Impact Assessment was received from the applicant in February 2021. The comments below are in response to this outreach session and the 2019 TIA.

### **Traffic Impact Assessment:**

The community regularly observes heavy congestion at the entry/exit point onto 9th Ave SW between Calgary CoOp and Shoppers Drug Mart, to the west of this development. Therefore, we have concerns regarding the two 9 Ave vehicular entry points for West Springs Landing development

1. According to the Watt 2019 TIA forecasting to 2028, the development's all-turns access onto 9 Ave will fail in the northbound direction. This confirms our concerns that this intersection will function poorly. We urge the City to jointly develop a solution with the developer and Truman (developer of West District) to make operational improvements to this access.
2. In addition, at the time of the 2019 TIA, the access onto 9 Ave from Westpark Link (No Frills) would have been a right in/right out only. Since that time the median at this point has been removed, allowing the location to become "all turns". Therefore this situation is not reflected in the TIA. The WSCRA therefore strongly recommends that the Watt report be updated to reflect these new traffic patterns. We question whether it makes sense for there to be two all-turns access onto 9th Ave at this point. Will the removal of the median now make the development's western exit an all-turns rather than the planned right in/right out only?
3. The section of 9 Ave between 85th St and Westland Manor is designated as a parking lane and driving lane. Currently there is little parking along this section and 9 Ave, at times, becomes two driving lanes. The WSCRA has serious concerns about the impact that two lanes of traffic will have for traffic turning east bound off of Westpark Link and west bound out of West Springs Landing development. Conversely, if there is significant on-street parking adjacent to the Landing, this may significantly restrict sight lines for left turners. Both of these situations are less than ideal. The WSCRA therefore recommends that bike lanes be put in along the north and south sides of 9th Ave thereby making this section of 9th Ave as only one driving lane in both directions. This will effectively keep sight lines open and permit safer left turns, and a safer pedestrian experience.
4. The TIA considered peak afternoon traffic time to be from 4-6pm. However, there are three schools within close proximity to this area and school traffic may have a significant impact on overall traffic. Would Watt please comment on the effects of the school traffic on traffic from 3-4pm, and recommend safety measures that will be effective during pickup and drop off time.
5. The 2019 TIA also concludes that the 85th St/9 Ave intersection will perform poorly in the 2028 forecast. Therefore, we urge the City to explore treatments on a network level that would improve this intersection.
6. The WSCRA strongly urges the City to develop a community wide bike infrastructure network with developers to support the growing community of WSCR. Cycling is seen as a more sustainable method of transportation especially for users travelling the short distance to local stores as well as the preferred way for teenagers to travel. One trip made by a bike means one car taken off the road. Providing a safe and convenient bike infrastructure increases the roadway capacity without increasing the size of the roadway. As the density of our community increases, and thus vehicular traffic, it is essential that we encourage the already burgeoning cycling culture in our community with a full cycling infrastructure along our main streets.
7. Frequent and reliable transit services will also be critical in delaying the traffic issues coming with increased density. While this is not specifically the developer's responsibility, we would like the developer to make better plans for transit access.

Suite 138, Unit 408, 917 - 85th St. SW,  
Calgary, Alberta  
T3H 5Z9  
403.770.8585 [www.wscr.ca](http://www.wscr.ca)



## West Springs/Cougar Ridge Community Association

### **Pedestrian Connection:**

As this development lies within the “core” of the West Springs/Cougar Ridge community, it is extremely important that the pedestrian connectivity be well planned in order to facilitate pedestrian traffic from all sides. This will also reduce vehicular traffic on streets. The WSCRA strongly urges the City to extend the public access/pathway from the SE corner of this development, across the greenspace north of St. Joan of Arc, to join up with the existing public pathway north of the school. We have been informed that according to the WS ASP the regional pathway is up to 9th Ave SW. However, it is unreasonable to expect pedestrians to walk SEVEN times the distance from the existing pathway, up to 9th Ave, and then into the WS Landing development, when a short extension of the path to the SE corner will provide easy and complete pathway connections. During the virtual public session, the applicant agreed that a public path could be made along the southern edge of the development. It was also mentioned that a public access sidewalk could be made in front of the residential buildings in order to access the greenspace to the east and link up with the existing pathway across 9th Ave. This would be extremely beneficial to the businesses within WS Landing by permitting quick and easy access by foot and bike, rather than forcing residents to drive around by car.

### **Urban Plaza:**

The applicant has proposed three public plazas to be included in this development. While these plazas will add to the public experience, the WSCRA would like to see a *more creative solution* with less use of “hardscaping” and more “softscaping”. During the virtual public outreach session many attendees voiced concerns around the lack of an inviting greenspace in the development. At our community core all existing developments are car-centric with vast swaths of pavement. None include a welcoming green oasis for pedestrians and bikers to relax. As WS Landing is the final piece of the core business development we urge the applicant to create a 21 century retail environment that focuses on pedestrians and cyclists, instead of cars, that includes grass and trees.

### **Springside Condominiums:**

Members of the Springside Condominium Board were present at the January virtual public outreach session. They expressed concerns with viewpoints looking north into the West Springs Landing development and did not want to be looking at a wall of buildings. We appreciate that the applicant has included trees between the condo development and the WS Landing buildings along the southern edge.

In addition, the WSCRA has serious concerns about the completion of the sidewalk along the east side of 85th St SW, between Wentworth Dr SW and the West Springs Landing development (beside the Springside Condominiums). Presently there is no sidewalk there. It is imperative that this sidewalk portion be completed at the same time as the sidewalk installation along the West Springs Landing portion of 85th St SW.

### **Summary:**

Therefore, in summary, the WSCRA strongly encourages the City to: (1) request an update to the TIA for the reasons above; (2) develop a community wide cycling infrastructure particularly along main streets in our core; (3) develop strong pedestrian connections through this development by completing a pathway extension from the existing pathway north of St Joan of Arc school to the SE corner of the development, and requiring the applicant to include a public path along the front of the residential buildings and along the south border, to the SE corner; (4) require the applicant to include more soft-scaping in the development's plaza areas such as grass and trees.

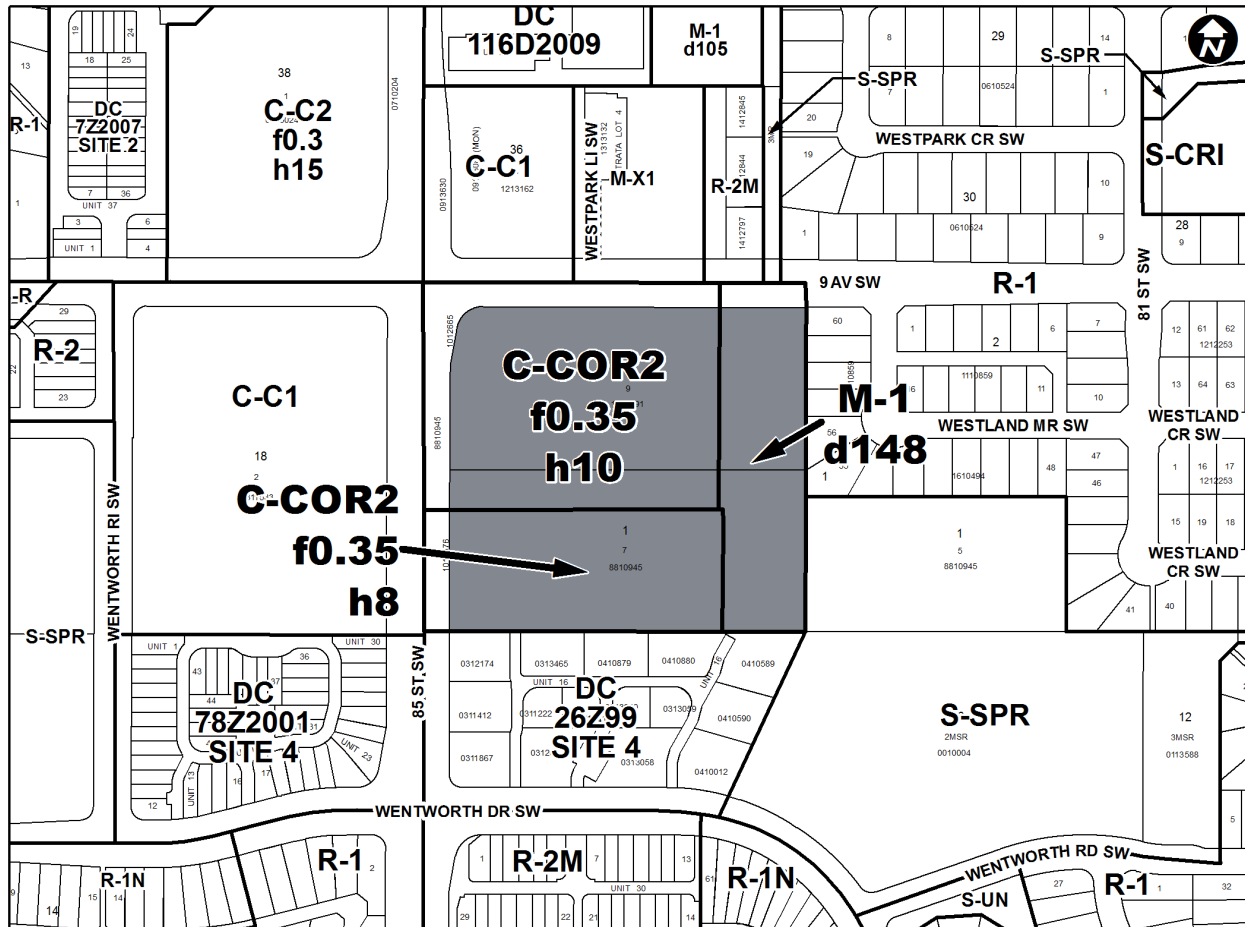
Regards,

Linda Nasset  
Director  
Planning & Development Committee  
West Springs/Cougar Ridge Community Association

cc: Jeff Davison, Councillor Ward 6  
Paul Ghazar, President WSCR Community Association

Suite 138, Unit 408, 917 - 85th St. SW,  
Calgary, Alberta  
T3H 5Z9  
403.770.8585 [www.wscr.ca](http://www.wscr.ca)

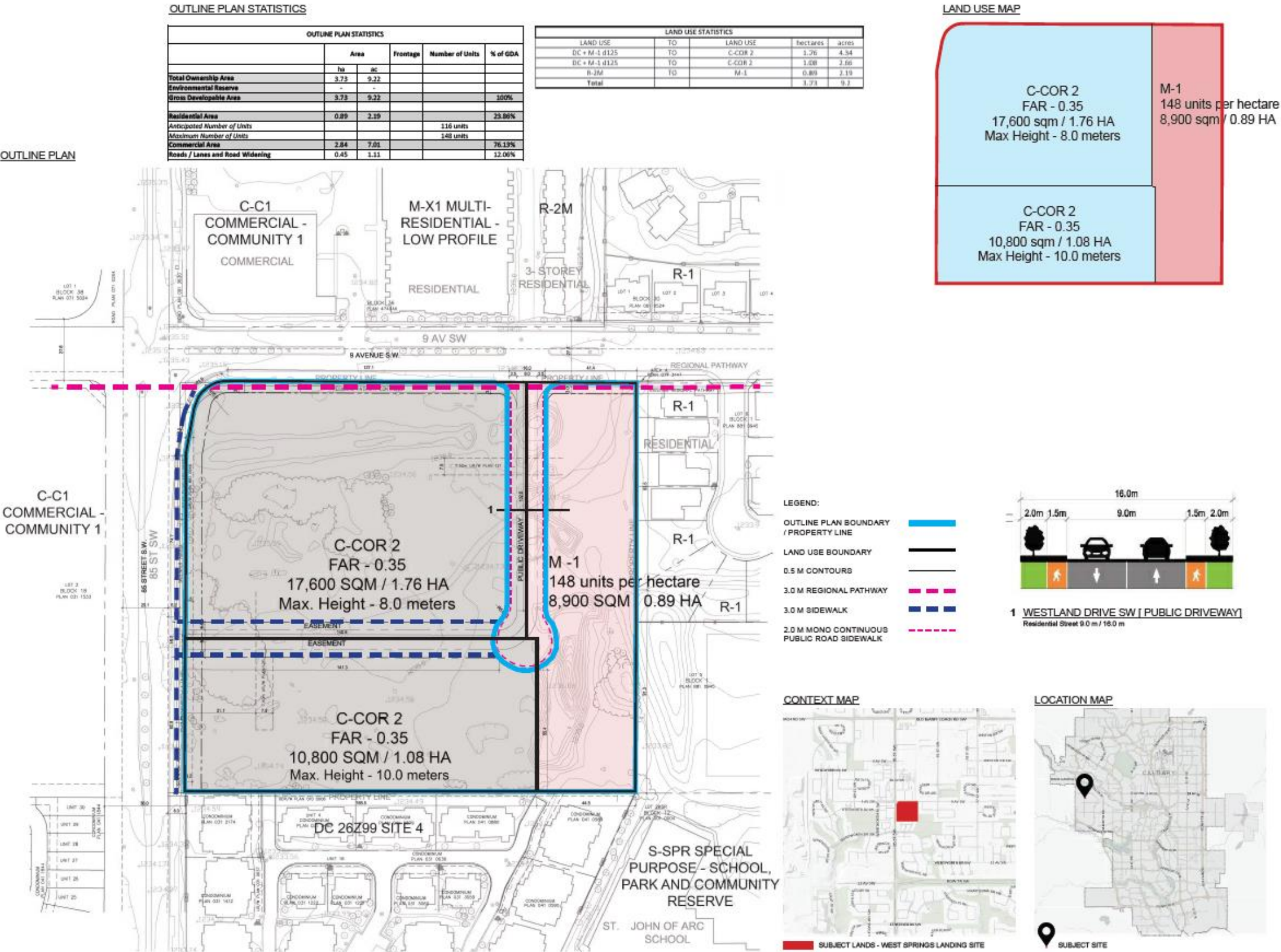
# Proposed Land Use District Map







Proposed Outline Plan



300, 640 - 8 Avenue S.W.  
Calgary, AB T2P 1G7  
T +1 403 233 2525

This drawing must not be scaled.  
The contractor shall verify all levels, contours, and dimensions  
prior to commencement of work. All errors and omissions must  
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Issue No.	Date	Description
1	2021-11-17	Outline Plan Review
2	2021-12-18	Outline Plan Submission
3	2021-12-18	Outline Plan Re-Submission
4	2021-08-24	Outline Plan Re-Submission

JOMAA & SONS  
CONSTRUCTION LTD.  
952 - 85 St. SW

WEST SPRINGS LANDING

MUNICIPAL ADDRESS:  
918-952 85 STREET SW CALGARY

LEGAL DESCRIPTION:  
PLAN 1012891 BLOCK 1 LOT 9  
PLAN 8810945 BLOCK 1 LOT 7

OUTLINE PLAN

scale	1 : 500
drawn by	SK
checked by	SB
project no.	212-161
date issued	2021-08-24
revision no.	2
sheet no.	A1.1



# Proposed Outline Plan Data Sheet

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

	HECTARES	ACRES
GROSS AREA OF PLAN	3.73	9.22
LESS: ENVIRONMENTAL RESERVE		
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	3.73	9.22

LAND USE (Residential)	HECTARES	ACRES	ANTIPCATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
M-1	0.89	2.19	1	116
Total Residential	0.89	2.19	1	116

LAND USE (Commercial)	HECTARES	ACRES	ANTIPCATED # OF LOTS	ANTICIPATED AREA (SQ.M) IF AVAILABLE
C-COR2 f0.35h8	1.56	3.85	1	15,590
C-COR2 f0.35h10	0.94	2.32	1	9,440
Total Commercial	2.5	6.17	2	25,030

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	0.45	1.11	67.04
PUBLIC UTILITY LOT (S-CRI)			

Reserves	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)			
Non-Credit (S-R)			





# Outline Plan Conditions of Approval

*These conditions relate to Recommendation 1 for the Outline Plan where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.*

**The following Conditions of Approval shall apply:**

## **Planning:**

1. A public access easement shall be required at the initial tentative plan stage providing public access from the proposed road to the school site and a future pedestrian pathway.
2. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached and rowhouse dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
3. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument.
4. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
5. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities in accordance with the Area Structure Plan.
6. Decorative street lighting (known as the McKenzie Towne Style or the 5 metre Traditional 17 Ave Style) shall be installed at the developer's expense. The style of street light shall be consistent with the lights installed in the development south of the plan area.

## **Development Engineering:**

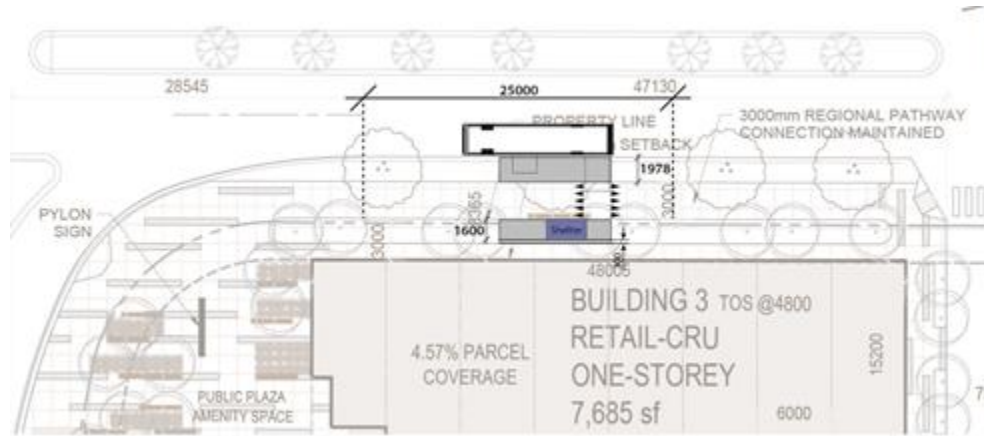
7. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Shallow Subsoil and Groundwater Site Investigation, West Springs Landing, 918 – 85 Street SW, Calgary, Alberta, prepared by Almor Testing Services (File No 099-10-21), dated February 2021.
8. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
9. Prior to Endorsement of the final instrument, execute a Development Agreement / Indemnification Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 587-216-3391 or email [taryn.davis@calgary.ca](mailto:taryn.davis@calgary.ca).
10. Pursuant to Bylaw 2M2016, off-site levies, fees and boundary charges are applicable.

11. The Developer shall make repayment arrangements with the City of Calgary for part cost of the surface improvements in 9 Avenue SW adjacent to the site, which was installed by Dundee Development Corporation through their West Springs, Phase 6 DA2002-0125 and financed by Calgary Roads - Program 204.
12. The Developer shall make repayment arrangements with the City of Calgary for part cost of the storm sewer in 9 Avenue SW adjacent to the site, which was installed by Dundee Development Corporation through their West Springs, Phase 6 DA2002-0125 and financed by Calgary Roads - Program 204.
13. The Developer shall make repayment arrangements with the City of Calgary for part cost of the surface improvements in 85 Street SW adjacent to the site, which was installed by Dundee Development Corporation through their West Springs, Phase 6 DA2002-0125 and financed by Calgary Roads.
14. The Developer shall make satisfactory cost sharing arrangements with Dundee Development Corporation for part cost of the existing watermain and sanitary sewer installed/constructed in 9 Avenue SW that was paid for and/or constructed by Dundee Development Corporation under West Springs, Phase 12 DA2005-0067.
15. The Developer shall make satisfactory cost sharing arrangements with Dundee Development Corporation for part cost of the existing storm sewer installed/constructed in 85 Street SW that was paid for and/or constructed by Dundee Development Corporation under West Springs, Phase 6 DA2002-0125.
16. The Developer shall make satisfactory cost sharing arrangements with United Inc. for part cost of the existing watermain installed/constructed in 85 Street SW that was paid for and/or constructed by United Inc. under Cougar Ridge, Phase 1 DA2000-0041.
17. The Developer shall make satisfactory cost sharing arrangements on a per hectare basis with Dundee Development Corporation for part cost of the existing storm pond installed/constructed in Lot 32PUL in Block 17 that was paid for and/or constructed by Dundee Development Corporation under West Springs, Phase 5 DA2002-0061.
18. The developer shall make satisfactory cost sharing arrangements with Dundee Development Corp. for part cost on a contributing area basis for the existing storm water pond constructed as part of their West Springs Phase 12 development (2005-067).
19. The developer shall make repayment to the City for their share of the traffic lights at the intersection of 9 Avenue SW and 85 Street SW.
20. The Developer shall make payment to the City for their share of the East Springbank Servicing Study.
21. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
  - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements;

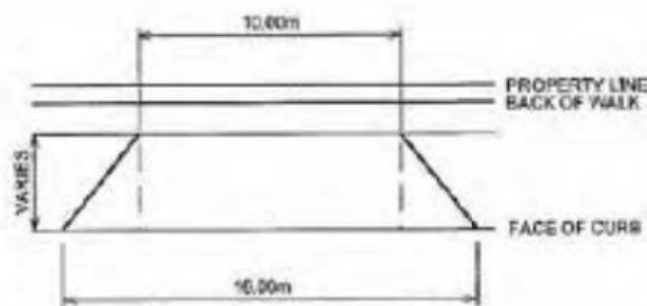
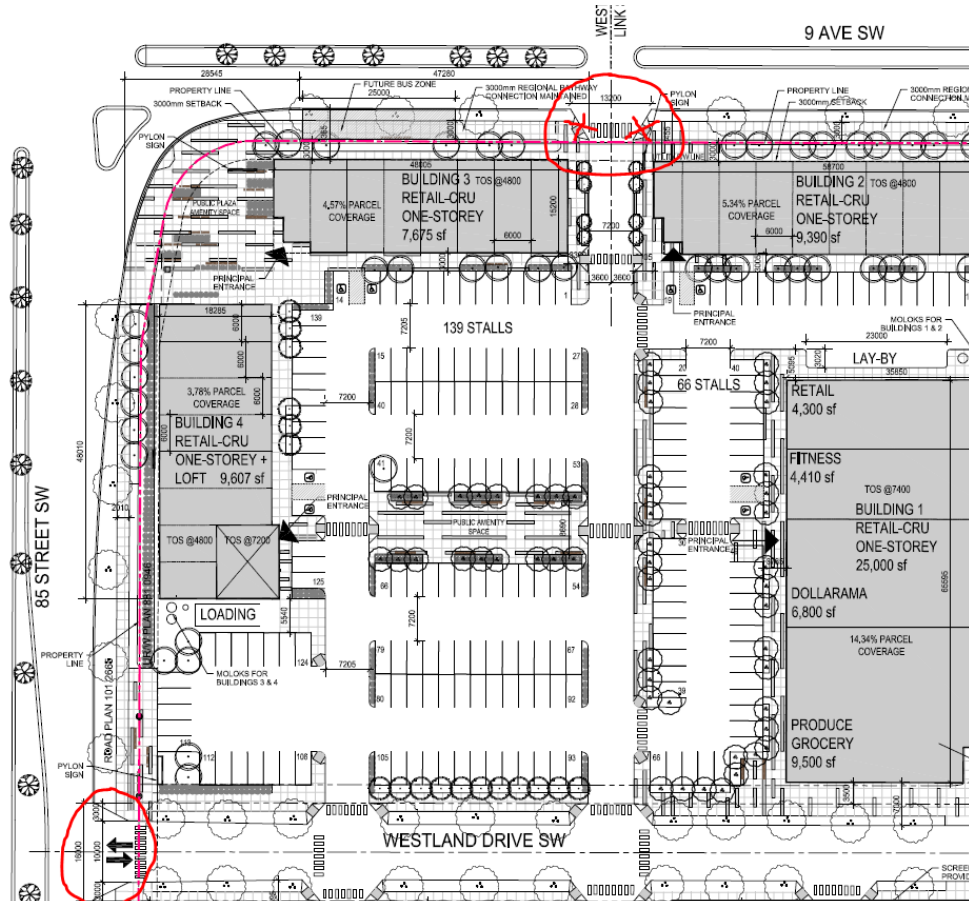
- b) Construct the underground utilities (sanitary sewer, storm sewer, water mains) and surface improvements within and along the boundary of the plan area;
- c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc.) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing; and
- d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.

**Transportation:**

- 22. **In conjunction with the applicable Tentative Plan or Development Permit**, detailed engineering drawings with turning templates shall be submitted and approved to the satisfaction of the Director, Transportation Planning for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
- 23. The proposed public roadway structure (Westland Drive S.W.) is to be built to a Collector standard in order to service the Commercial site. Signage is to be included to ensure that parking along Westland Drive S.W. is only permitted on one side of the road. The developer is responsible for construction of the proposed public roadway within the plan area. Amend plans accordingly.
- 24. The concept plan provided with the Application is provided for information only. The road and pedestrian network shown is subject to further review and analysis in conjunction with future outline plan revisions, Development Permit and Tentative Plan submissions.
- 25. At the Development Permit stage, the applicant will be required to construct sidewalks on all frontages on public streets, including 85 Street S.W. as the site plan appears to indicate no sidewalk in this area.
- 26. At the Development Permit stage, an Access Easement will be required to be registered over the East- West private road from the cul-de-sac to 85 Street S.W.
- 27. The site plan indicates a desire to extend the 3m Regional Pathway along the South side of 9 Avenue. Where this pathway crosses the planned bus zone location, maintaining the clear regional pathway as shown will leave insufficient space in the public boulevard for bus zone infrastructure/ amenities. At the Development Permit stage, the applicant is recommended to include one of the following:
  - An additional bus zone amenity pad to be installed at the back of the regional pathway, measuring 9m length x 1.6m width. An easement agreement will be required as this pad would be placed on the private parcel.
  - The Regional pathway be adjusted, subject to the approval of the City, through either redirecting or narrowing, such that a minimum 2.5m wide bus zone amenity pad can be provided between the pathway and curb.



28. At the Development Permit stage, the access to 85 Street S.W., and the Western access to 9 Avenue S.W. are to be City standard driveway accesses with continuous sidewalk crossings, and removal of the wheelchair ramps (See images below).



**Parks:**

29. Proposed Regional Pathways and tree planting (within the City boulevard) are to comply with the Calgary Park's Development Guidelines and Standard Specifications for Landscape Construction: <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>
30. At Development Permit, ensure an appropriate interface with the adjacent park/MR – Municipal Reserve to the east.
31. At Development Permit, investigate planting trees within the City boulevards along 9 Avenue SW and 85 Street SW, subject to gaining line assignment approval for the proposed planting. Tree species recommended are: American Elm, Green Ash, Bur Oak, and Dropmore Linden
32. In Alberta, all ground disturbance activities are subject to Section 31 of the Historical Resources Act "a person who discovers a historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." The chance discovery of historic resources is to be reported to the contacts identified within Standard Conditions under the Historical Resources Act: <https://open.alberta.ca/publications/standard-conditions-under-the-historical-resources-act>





Conceptual Site Layout



300, 640 - 8 Avenue S.W.  
Calgary, AB T2P 1G7  
T +1 403 233 2525

and

consultants

This drawing must not be scaled.  
The contractor shall verify all levels, details, and dimensions  
prior to commencement of work. All errors and omissions must  
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Issue No.	Date	Description
1	2019-09-09	Issued for Land Use Redesignation
2	2019-11-20	Re-issued for Land Use Redesignation
3	2020-02-08	Re-issued for Land Use Redesignation
4	2020-05-21	Re-issued for Land Use Redesignation
5	2021-01-18	Re-issued for Land Use Redesignation
6	2021-05-18	Re-issued for Land Use Redesignation
7	2021-08-26	Re-issued for Land Use Redesignation
8	2021-08-31	Re-issued for Land Use Redesignation

2021-06-28

JOMAA & SONS  
CONSTRUCTION LTD.

952 - 85 St. SW

project file

WEST SPRINGS LANDING

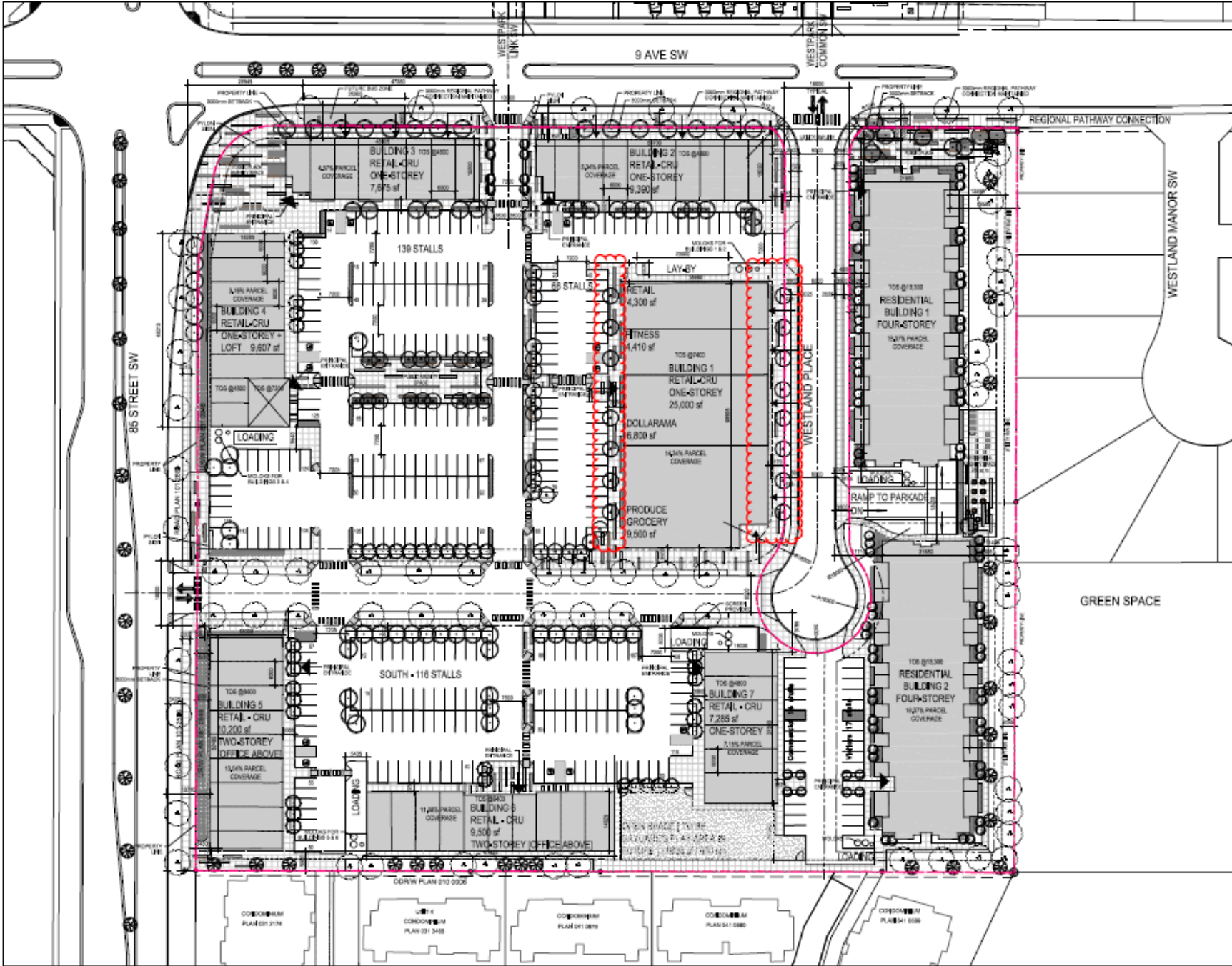
918 85 STREET SW  
952 85 STREET SW

drawing file

CONCEPT PLAN

scale: 1 : 500  
drawn by: SK  
checked by: SB  
project no: 212-161  
date issued: 2021-08-03

revision no: 8  
sheet no: A1.3



SITE SYNOPSIS	
SITE AREA	
BUILDING AREA	
TOTAL GFA - 94,800 sf	
GFA COMMERCIAL - 78,657 sf	
GFA OFFICE - 16,145 sf	
GFA RESIDENTIAL - 121,158 sf	
with four levels of residential	
GFA BUILDING 1 - 59,115 sf	
with four levels of residential	
GFA BUILDING 2 - 62,043 sf	
with four levels of residential	
RETAIL	
GFA COMMERCIAL	± 58,957 sf
GFA COMMERCIAL WITH OFFICE ABOVE	± 19,700 sf
TOTAL GFA COMMERCIAL	± 78,657 sf
GFA OFFICE	± 16,145 sf
TOTAL GFA	± 94,800 sf
RESIDENTIAL	
BLDG#1	± 57 UNITS-CONDO
BLDG#2	± 59 UNITS
TOTAL	± 116 UNITS
PARKING REQUIRED	
RETAIL 4 / 100 sqm	290 stalls
OFFICE ±3 / 100 sqm	45 stalls
RESI RESIDENT 1.25/UNIT	
PARKING-U/G BLDG 1	72 stalls
PARKING-U/G BLDG 2	74 stalls
RESI VISITOR 0.15/UNIT	17 stalls
PARKING PROVIDED	
COMMERCIAL	335 stalls
PARKING-SURFACE	335 stalls
PARKING-U/G	OPTIONAL/ NOT REQUIRED
RESIDENTIAL - RESIDENT	
PARKING-U/G BLDG 1	87 stalls
PARKING-U/G BLDG 2	89 stalls
RESIDENTIAL - VISITOR	
PARKING-SURFACE	17 stalls



# Urban Design Review Panel Comments

<b>Date</b>	January 20, 2021	
<b>Time</b>	2:00	
<b>Panel Members</b>	<b>Present</b> Chad Russill (Chair) Ben Bailey Anna Lawrence Jeff Lyness Glen Pardoe Katherine Robinson	<b>Distribution</b> Chris Hardwicke (Co-Chair) Gary Mundy Beverly Sandalack Michael Sydenham Jack Vanstone Noorullah Hussain Zada
<b>Advisor</b>	David Down, Chief Urban Designer	
<b>Application number</b>	<b>LOC2019-0144</b>	
<b>Municipal address</b>	918, 952 85 St SW	
<b>Community</b>	West Springs	
<b>Project description</b>	Land Use Amendment for West Springs commercial centre	
<b>Review</b>	first	
<b>File Manager</b>	Jarred Friedman	
<b>City Wide Urban Design</b>	Dawn Clarke	
<b>Applicant</b>	Zeidler Architecture	

\*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

In response to market challenges, the Land Use amendment for the West Springs commercial centre seeks to pare down a previous development vision and approval for a higher density, comprehensive mixed-use development along 85<sup>th</sup> Street SW in the West Springs community. The proposed amendment reflects an ambition to maintain a pedestrian friendly commercial mixed-use and residential development vision. While some commendable aspects have been conceptualized/demonstrated like clear unimpeded pedestrian connectivity, other concerns remain that may erode project success of the built form outcome. To the benefit of the overall vision, the Panel recommends the Applicant review the following concerns summarized below and reinforced in the categorized elements that follow:

- The concept plan shows a new public road created (Westland Drive SW) lined by 4-storey residential buildings on one-side, and the backside of a 1-storey anchor-tenant building and semi-trailer loading zone on the other. The nature of Anchor tenant buildings with semi-trailer loading requirements negates the possibility of '360-degree' frontages. It is the opinion of the panel that no degree of screening would salve this poor interface. For the purposes of built-form integration, the Panel recommends relocating Building 1 to be adjacent 85<sup>th</sup> Street SW (a higher-order road) and replacing building 4 in its place for a more positive residential interface along Westland Drive SW. The Panel is highly critical of the applicant's position that an anchor tenant building is best placed along Westland Drive to create a buffer from commercial activity.
- The Children's play area is described as 'safely nestled along the residential multi-family between the buildings'. This location does not appear entirely visible, and safety is a concern. Connectivity to external areas could be improved – relocating the playground to be more publicly accessible and connected to the internal pedestrian circulation network is strongly recommended.

Urban Design Element	
<b><i>Creativity</i></b> Encourage innovation; model best practices	
<ul style="list-style-type: none"> <li>Overall project approach as it relates to original ideas or innovation</li> </ul>	
UDRP Commentary	The proposed application meets expectations for commercial centres routed in stronger urban design principles. Elements such as the new public road link and plaza spaces throughout will be a welcome addition to the community.
Applicant Response	
<b><i>Context</i></b> Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities	
<ul style="list-style-type: none"> <li>Massing relationship to context, distribution on site, and orientation to street edges</li> <li>Shade impact on public realm and adjacent sites</li> </ul>	
UDRP Commentary	Anchor tenant loading is proposed adjacent Westland Drive SW. This location interfaces directly with proposed street-oriented residential buildings. As such, relocation of Building 1 should be strongly considered. Opportunities include locating building 4 or building 5 in its place in order to better frame the street and provide a more human scale, pedestrian-friendly experience for residents. See 'Integration' for additional reference to this condition.
Applicant Response	
<b><i>Animation</i></b> Incorporate active uses; pay attention to details; add colour, wit and fun	
<ul style="list-style-type: none"> <li>Building form contributes to an active pedestrian realm</li> <li>Residential units provided at-grade</li> <li>Elevations are interesting and enhance the streetscape</li> </ul>	
UDRP Commentary	<p>While the Panel acknowledges the retail tenants and eventual layouts are unknown, a strong owner attempt to make retail as through-space is desired.</p> <p>The applicant notes "creative 360-degree frontages" – however the panel notes the plausibility of 9 Avenue SW, 85 Street SW, and Westland Drive SW evolving into a 'back door' façade. All efforts to ensure quality interfaces are achieved should be followed long term.</p>
Applicant Response	
<b><i>Human Scale</i></b> Defines street edges, ensures height and mass respect context; pay attention to scale	
<ul style="list-style-type: none"> <li>Massing contribution to public realm at grade</li> </ul>	
UDRP Commentary	<p>The Panel understands the applicant will not be pursuing greater height and/or a mix of vertical uses due to market conditions; however, the combination of reduced height as well as abundant surface parking provokes concern that a true pedestrian friendly environment will not be achieved.</p> <p>The Panel notes a good use of landscaping, quality paving treatments, and street trees to help define and frame large open spaces. All efforts to ensure this quality is achieved should be followed long term.</p>

Applicant Response	
<b>Integration</b> <i>The conjunction of land-use, built form, landscaping and public realm design</i> <ul style="list-style-type: none"> <li>• Parking entrances and at-grade parking areas are concealed</li> <li>• Weather protection at entrances and solar exposure for outdoor public areas</li> <li>• Winter city response</li> </ul>	
UDRP Commentary	Building 1 (proposed anchor tenant) orients to the west parking area and backs onto proposed residential buildings. The Panel contends the greatest opportunity for great urban design and placemaking is along Westland Drive SW; A more fine grain building with multiple entrances and uses is more suitability located along this street.
Applicant Response	
<b>Connectivity</b> <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i> <ul style="list-style-type: none"> <li>• Pedestrian first design, walkability, pathways through site</li> <li>• Connections to LRT stations, regional pathways and cycle paths</li> <li>• Pedestrian pathway materials extend across driveways and lanes</li> </ul>	
UDRP Commentary	<p>The 'modified courtyard scheme' has strong internal site pedestrian connections across the main parking field. Regional pathway connectivity is also acknowledged with the placement of key public plaza areas and site permeability.</p> <p>Consideration should be given to providing a pathway, sidewalk or walkway connection along the south edge of the site, connecting 85<sup>th</sup> Street to the play area and the residential buildings along the west edge of the site. This connectivity would improve accessibility of the northbound bus stop located on 85<sup>th</sup> Street south of the site, and would also help facilitate improved permeability and safety for the play area</p>
Applicant Response	
<b>Accessibility</b> <i>Ensure clear and simple access for all types of users</i> <ul style="list-style-type: none"> <li>• Barrier free design</li> <li>• Entry definition, legibility, and natural wayfinding</li> </ul>	
UDRP Commentary	Accessibility generally meets expectations with few anticipated barrier free design problems in the materials presented. Aspects such as curb bump outs that facilitate shorter crossings should be explored. As well, care should be taken in the placement of furniture in the NW plaza to ensure a clear route for visually impaired pedestrians exists between the bus stop and the interior of the plaza and site overall.
Applicant Response	
<b>Diversity</b> <i>Promote designs accommodating a broad range of users and uses</i> <ul style="list-style-type: none"> <li>• Retail street variety, at-grade areas, transparency into spaces</li> <li>• Corner treatments and project porosity</li> </ul>	
UDRP Commentary	It is noted that the current application does not reflect the same vertical mixed use as the approved Land Use; however, the development still promotes accommodation of a broad range of users and uses with a mix of retail, offices and residential.
Applicant Response	

<b>Flexibility</b> <i>Develop planning and building concepts which allow adaptation to future uses, new technologies</i>	
<ul style="list-style-type: none"> <li>• Project approach relating to market and/or context changes</li> </ul>	
UDRP Commentary	The application meets flexibility qualities adequately and will be well-tuned for future uses given the layout of buildings and alignment of the new Westland Drive SW.
Applicant Response	
<b>Safety</b> <i>Achieve a sense of comfort and create places that provide security at all times</i>	
<ul style="list-style-type: none"> <li>• Safety and security</li> <li>• Night time design</li> </ul>	
UDRP Commentary	The location of the children's play area at the south end of the development is a concern. The play area appears to interface with back of house functional requirements that conflicts with safety concerns. The panel recommends revisiting this element and to consider greater opportunities for passive surveillance and overall visibility while still balancing protection from vehicular traffic.
Applicant Response	
<b>Orientation</b> <i>Provide clear and consistent directional clues for urban navigation</i>	
<ul style="list-style-type: none"> <li>• Enhance natural views and vistas</li> </ul>	
UDRP Commentary	The application meets orientation qualities adequately. There is some concern that commercial buildings with primary entrances that front the parking areas will inevitably become auto-oriented and not reflect the design aspirations for '360-degree buildings' shown in the Outline Plan package.
Applicant Response	
<b>Sustainability</b> <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i>	
<ul style="list-style-type: none"> <li>• Site/solar orientation and passive heating/cooling</li> <li>• Material selection and sustainable products</li> </ul>	
UDRP Commentary	Sustainability aspects were not reviewed as part of this application.
Applicant Response	
<b>Durability</b> <i>Incorporate long-lasting materials and details that will provide a legacy rather than a liability</i>	
<ul style="list-style-type: none"> <li>• Use of low maintenance materials and/or sustainable products</li> <li>• Project detailed to avoid maintenance issues</li> </ul>	
UDRP Commentary	Materials presented meet expectations, being low maintenance and of good quality.
Applicant Response	