



REVISED AGENDA

COMBINED MEETING OF COUNCIL

March 8, 2022, 9:30 AM
IN THE COUNCIL CHAMBER

SPECIAL NOTES:

Public are encouraged to follow Council and Committee meetings using the live stream

www.calgary.ca/watchlive

To make a written submission or request to speak, use the Public Submission Form.

Public wishing to speak may participate remotely.

Information on how to call in will be provided after registration.

Council Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. RECOGNITIONS
 - 3.1. United Way Employee Campaign Cheque Presentation
4. QUESTION PERIOD
5. CONFIRMATION OF AGENDA
6. CONFIRMATION OF MINUTES
 - 6.1. Minutes of the Combined Meeting of Council, 2022 February 15
7. CONSENT AGENDA
 - 7.1. DEFERRALS AND PROCEDURAL REQUESTS
 - 7.1.1. Procedural Request – File CPC Recommendations and Abandon Proposed Bylaw 18D2022 (CPC2021-1584) Item 8.2.1, C2022-0224
 - 7.2. City Auditor's Office 2021 Annual Report, AC2022-0183
 - 7.3. Funding Request for the Clean Energy Improvement Program, EC2022-0113

- 7.4. Naming Rights for a Partner Operated Recreation Facility, EC2022-0135
Held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party) and 23 (Local public body confidences) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2022 July 1

- 7.5. Calgary Technologies Inc - Shareholder Resolution, EC2022-0253
Held confidential pursuant Sections 16 (Disclosure harmful to business interests of a third party), 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2022 December 31

- 7.6. 2021 Status of Emergency Preparedness in Calgary, EM2022-0222

- 7.7. 2022-2023 Provincial Budget (Verbal), IGA2022-0327

- 7.8. Discussion on Municipal Government Act (Verbal), IGA2022-0329

8. PLANNING MATTERS FOR PUBLIC HEARING

Note: Members of the public wishing to address Council, on any Public Hearing matter on this Agenda, may register using the [Public Submission Form](#).

8.1. CALGARY PLANNING COMMISSION REPORTS

- 8.1.1. Policy Amendment and Land Use Amendment in Altadore (Ward 8), LOC2021-0166, CPC2022-0074
Proposed Bylaws 12P2022 and 33D2022

- 8.1.2. Policy Amendment and Land Use Amendment in South Calgary (Ward 8), LOC2021-0171, CPC2022-0032
Proposed Bylaws 13P2022 and 34D2022

REVISED MATERIAL

- 8.1.3. *Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8), LOC2021-0146, CPC2022-0014*
Proposed Bylaws 14P2022 and 35D2022

- 8.1.4. Land Use Amendment in Beltline (Ward 8), LOC2021-0133, CPC2022-0022
Proposed Bylaw 36D2022

- 8.1.5. Road Closure and Land Use Amendment in Shepard Industrial (Ward 12), LOC2021-0126, CPC2022-0091
Proposed Bylaw 1C2022 and 37D2022

8.2. OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING
(including non-statutory)

- 8.2.1. Land Use Amendment in Manchester Industrial (Ward 9), LOC2021-0156, CPC2021-1584
Proposed Bylaw 18D2022

NEW MATERIAL

- 8.2.2. *Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 – 26 Street SW, LOC2021-0147, CPC2021-1570*
Proposed Bylaws 6P2022 and 20D2022

REVISED MATERIAL

- 8.2.3. *Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2704 – 33 Street SW, LOC2021-0059, CPC2022-0012*
Proposed Bylaws 9P2022 and 24D2022

- 8.2.4. Land Use Amendment in Killarney/Glengarry (Ward 8) at 3012 – 29 Street SW, LOC2021-0144, CPC2022-0011
Proposed Bylaw 28D2022

- 8.2.5. Land Use Amendment in Highland Park (Ward 4) at 308 – 32 Avenue NE, LOC2021-0084, C2022-0123
Proposed Bylaw 32D2022

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

- 9.1. CALGARY PLANNING COMMISSION REPORTS
None

- 9.2. OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING
None

- 9.3. BYLAW TABULATIONS
(related to planning matters)
None

10. POSTPONED REPORTS
(including related/supplemental reports)
None

11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 11.1. CONSENT AGENDA ITEMS SELECTED FOR DEBATE

- 11.2. OFFICER OF COUNCIL REPORTS

- 11.2.1. Social Well-Being Advisory Committee Public Member Appointment, C2022-0192 Attachment 1 held confidential pursuant to Sections 17 (personal information) and 19 (confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

- 11.2.2. Suspension of Council Policy - Vaccination Policy for Public Members Appointed by Council to Boards, Commissions and Committees (Verbal), C2022-0330

11.3. ADMINISTRATION REPORTS

- 11.3.1. 2022 Group 1 Local Improvement Projects, C2022-0255
Proposed Bylaw 1R2022
- 11.3.2. Residential Permit Parking Provision for Heritage Buildings, C2022-0308
Proposed 14M2022

11.4. COMMITTEE REPORTS

- 11.4.1. Addressing Street Harassment in Calgary, CD2022-0213
Proposed Bylaw 15M2022
- 11.4.2. Notice of Motion - Remedying Legal Non-Conforming Use of Semi-Detached Homes, EC2022-0249
Councillor Sharp, Councillor Carra, Councillor Walcott, Councillor Wong
- 11.4.3. Notice of Motion - Leaves for Public Members of Boards, Commissions and Committees, EC2022-0264
Councillor Mian, Councillor Penner, Councillor Wyness, Councillor Carra, Councillor Sharp
- 11.4.4. Notice of Motion - Calgary Beth Tzedec Congregation Society- City Owned Land Acquisition - 35 Shawville BV SE, EC2022-0262
Councillor McLean

Held confidential pursuant to Sections 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2037 February 22
- 11.4.5. Notice of Motion - Calgary Islamic Centre SW Masjid Mosque - Portion of City Owned Land Adjacent to 5615 14 AV SW, EC2022-0266
Councillor Pootmans

Held confidential pursuant to Sections 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2037 February 22

12. ITEMS DIRECTLY TO COUNCIL

- 12.1. BYLAW TABULATIONS
None

12.2. MISCELLANEOUS BUSINESS
None

13. URGENT BUSINESS

14. CONFIDENTIAL ITEMS

14.1. CONSENT AGENDA ITEMS SELECTED FOR DEBATE

14.2. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

14.2.1. City Manager Performance Evaluation Working Group (Verbal), C2022-0326
Held confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

14.2.2. Realignment Program Update (Verbal), C2022-0325
Held confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

14.2.3. Response to Protests Update (Verbal), C2022-0331
Held confidential pursuant to Sections 24 (Advice from Officials) of the *Freedom of Information and Protection of Privacy Act*.

Time Specific: to be dealt with at 10 a.m.

14.2.4. Event Centre Committee, C2022-0309
Held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 17 (Disclosure to personal privacy), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of a public body), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2022 September 8

14.3. URGENT BUSINESS

15. ADMINISTRATIVE INQUIRIES

16. BRIEFINGS

16.1. Assessment Review Board – Public Member Resignation, C2022-0155

16.2. Recruitment of the City Auditor, C2022-0319

17. ADJOURNMENT



MINUTES

COMBINED MEETING OF COUNCIL

**February 15, 2022, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

Councillor S. Chu (Remote Participation)
Councillor E. Spencer
Councillor A. Chabot (Remote Participation)
Councillor K. Penner (Remote Participation)
Councillor T. Wong (Partial Remote Participation)
Councillor J. Mian (Partial Remote Participation)
Councillor R. Dhaliwal (Remote Participation)
Councillor R. Pootmans
Councillor S. Sharp (Partial Remote Participation)
Councillor J. Wyness (Partial Remote Participation)
Councillor P. Demong (Remote Participation)
Councillor D. McLean (Partial Remote Participation)
Councillor G.C. Carra (Remote Participation)
Councillor C. Walscott (Remote Participation)
Mayor J. Gondek

ALSO PRESENT:

City Manager D. Duckworth (Remote Participation)
City Solicitor and General Counsel J. Floen (Remote Participation)
General Manager C. Arthurs (Remote Participation)
General Manager K. Black (Remote Participation)
General Manager S. Dalgleish (Remote Participation)
Chief Financial Officer C. Male (Remote Participation)
General Manager D. Morgan (Remote Participation)
General Manager M. Thompson (Remote Participation)
City Clerk K. Martin
Deputy City Clerk T. Mowrey
Legislative Advisor L. Kearnes
Legislative Advisor S. Lancashire

1. CALL TO ORDER

Mayor Gondek called today's Meeting to order at 9:32 a.m.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans,

Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek.

2. OPENING REMARKS

Mayor Gondek provided opening remarks.

Councillor Walcott provided a traditional land acknowledgement and acknowledged Black History Month.

Councillor Mian provided comments on the Winter Olympic Games and Team Canada's performance to date.

Council then dealt with Item 4.1.

3. RECOGNITIONS

This Item was dealt with following Item 4.1.

3.1 Passing of Former Alderman Pat (Maurice Edgar) Ryan

Mayor Gondek provided remarks in memory of Former Alderman Pat (Maurice Edgar) Ryan who passed away on January 13, 2022.

A slide entitled "Former Alderman Pat (Maurice Edgar) Ryan" was distributed with respect to this recognition.

3.2 Retired Members of Boards, Commissions and Committees

Mayor Gondek thanked the 40 Board, Commission and Committee Members in 2021 for their service.

A presentation entitled "Recognition by Council: Public members who have served on The City's Boards, Commissions and Committees" was distributed with respect to this recognition.

3.3 Freedom to Read Week

Mayor Gondek recognized the week of February 20 to 26 as Freedom to Read Week.

Sarah Meilleur, the CEO of Calgary Public Library, presented a specially selected book to The City of Calgary.

A presentation entitled "Recognition by Council: Freedom to Read Week" was distributed with respect to Freedom to Read Week.

Council then returned to Item 4.2.

4. QUESTION PERIOD

This Item was dealt with following Item 2.

4.1. Councillor Pootmans

Topic: Social disorder on LRT platforms.

Council then dealt with Item 3 on the Agenda and returned to this Item after Item 3.3.

4.2. Councillor Sharp

Topic: The City of Calgary's Plan for Organizational Realignment, and any associated costs.

Councillor Carra rose on a Question of Privilege and provided an apology to Council.

5. CONFIRMATION OF AGENDA

Moved by Councillor Mian

Seconded by Councillor Sharp

That the Agenda for today's meeting be amended by postponing the following Items to the 2022 March 8 Combined Meeting of Council:

- 8.1.3. Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8), at 2804 - 26 Street SW, LOC2021-0147, CPC2021-1570
- 8.1.5. Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8), at 2704 - 33 Street SW, LOC2021-0059, CPC2022-0012
- 8.1.7. Land Use Amendment in Killarney/Glengarry (Ward 8), at 3012 - 29 Street SW, LOC2021-0144, CPC2022-0011
- 8.2.1. Land Use Amendment in Highland Park (Ward 4), at 308 - 32 Avenue NE, LOC2021-0084, C2022-0123

MOTION CARRIED

Moved by Councillor Pootmans

Seconded by Councillor McLean

That the Agenda for the 2022 February 15 Combined Meeting of Council be confirmed, **as amended.**

MOTION CARRIED

6. CONFIRMATION OF MINUTES

A clerical correction was noted on page 33 of 38 of the 2022 January 11 Combined Meeting of Council, paragraph 5, on Recommendation 1, by adding the word "in" following the words "be amended by deleting it".

Moved by Councillor Chabot

Seconded by Councillor Wyness

That the following sets of Minutes be confirmed in an omnibus motion:

6.1 Minutes of the Combined Meeting of Council, 2022 January 11, **as corrected**

6.2 Minutes of the Strategic Meeting of Council, 2022 January 18

MOTION CARRIED

7. CONSENT AGENDA

Moved by Councillor Pootmans

Seconded by Councillor Mian

That the Consent Agenda be adopted as follows:

7.1 DEFERRALS AND PROCEDURAL REQUESTS

None

7.2 2021 Citywide Growth Strategy Monitoring Report, IP2021-1668

7.3 Proposed Method of Disposition (Various Properties) - Enhanced Rationalization, IP2022-0065

7.4 Annual Principal Corporate Risk Report, AC2022-0038

7.5 External Auditor 2020 Management Letter Update, AC2022-0045

7.6 Hyperion System Governance Audit, AC2022-0079

7.7 City Auditor's Office 4th Quarter 2021 Report, AC2022-0112

7.8 2022 Q1 Update on Indigenous Relations Office (Verbal), EC2022-0124

7.10 Memorial Parkway Program, IP2022-0035

7.11 Citywide Growth Strategy: Industrial Action Plan Update, IP2022-0080

7.12 Inglewood Mixed-Use Fire Station Land Sale – Ward 09 (1204-1210-1212-1216 11 Avenue SE), IP2022-0049

7.13 Summary of Green Line Real Property Transactions - Q3 2021, IP2022-0168

7.14 Proposed Amendments – Ward 09 (1511 34 ST SE, 3416 16 AV SE, 3345 12 AV SE), IP2022-0175

7.15 Affordable Housing – Intergovernmental Affairs Update, IGA2022-0191

7.16 Civic Partner Update - Calgary Heritage Authority Act Amendments, CD2022-0152

MOTION CARRIED

7.9 RouteAhead 2021 Annual Update, IP2022-0122

Moved by Councillor Wong

Seconded by Councillor Chabot

That with respect to Report IP2022-0122, the following be adopted:

That Council:

1. Endorse in principle the RouteAhead 10-year update scope and direct Administration to proceed with updating RouteAhead and RouteAhead Project Prioritization with a programmatic approach, returning to Council no later than Q4 2022.
2. Advocate for permanent transit operating funding to the provincial and federal governments.
3. Direct Administration to continue advocacy with the Government of Alberta on a long-term funding extension for the Low Income Transit Pass program and to develop recommendations for a long-term sustainable funding model for the Low Income Transit Pass program.

For: (15): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

7.17 COVID-19 Health Measures Update (Verbal), CD2022-0221

A document entitled "Proposed Bylaw 9M2022" was distributed with respect to Report CD2022-0221.

Moved by Councillor McLean

Seconded by Councillor Chu

That Verbal Report CD2022-0221 Recommendations be amended by adding a new Recommendation 3 as follows:

"3. Give three readings to Proposed Bylaw 9M2022 to amend the Pandemic Face Covering Bylaw 63M2021"

For: (8): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Wong, Councillor Sharp, Councillor Demong, Councillor McLean, and Mayor Gondek

Against: (7): Councillor Penner, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Wyness, Councillor Carra, and Councillor Walcott

MOTION CARRIED

Mayor Gondek left the Chair at 10:56 a.m. and Deputy Mayor Wong assumed the Chair.

Mayor Gondek resumed her Chair at 10:59 a.m. and Deputy Mayor Wong returned to his seat in Council.

By General Consent, Council modified their lunch recess to begin upon the completion of Item 7.17.

Moved by Councillor Sharp
Seconded by Councillor Chu

That with respect to Verbal Report CD2022-0221, the following be adopted, **as amended**:

That Council:

1. Receive the Verbal Report and presentation for the Corporate Record;
2. The Mayor on behalf of Council, formally request that the provincial government provide the City of Calgary with the recommendations made by the Chief Medical Officer of Health and the data used to inform the recommendations announced February 8, 2022; and
3. **Give three readings to Proposed Bylaw 9M2022 to amend the Pandemic Face Covering Bylaw 63M2021.**

For: (10): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Wong, Councillor Mian, Councillor Sharp, Councillor Demong, Councillor McLean, Councillor Walcott, and Mayor Gondek

Against: (5): Councillor Penner, Councillor Dhaliwal, Councillor Pootmans, Councillor Wyness, and Councillor Carra

MOTION CARRIED

That Bylaw 9M2022 be introduced and read a first time.

Against: Councillor Carra, Councillor Dhaliwal, Councillor Mian, Councillor Penner, Councillor Pootmans, and Councillor Walcott

MOTION CARRIED

Moved by Councillor Wyness
Seconded by Councillor Penner

The proposed amendment to Bylaw 9M2022 be further amended by deleting "10. This Bylaw ceases to be in force upon:

- (a) CMOH Order 08-2022 being rescinded; or
 - (b) any CMOH Order issued in place of CMOH Order 08-2022 that imposes an indoor masking requirement being rescinded;
- whichever is later."

And replacing with a new "10. This Bylaw ceases to be in force as of March 31, 2022."

For: (7): Councillor Penner, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Wyness, Councillor Carra, and Mayor Gondek

Against: (8): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Wong, Councillor Sharp, Councillor Demong, Councillor McLean, and Councillor Walcott

MOTION DEFEATED

Moved by Councillor Chabot
Seconded by Councillor Demong

That Bylaw 9M2022 be amended in Section 3 by deleting it in its entirety and replacing with the following:

“3. The following is added after section 9 as section 10:

10. This Bylaw ceases to be in force upon:

- (a) CMOH Order 08-2022 being rescinded; or
 - (b) any CMOH Order issued in place of CMOH Order 08-2022 that imposes an indoor masking requirement being rescinded;
- whichever is later.”

For: (13): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and **Mayor Gondek**

Against: (2): Councillor Dhallwal, and Councillor Pootmans

MOTION CARRIED

By General Consent, Council allowed Mayor Gondek to change her vote to the affirmative.

That Bylaw 9M2022 be read a second time, **as amended**.

Against: Councillor Carra, and Councillor Penner

MOTION CARRIED

That authorization now be given to read Bylaw 9M2022 a third time, **as amended**.

MOTION CARRIED UNANIMOUSLY

That Bylaw 9M2022 be read a third time, **as amended**.

Against: Councillor Carra, and Councillor Penner

MOTION CARRIED

Council recessed at 12:10 p.m. and reconvened at 1:27 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Chabot, Councillor Chu, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wyness, and Mayor Gondek.

Absent from Roll Call: Councillor Carra, Councillor Demong (joined at 1:30 p.m.), and Councillor Wong (joined at 1:29 p.m.).

8. PLANNING MATTERS FOR PUBLIC HEARING

8.1 CALGARY PLANNING COMMISSION REPORTS

8.1.1 Land Use Amendment in Windsor Park (Ward 11) at 404 – 54 Avenue SW, LOC2021-0161, CPC2021-1641

A presentation entitled "CPC2021-1641 / LOC2021-0161 Land Use Amendment" was distributed with respect to Report CPC2022-1641.

The following documents were distributed with respect to Report CPC2021-1641:

- A presentation entitled "CPC2021-1641 / LOC2021-0161 Land Use Amendment"; and
- A map of the subject site.

The Public Hearing was called and Rob Keiboom, Designhaus Studio Inc., addressed Council with respect to Bylaw 29D2022.

Moved by Councillor Penner
Seconded by Councillor McLean

That with respect to Report CPC2021-1641, the following be adopted:

That Council give three readings to Proposed Bylaw 29D2022 for redesignation of 0.05 hectares ± (0.13 acres ±) located at 404 – 54 Avenue SW (Plan 1693AF, Block 20, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (11): Councillor Spencer, Councillor Penner, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Walcott, and Mayor Gondek

Against: (3): Councillor Chu, Councillor Chabot, and Councillor Wong

MOTION CARRIED

That Bylaw 29D2022 be introduced and read a first time.

Against: Councillor Chabot, Councillor Chu, and Councillor Wong

MOTION CARRIED

That Bylaw 29D2022 be read a second time.

Against: Councillor Chabot, Councillor Chu, and Councillor Wong

MOTION CARRIED

That authorization now be given to read Bylaw 29D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 29D2022 be read a third time.

Against: Councillor Chabot, Councillor Chu, and Councillor Wong

MOTION CARRIED

8.1.2 Policy Amendment and Land Use Amendment in West Springs (Ward 6) at 7680 – 11 Avenue SW, LOC2021-0130, CPC2021-1613

A presentation entitled "CPC2021-1613 / LOC2021-0130 Policy & Land Use Amendment" was distributed with respect to Report CPC2022-1613.

The Public Hearing was called and Kendra Thiessen, K5 Designs, addressed Council with respect to Bylaws 7P2022 and 21D2022.

Moved by Councillor Pootmans

Seconded by Councillor Wong

That with respect to Report CPC2021-1613, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 7P2022 for the amendment to the West Springs Area Structure Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 21D2022 for the redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 7680 – 11 Avenue SW (Plan 9810607, Block 10, Lot 1) from Direct Control (DC) District to Residential – One Dwelling (R-1s) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 7P2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 7P2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 7P2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 7P2022 be read a third time.

MOTION CARRIED

That Bylaw 21D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 21D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 21D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 21D2022 be read a third time.

MOTION CARRIED

- 8.1.3 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 – 26 Street SW, LOC2021-0147, CPC2021-1570

This Item was postponed to the 2022 March 8 Combined Meeting of Council at Confirmation of Agenda.

- 8.1.4 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2440 – 34 Street SW, LOC2021-0167, CPC2022-0033

Councillor Carra (Remote Member) joined the meeting at 1:45 p.m.

A presentation entitled "CPC2021-1613 / LOC2021-0130 Policy & Land Use Amendment" was distributed with respect to Report CPC2022-0033.

The Public Hearing was called and Lei Wang, Horizon Land Surveys Inc., addressed Council with respect to Bylaws 8P2022 and 23D2022.

Moved by Councillor Walcott

Seconded by Councillor McLean

That with respect to Report CPC2022-0033, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 8P2022 for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 4); and
2. Give three readings to Proposed Bylaw 23D2022 for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2440 – 34 Street SW (Plan 4367X, Block 2E, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (12): Councillor Spencer, Councillor Penner, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

Against: (3): Councillor Chu, Councillor Chabot, and Councillor Wong

MOTION CARRIED

That Bylaw 8P2022 be introduced and read a first time.

Against: Councillor Chu, and Councillor Wong

MOTION CARRIED

That Bylaw 8P2022 be read a second time.

Against: Councillor Chu, and Councillor Wong

MOTION CARRIED

That authorization now be given to read Bylaw 8P2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 8P2022 be read a third time.

Against: Councillor Chu, and Councillor Wong

MOTION CARRIED

That Bylaw 23D2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 23D2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 23D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 23D2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

- 8.1.5 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2704 – 33 Street SW, LOC2021-0059, CPC2022-0012

This Item was postponed to the 2022 March 8 Combined Meeting of Council at Confirmation of Agenda.

- 8.1.6 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2837 – 34 Street SW, LOC2021-0159, CPC2022-0021

The following documents were distributed with respect to Report CPC2022-0021:

- A presentation entitled "LOC2021-0159 / CPC2022-0021 Policy and Land Use Amendment"; and
- A presentation entitled "Why Vote 'NO' RE: Proposed Land Use Change at 2837 34th St SW; Killarney."

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 10P2022 and 25D2022:

1. Halyna Tataryn
2. Steve Eichler
3. Jennifer Cramp
4. Tina Du Plooy

Councillor Wyness (Remote Member) left the meeting at 2:39 p.m. and joined at 2:42 p.m.

Moved by Councillor Walcott
Seconded by Councillor Penner

That with respect to Report CPC2022-0021, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 10P2022 for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 5); and

2. Give three readings to Proposed Bylaw 25D2022 for the redesignation of 0.07 hectares \pm (0.14 acres \pm) located at 2837 – 34 Street SW (Plan 732GN, Block 11, Lot 20 and portion of Lot 19) from Direct Control (DC) District to Residential – Grade-Orientated Infill (R-CG) District.

For: (8): Councillor Spencer, Councillor Penner, Councillor Mian, Councillor Dhaliwal, Councillor Wyness, Councillor Carra, Councillor Walcott, and Mayor Gondek

Against: (7): Councillor Chu, Councillor Chabot, Councillor Wong, Councillor Pootmans, Councillor Sharp, Councillor Demong, and Councillor McLean

MOTION CARRIED

That Bylaw 10P2022 be introduced and read a first time.

Against: Councillor Chabot, Councillor Chu, Councillor Demong, and Councillor Wong

MOTION CARRIED

That Bylaw 10P2022 be read a second time.

Against: Councillor Chabot, Councillor Chu, Councillor Demong, and Councillor Wong

MOTION CARRIED

That authorization now be given to read Bylaw 10P2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 10P2022 be read a third time.

Against: Councillor Chabot, Councillor Chu, Councillor Demong, and Councillor Wong

MOTION CARRIED

That Bylaw 25D2022 be introduced and read a first time.

ROLL CALL VOTE

For (10): Councillor Carra, Councillor Dhaliwal, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wyness, and Mayor Gondek

Against (5): Councillor Chabot, Councillor Chu, Councillor Demong, Councillor McLean, and Councillor Wong

MOTION CARRIED

That Bylaw 25D2022 be read a second time.

VOTE WAS AS FOLLOWS:

For (10): Councillor Carra, Councillor Dhaliwal, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wyness, and Mayor Gondek
Against (5): Councillor Chabot, Councillor Chu, Councillor Demong, Councillor McLean, and Councillor Wong

MOTION CARRIED

That authorization now be given to read Bylaw 25D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 25D2022 be read a third time.

VOTE WAS AS FOLLOWS:

For (10): Councillor Carra, Councillor Dhaliwal, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wyness, and Mayor Gondek
Against (5): Councillor Chabot, Councillor Chu, Councillor Demong, Councillor McLean, and Councillor Wong

MOTION CARRIED

- 8.1.7 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3012 – 29 Street SW, LOC2021-0144, CPC2022-0011

This Item was postponed to the 2022 March 8 Combined Meeting of Council at Confirmation of Agenda.

- 8.1.8 Land Use Amendment in Glamorgan (Ward 6) at 4103 – 42 Street SW, LOC2021-0172, CPC2022-0007

A presentation entitled "LOC2021-0172 Land Use Amendment" was distributed with respect to Report CPC2022-0007.

The Public Hearing was called and Lei Wang, Horizon Land Surveys Inc., addressed Council with respect to Bylaw 27D2022.

Moved by Councillor Pootmans
Seconded by Councillor Chabot

That with respect to Report CPC2022-0007, the following be adopted:

That Council give three readings to Proposed Bylaw 27D2022 for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4103 – 42 Street SW (Plan 2081HM, Block 7, Lot 18) from Residential – Contextual

One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R C2) District.

For: (15): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 27D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 27D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 27D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 27D2022 be read a third time.

MOTION CARRIED

8.1.9 Land Use Amendment in Bowness (Ward 1) at 8108 – 47 Avenue NW, LOC2021-0169, CPC2022-0005

A presentation entitled "LOC2021-0169 Land Use Amendment" was distributed with respect to Report CPC2022-0005.

The Public Hearing was called and Clay Israelson, New Century Design, addressed Council with respect to Bylaw 26D2022.

Moved by Councillor Sharp

Seconded by Councillor Wong

That with respect to Report CPC2022-0005, the following be adopted:

That Council give three readings to Proposed Bylaw 26D2022 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 8108 – 47 Avenue NW (Plan 2660AP, Block 3, Lot 14) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (15): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 26D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 26D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 26D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 26D2022 be read a third time.

MOTION CARRIED

8.1.10 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4511 – 22 Avenue NW, LOC2021-0108, CPC2021-1599

A presentation entitled "LOC2021-0108 Policy and Land Use Amendment" was distributed with respect to Report CPC2021-1599.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaws 11P2022 and 30D2022.

Moved by Councillor Wong

Seconded by Councillor McLean

That with respect to Report CPC2021-1599, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 11P2022 for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 30D2022 for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4511 – 22 Avenue NW (Plan 4994GI, Block 45, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (15): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 11P2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 11P2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 11P2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 11P2022 be read a third time.

MOTION CARRIED

That Bylaw 30D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 30D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 30D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 30D2022 be read a third time.

MOTION CARRIED

Council recessed at 3:11 p.m. and reconvened at 3:46 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer,

Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek.

Moved by Councillor Demong
Seconded by Councillor Pootmans

That Council waive notice and add Item 14.3.1 Legal Update (Verbal), C2022-0265 as an Item of Confidential Urgent Business.

MOTION CARRIED

8.1.11 Land Use Amendment in Forest Lawn Industrial (Ward 9) at 1810 and 1848 – 54 Street SE, LOC2021-0048, CPC2022-0019

A presentation entitled "LOC2021-0048 Land Use Amendment" was distributed with respect to Report CPC2022-0019.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 31D2022:

1. Farhad Mortezaee
2. Rick Grol

Moved by Councillor Carra
Seconded by Councillor Wong

That with respect to Report CPC2022-0019, the following be adopted:

That Council give three readings to Proposed Bylaw 31D2022 for the redesignation of 1.06 hectares \pm (2.62 acres \pm) located at 1810 and 1848 – 54 Street SE (Plan 316GV, Block 4, Lots 1 and 2) from Direct Control (DC) District to Industrial – General (I-G) District.

For: (15): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 31D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 31D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 31D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 31D2022 be read a third time.

MOTION CARRIED

8.1.12 Land Use Amendment in Section 23 (Ward 12) at multiple properties, LOC2021-0153, CPC2021-1688

A presentation entitled "LOC2021-0153 Land Use Amendment" was distributed with respect to Report CPC2021-1688.

The Public Hearing was called and Tony Ciarla addressed Council with respect to Bylaw 22D2022.

Moved by Councillor Spencer

Seconded by Councillor Demong

That with respect to Report CPC2021-1688, the following be adopted:

That Council give three readings to Proposed Bylaw 22D2022 for the redesignation of 7.37 hectares \pm (18.20 acres \pm) located at 5758, 5820, 5920, and 6020 – 84 Avenue SE (Plan 8055AG; Block 1, Lots 13 and 14; Plan 0112417, Block 1, Lots 17 and 18) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Asphalt, Aggregate and Concrete Plant, with guidelines (Attachment 3).

For: (15): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 22D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 22D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 22D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 22D2022 be read a third time.

MOTION CARRIED

8.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING

8.2.1 Land Use Amendment in Highland Park (Ward 4) at 308 – 32 Avenue NE,
LOC2021-0084, C2022-0123

This Item was postponed to the 2022 March 8 Combined Meeting of
Council at Confirmation of Agenda.

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

9.1 CALGARY PLANNING COMMISSION REPORTS

None

9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC
HEARING

None

9.3 BYLAW TABULATIONS

None

10. POSTPONED REPORTS

None

11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

11.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

7.9. RouteAhead 2021 Annual Update, IP2022-0122

7.17. COVID-19 Health Measures Update (Verbal), CD2022-0221

11.2 OFFICER OF COUNCIL REPORTS

11.2.1 Advisory Committee on Accessibility – Public Member Resignation and
Appointment, C2022-0031

Moved by Councillor Pootmans

Seconded by Councillor Wong

That with respect to Report C2022-0031, the following be adopted:

That Council:

1. Thank Gregory McMeekin for his service on the Advisory Committee on Accessibility;
2. Appoint the public member, representing a range of people with physical, sensory and cognitive disabilities, contained in Attachment 1 to serve on the Advisory Committee on Accessibility for completion of a one-year term expiring at the 2022 Organizational Meeting;

3. Direct the City Clerk to make the appointment publicly available following candidate notification; and
4. Direct that Attachments 1 and 2 remain confidential pursuant to Sections 17 (personal information) and 19 (confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

For: (15): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

11.2.2 Calgary Aboriginal Urban Affairs Committee – Public Member Resignations and Appointment, C2022-0082

Moved by Councillor Spencer
Seconded by Councillor Wong

That with respect to Report C2022-0082, the following be adopted:

That Council:

1. Thank Sondra Baker and Steven Vajvada for their service on the Calgary Aboriginal Urban Affairs Committee;
2. Appoint one public member to serve on the Calgary Aboriginal Urban Affairs Committee, as contained in Attachment 1, for completion of a term expiring at the 2022 Organizational Meeting of Council;
3. Direct the City Clerk to make the appointment publicly available following candidate notification; and
4. Direct that Attachments 1 and 2 remain confidential pursuant to Sections 17 (personal information) and 19 (confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

For: (15): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

Council then dealt with Item 11.3.1.

11.2.3 Subdivision and Development Appeal Board Public Member Appointment, C2022-0161

By General Consent, this Item was postponed to the Call of the Chair.

This Item was dealt with following Item 11.4.5.

People in attendance during the Closed Meeting discussions with respect to Report C2022-0161:

Clerks: K. Martin, T. Mowrey, and J. Palaschuk. City Manager: D. Duckworth. Law: J. Floen. Advice: C. Arthurs, S. Dalgleish, J. Fraser, C. Male, and D. Morgan. External: B. Chomik.

Moved by Councillor Carra

Seconded by Councillor Wong

That with respect to Report C2022-0161, the following be adopted:

That Council:

1. Appoint the candidate recommended in Attachment 1 as a public member of the Subdivision and Development Appeal Board, for a one-year term from February 15 to December 31, 2022;
2. Direct the City Clerk to make the appointment publicly available following candidate notification; and
3. Direct that the closed meeting discussions and Attachment 1 remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

Council then dealt with Item 14.2.1.

11.3 ADMINISTRATION REPORTS

- 11.3.1 Response to Motion Arising – Reassess projected Local Access Fee and Franchise Fees (from Report C2021-1436), C2022-0093

This Item was dealt with following Item 11.2.2.

Moved by Councillor Chabot

Seconded by Councillor Wong

That with respect to Report C2022-0093, the following be adopted:

That Council direct Administration to maintain the current budget in Program 857 Franchise Fees & Municipal Consent Access Fees and not revise the 2022 Budget.

For: (15): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

11.4 COMMITTEE REPORTS

11.4.1 Composting Facility Expansion, IP2022-0018

A presentation entitled "Calgary Composting Facility Capacity" was distributed with respect to Report IP2022-0018.

Moved by Councillor Demong

Seconded by Councillor Spencer

That with respect to Report IP2022-0018, the Recommendations be amended by deleting Recommendation 5 as follows, in its entirety:

"5. Direct Administration to develop a cost estimate for increased storage capacity to mitigate intermittent odour issues."

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

Moved by Councillor Demong

Seconded by Councillor Spencer

That with respect to Report IP2022-0018, the following be adopted, **as amended**:

That Council:

1. Direct Administration to negotiate and execute all amendments to the Composting Facility Project Agreement to expand the Calgary Composting Facility (the "Facility") to accommodate an additional 60,000 tonnes per year of Single-Family Residential food and yard waste (the "Project");
2. Direct Administration to develop a biogas offtake strategy for the Facility and negotiate and execute any definitive agreements required to implement that strategy;
3. Approve a capital budget appropriation of \$50 million to Program 258 – Facilities and Equipment funded from a combination of sources, including self-supported debt for the expansion of the Calgary Composting Facility; **and**
4. Give first reading to Bylaw 11B2021, being a bylaw authorizing The City to incur indebtedness for financing the Project.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 11B2021 be introduced and read a first time.

MOTION CARRIED

Moved by Councillor Carra
Seconded by Councillor Wong

That with respect to Report IP2022-0018, the following Motion Arising be adopted:

That Council direct Administration to, no later than Q4 2022, report back with an assessment of the current state of organic waste diversion in Calgary's multi-residential, business and organizational sectors and explore what measures could:

1. result in more consistent and accessible service in those sectors; and
2. ensure the responsible management of collected food and yard waste in compliance with the Waste Bylaw.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

11.4.2 ENMAX 2022 Borrowing Request, EC2022-0030

Moved by Councillor Chabot
Seconded by Councillor Walcott

That with respect to Report EC2022-0030, the following be adopted:

That Council:

1. Give first reading to Bylaws: 1B2022, 2B2022, 3B2022, 4B2022, authorizing The City to incur indebtedness by the issuance of debentures in the amount of \$229.867 million for financing capital projects for, and as further defined by the proposed Bylaws attached to this report and summarized as:

1. 1B2022 – 5 Years - \$16.673 million – Acquisition of Hardware and Software;
2. 2B2022 – 10 Years - \$7.553 million – Acquisition of Fleet and Equipment;
3. 3B2022 – 20 Years - \$13.446 million – Non-Residential Development;
4. 4B2022 – 25 Years - \$192.195 million – Electric System and Building Improvements;
2. Give first reading to Bylaw 1M2022, – Authorizing Municipal Loan to ENMAX Corporation ('ENMAX') for up to a maximum sum of \$229.867 million; and
3. Withhold second and third readings until the advertising requirements have been met.

For: (15): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 1B2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 2B2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 3B2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 4B2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 1M2022 be introduced and read a first time.

MOTION CARRIED

11.4.3 City Planning Policy Roadmap 2022, IP2022-0053

Moved by Councillor Carra

Seconded by Councillor Penner

That with respect to Report IP2022-0053, the following be adopted:

That Council direct Administration to:

1. Implement the 2022 policy planning initiatives based on the priorities of this report and the approach as outlined in the City Planning Policy Roadmap in Attachment 2.

For: (12): Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor Carra, Councillor Walcott, and Mayor Gondek

Against: (3): Councillor Chu, Councillor Wong, and Councillor McLean

MOTION CARRIED

Moved by Councillor Carra

Seconded by Councillor Penner

That with respect to Report IP2022-0053, the following be adopted:

That Council direct Administration to:

2. Develop a 2023-2026 City business plan and budget cycle to support the priorities of the City Planning Policy Roadmap presented in Attachment 2, and return to a strategic session of the Infrastructure and Planning Committee by no later than 2022 June to engage the committee in the deliberations.

For: (13): Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor Carra, Councillor Walcott, and Mayor Gondek

Against: (2): Councillor Chu, and Councillor McLean

MOTION CARRIED

By General Consent, Council modified the dinner recess to start immediately following Item 11.4.4.

Moved by Councillor Carra

Seconded by Councillor Penner

That with respect to Report IP2022-0053, the following be adopted:

That Council direct Administration to:

3. Adjust reporting timelines of individual initiatives and/or consolidate existing initiatives into new programs as outlined in Attachment 4.

For: (14): Councillor Chu, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

Against: (1): Councillor Chabot

MOTION CARRIED

11.4.4 Business Improvement Areas – 2022 Board Appointments and Amended Mainstreet Bowness BIA Bylaw, CD2022-0027

Moved by Councillor Wong

Seconded by Councillor Pootmans

With respect to Report CD2022-0027, the following be adopted, **after amendment:**

That Council:

1. Give three readings to Proposed Bylaw 8M2022 to amend the Mainstreet Bowness Business Improvement Area Bylaw 55M2016 (Attachment 1);
2. Appoint members to the boards of Business Improvement Areas as set out in Attachment 2 for the terms identified;
3. **Direct the City Clerk to release Attachment 2 as a public document; and**
4. Provide a letter to retiring board members to thank them for their service.

For: (15): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 8M2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 8M2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 8M2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 8M2022 be read a third time.

MOTION CARRIED

Council recessed at 6:04 p.m. and reconvened at 7:21 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek.

Absent for Roll Call: Councillor McLean

Council then dealt with Item 14.

11.4.5 Report of the Citizen-Led Selection Committee for the Integrity Commissioner, C2022-0245

This Item was dealt with following the rise and report on Item 14.

People in attendance during the Closed Meeting discussions with respect to Report C2022-0245:

Clerks: K. Martin, T. Mowrey, and J. Palaschuk. City Manager: D. Duckworth. Law: J. Floen. Advice: C. Arthurs, S. Dalgleish, C. Male, and D. Morgan. External: N. Nenshi.

Moved by Councillor Demong

Seconded by Councillor Carra

That with respect to Report C2022-0245, the following be adopted:

That Council:

1. Approve the appointment of the Integrity Commissioner as set out in Attachment 3;
2. Authorize the City Manager and City Solicitor & General Counsel to enter into and execute a retainer agreement with the appointed individual;
3. Disband the Selection Committee and thank the Committee for its work; and
4. Direct that Attachment 3 be kept confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 17 (Disclosure to personal privacy), 19 (Confidential evaluations), 24 (Advice from officials) and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act* until such time as all required agreements are signed and following the public announcement of the Integrity Commissioner appointment.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

Council then dealt with Item 11.2.3.

11.4.6 Notice of Motion - Indigenous Gathering Place Land Transfer, EC2022-0150

This Item was dealt with following Item 14.3.1.

By General Consent, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Council suspended Section 79 in order to complete the Agenda.

Moved by Councillor Chu

Seconded by Councillor Sharp

That with respect to Notice of Motion EC2022-0150, the following be adopted:

That this Item be postponed to the 2022 April 12 Combined Meeting of Council for proper consultations with different groups and Nations including the Metis Nation of Alberta, and for relationship building.

For: (3): Councillor Chu, Councillor Chabot, and Councillor Sharp

Against: (11): Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Wyness, Councillor Demong, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION DEFEATED

Moved by Councillor Chabot

Seconded by Councillor Chu

That Notice of Motion EC2022-0150 be amended on the first Be It Further Resolved paragraph, by adding the words "Indigenous Leaders" following the words "Indigenous Gathering Place Society".

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

Moved by Councillor Spencer

Seconded by Councillor Wong

That with respect to Notice of Motion EC2022-0150, the following be adopted, **as amended**:

NOW THEREFORE BE IT RESOLVED that Council direct Administration to confirm with the Indigenous Gathering Place Society its interest in the land in and around the confluence;

BE IT FURTHER RESOLVED that Council direct Administration to engage with the Indigenous Gathering Place Society, **Indigenous Leaders** and/or related entities regarding the location of a suitable parcel of The City of Calgary-owned land in and around the confluence of the Bow and Elbow rivers for the development of an Indigenous Gathering Place; and

BE IT FURTHER RESOLVED that Council direct Real Estate & Development Services to prepare a Non-Profit Method of Disposition Report in accordance with UCS2018-0912 Proposed Framework – Transacting with Non-Profit Organizations below Market Value, and report back to Council through the Infrastructure and Planning Committee no later than Q3 of 2022.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

11.4.7 Notice of Motion – Inclusion of Registered Charities as Qualifying Under UCS2018-0912 Proposed Framework, EC2022-0166

Moved by Councillor Pootmans

Seconded by Councillor Spencer

That with respect to Notice of Motion EC2022-0912, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Real Estate & Development Services be directed to acknowledged that “Non-Profit Organizations” as referenced in the Framework is to include both Non-Profit Organizations, and Registered Charities, as defined by the Government of Canada-Canada Revenue Agency.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

Council then dealt with Item 15.1.

12. ITEMS DIRECTLY TO COUNCIL

12.1 BYLAW TABULATIONS

None

12.2 MISCELLANEOUS BUSINESS

None

13. URGENT BUSINESS

None

14. CONFIDENTIAL ITEMS

Moved by Councillor Pootmans

Seconded by Councillor Wong

That pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 17 (Disclosure harmful to personal privacy), 19 (Confidential evaluations), 23 (Local public body confidences), 24 (Advice from officials), and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*, Council now move into Closed Meeting, at 7:25 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following Items:

- 11.4.5. Report of the Citizen-Led Selection Committee for the Integrity Commissioner, C2022-0245
- 11.2.3. Subdivision and Development Appeal Board Public Member Appointment, C2022-0161
- 14.2.1. Rocky View County - City of Calgary Annexation Negotiation Committee Appointments, IGA2022-0100
- 14.2.2. Downtown Calgary Development Incentive Program – Application Funding Request, C2022-0157
- 14.3.1. Legal Update (Verbal), C2022-0265

And further, that the following persons be authorized to attend the Closed Meeting:

- with respect to Report C2022-0245, Naheed Nenshi, Member of the Citizen-Led Selection Committee for the Integrity Commissioner; and
- with respect to Report C2022-0161, Bill Chomik, Chair of the Subdivision and Development Appeal Board.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

Council reconvened in public meeting at 8:59 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek.

Absent for Roll Call: Councillor McLean

Moved by Councillor Sharp

Seconded by Councillor Wyness

That Council rise and report.

MOTION CARRIED

Council then dealt with Item 11.4.5.

14.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

None

14.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

14.2.1 Rocky View County - City of Calgary Annexation Negotiation Committee Appointments, IGA2022-0100

This Item was dealt with following Item 11.2.3.

Administration in attendance during the Closed Meeting discussions with respect to Report IGA2022-0100:

Clerks: K. Martin, T. Mowrey, and J. Palaschuk. City Manager: D. Duckworth. Law: J. Floen. Advice: C. Arthurs, J. Clarke, S. Dalgleish, S. Kassa, N. Kuzmak, G. Male, D. Morgan, J. White, and M. Sheldrake.

Moved by Councillor Penner

Seconded by Councillor Demong

That with respect to Report IGA2022-0100, the following be adopted:

That Council:

1. Approve the draft Annexation Negotiation Committee Terms of Reference with the understanding that it will be further refined by the Annexation Negotiation Committee (Attachment 2);

2. Appoint:

- Member of Council 1 - Councillor Mian
- Member of Council 2 - Councillor Chabot
- Member of Council 3 (alternate) - Councillor Spencer

to participate in the Annexation Negotiation Committee for the annexation of lands from Rocky View County;

3. Appoint Administration members to the Annexation Negotiation Committee for the term commencing 2022 February 16 and ending as set out in Attachment 3;

4. Support the application for grant funds from the Alberta Community Partnership to support mediation of the Annexation Negotiation Committee; and

5. Direct that the Report, Attachment 1, presentation and Closed Meeting discussions remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy), Section 19 (Confidential evaluations), and 21 (Disclosure harmful to intergovernmental relations) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2032 February 15.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

14.2.2 Downtown Calgary Development Incentive Program – Application Funding Request, C2022-0157

Administration in attendance during the Closed Meeting discussions with respect to Report C2022-0157:

Clerks: K. Martin, T. Mowrey, and J. Palaschuk. City Manager: D. Duckworth. Law: J. Floen and M. Tolfree. Advice: C. Arthurs, M. Berzins, S. Dalgleish, T. Mahler, C. Male, N. Marchut, S. McMullen, and D. Morgan.

Moved by Councillor Wong

Seconded by Councillor Walcott

That with respect to Report C2022-0157, the following be adopted:

That Council:

1. Approve confidential recommendations 1 and 2; and
2. Direct that the Report, Attachments, Closed Meeting discussions, and presentation be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 19 (Confidential evaluations), 23 (Local public body confidences), and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2022 December 31.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

14.3 URGENT BUSINESS

14.3.1 Legal Update (Verbal), C2022-0265

Administration in attendance during the Closed Meeting discussions with respect to Report C2022-0265:

Clerks: K. Martin, T. Mowrey, and J. Palaschuk. City Manager: D. Duckworth. Law: J. Floen. Advice: C. Arthurs, C. Male, and D. Morgan.

Moved by Councillor Pootmans
Seconded by Councillor Spencer

That with respect to Verbal Report C2022-0265, the following be adopted:

That Council direct that the Closed Meeting discussions remain confidential pursuant to Section 27 (Privileged Information) of the *Freedom of Information and Protection of Privacy Act*.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

Council then dealt with Item 11.4.6.

15. ADMINISTRATIVE INQUIRIES

This Item was dealt with following Item 11.4.7.

15.1 Administrative Inquiry - Alignment of Statutory Development Plans

Submitted by: Councillor Chabot

Whereas we are undertaking a comprehensive planning initiative that is intended to better align our Statutory Development plans to be more closely aligned to the MDP.

Whereas we are constantly being told that greenfield development is unsustainable and that we need to accelerate and incentivize redevelopment as a priority over greenfield to achieve greater sustainability.

Whereas the City of Calgary through the taxation process knows how much revenue every single residential and non-residential property generates on an annual basis.

Whereas the City Clerks has detailed information on which properties fall within each community.

Whereas through our annual budgeting process we should be able to make assumptions on the cost to deliver services in each individual community.

Can administration please report to Council on what the costs are to deliver services in each individual communities as well as how much revenue is generated in each of those communities to determine where our greatest deficiencies exist so that we can focus our planning efforts to mitigate our financial deficiencies?

Can administration advise what differential mill rates for individual areas might look like to even out the cost/revenue differential between communities?

16. BRIEFINGS

16.1 Recruitment of City Auditor, C2022-0144

16.2 Pension Governance Committee Administration Member Appointment, C2022-0160

17. ADJOURNMENT

Moved by Councillor Demong
Seconded by Councillor Pootmans

That this Council adjourn at 10:28 p.m.

MOTION CARRIED

MAYOR

CITY CLERK

PROCEDURAL REQUEST

Item # 7.1.1

**Planning & Development Procedural to
Combined Meeting of Council
2022 March 08**

**ISC: UNRESTRICTED
C2022-0224**

Procedural Request – File Recommendations and Abandon Proposed Bylaw 18D2022 (CPC2021-1584)

At the request of the Applicant, the Planning Department has indicated that this Land Use Application be withdrawn, the Calgary Planning Commission Recommendations be filed, and Proposed Bylaw 18D2022 be abandoned.

**City Auditor's Office Report to
Audit Committee
2022 February 10**

**ISC: UNRESTRICTED
AC2022-0183
Page 1 of 1**

City Auditor's Office 2021 Annual Report

RECOMMENDATIONS:

That the Audit Committee:

1. Receive this report for the Corporate Record; and
2. Recommend that Council receive this report for the Corporate Record.

RECOMMENDATION OF THE AUDIT COMMITTEE, 2022 FEBRUARY 10:

That Council receive this report for the Corporate Record.

HIGHLIGHTS

- The City Auditor is accountable to Council and subject to the oversight of Audit Committee under Bylaw 33M2020.
- Council Policy CC026, Whistle-blower Policy, states that the City Auditor “will report, at least on an annual basis, information related to reports received and investigations conducted during the year to Council through the Audit Committee”.
- Bylaw 30M2004 (as amended) established the position of City Auditor and the powers, duties, and functions of the position. In accordance with Schedule A of Bylaw 30M2004 (as amended), the City Auditor will provide an annual report to Audit Committee that provides a retrospective summary of highlights and achievements of the year, reflecting the assurance, advisory and investigative services provided.
- What does it mean to Calgarians? The 2021 Annual Report summarizes the activities of the City Auditor's Office (CAO). The report highlights significant activities carried out by the CAO and is presented to assist Audit Committee in its oversight responsibilities of the CAO. The mission of the CAO is to “Provide independent and objective assurance, advisory and investigative services to add value to The City of Calgary and enhance public trust”.
- Why does it matter? This annual report demonstrates how the CAO is successfully delivering value using the four guiding principles of Responsiveness, Risk Reduction, Reliability, and Resilience.
- Strategic alignment to Council's Citizen Priorities: A Well-Run City

ATTACHMENT

1. City Auditor's Office 2021 Annual Report - AC2022-0183 ATT

DEPARTMENT CIRCULATION

| Name | Title, Department or Business Unit | Approve/Consult/Inform |
|------------|------------------------------------|------------------------|
| Liz Ormsby | Acting City Auditor | Approve |

City Auditor's Office 2021 Annual Report



Calgary

City Auditor's Office

Message from the City Auditor

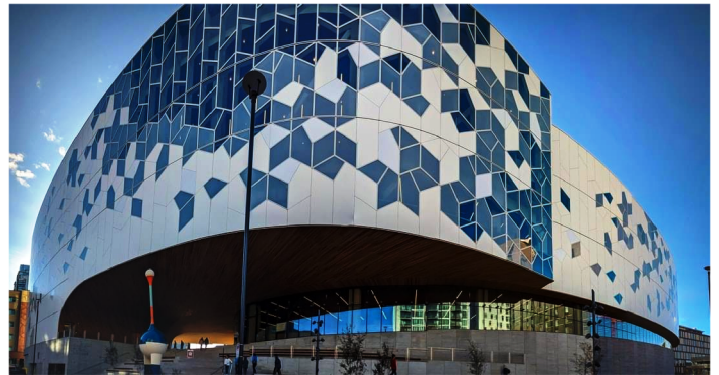
This report provides a summary of our 2021 deliverables as an effective, independent and objective City Auditor's Office (CAO) that is accountable to Audit Committee and Council. 2021 was a year of significant change for the CAO. Many of our activities focused on the future resilience of the team to support the delivery of quality and timely audit, advisory and investigative services in 2022 and beyond.

During 2021, we experienced many personnel changes with three members of the team, including the City Auditor, retiring from The City and two members of our team accepting roles within City Administration. Tragically, one of our longest serving leaders died in 2021. We welcomed a new Administrator and two new Senior Auditors to the team during the first half of 2021, and as we move into 2022, we are recruiting two additional Senior Auditors and a Senior Data Analytics Auditor. Along with the recruitment of a permanent City Auditor, this will bring the team back to full capacity.

To further support future resilience, we completed the procurement of an organization to provide contract audit services on an 'as needed' basis and an organization to provide intake services for the Whistle-blower Program. We completed the transition to the upgraded version of our audit software and transitioned data analytics activities to a new software to enhance effectiveness.

Against a backdrop of the ongoing COVID-19 pandemic, the CAO continued to deliver value-added audit, advisory and whistle-blower services in a virtual environment. We are proud we maintained our responsiveness in service delivery during 2021. We were able to deliver more than 83% of the 2021 Audit Plan with a significantly under capacity team. Although the Whistle-blower Program received a record number of reports, we maintained our targets for responding to and assessing reports received.

We also responded to requests from City Administration to provide advice on controls and emerging risks. In support of risk reduction, we identified 69 recommendations through the delivery of audit and advisory projects and investigations. Our ongoing follow-up and monitoring to support implementation of 39 management action plans reduced high and medium risk exposures facing The City.



We reconfirmed the 2022 Audit Plan to ensure that we continue to focus audit resources on topics of higher risk, while recognizing and supporting Administration's priorities of delivering services during the ongoing pandemic and corporate realignment. We also planned priority areas of 2022 data analytics activity to complement and enhance our assurance coverage.

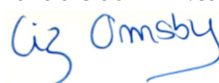
Despite the challenges and changes faced by the team, our focus on quality and reliability of service delivery remained as high as ever. In 2021 we delivered our audit and advisory services in conformance with the Institute of Internal Auditors Professional Standards. Our next external assessment to confirm conformance is scheduled to take place in Q2 2022.

During Q1 2021, experts in the field of workplace investigations conducted a one-of-a-kind external assessment of the Whistle-blower Program processes. Their report confirmed that processes aligned to best practice and work has commenced to respond to recommendations aimed at supporting continuous process improvement.

Further details of the CAO's 2021 deliverables are described in this report under the four underpinning values of:





- Responsiveness;
- Risk Reduction;
- Reliability; and
- Resilience.

Our activities and reports issued during 2022 are also available at www.calgary.ca/auditor.



Liz Ormsby, ACA, CIA, CFE, CAPM
Acting City Auditor

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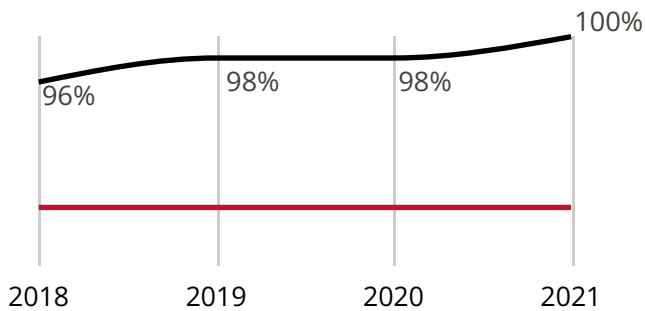
1.0 One Calgary Accountability



The CAO will continue to track our five performance measures as stated in the One Calgary 2019-2022 Service Plans and Budgets. These performance measures align to our guiding principles of Responsiveness, Risk Reduction, Reliability and Resilience.



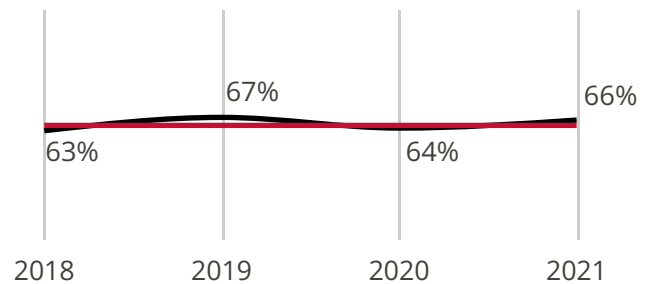
CAO Client Satisfaction



● Actual ● Target - 85%



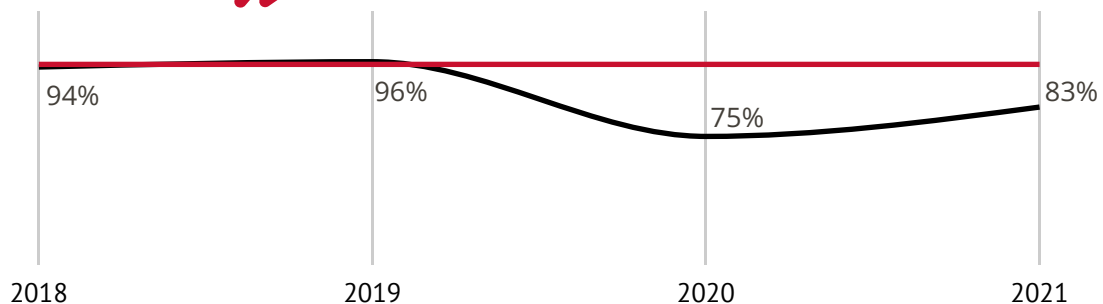
% of Whistle-blower Program Investigations Open < 180 Days



● Actual ● Target - 65%



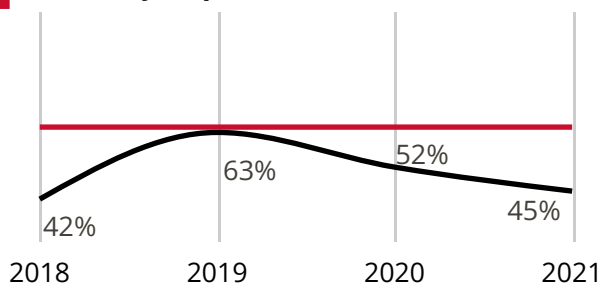
Annual Audit Plan Completion



● Actual ● Target - 95%



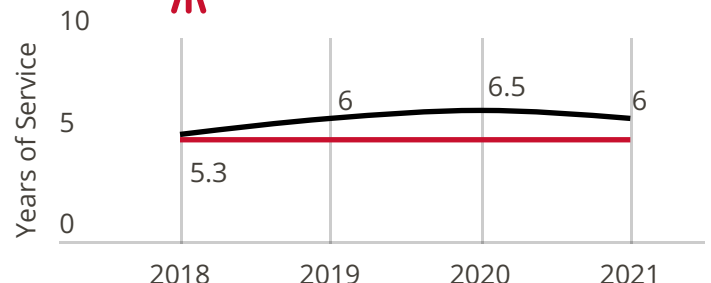
Timely Implementation of Action Plans



● Actual ● Target - 65%



Staff Retention



● Actual ● Target - 5



Responsiveness: The ability to assess and react to current and emerging risks through audit assurance, advisory and investigative services.

2.1 City Auditor's Office Mandate

The CAO is accountable to Audit Committee and Council, assisting them in their oversight and governance role over Administration. We add value and enhance public trust through our independent and objective audit assurance, advisory and investigative services. Our work supports the citizen priority of a Well-Run City.

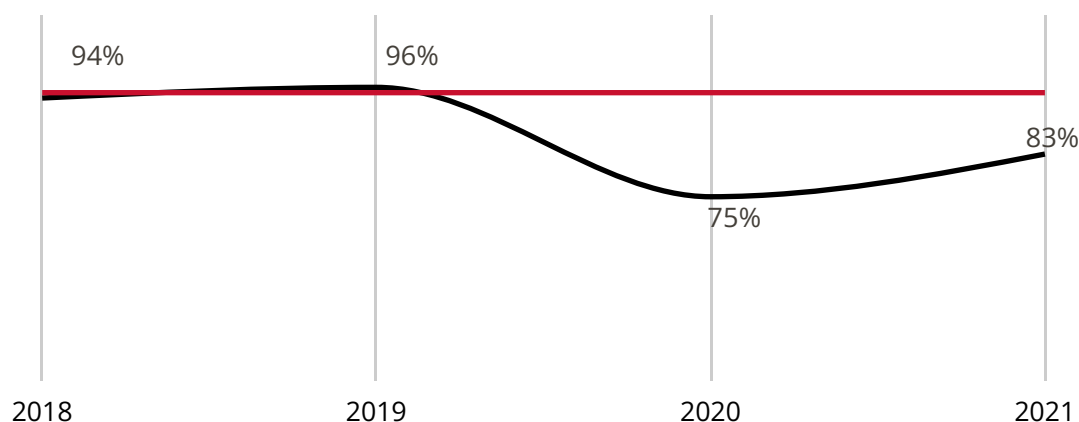
2.2 Audit Services

The CAO Audit Plans are critical deliverables provided to Audit Committee to support our audit mission to add value and enhance public trust. Audit Committee approved the 2021/2022 Audit Plan on October 22, 2020. We adjusted the 2021 Audit Plan to reflect Administration's priorities of delivering services during the ongoing pandemic and the corporate realignment and personnel changes within the CAO. These adjustments were communicated to Audit Committee in our 3rd Quarter 2021 Report presented at the December 16, 2021 meeting.

The CAO tracks the percentage of the Audit Plan completed, based on the schedule established when the Audit Plan is approved. The CAO continued to deliver audits remotely in 2021 and experience slightly longer audit timescales since City staff were required to work remotely where possible due to the ongoing COVID-19 pandemic. In addition, position vacancies due to retirements and staff absences impacted audit resource capacity. We are proud we were able to complete 83% of our Audit Plan despite these challenges. We were able to finalize eight audit projects during the year and remain on track to finalize the four remaining 2021 audits during the first half of 2022.

In 2021, the CAO validated the 2022 Audit Plan by using a risk-based framework to ensure audit resources were directed to the most significant areas of The City. Activities included engaging with key City stakeholders and assessing available CAO resources. The 2022 Audit Plan, presented to Audit Committee December 16, 2021, reflects the impact of the pandemic and the realignment on Administration and the impact of staff vacancies and upcoming recruitment on resource capacity.

Annual Audit Plan Completion



● Actual ● Target - 95%

2.3 Advisory Services

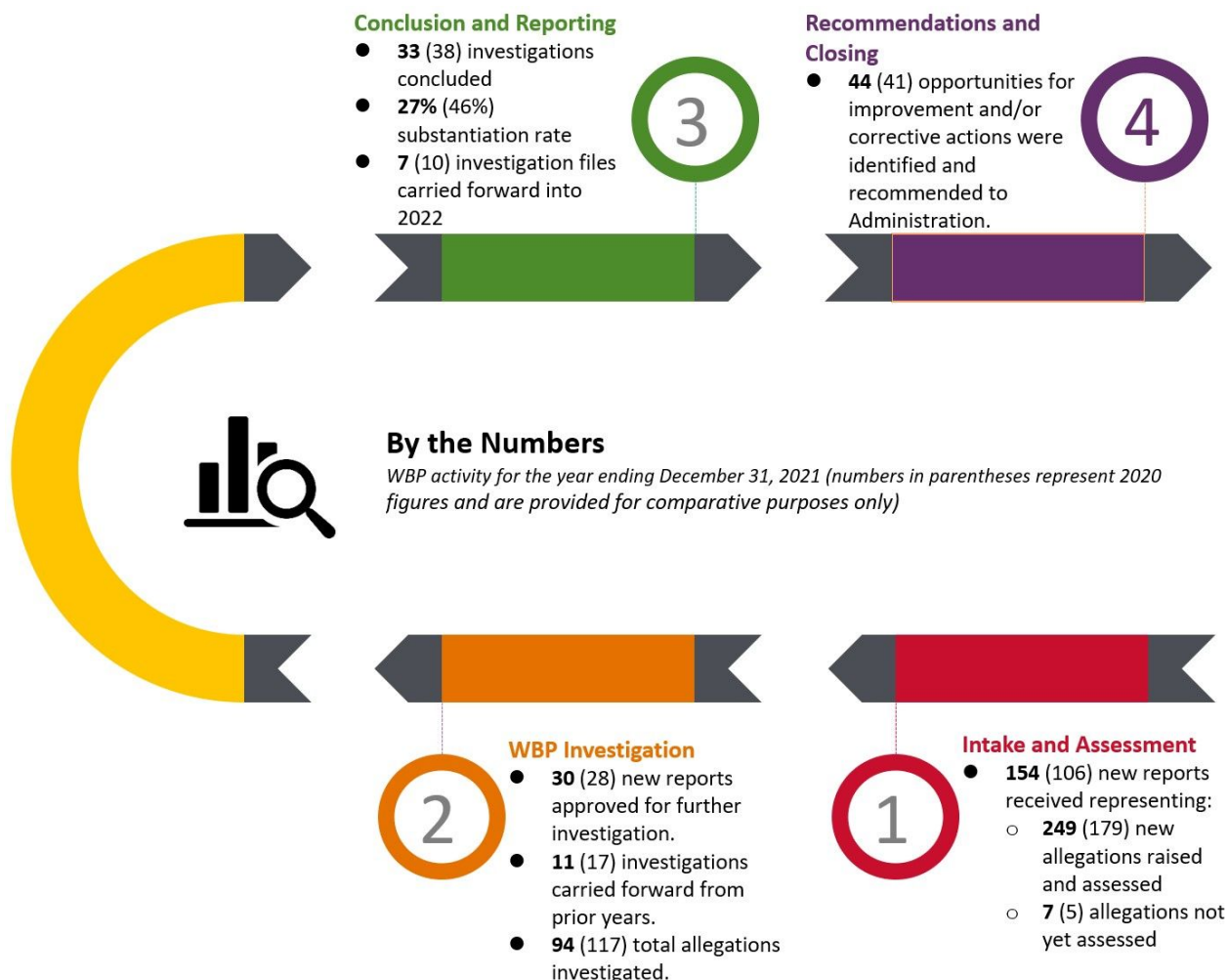
The CAO provides independent and objective advisory services on an issue or project-specific basis as requested by Administration. Based on our knowledge of best practice on risks, controls and governance frameworks along with our deep understanding of The City, we are well positioned to provide advice on mitigation of significant risks and opportunities to improve City operations. We ensure advisory services provided do not impede our ability to conduct objective audits in an area at a future date. During 2021, the CAO provided advisory services to a number of areas including:

- The City's Infrastructure Calgary Steering Committee as an advisory member;
- The City's Council Expenses Working Group as an advisory member;
- Input to a business unit implementing a business reporting tool; and
- Input to a business unit reviewing internal controls.

The City Auditor supported Council during Q4 by providing an interim location for reports to be filed until the appointment of a new City Integrity Commissioner. The City Auditor was also a non-voting member of the Audit Committee's Sub-Committee on Wholly Owned Subsidiaries Governance during Q1, Q2 and Q3.

2.4 Investigation Services - Whistle-blower Program

Council Policy CC026 Whistle-blower Policy establish the Whistle-blower Program (WBP) in 2007 as a mechanism through which confidential reports alleging suspected acts of waste and/or wrongdoing can be reported by Calgarians, City employees, or service providers. The WBP operates objectively and independently from Administration and under the direct responsibility of the City Auditor.



2.4 Investigation Services - Whistle-blower Program (continued)

In 2021, the WBP experienced a 45% increase in reporting volume when compared to 2020. The unusually higher increase is primarily attributed to reports received in relation to various concerns arising from COVID-19 compliance matters. With the support of the City Manager's Office, these reports were referred to senior leaders in Administration to be addressed through non-investigative actions, which is how such matters were processed in 2020. This was done to ensure compliance with provincial health restrictions and guidance, the City's State of Local Emergency declared by Council, The City's Pandemic Face Covering Bylaw 63M2021 and the COVID-19 Vaccination Policy.

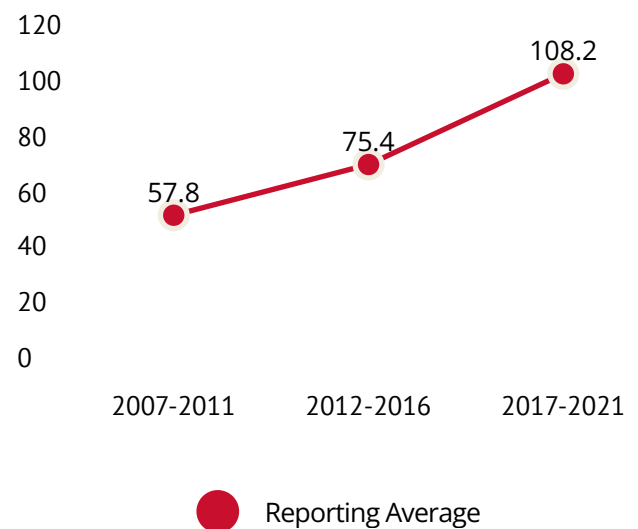
In the fifteen years of its operation, the WBP has experienced regular annual increases in reporting volumes. Increased reporting is regarded as a positive indication that there is general awareness of and easy access to the WBP. Higher reporting volumes by employees more directly demonstrates their empowerment to report, and their confidence that concerns raised will be objectively assessed and, where supported, investigated in an appropriate manner.

Consistent messaging to employees by Administration regarding employee behaviour expectations and options to report inappropriate activity actively encourage employees to report suspected wrongdoing through all available reporting channels including the WBP.

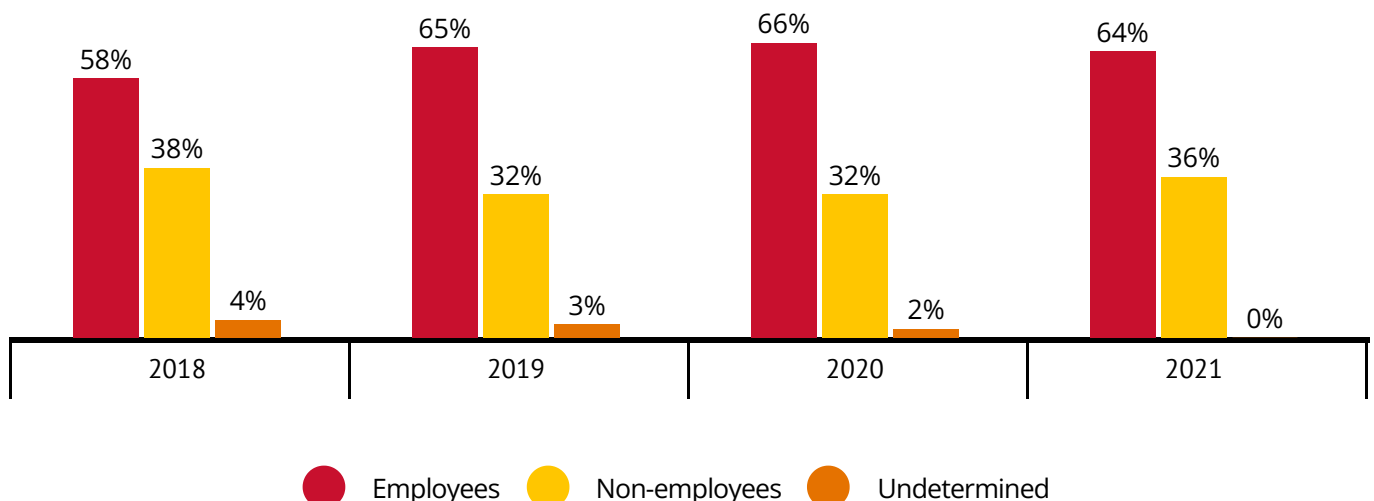
Proportionally, more employees utilized the WBP to raise concerns of potential waste and/or wrongdoing in 2021 than in past years, while non-employee reporting has remained relatively unchanged from recent years.

Employees have historically accounted for approximately 56% of all reports received by the WBP. In 2021, employees reported 64% of all concerns, and while comparative to recent years, is the first year-over-year decrease in WBP utilization by employees observed since 2012.

**Annual Reporting Average
(5-year Segments)**



Who is reporting?



Investigation Closing Rates

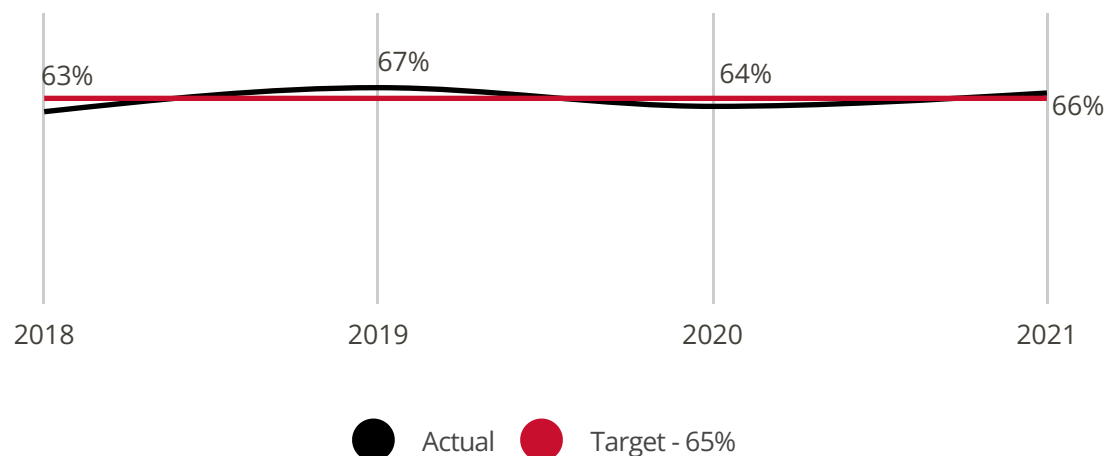
A key measure of responsiveness for the WBP is the average time an investigation is considered open. For an individual raising a concern, an incomplete investigation is an unresolved matter that may prolong a negative impact to them personally or professionally. An investigation is considered open from the date a recommendation for investigation is approved by the City Auditor, through to the signing-off of an investigation report. Each investigation comes with its own set of variables including: the quantity and complexity of allegations raised, the availability of evidence and witnesses needing to be interviewed, the availability of investigative resources; and the prevailing risk exposure to The City for unconcluded allegations. All open investigations are regularly re-assessed and prioritized based on their risk exposure.

Recognizing that each investigation has its own complexity and risk exposure, the WBP strives to close investigations within six months, 65% of the time, as aligned with our One Calgary accountability targets. Investigations completed within the 6-month target during 2021 ranged from 19 to 159 calendar days.

"Thank you for your assistance in allowing me to report this anonymously, as well as your prompt action."

*Reporting Employee,
Whistle-blower Program Investigation*

% of Investigations Open Less Than 180 Days - WBP Responsiveness Measure



Similar to the early months of 2020, the WBP experienced a reduction in the availability of investigative resources due to a leave of absence, and our response to the COVID-19 pandemic for a second year, contributed to a decrease in the efficient completion of some investigations.

However, ongoing enhancements and efficiencies applied to WBP procedures in recent years continue to yield positive results in minimizing the overall impact with year over year improvement in the timely assessment and response to concerns reported. This resulted in:

- A reduction in the number of outstanding investigations aged greater than one year compared to 2020;
- A reduction in the average number of calendar days required to complete investigations compared to 2020, representing a fifth consecutive annual decline; and
- A reduction in the number of open investigations being carried forward into 2022 compared to the number carried into 2021 from 2020.

Risk Reduction: Audit, advisory and whistle-blower recommendations cost-effectively address risk and are implemented in a timely manner.

3.1 Audits Completed

During 2021, we issued seven audit reports and a further report on a continuous auditing project (for further information see page 16 of this report). Our audit reports included 24 recommendations, focused on mitigating high or medium risks to which Administration provided 33 action plans.

Cyber Security Incident Response Follow-up AC2021-0313

With the advent of the COVID-19 pandemic, organizations saw a rise in cyber crime as criminals capitalized on rapid changes to doing business virtually and increases in the number of employees and customers teleworking.

Why we did this:

This follow-up audit on management actions, in response to key Cyber Security Incident Response Audit (AC2018-0410) recommendations, assessed the effectiveness of management's actions to respond in a timely manner to mitigate related cyber security risks.

What we concluded:

Information Security took positive steps in implementing management actions to address the key recommendations from the Cyber Security Incident Response Audit. We identified areas of improvement and provided six recommendations to further enhance the incident response process.

Why it matters:

Cyber security events could negatively impact The City's finances, reputation and operations through privacy breaches and service disruptions if not managed effectively.

"The City Auditor's Office were excellent. They took the time to review the scope of the audit and to understand the Incident Response and our goals. They provided detailed and informative recommendations that will be incorporated in our next IR Plan and process which is a big help.

The survey and results provided us with excellent information that will assist us in improving the security training uptake. All in all, they were very professional and diligent."

Dave Mercer,
Manager, Corporate Security



Integrated Risk Management Audit – AC2021-0730



The City Auditor's Office conforms to The Institute of Internal Auditor's International Standards for the Professional Practice of Internal Auditing (Standards). Under the Standards, the City Auditor's Office is required to periodically audit the effectiveness and contribute to the improvement of risk management processes of the organization.

Council adopted the Integrated Risk Management (IRM) Policy (CC011), which was last amended in 2020, to embed a more proactive, corporate-wide and systematic approach to managing risks that impact The City's ability to achieve its results. The City developed a structured IRM Framework and supporting processes to guide risk management.

Why we did this:

This recurring operational audit assessed the effectiveness of The City's IRM Framework as required by the Standards.

What we concluded:

The IRM Team has made significant progress in advancing the maturity of the IRM Framework, since we last completed an audit in 2014. They have moved past basic risk management practices and are focused on continually maturing and improving.

We raised five recommendations intended to help achieve clarity on the future strategic direction and maturity of the IRM Framework and identify areas where the IRM Team can build on and improve current processes that support continuous framework improvement.

Why it matters:

An effective IRM Framework enhances The City's ability to achieve desired results, including delivery of services to citizens, by establishing a reliable basis for decision making and planning. Where risks are not identified, assessed and managed, The City could incur unnecessary costs and service disruption.

Green Line Program Governance Follow-up Audit - AC2021-0918

This audit followed up on the effectiveness of governance implemented in response to the two recommendations raised in the CAO 2019 Green Line Project Governance Audit (AC2019-0353).

Why we did this:

This follow-up audit assessed the Green Line Program's progress implementing formalized governance structures as of February 28, 2021, in response to the two recommendations raised in AC2019-0353.



What we concluded:

The Green Line Program Management have taken steps to enhance the current governance structure by aligning their processes with guidance from best practice such as creating a program charter, developing a comprehensive risk management plan, and establishing the Green Line Board, an oversight board with diverse industry expertise. Recommendation 1 to implement a program governance framework remains in progress and Green Line Program Management have an action plan to finalize the governance framework by December 31, 2021.

The Green Line Program Management have made significant progress in risk management by developing a comprehensive risk management plan, refining the risk register with program and project risks and updating risk mitigation strategies monthly. We concluded that the action plan in response to recommendation 2 in the original audit was completed.

Why it matters:

The Green Line Program is the largest infrastructure project in Calgary's history (Stage 1 will consist of 20km of LRT track with 15 stations and an estimated cost of \$4.9 billion). Given the magnitude of the Green Line Program, good governance is a critical element to the program's success.

"I just wanted to thank you for your work on our audit. It went very well yesterday. Congrats to you all! We are already busy working on our to-do list."

*Renee Summers,
Executive Advisor, Green Line*

311 Response Audit AC2021-0923

Since May 18, 2005, 311 has received more than 16 million calls from Calgarians requesting information and services. Customer research from 2018 identified high overall caller satisfaction with their 311 experience and noted that the principal reason for dissatisfied callers was that their issues (the reason for their service request submission) were not resolved.

Why we did this:

This audit assessed the effectiveness of the response process across The City in responding to citizen service requests received through 311.

What we concluded:

We concluded that processes across The City in responding to citizen 311 service requests were generally aligned to the criteria supporting an effective response. However, our sample identified variations in how service requests could be raised by a citizen and how they could be tracked and resolved, which could negatively impact citizen experience, response effectiveness and efficiency. We raised five recommendations to support the future consistency of citizen response to service requests.

Why it matters:

The 311 service connects Calgarians to City information and services they need. The consistency of the response to citizen requests supports effective and efficient customer service and communication, given the large number of citizen calls since inception in 2005.

Industrial Control Systems Security Audit - AC2021-1099

In keeping with the evolution of technology, The City has increasingly adopted an environment in which physical processes moved away from isolated, manually controlled operational technology systems to interconnected controlled equipment.

Why we did this:

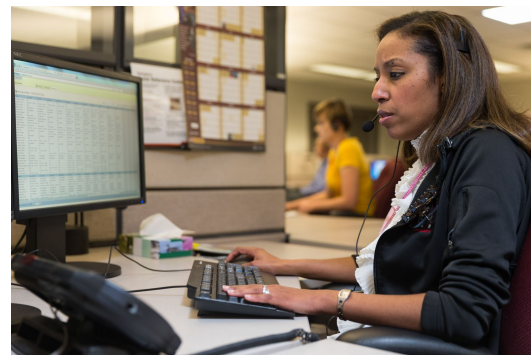
Industrial Control Systems (ICS) are used to monitor and control industrial processes and are a major segment within the operational technology sector. Operational technology systems are potentially vulnerable to the types of security challenges more common to information technology systems, including malicious hacking.

What we concluded:

The City has taken initial steps in implementing ICS security organizational controls. We identified areas of improvement and provided seven recommendations to further strengthen The City's ICS cybersecurity capabilities.

Why it matters:

ICS systems are critical components behind the delivery of safe services for Calgarians.



"It was a great experience working with the City Auditor's Office. All aspects of the audit were carried out professionally."

*Darrol Weiss,
Control System Services
Leader, Water Services*

2021 Municipal Election Audit - AC2021-1277

General Elections in Calgary are complex events held every four years, allowing electors to vote for Mayor, Councillor and Public and Separate School Board Trustee candidates.

General Elections are governed by the Local Authorities Elections Act and administered by Elections Calgary.

Since the last General Election in 2017, Elections Calgary initiated changes to ward boundaries and processes to improve voting efficiency and voter experience, such as downloadable voter registration forms, and increased the number of vote stations and advance voting hours.

Environmentally, the COVID-19 pandemic was a challenge that had the potential to impact voters' and election workers' health and safety. In addition, City and Provincial questions increased ballot length.

Why we did this:

The audit assessed Election Calgary's readiness to deliver a safe and effective 2021 General Election given significant environmental and process changes in 2020 and 2021.

What we concluded:

Elections Calgary refined processes and planned effectively to administer the 2021 General Election and mitigate risks arising from significant changes.

We reviewed plans regarding ballot supply, voting station selection, recruitment, staffing and training, communication, tabulator testing, and end of night procedures, and determined Elections Calgary incorporated significant changes in planning, such as ward boundaries, longer ballots and COVID-19.

Elections Calgary promptly addressed recommendations for improvement regarding data integrity controls and re-forecasting of demand for voting options.

Why it matters:

Risk mitigation and effective planning support the delivery of a safe and effective General Election for voters and other stakeholders.

"On behalf of Elections Calgary, I would like to thank the City Auditor's Office on conducting the 2021 Municipal Elections Audit. We appreciated your expertise and professional advice. to ensure that Elections Calgary was in the best position to deliver a safe and accessible General Election in October. Thank you!"

*Kate Martin,
Returning Officer/City Clerk*



PeopleSoft Financials and Supply Chain Management Continuous Auditing - AC2021-1251

Continuous auditing results are a strong indicator that access controls within PeopleSoft Financials and Supply Chain Management (FSCM) are effective in mitigating risks of fraudulent or unauthorized transactions, inaccurate financial reporting and system downtime.

Why we did this:

PeopleSoft FSCM is the system used across The City for financial and procurement management.

Continuous auditing is an efficient and cost-effective approach to monitor system access and associated risks in a timely manner.

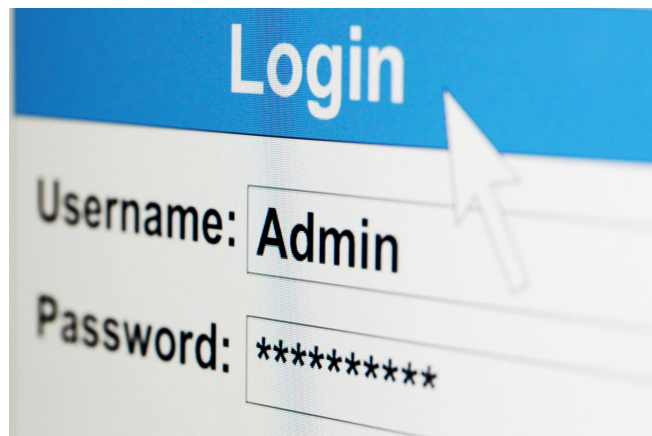
Data analysis of system access provides assurance to Audit Committee and Administration on control effectiveness via a visual scorecard.

What we concluded:

FSCM access controls are generally effective in mitigating risk associated with Accounts Payable and Technical Functionality.

Why it matters:

System access controls are part of a series of controls that mitigate the risks of fraudulent or unauthorized transactions, inaccurate financial reporting and system downtime.



"Thank you! This was a great project to work on with you and I embrace the collaborative working relationship we have with the City Auditor's Office. ."

*Donna Taylor,
Finance Leader*

Acquisition of Goods and Services under SOLE Audit - AC2021-1673

In response to the pandemic spread of COVID-19, The City declared three unprecedented states of local emergency (SOLE). During a declared SOLE period, the Calgary Emergency Management Agency (CEMA) has the authority to acquire the necessary goods and services to protect public safety, health and welfare under the Emergency Management Act, which supersedes the standard City procurement policies and procedures.

CEMA led the emergency response during the COVID-19 SOLE and worked with Supply Management to ensure essential City services were uninterrupted. They implemented a SOLE procurement process to expedite purchases of personal protective equipment, such as hand sanitizer, disinfectant wipes and masks. In addition, IT and Supply Management coordinated the acquisition of required IT goods and services to ensure business continuity by providing employees with equipment to work from home.



Why we did this:

The audit assessed the design and operating effectiveness of processes implemented to support the acquisition of goods and services during the COVID-19 SOLE to mitigate the following key financial and reputational risks:

- Overpayment for goods and services;
- Purchase of goods and services that were not required; and
- Conflict of interest.

What we concluded:

Sole procurement processes implemented supported the timely acquisition of SOLE goods and services and were designed and operating effectively to mitigate key risks. We identified an opportunity for improvement to update SOLE procurement guidance and raised one recommendation.

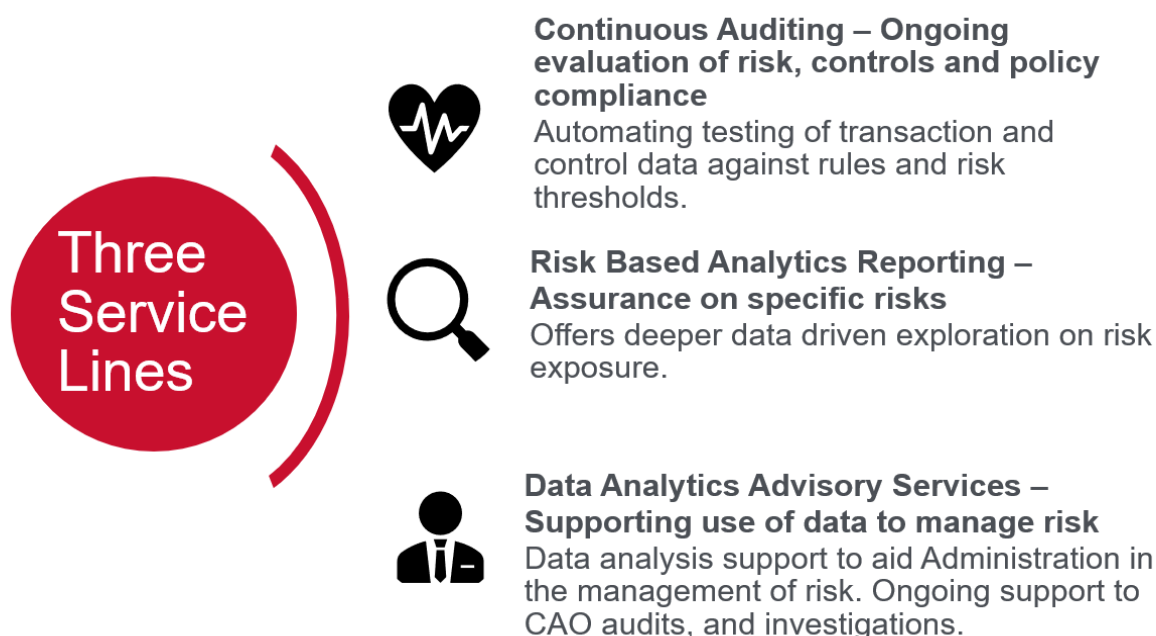
Why it matters:

During a SOLE period, there is an expectation purchases are managed efficiently and cost effectively and there are appropriate processes to mitigate the risk of waste and/or wrongdoing. The City spent \$8.4M related to COVID-19, consisting of \$6M on non-IT purchases and \$2.4M on IT purchases, in the first two SOLE periods.

"Thank you for your professional audit. Your perspective and insight help us to perform better for the citizens of Calgary."

Nicole McAlister,
Manager, Performance &
Quality, Supply Management

3.2 Data Analytics Program Update



During 2021, the Data Analytics Program implemented continuous auditing to monitor access within PeopleSoft Financials and Supply Chain Management (FSCM), continued and enhanced our continuous auditing of Corporate Credit Cards, and supported CAO audits and investigations.

We developed and implemented a new continuous auditing tool to monitor accounts payable and technical user access within FSCM. A scorecard showing the results of this tool was presented to Audit Committee as part of the PeopleSoft Financials and Supply Chain Management Continuous Auditing report (AC2021-1251).

We continued to monitor the Corporate Credit Card program using the continuous auditing tool we developed in 2020. We enhanced this tool to address risks associated with card holders on a leave of absence. Furthermore, we piloted Robotics Process Automation to automate manual data extraction of credit card data. Finally, we shared scripts, used in this continuous auditing tool, with Administration to enhance their monitoring of risks.

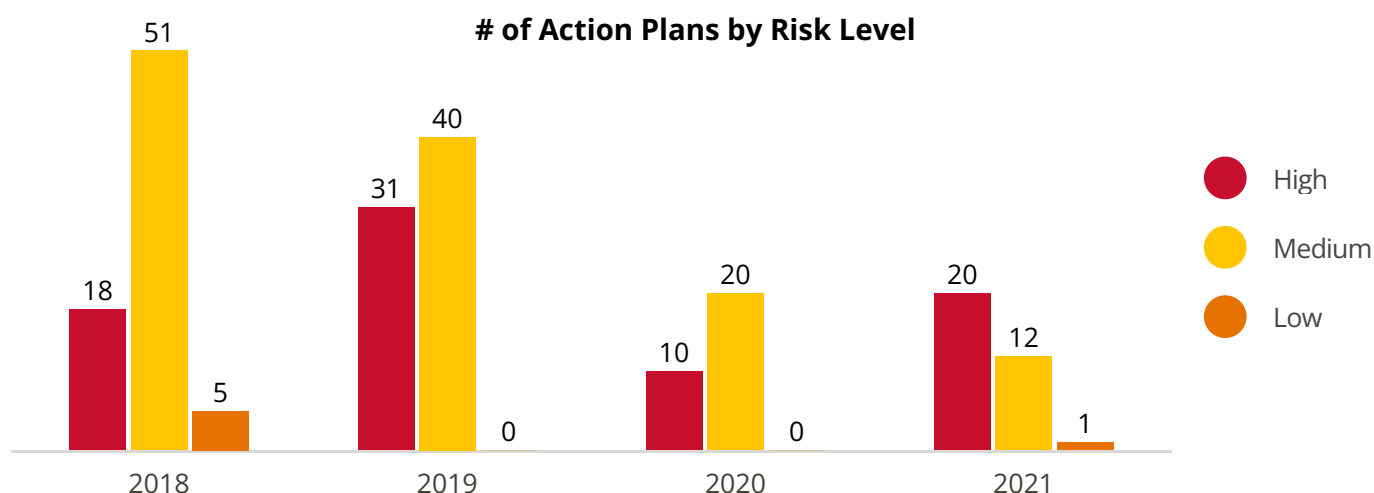
Additionally, the Data Analytics Program provided ongoing support to WBP investigations and to CAO audits. In particular, detailed analysis of expenditure supported the audit work conducted in the Acquisition of Goods and Services under SOLE Audit (AC2021-1673).

Finally, in 2021 we evaluated options and made the decision to transition to a new audit data analytics platform. This change will expand access to audit specific data analytics software across the CAO and supports centralization of our analytics activities to further mature our processes. Implementation will occur in Q1 of 2022.

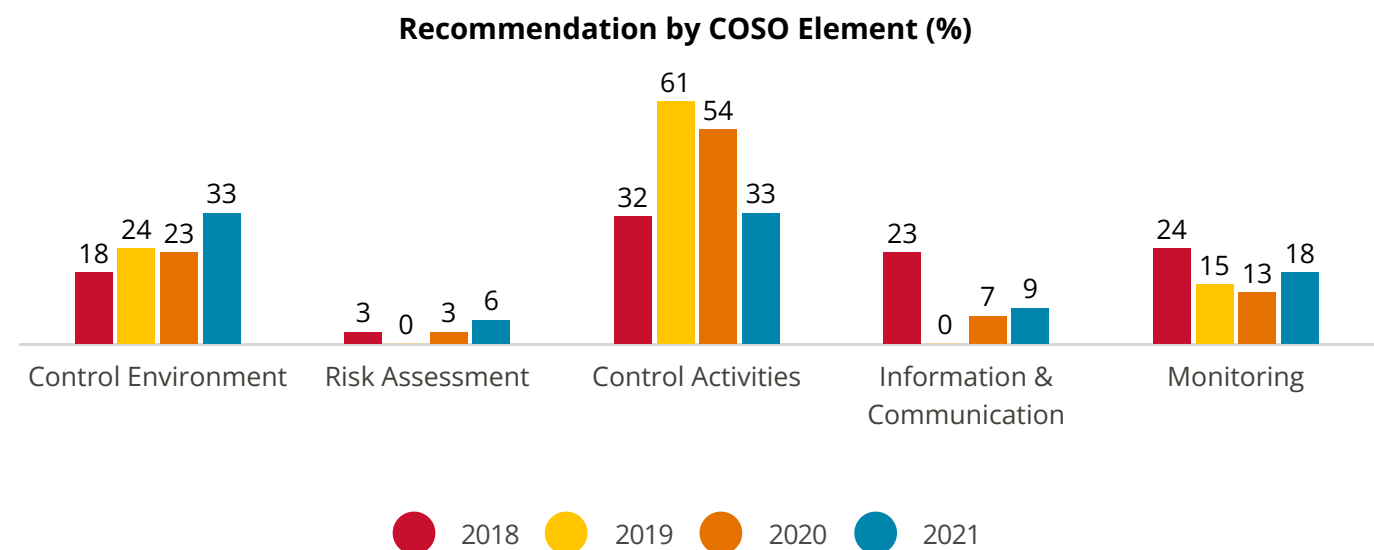
3.3 Audit Recommendations

The CAO takes a risk-based approach throughout the execution of each audit by focusing on key risks to the achievement of Administration's objectives, which supports meeting City priorities. With Administration's input, we rank identified risks from high to low based on the impact and likelihood should the risk event occur. Where audit testing determines existing processes and controls result in unmitigated risk exposure (i.e. residual risk), we raise audit recommendations that consider practicality, cost efficiency, addressing root cause and mitigating future business risk to an appropriate risk tolerance. We ask Administration to respond with defined action plans.

Our audit recommendations intentionally focus on high and medium residual risk exposure to help Administration prioritize resources on areas of greater importance and value. This approach reinforces the importance of effective risk management and decision-making utilizing a risk-based approach.



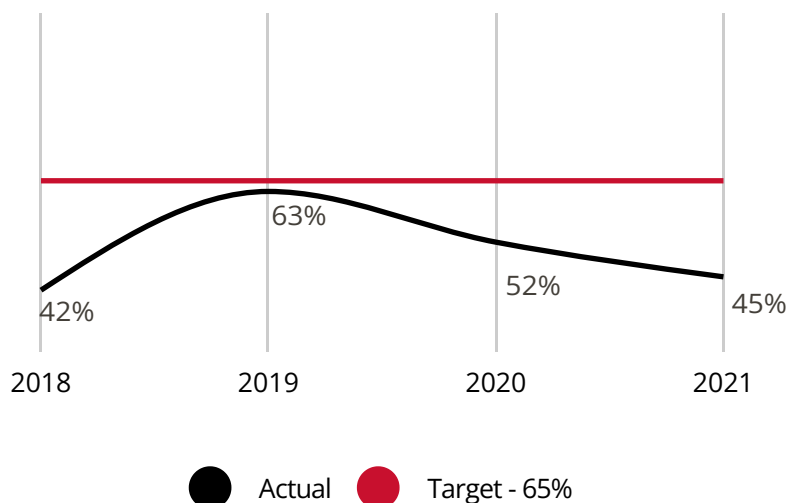
The CAO provides independent assurance regarding the effectiveness of governance, risk management, and internal control. The COSO Internal Control Framework is a widely accepted framework that outlines the principles and components necessary for an organization to effectively manage risks by implementing internal controls. The CAO categorizes recommendations into the five fundamental COSO components to identify potential trends and provide Administration with additional insight into the effectiveness of internal controls. Over the last four years, the CAO has consistently raised recommendations focused on embedding and enhancing effective control activities, which we view as a positive outcome of our risk-based audit process.



3.4 Implemented Audit Recommendations

The CAO tracks the timely implementation of action plans quarterly. Results frequently vary from quarter to quarter as Administration's commitments can be impacted by other City priorities, initiatives and projects. Our tracking noted a continuing decline in timely implementation in 2021, which reflects Administration's prioritization of resources to focus on the organizational realignment and the COVID-19 pandemic response.

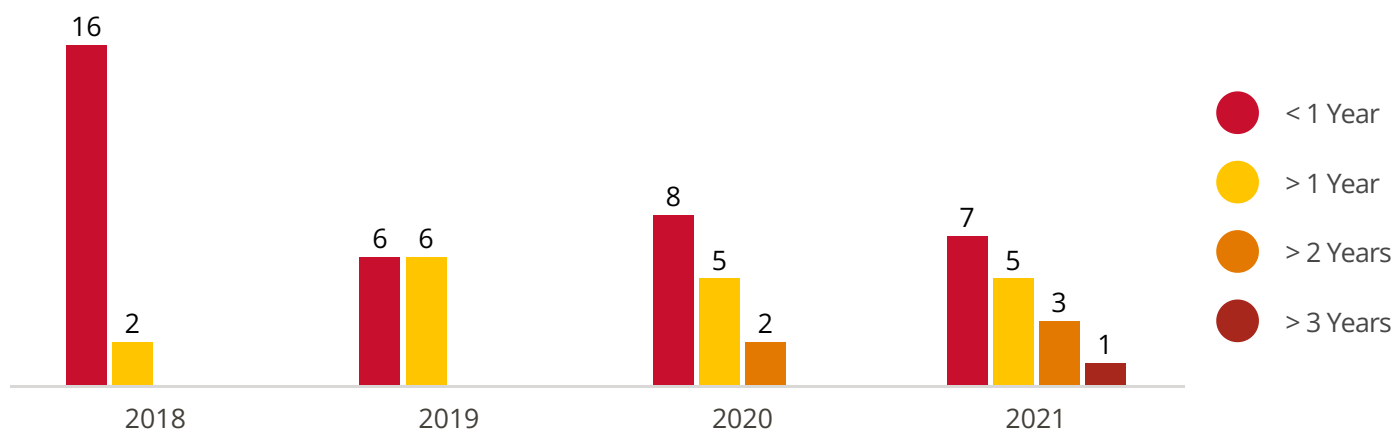
Timely Implementation of Action Plans



In 2021, Administration implemented 39 action plans, all of which were high (56%) and medium (44%) risk. At year-end, there were 42 outstanding action plans compared to 35 in 2020. Of these, 16 were considered overdue (15 in 2020) since Administration required more time to fully implement action plan commitments.

There were 5% fewer overdue action plans relative to total action plans at year-end (38% in 2021 versus 43% in 2020). There were three action plans overdue by more than two years and, for the first time in three years, one action plan overdue by more than three years. We will be following up on all four of these action plans in Q1 2022 and will communicate any concerns in our 1st Quarter Report to Audit Committee. We will continue to support Administration's commitment through quarterly monitoring of action plans and assessment of residual risk.

of Overdue Action Plans



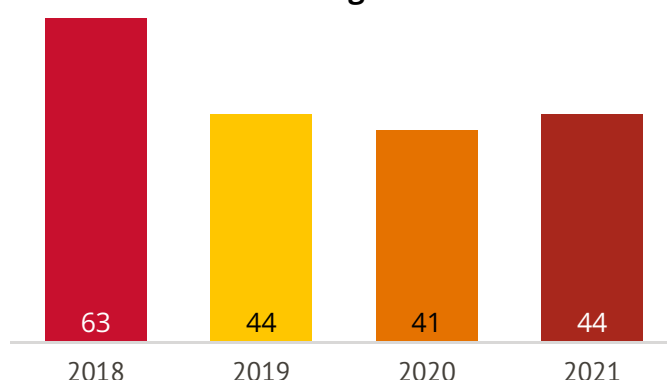
3.5 Whistle-blower Investigation Recommendations

Being more than an investigative body tasked with responding to reports of suspected acts of wrongdoing, the WBP provides additional value by identifying root causes of issues investigated. By recommending timely corrective actions to Administration, causal issues identified can be reviewed at either the business unit level or more broadly across the entire organization and, as necessary, corrected in support of mitigating against recurrence of similar activity. Identifying and correcting root causes is a valuable component of a successful employee reporting program and is reflected in our WBP policy.

Our recommendations for corrective action are opportunities for improvement and are provided to assist Administration in correcting behaviour or deficient processes which may have contributed to an activity investigated.

Corrective actions were identified in 58% of investigations concluded in 2021 and regular follow-up with Administration occurred to confirm their completion. At December 31, 92% of recommendations made by the WBP were completed and considered closed. Outstanding recommendations are not considered high risk to the organization and the WBP will continue to monitor their completion status.

Corrective Actions Resulting from Completed Investigations



Where investigation identifies broader, or systemic issues, these are raised appropriately with senior Administration leadership and result in organization-wide corrective action recommendations. A summary of each investigation resulting in a corrective action is disclosed on our webpage at: www.calgary.ca/whistle, which is updated on a quarterly basis.

The identifying information of individuals or business units involved is excluded in alignment with our commitment to confidentiality, reporter protection and privacy. Individual investigation summaries disclosed may have multiple corrective actions which are not detailed or itemized. The publishing of allegations and investigative findings and corrective actions supports WBP transparency, accountability and The City Auditor's commitment for appropriate response and action.



Reliability: Audit, advisory and investigative services add value and are effectively completed by skilled, experienced professionals.

4.1 Audit and Advisory Professional Standards

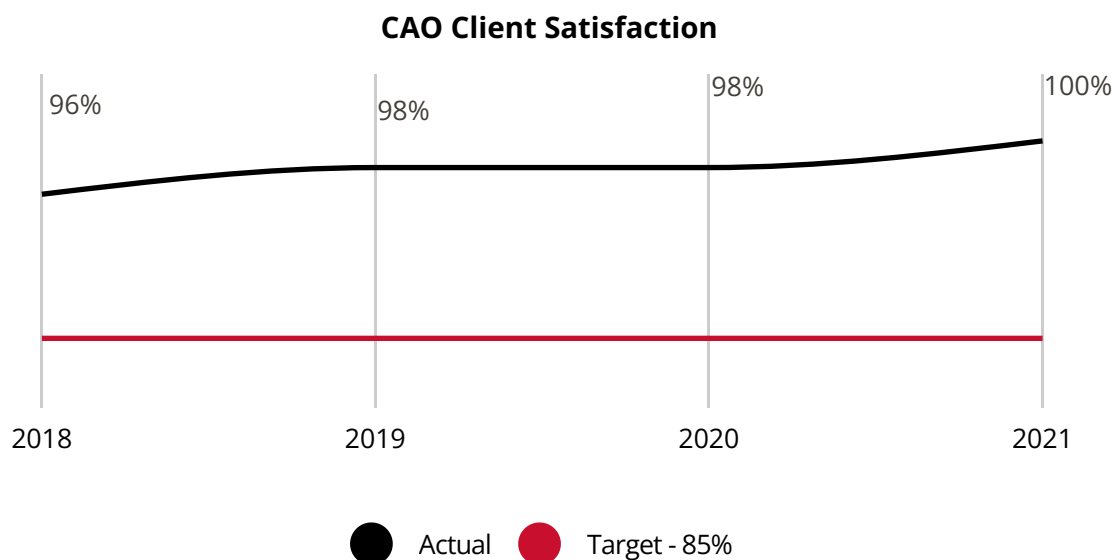
The CAO conducts its audit and advisory activities in conformance with the Institute of Internal Auditors (IIA) standards which require the implementation of an internal quality program. Our internal quality program was conducted throughout the year and included the completion of:

- Quarterly audit file peer reviews (by an auditor not involved in the audit);
- Quarterly KPI monitoring;
- Post-audit lessons learned exercises and client surveys; and
- Periodic review and update of key audit processes.

The internal quality activity evidenced conformance to standards and opportunities for further process improvements were incorporated into updates of procedures and practices. As part of this activity, the CAO confirmed the continued organizational independence of its operation.

Client Satisfaction Survey

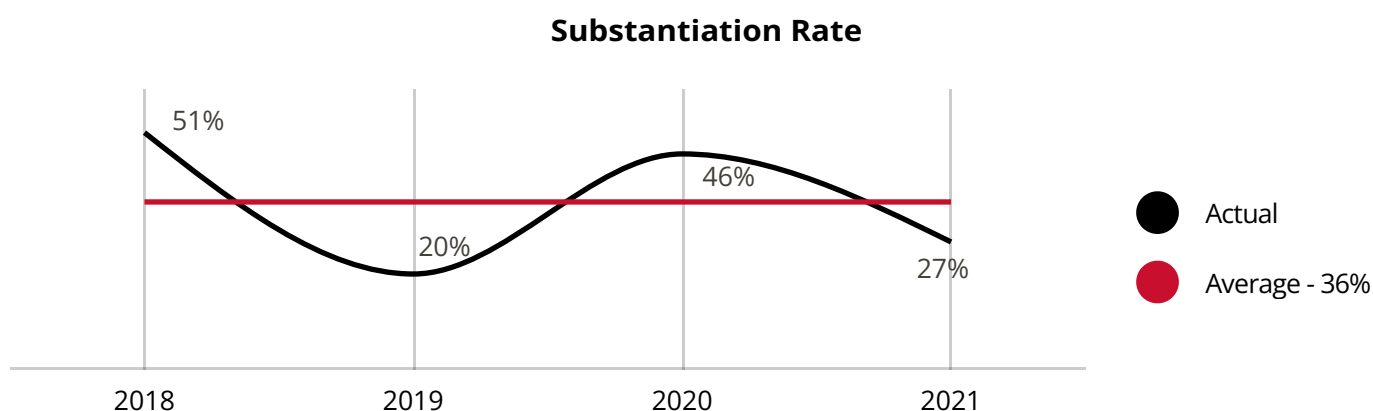
The CAO requests Administration's feedback at the conclusion of each audit project through a survey of ten questions focused on audit delivery and audit value. Seven client surveys were received during 2021 covering seven audits, with a response rate of 71%. Despite the additional pressures faced by Administration resulting from the continued spread of COVID-19 and the increasing number of active cases (in 2021, The City operated under two instances of state of local emergency), the response rate showed an increase relative to 2020 (63%). We are proud we were able to achieve a 100% client satisfaction rating despite the challenges faced by The City in 2021.



4.2 Whistle-blower Investigation Practices

Whistle-blower investigations are executed in alignment with best practices. WBP investigators' conduct is aligned with the codes of conduct of the Association of Certified Fraud Examiners or Association of Certified Forensic Investigators of Canada.

Assessment procedures are applied to each report received to determine the most appropriate action to address the allegation, or allegations, raised by employees and Calgarians. Not all concerns raised support investigation. Some matters can be more effectively addressed by Administration through non-investigative actions, while other matters raised simply do not support any action. Of the matters assessed in 2021, 56% supported action by investigation or a non-investigative response by Administration. Only an investigation can determine whether an alleged activity or conduct as reported is substantiated. The substantiation rate of allegations investigated in 2021 was 27%. To calculate the substantiation rate, the number of allegations substantiated is divided by the number of allegations investigated.



Substantiation rates are expected to fluctuate year over year and are helpful in identifying potential problems in both reporting and investigation processes. For example, a consistently low substantiation rate could indicate a need to better educate users of the program regarding basic information necessary to support a successful investigation, or it could be indicative that investigation practices may require improvement. Conversely, a consistently high substantiation rate could question the investigators' objectivity or support further examination to identify more specific trends requiring corrective action.

All investigation activity is scrutinized to ensure thoroughness, objectivity and quality before an investigation can be considered concluded.

4.3 Whistle-blower Program External Assessment

The City Auditor is responsible for ensuring the effective operation of the WBP. In 2020, support for the completion of an external assessment of WBP procedures was provided by Audit Committee and a scope of work was finalized with a consultant in Q4 2020. The independent work was completed and reported to Audit Committee in Q2 2021.

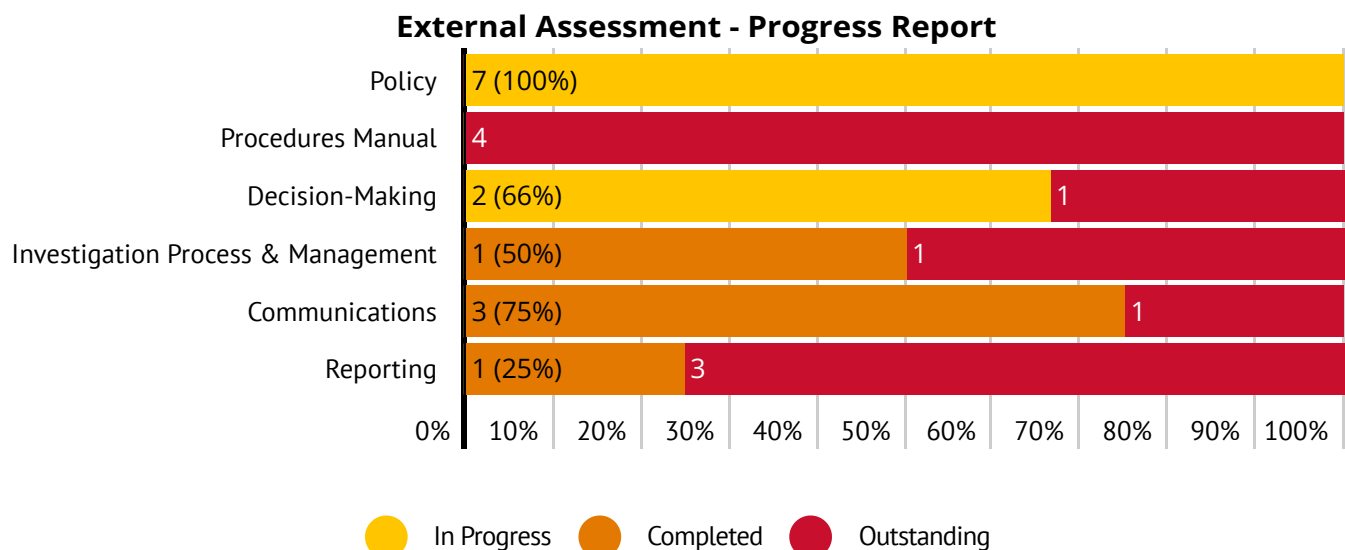
The consultant reviewed WBP operational documentation and interviewed various stakeholders regarding their role in the WBP process and their views and observations regarding the effectiveness of the WBP. The consultant concluded that, overall, the WBP was a "comprehensive program with a solid structure in place."

4.3 Whistle-blower Program External Assessment (continued)

Key observations included:

- The WBP has well-documented processes and tools to ensure its proper functioning.
- The WBP effectively tracks investigation statuses closely, using a risk-based approach to prioritize its work.
- Many measures are in place to ensure confidentiality is maintained.
- Key decision-making is consistently documented.
- The WBP maintains an effective website.

The majority of recommendations made were administrative in nature, intended to strengthen processes and messaging to users of the program. All recommendations were accepted by the WBP and work is underway to implement them. Below, recommendation progress is illustrated by recommendation category. At December 31, 2021, 59% of recommendations made were either completed or partially completed. It is anticipated that all recommendations will be completed in 2022.



Sensitive Reports

WBP procedures require all reports with allegations involving any staff member of the CAO, or those which question the objectivity of either the City Auditor or the Manager, Whistle-Blower Program, to be assessed independently by the Chair of Audit Committee. Reports submitted online and identified as sensitive are received directly by the Chair for confidential review, bypassing staff associated with the operation of the WBP. If the Chair determines a report received as not meeting the criteria to be considered sensitive, the Chair may redirect the report to the WBP for assessment and normal processing. Reports identified as sensitive and not redirected to the WBP are not included in any statistics reported by the WBP. The Chair, Audit Committee has confirmed that sensitive reports received in 2021 were appropriately assessed and are considered closed.

Whistle-blower Protection

Any City employee who identifies themselves and reports a concern to the WBP in good faith is entitled to protection against reprisal, as provided by Council Policy CC026. City employees who believe reprisal has occurred are encouraged to contact the City Auditor, who will investigate. No suspected acts of reprisal were reported to the City Auditor in 2021.

4.4 Professional Designations and Training

The skills and knowledge of staff are a foundational part of the CAO. To run effective audits, advisory projects and investigations, we have a range of complementary professional designations that enhance the effectiveness of the team. All staff conducting audits, advisory and whistle-blower investigations have at least one of the Certified Internal Auditor, Certified Information Systems Auditor, Certified Fraud Examiner or Certified Forensic Investigator designations.

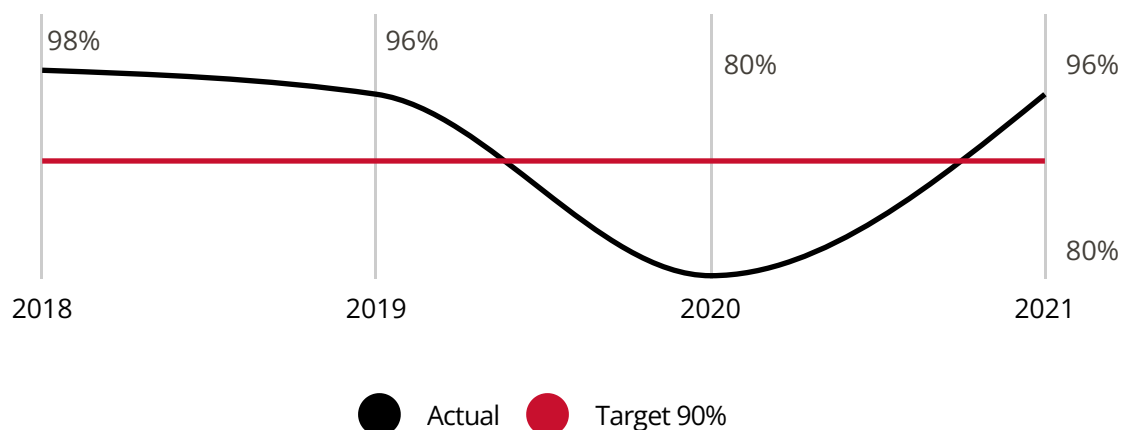
| Professional Designation Category | Number of Staff |
|-----------------------------------|-----------------|
| Internal Audit | 10 |
| Fraud Investigations | 3 |
| Accounting | 7 |
| Risk Management | 3 |
| IT Audit | 2 |
| Project Management | 1 |
| Data Analytics | 1 |

4.5 Staff Training

Our staff commitment to life-long learning helps to keep our team current on best practices, supports succession planning, and the creation of annual development plans based on team member needs.

Monitoring the completion of these plans helps us to track the value of staff training. During 2021, we improved our % completion of planned training as more training opportunities became available over the previous year.

Staff Training Plan Completion



Throughout 2021, our staff took the opportunity to participate in leadership training to enhance their own skills and the overall capacity of our team. Additionally, two members of the team took part in mentorship training on their own time to support the growth and stability of their own professions. This past year, two members of our team also contributed as either a volunteer board member or as a guest speaker with the Association of Local Government Auditors (ALGA) at their annual conference that was held virtually in 2021.

Resilience: Establish and maintain structure and protocols, which provide adaptability and agility, to ensure the continued delivery of City Auditor's Office services.

5.1 Budget

The CAO strives to provide the highest level of independent and objective assurance, advisory and investigative services within our Council-approved budget. Our approved 2021 annual budget includes costs associated with completing audit, advisory and investigative services.

Most of the CAO budget represents salary and associated costs for the professional team. The CAO generally maintains funding within its budget to enable the office to hire subject matter experts to evaluate specialized risk areas or provide specific knowledge. The CAO did not fully utilize the 2021 salary budget due to staff absences and position vacancies. In Q1 2021, we utilized contract resources to engage experts in the field of workplace investigations to conduct an external assessment of WBP processes.

| (\$'000's) | 2018 Annual Budget | 2018 Actual | 2019 Annual Budget | 2019 Actual | 2020 Annual Budget | 2020 Actual | 2021 Annual Budget | 2021 Actual | Variance |
|------------------------------|--------------------------|----------------|--------------------------|----------------|--------------------------|----------------|--------------------------|----------------|----------|
| Salary | 2,619 | 2,424 | 2,684 | 2,585 | 2,764 | 2,477 | 2,802 | 2,454 | 348 |
| Tools & Technology | 125 | 118 | 120 | 108 | 130 | 166 | 130 | 140 | (10) |
| Training | 65 | 51 | 52 | 56 | 56 | 20 | 56 | 21 | 35 |
| Professional Memberships | 18 | 17 | 18 | 21 | 18 | 19 | 17 | 16 | 1 |
| Contracted Services | 21 | 18 | 0 | 10 | 4 | 0 | 7 | 25 | (18) |
| Employee Recognition | 0 | 0 | 3 | 1 | 3 | 0 | 3 | 0 | 3 |
| Office Operating Costs | 66 | 54 | 57 | 56 | 49 | 46 | 47 | 36 | 11 |
| Total | 2,914 | 2,682 | 2,934 | 2,837 | 3,024 | 2,728 | 3,062 | 2,692 | 370 |

5.2 Business Continuity

Business continuity is a key aspect of resilience to ensure that City services can be delivered without interruption in the event of a disruption caused by emergencies. During 2021, the CAO delivered services utilizing the activated CAO Business Continuity Plan, in response to the ongoing COVID-19 pandemic. Following minor process revisions in 2020, all services were able to be delivered effectively through remote working.

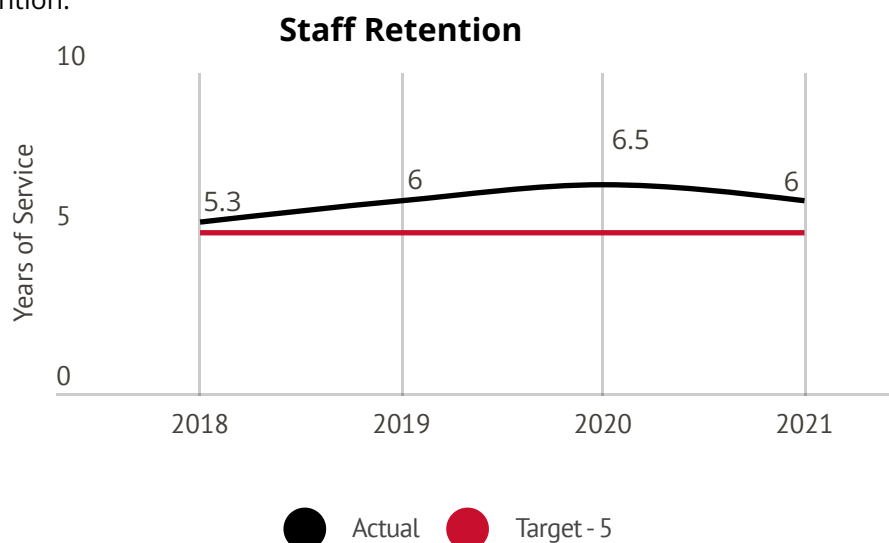
The CAO team focused continuous improvement activities during 2021 on underpinning systems and processes that further support business continuity and resilience. Additionally, a full update of the Office Manual and associated office procedures was completed to support clarity of team roles, responsibilities and tasks. Finally, the Job Evaluation Questionnaire process was completed for the Senior Auditor (8 FTE) and Senior Data Analytics Auditor (1 FTE) positions to support clarity of role description and future recruitment.

5.3 Staff Engagement and Retention

The key to our effective and efficient service delivery is our skilled and knowledgeable staff. 2021 was a time of significant personnel change for the CAO, which is reflected in the decrease of the average years of service of staff. During 2021, the City Auditor and two of our most experienced Senior Auditors elected to take retirement at the end of many years of service to the profession and The City. Our Audit Manager IT very tragically passed away after a short illness before their planned retirement in 2021. Additionally, two long serving members of the CAO, our Office Administrator and a Senior Auditor, accepted positions elsewhere in The City.

We were successful in recruiting two new Senior Auditors and a permanent Office Administrator as well as promoting the Senior Data Analytics Auditor into the vacant Audit Manager IT position. In early 2022, we have two further recruitment activities underway: a posting for the vacant Senior Data Analytics Auditor created by the promotion and a posting for two Senior Auditors. We expect these positions to be filled by the end of Q2, 2022. During the first half of 2022 both the City Auditor and one of two Deputy City Auditor positions will remain filled on an Acting basis while Audit Committee conduct the recruitment for a permanent City Auditor.

Despite challenges faced, the CAO team have displayed outstanding resilience and continued to deliver high quality services during 2021. All members of the CAO are invited to contribute to a monthly anonymous survey of team mood and scores remained positive throughout the year. In addition, feedback from The City of Calgary employee survey showed high scores from the CAO regarding drivers related to employee engagement and retention.



5.4 Software Update

The CAO has been using TeamMate audit software, since 2005, to:

- Plan, conduct and store the results of audits and advisory services;
- Track audit observations and recommendations; and
- Score the audit risk universe and conduct trend analysis.

In 2021, we completed the transition to TeamMate+, which features a cloud-based format. Utilizing updated audit software supports resilience and reliability in our audit processes and enhances our office productivity, reporting and monitoring capabilities.

While 2021 was a year of unprecedented change for the City Auditor's Office, we have focused our activities on supporting the future resilience of the team and look forward to continuing to deliver valuable, responsive and risk-based services during 2022.

Looking for more Information?

Visit our website at www.calgary.ca/auditor to find more information and to read our audit reports.

You can also learn more about the WBP at www.calgary.ca/whistle

Funding Request for the Clean Energy Improvement Program

RECOMMENDATION:

That Executive Committee recommend that Council approve:

1. \$5 million from the Fiscal Stability Reserve to be used for financing clean energy improvements through the Clean Energy Improvement Program pursuant to Bylaw 53M2021.

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2022 FEBRUARY 22:

That Council approve \$5 million from the Fiscal Stability Reserve to be used for financing clean energy improvements through the Clean Energy Improvement Program pursuant to Bylaw 53M2021.

HIGHLIGHTS

- The \$5 million from the Fiscal Stability Reserve will enable The City to finance clean energy improvements through the Clean Energy Improvement Program (the “Program”) and qualify to submit an application to the Federation of Canadian Municipalities.
- **What does this mean to Calgarians?** Attractive, flexible financing for energy efficiency and renewable energy improvements will be available to eligible homeowners.
- **Why does this matter?** Homeowners will be able to contribute to achieving Calgary’s climate goals through improved home energy performance and benefit from energy cost savings.
- The \$5 million will be repaid to The City by participating property owners via their property tax bill, based on the terms outlined in their Clean Energy Improvement Program Agreement with The City.
- The City must contribute a minimum of 20 per cent of program costs to be eligible to apply to the Federation of Canadian Municipalities for the \$10 million loan and the accompanying non-repayable grant. Approval of the \$5 million from the Fiscal Stability Reserve fund will provide confirmation of The City’s contribution.
- Strategic Alignment to Council’s Citizen Priorities: A healthy and green city.
- Background and Previous Council Direction is included as Attachment 1.

DISCUSSION

The Clean Energy Improvement Program was approved by Council in December 2021 as an initiative to support energy and cost savings and greenhouse gas reductions in Calgary homes. The next step in program development is sourcing the funding to be used to finance clean energy improvements. Research was completed to investigate how other municipalities were funding similar efficiency financing programs. The proposed approach is consistent with how other municipalities have funded their programs and leveraged the offering from the Federation of Canadian Municipalities.

The approval of \$5 million from the Fiscal Stability Reserve for the Program will enable The City to confirm it will meet the minimum 20 per cent contribution requirement for the application to the Federation of Canadian Municipalities.

Funding Request for the Clean Energy Improvement Program

The combination of applying for an external loan from the Federation of Canadian Municipalities and allocation of internal funds will allow The City to finance \$15 million in clean energy improvements in up to 720 homes over four years (assuming an average project size of just under \$21,000).

The interest collected from homeowners that participate in the Program will be used to offset the lost investment income of the funds used from the reserve and the cost of borrowing from the Federation of Canadian Municipalities.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☐ Stakeholder dialogue/relations were undertaken

IMPLICATIONS

Social

The funding would directly finance clean energy improvements, many of which increase liveability and comfort in the homes of Calgarians.

Environmental

The Program supports homeowners to make clean energy improvements to their homes reducing their greenhouse gas emissions and improving their home's energy performance.

Economic

The clean energy improvements completed through the Program will be completed by local energy efficiency and renewable energy contractors. The investments will also generate jobs throughout the supply chain (e.g., manufacturing), through additional spending in the economy due to increased income of workers, and through increased energy savings for participants.

Service and Financial Implications

New operating funding request

\$5,000,000

\$5 million will be allocated from the Fiscal Stability Reserve. The allocation fits within the fund's scope, purpose, and conditions and will not impact the minimum target balance approved by Council for the fund (five per cent of The City's tax-supported gross expenditures).

The funds will only be used to finance clean energy improvements and repayments will be made by property owners via their property tax bill, based on the terms in their Clean Energy Improvement Program Agreement with The City. Of the \$5 million, it is anticipated that approximately \$1.25 million will be used per program year over four years to finance clean energy improvements. Repayments will be made by participants over terms of up to 25 years depending on the improvements made in the home.

**Utilities & Environmental Protection Report to
Executive Committee
2022 February 22**

**ISC: UNRESTRICTED
EC2022-0113
Page 3 of 3**

Funding Request for the Clean Energy Improvement Program

As repayments are made by participants via their property tax bill, the funds will be directed back into the Fiscal Stability Reserve fund. The first four years of Program will be considered a pilot phase, if successful and the Program expands, as The City collects the repayments the funds could be revolved into future clean energy improvement projects.

RISK

The risk of participants defaulting on repayments exists in the program, however, this risk is anticipated to be low given that the funds are considered a tax and have priority status as against other creditors (except the Crown). As the Program is a new initiative, The City will take a proactive approach in monitoring repayments and will work collaboratively with property owners facing difficulty in repayment. Municipalities also have the property tax recovery process outlined in the *Municipal Government Act* to recover defaulted payments that remain in arrears for more than one year.

If this funding allocation is not approved, The City will have to approach a secondary external lender to borrow \$5 million. A secondary lender is less desirable as The City will need to manage two borrowing agreements with different repayment terms and interest rates.

ATTACHMENT(S)

1. Previous Council Direction and Background
2. Presentation

Department Circulation

| General Manager/Director | Department | Approve/Consult/Inform |
|--------------------------|--|------------------------|
| Michael Thompson | Utilities and Environmental Protection | Approve |
| Carla Male | Chief Financial Officers Department | Approve |
| Stuart Dalgleish | Planning & Development | Consult |
| Carolyn Bowen | Climate & Environment | Approve |
| Les Tochor | Finance | Consult |

Background

The Clean Energy Improvement Program (the “Program”) was approved by Council in December 2021. The Program is a financing initiative designed to make energy efficiency and renewable energy upgrades more accessible to homeowners. The Program leverages Alberta’s version of an innovative financing solution known as Property Assessed Clean Energy (or PACE), which allows property owners to access flexible, long-term financing through their municipality. Repayment is facilitated through an added charge to the participant’s property tax bill.

The Federation of Canadian Municipalities has an offering for municipalities who are launching community efficiency financing programs. Municipalities can apply to the Federation of Canadian Municipalities for up to \$10 million in a low-interest loan to be used to finance energy efficiency and renewable energy projects and up to \$5 million in a non-repayable grant to support program operation costs.

To qualify to apply to the Federation of Canadian Municipalities’ program, municipalities must confirm at least 20 per cent contribution to program costs (either financing or operating costs). Allocating internal funds for financing clean energy improvement projects will allow The City to confirm it will meet the 20 per cent contribution requirement.

Previous Council Direction

Moved by Councillor Demong

Seconded by Councillor Mian

That with respect to Report C2021-1418, the following be adopted:

That Council give three readings to Proposed Bylaw 53M2021, the proposed Clean Energy Improvement Program Bylaw (Attachment 5).

Against: Councillor Chu

MOTION CARRIED

That Bylaw 53M2021 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 53M2021 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 53M2021 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 53M2021 be read a third time.

ISC: UNRESTRICTED

Against: Councillor Chu

MOTION CARRIED

Previous Council Reports and Recommendations

| DATE | REPORT NUMBER | DIRECTION |
|-------------------|--------------------------|--|
| 2021 September 13 | PFC2021-1198 | Clean Energy Improvement Program Bylaw Recommendations – That Council: <ol style="list-style-type: none">1. Direct Administration to publicly advertise the proposed Bylaw 53M2021; and2. Direct Administration to bring the proposed Bylaw 53M2021 to Council for Public Hearing and three readings no later than 2021 Q4. |
| 2021 December 06 | C2021-1418 | Clean Energy Improvement Bylaw Recommendations - That Council: <ol style="list-style-type: none">1. Hold a Public Hearing on Proposed Bylaw 53M2021; and2. Give three readings to Proposed Bylaw 53M2021, the proposed Clean Energy Improvement Program Bylaw. |

A wide-angle photograph of the Peace Bridge in Calgary, Alberta, Canada. The bridge's distinctive red, arched steel structure dominates the left side of the frame, leading the eye towards the city skyline across the Bow River. The sky is bright blue with scattered white clouds, and the river reflects the light. Lush green trees line the riverbanks, and a few people can be seen walking on the bridge deck.

Clean Energy Improvement Program

Low Carbon Financing Programs

Dick Ebersohn
Manager, Climate Change and Environment

Report # EC2022-0113
ISC: Unrestricted

That Executive Committee recommend that Council approve:

1. \$5 million from the Fiscal Stability Reserve be used for financing clean energy improvements through the Clean Energy Improvement Program pursuant to Bylaw 53M2021.

History & Purpose

- Clean Energy Improvement Program was approved in December 2021
- \$5 million from the Fiscal Stability Reserve will:
 - Qualify The City to apply to the Federation of Canadian Municipalities for the loan and grant
 - Finance residential clean energy improvements through the Program

Considerations

- Repayment by participants via property tax bill
- If program is successful, could revolve or recycle funds into new projects in the future
- Alternative is to approach a secondary external lender

Clean Energy Improvement Program Development Timeline



That Executive Committee recommend that Council approve:

1. \$5 million from the Fiscal Stability Reserve be used for financing clean energy improvements through the Clean Energy Improvement Program pursuant to Bylaw 53M2021.

Clerk's Note to
Combined Meeting of Council
2022 March 08

ISC: UNRESTRICTED
EC2022-0135

RE: Naming Rights for a Partner Operated Recreation Facility, EC2022-0135

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2022 FEBRUARY 22:

That Council:

1. Adopt the Recommendations contained in the Report;
2. Direct that the Report, Attachment 1 and presentation be held confidential pursuant to Section 23 (Local public body confidences) of the *Freedom of Information and Protection of Privacy Act* until the public announcement of the new facility name is made; to be reviewed by July 1, 2022; and
3. Direct that Attachment 2 be held confidential pursuant to Section 16 (Disclosure harmful to business interests of a third party) of the *Freedom of Information and Protection of Privacy Act*.

Clerk's Note to
Combined Meeting of Council
2022 March 08

ISC: UNRESTRICTED
EC2022-0253

RE: Calgary Technologies Inc - Shareholder Resolution, EC2022-0253

RECOMMENDATION OF THE EXECUTIVE COMMITTEE, 2022 FEBRUARY 22:

That Council:

1. Authorize the Mayor, or in the Mayor's absence, the Deputy Mayor, to execute shareholder resolutions and any agreements related to the proposed structure change for Calgary Technologies Inc. outlined in this Report;
2. Authorize Administration to execute both an Operating Funding Agreement, and Capital Grant Agreement between The City and the new corporate entity created pursuant to the proposed structure change for Calgary Technologies Inc. outlined in this Report;
3. Approve one-time capital funding of \$1.5 million from the Fiscal Stability Reserve for the Platform Innovation Centre to be repaid to the Fiscal Stability Reserve per PFC2021-1116; and
4. Direct that the Report, Attachment, Presentation and Closed Meeting Discussions remain confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, and only be released once the shareholder resolution(s) is executed by all three shareholders of Calgary Technologies Inc., to be reviewed by 2022 December 31.

**Community Services Report to
Emergency Management Committee
2022 February 23**

**ISC: UNRESTRICTED
EM2022-0222
Page 1 of 3**

2021 Status of Emergency Preparedness in Calgary

RECOMMENDATION:

That the Emergency Management Committee recommends that Council receive this report for the Corporate Record.

**RECOMMENDATION OF THE EMERGENCY MANAGEMENT COMMITTEE, 2022
FEBRUARY 23:**

That Council receive this report for the Corporate Record.

HIGHLIGHTS

- In accordance with the *Emergency Management Bylaw 25M2002*, Administration reports annually through the Emergency Management Committee to provide confidence on the status of emergency preparedness in Calgary.
- **What does this mean to Calgarians?** Being aware of the top disaster risks for Calgary and understanding how to prepare allows citizens to take actions that protect themselves, their families, and communities, and allows Council to understand measures being taken to manage disaster risks in Calgary.
- **Why does it matter?** Understanding and reducing disaster risk will help ensure Calgarians, businesses, and communities stay safe during a disaster and help The City prepare for future disasters.
- The *2021 Status of Emergency Preparedness in Calgary* report highlights the preparedness, mitigation, response, and recovery activities undertaken by the agency over the last year and forecasts future planning priorities.
- The City prepares for high-risk hazards by implementing strategies focused on reducing risk and increasing resilience. Strategies are informed by the Canadian *Disaster Risk Reduction Framework* and further aligned to a Calgary context by basing all work on a foundational local *Disaster Risk Assessment*.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods
- Background and Previous Council Direction is included as Attachment 1.

DISCUSSION

While much of 2021 was spent monitoring and responding to the ongoing COVID-19 pandemic, the *2021 Status of Emergency Preparedness in Calgary* report (Attachment 2) revisits Calgary's highest risks, summarizes the added challenges, and highlights the many accomplishments through the year, such as:

- Numerous key COVID-19 initiatives were undertaken such as coordinating vaccine availability and outreach, communication campaigns focussed on mental health and getting vaccinated, continuing to strengthen the collaboration on COVID-19 across organizations, and a gratitude card initiative for Calgary's front line workers.
- To prepare for priority environmental risks, response plans were developed for spring and summer severe storms, tornado, and extreme heat.
- Two full-scale exercises were conducted that tested The City's river flooding and rail incident responses. These topics were also explored with Emergency Management

**Community Services Report to
Emergency Management Committee
2022 February 23**

**ISC: UNRESTRICTED
EM2022-0222
Page 2 of 3**

2021 Status of Emergency Preparedness in Calgary

Committee through the Status of Emergency Preparedness risk focus reports and panel presentations.

The report also overviews future planning priorities such as:

- Releasing a new 2022 Disaster Risk Assessment that will inform the next service plans and budget cycle.
- Continuing with risk panel presentations to Emergency Management Committee on flooding and extreme cold weather.
- Enhancing response capability by updating operating processes for the Emergency Operations Centre and developing new response plans with Agency members.
- Continuing to monitor and respond to COVID-19 by maintaining support for vaccinations, continued collaborations, and monitor to enable planning for this evolving pandemic.
- Updating the Corporate Business Continuity Program and Calgary Critical Infrastructure Network to ensure essential services during an emergency.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION

- ☐ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

More than 60 business units and external groups are members of Calgary Emergency Management Agency, with representatives from a broad cross-section of sectors, including: City services, emergency services, utilities, schools, transportation, business, non-profits, and environmental focussed agencies. Calgary Emergency Management Agency helps connect efforts and expertise across all levels of the Corporation, government, non-profit groups, and private sector to advance resilience in the city.

In addition to being involved in the development of response plans and full-scale emergency exercises, the Agency members also engaged in tabletop exercises regarding Stampede Parade and the municipal election; and contributed to a year-end survey to help direct future preparation, mitigation, response, and recovery efforts.

IMPLICATIONS

Social

Calgary Emergency Management Agency members' work aligns with the *Social Wellbeing Policy* of prevention (d) *The City will aim to stop problems before they start, using a prevention approach* by ensuring the social impacts of disasters are being mitigated before disasters occur.

Environmental

Calgary is exposed to numerous environmental hazards that require coordinated preparedness and mitigation activities to reduce their risk. Of the top 15 priority high risk hazards from the 2021 *Disaster Risk Assessment*, eight are environmental.

Economic

**Community Services Report to
Emergency Management Committee
2022 February 23**

**ISC: UNRESTRICTED
EM2022-0222
Page 3 of 3**

2021 Status of Emergency Preparedness in Calgary

Calgary Emergency Management Agency members' work addresses the *Economic Resilience Strategy to create a more Resilient Economy*, as mitigation efforts will result in significant future savings.

Service and Financial Implications

Existing operating funding - base

Disaster response planning and preparation exist in the 2019-2022 Service Plans and Budgets.

RISK

The City has eight Principal Corporate Risks and emergency preparedness contributes (directly or indirectly) to reducing these risks. This work is highlighted in the *2021 Status of Emergency Preparedness in Calgary* report.

Additionally, the *Disaster Risk Assessment* identifies 15 high disaster risks, and these are the priority risks for planning and preparing efforts. Attachment 3 summarizes the 2021 Disaster Risk Assessment. Literature indicates that mitigating disaster risk and having strategies in place to decrease the impact is more economically, socially, and environmentally sound than managing disaster consequence.

ATTACHMENTS

1. Background and Previous Council Direction
2. 2021 Status of Emergency Preparedness in Calgary
3. Summary of Disaster Risk 2021

Department Circulation

| General Manager/Director | Department | Approve/Consult/Inform |
|--------------------------|------------|------------------------|
| Not applicable | | |

Background and Previous Council Direction

This attachment includes a background on previous Emergency Management Committee risk engagement.

Emergency Management Committee Risk Engagement

In accordance with the Emergency Management Bylaw 25M2002 the Calgary Emergency Management Agency is required to provide a Status of Emergency Preparedness Report annually to Emergency Management Committee.

In addition to a Status of Emergency Preparedness Report, two reports and panel presentations are provided each year to allow meaningful conversations and ensure Emergency Management Committee and Calgarians are well-informed on actions taken to address high risks for Calgary. Reports are received for the corporate record and inform the annual Status of Emergency Preparedness Report.

Related Bylaws, Regulations, Council Policies

Emergency Management Bylaw 25M2002

The municipal bylaw that guides Calgary Emergency Management Agency.

Province of Alberta Emergency Management Act

Provincial legislation that sets the requirements for Calgary to have an Emergency Management Committee and Agency.

Local Authority Emergency Management Regulation

Provincial Regulation under the Emergency Management Act that provides direction on emergency management roles and responsibilities and what is required of municipalities to plan and prepare for the safety of their community.

Timeline of Emergency Preparedness Reporting and Presentations to Emergency Management Committee

Since completing the 2018 Disaster Risk Assessment, Calgary Emergency Management Agency has engaged Emergency Management Committee in conversations about Calgary's highest risks.





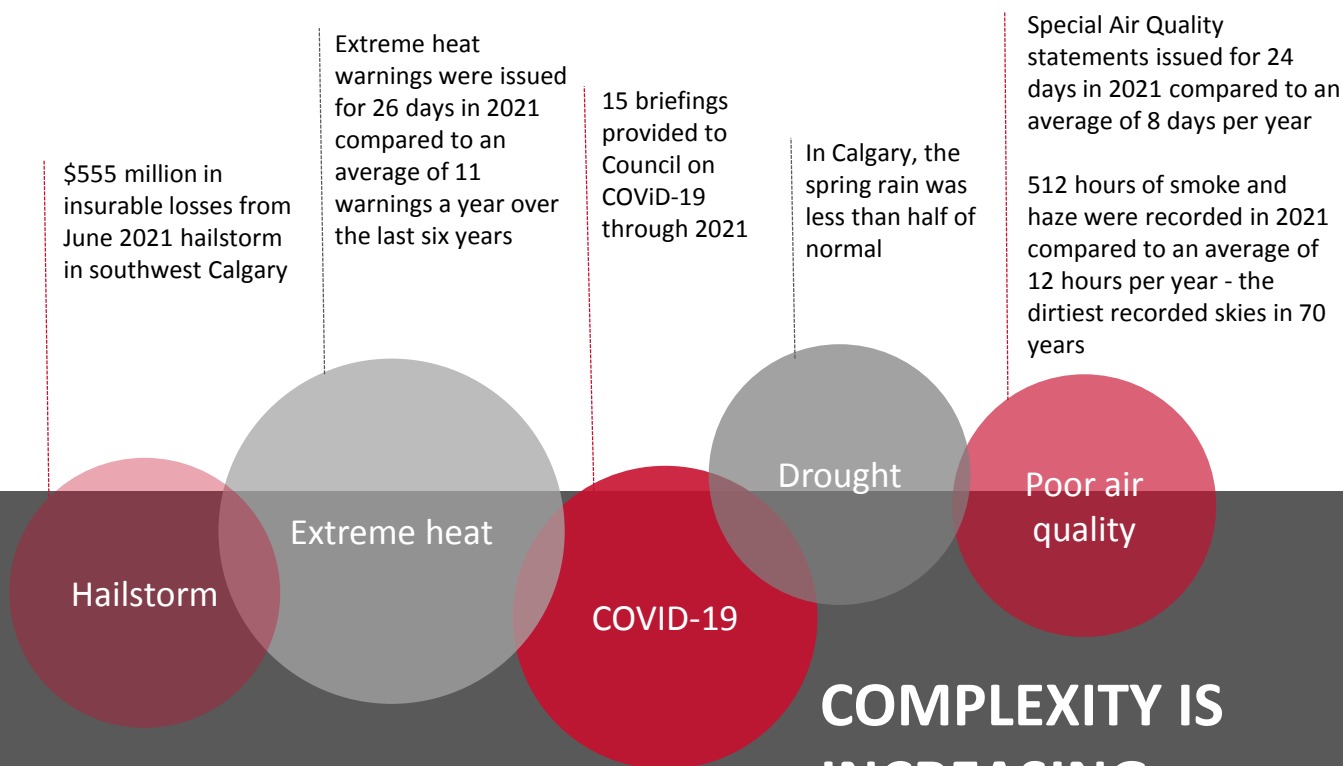
THE 2021 STATUS OF EMERGENCY PREPAREDNESS IN CALGARY

**CALGARY EMERGENCY MANAGEMENT AGENCY
JANUARY 2022**

SAFER NEIGHBOURHOODS

SAFER, MORE RESILIENT NEIGHBOURHOODS.
The Calgary Emergency Management Agency (CEMA) focuses its work on the core pillars of emergency management: prevention, mitigation, preparedness, response, and recovery. This work directly contributes to two Council priorities: Safe and Inspiring Neighbourhoods and A Healthy and Green City. Through these efforts, CEMA also helps to foster safe and resilient communities.

CEMA and its 60+ member agencies work together to implement strategies focused on decreasing disaster risks and increasing the resilience of people, property, and systems. The foundation of this process is the Disaster Risk Assessment which provides a shared understanding of the risks in Calgary and focuses attention on those with the highest priority. This allows us to take a proactive and whole of society approach to managing risks instead of waiting for disasters to occur and then responding.



COMPLEXITY IS INCREASING

Summer 2021 saw the convergence of five separate risks that stretched the limits of CEMA's capacity. As a result of its extensive pre-planning, collaborative processes and preparedness activities, CEMA was able to successfully manage the short-term acute events in concert with our Agency members.

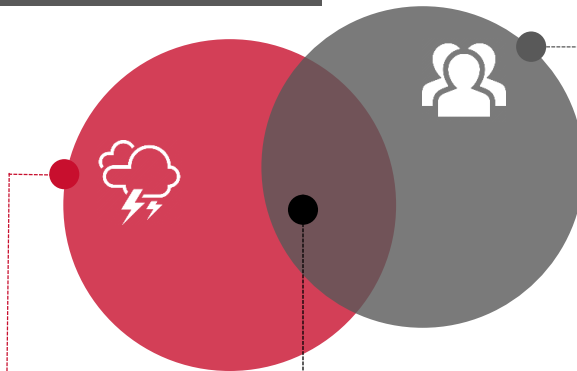
MANAGING RISK

UNDERSTANDING CALGARY'S RISKS. The 2018 Disaster Risk Assessment assessed a total of 65 individual hazards and threats that pose a risk to Calgary. Over the course of the 2019-2022 business cycle, CEMA is providing City Council with an in-depth understanding of Calgary's disaster risk environment and the work The City of Calgary and our Agency members are doing to address Calgary's high-risk hazards. This Assessment also informs our planning and operations, as well as the prevention and mitigation work of our Agency members.

CALGARY'S HIGH RISKS

Natural Risks

- Blizzard
- Extreme cold
- Flooding Bow River
- Flooding Elbow River
- Heavy rain
- Hydrological drought
- Tornado
- Winter storms



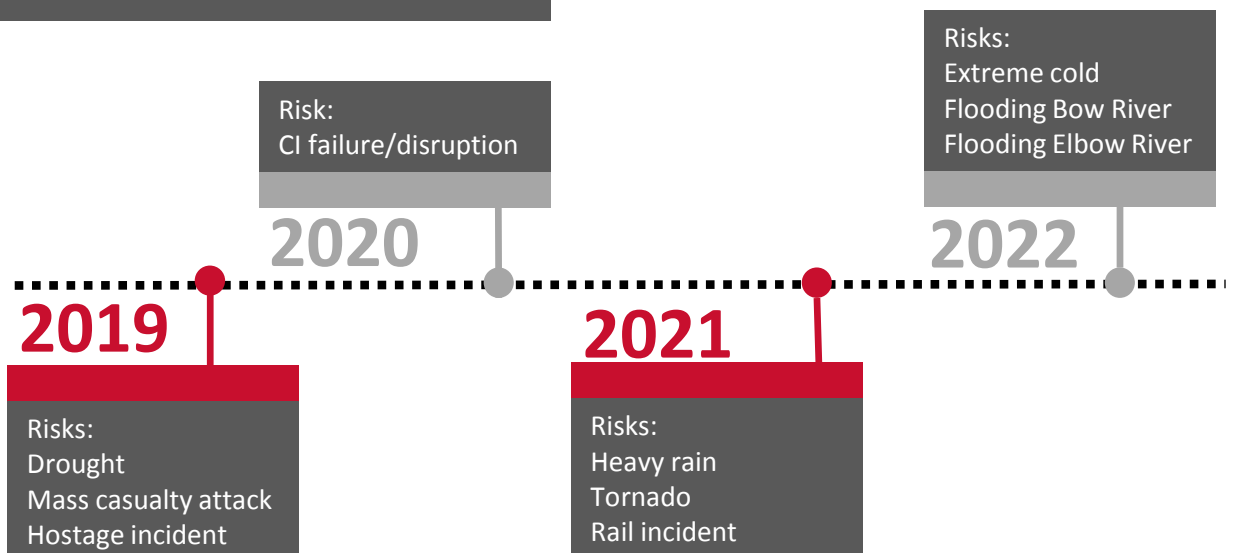
Human-Caused Risks

- Critical infrastructure failure/disruption
- Dam breach - Bow River
- Dam breach - Elbow River
- Hostage incident
- Mass casualty attack
- Major rail incident
- Severe pandemic

Risk Drivers

- Aging infrastructure
- Climate change
- Ecosystem degradation
- Poverty
- Increased exposure to hazards
- Aging population
- System interdependency
- Growing inequality
- Rising distrust of experts
- Urbanization

PRESENTATIONS TO COUNCIL



CALGARY'S RISK LANDSCAPE

MEDIUM RISKS

- Extreme heat
- Extreme solar storm
- Loss of major transportation corridor
- Major active shooter incident
- Major basement seepage flooding
- Major bomb threat incident
- Major bridge failure/interruption
- Major civil disobedience
- Major cyber attack
- Major electric power blackout
- Major hazmat incident
- Major incident of data fraud/theft
- Major industrial accident
- Major mass gathering incident
- Major riot
- Major road accident
- Major sanitary forecmain failure (lift station)
- Poor air quality
- Severe storm – hail
- Severe storm – lightning
- Severe storm – thunderstorms
- Severe storm – wind
- Major solar storm
- Major stormwater backup flooding
- Major structure fire
- Major security incident at City facility
- Major supply chain interruption
- Major telecommunications failure
- Major transit rail incident
- Major water contamination – distribution system
- Major water contamination – widespread forest fire
- Major wildland/urban interface fire
- Water distribution infrastructure failure




LOW RISKS

- Flooding ice jam
- Major aircraft incident
- Major cyber attack – technology as target
- Major forcemain failure (purple pipe)
- Major forcemain failure (sludge)
- Major freezing precipitation
- Major gas main break
- Major labour action
- Major pipeline incident along AER regulated lines
- Major pipeline incident along Trans-Northern Pipeline to Calgary airport
- Major sanitary failure next to a water body
- Major water contamination – watershed spills
- Major water shortage
- Major earthquake (magnitude 4.0+)
- Moderate pandemic
- Severe fog

VERY LOW RISK

- Treated effluent pump station failure (purple pipe)

RISKS IN PROFILE

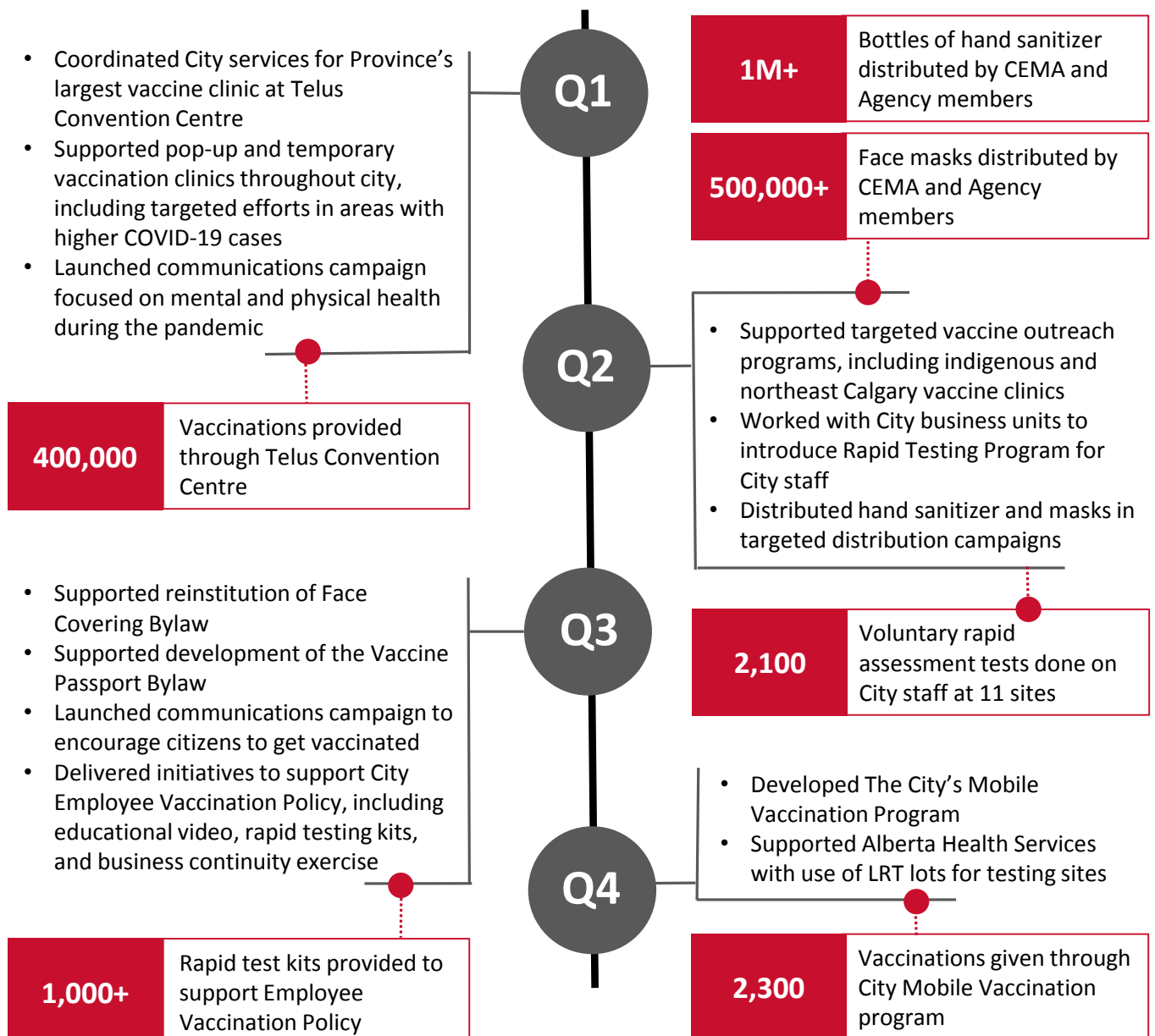
| | SEVERE SUMMER WEATHER | MAJOR RAIL INCIDENT |
|---|--|---|
| | <p>On 2021 May 25, CEMA presented a report on severe summer weather to the Emergency Management Committee</p> <p>Severe summer storms can include heavy rain, flooding, hail, wind, and tornadoes.</p> | <p>On 2021 December 03, CEMA presented a report on major rail incidents to the Emergency Management Committee.</p> <p>Major rail incidents include collisions, derailments, fire, explosion, release of dangerous goods, and rail security incidents.</p> |
|  <p>KEY FACTORS</p> | <p>Calgary is located in an area of high risk for tornadic activity and severe storms. Tornadoes are rare but potentially catastrophic events. Severe summer storms occur every year and hail is one of the costliest hazards in terms of insured losses. The impacts of these events can include evacuations, power outages, damage to property, blowing debris, injuries, loss of life, service disruptions, and significant insurable losses.</p> | <p>Calgary is the hub of several major rail networks and is vulnerable to a rail incident due to major rail lines spread throughout the city. Dangerous goods carried through Calgary can be toxic, corrosive, flammable, or explosive. Impacts could include fatalities, injuries, building damage, evacuations, service delays, business closures, and traffic rerouting. Rail supports economic activity and delays to the rail transport system due to a major incident could result in significant economic impacts.</p> |
|  <p>TRENDS</p> | <p>Every one to two years, extreme hailstorms occur within 50km of Calgary and, since 1991, there have been five extremely damaging and costly hail events. Additionally, Alberta averages 12 to 15 confirmed tornadoes per year.</p> | <p>Between 2010 and 2019, there was a steady increase in the average length of trains, total tonnage of goods shipped, and total number of carloads carrying dangerous goods. The shipment of fuel oil and crude oil moved by rail tripled from 2011 to 2019.</p> |
|  <p>MITIGATION</p> | <p>In 2021, CEMA developed a <i>Spring and Summer Severe Storm Incident Response Plan</i> and <i>Tornado Incident Response Plan</i> in concert with Agency members responsible for response to the impacts of storm events. The City developed a Best Available Refuge Area program to direct staff and citizens to safe spaces in City facilities during a tornado.</p> | <p>CEMA partnerships with Canadian National Railway and Canadian Pacific Railway allow for collaboration in public education, training, exercises, and emergency response planning. The <i>Development in Rail Corridor Policy</i> guides development next to freight rail corridors by proactively managing some of the risk, specifically physical impact and noise.</p> |

COVID-19 COORDINATION

Since COVID took hold in March 2020, CEMA has continued to support our Agency members through a myriad of challenges. Leveraging the fundamentals skills in emergency management we brought Agency members together to

collaborate and solve challenging problems using non-traditional resources. CEMA and the Agency provided additional emerging services where our involvement in the service delivery would have a direct and positive impact on the citizens.

KEY COVID-19 INITIATIVES



Samples from The City's 2021 communication campaigns



STRENGTH IN COLLABORATION

ENGAGING THE EXPERTS. Throughout the pandemic response, CEMA has connected with subject matter experts to help guide policy and program decisions. Through the University of Calgary Advisory Committee with the O'Brien Institute of Public Health, CEMA has engaged academics and researchers to help The City and Council better understand a range of health and social issues.

The COVID-19 Strike Team is a cross-organizational working group collaborating to reduce the impact of COVID-19 through monitoring and responding to leading indicators. Representatives from CEMA, health, academic, business, and communications arenas regularly connect to identify when new, modified, and targeted health and communication approaches are needed.

PROTECTING CITY SERVICES

ENSURING CONTINUITY OF ESSENTIAL SERVICES. CEMA utilized its Business Continuity Coordinator Network and Calgary Critical Infrastructure Network to prioritize services, distribute guidance, and solicit impact information to successfully manage COVID-19 within Calgary's essential and critical systems.

These groups were developed before COVID-19 to ensure a common understanding of critical services and establish collaborative networks necessary to respond to complex

CONNECTING AGENCY MEMBERS. Supporting our Agency members in managing their services through the challenges and changes brought by COVID-19 has been a key component of CEMA's work. Throughout the various waves, we have provided opportunities for members to learn what others are doing and find help in resolving issues through our regular check-ins. We offered specialized support in getting questions answered through our Situational Awareness Officer. Using dashboards and advisory reports, we have kept our members informed regularly of the status of City operations and changes they need to be aware of for their operations.

disasters . This work contributed to the resiliency of our critical services during the pandemic and will continue to do so moving forward.

CEMA hosted an exercise for the Corporation to stress test workforce business continuity strategies, identify common concerns, and pursue common mitigation strategies. This contributed to the new rapid testing program along with the reintroduction of the Agency dashboard to keep a pulse on critical services.



IN OUR COMMUNITIES

BOOSTING VACCINE UPTAKE. The City funded a mobile vaccine outreach initiative that began in September 2021. Through 311, communities were able to request a mobile unit for their neighbourhood or event. Units were also stationed at high-traffic areas and events to help boost vaccine uptake and improve accessibility to vaccinations.

MEETING COMMUNITY NEEDS. CEMA participated in a number of community tables, including the Calgary East Zone Newcomers Collaborative, to better understand specific needs and support information sharing. Through these ongoing conversations, CEMA was able to connect communities with the resources they needed, including temporary vaccination sites, hand sanitizer, and masks.

COVID-19 RESPONSE IN 2022

1

VACCINATIONS

Maintain support for vaccine initiatives, especially for children and youth

2

COLLABORATION

Continued collaboration with health partners

3

MONITORING

Monitor and plan for potential impacts of an evolving pandemic

4

TRANSITION

Support transition into new normal and shift to other emergency management priorities

2021 HIGHLIGHTS



67%

Agency members with three or more staff trained in Emergency Operations Centre operations

Percentage of citizens completing individual, family and community courses through Ready Calgary who feel more prepared for emergencies

92%



PREPAREDNESS



CEMA designated as risk reduction expert on the Municipal Development Plan and the Calgary Transportation Plan Core Indicator Review



97%

Percentage of City business units compliant with Corporate Business Continuity Program

MITIGATION



Developed spring and summer severe storm, tornado and extreme heat plans to guide efficient, consistent responses to these events

Worked with Insurance Bureau of Canada to develop online multilingual hailstorm awareness materials and media campaign



Advanced the ability of City business units to maintain essential service delivery after emergencies through new courses, materials and exercises



RESPONSE



Conducted two full-scale exercises testing The City's river flooding and rail incident response



Canada Task Force 2 assisted the Yukon with its severe flood response

Coordinated City services from Emergency Operations Centre to monitor the municipal election



RECOVERY

Achieved target of building capacity to provide 0.5% of the population with basic needs immediately following an emergency





RISK REVIEW AND UPDATE

In 2022, we will complete a full review of the Disaster Risk Assessment and release a Disaster Risk Report with updated risks for Calgary. We will continue to share with City Council a more in-depth understanding of Calgary hazards through risk panels focused on flooding and extreme cold.



ENHANCE RESPONSE CAPABILITY

We will update our operating processes for the Emergency Operations Centre to improve clarity of roles, responsibilities and information flow during an emergency. We will continue to prepare for Calgary's risks through new incident response plans that integrate the actions of all our Agency members.



COVID-19 RECOVERY

We will continue to monitor and respond to the changing pandemic. Over time, we will transition our COVID-19 response to supporting community partners to help citizens and businesses recover from pandemic impacts. Internally, we will update the Infectious Disease Management Plan and complete an after-action report on CEMA's response to support continuous improvement to pandemic responses.



STRENGTHEN CITY AND CORPORATION

To ensure continuity of essential services during emergencies, we will update the Corporate Business Continuity Program and Calgary Critical Infrastructure Network. Our training programs will move to an online environment. We will also refresh our ReadySquad e-course, which educates youth on disaster risks and preparedness, to add home-based and teacher resources.



CORPORATE REORGANIZATION

We will revise our concept of operations to align with the corporate reorganization. This includes updating our Agency membership, plans, policies, and procedures to reflect the changes. It will also require onboarding and training new members for their roles in the Municipal Emergency Plan and Emergency Operations Centre.

Summary of Disaster Risk 2021

Overview

This year was highlighted by the continued global response to the COVID-19 pandemic and numerous extraordinary climatic events that resulted in unprecedented damages.

As we complete year two of the pandemic, many jurisdictions continue to struggle with balancing a desire to return to normalcy against managing the immediacy of the COVID-19 emergency. Governments faced challenges as a result of removing health restrictions too early or implementing them too late. As 2021 is drawing to a close, COVID-19 numbers are rising across the globe and vaccination rates have stalled – a strong indication that we still face challenges in the coming year.

In June, Calgary experienced a historic heatwave with 5 days in a row above 30C and two days reaching 36.3C (the 2nd highest all-time recorded temperature for Calgary). Alberta recorded new summertime highs for energy consumption, water demand was 1.5 times the 5-year average, and the heatwave resulted in an estimated 66 deaths.

Cooling centres were set up across the city, lodging locations for people living in unsafe residences were identified, water was delivered to vulnerable populations, and an Extreme Heat annex to the Municipal Emergency Plan was created. Climate models expect that these types of extreme heat events – more frequent high-heat days, drier summers, and multi-year droughts - will be more frequent in the future as a result of a changing climate.

During July and August, extreme wildfire behaviour in Western Canada led to widespread air quality warnings in Alberta. In November, an unprecedented atmospheric river in British Columbia caused catastrophic flooding across the lower mainland. This resulted in widespread damage to homes and infrastructure; leading to evacuations and severe supply chain interruptions that impacted Alberta.

Trends

The impact to the local supply chain as a result of the extreme rainfall events in British Columbia and ongoing global pandemic further highlight the vulnerability of the interconnected modern economy. Events experienced anywhere in the world can have cascading impacts to local food systems, critical infrastructure operations, and delivery of services. Building resilience to these types of shocks requires not only sound business continuity planning practices but also enhanced localized production capabilities.

There has also been a significant increase in cyber-attacks in the last few years. Foreign state actors and cybercriminals now target businesses, critical infrastructure, and governments with ransomware attacks. The goal is to steal and encrypt victims' data; locking them out of critical files and systems required to operate. This has led to a sharp increase in cybersecurity and insurance costs. The interconnectedness of the modern world has led to a reliance on technology to support critical infrastructure operations and delivery of essential services; resulting in cyberattacks being an emerging threat of concern moving forward.

Disaster Risk Register Update

In the 2021 review of the Disaster Risk Assessment, Major Dam Breach (Elbow River) was upgraded from a Low risk to a High risk as a result of a reassessment of the economic impact of a potential worst-case scenario breach. There were no other changes in the risk assessment. There are now a total of 15 High and 33 Medium risks that represent the highest level of planning priority for the Agency.

Calgary Emergency Management Agency releases a risk report every four years during the last year of the municipal budget cycle to support key decision-makers as they prioritize risk treatment strategies for their services during the next budget cycle. Looking ahead to 2022, a new Disaster Risk Assessment will be completed, and a Disaster Risk Report will be released. This report will be shared with all Agency Members, Council, and senior City leadership. A public version is also released.

Disaster Risk Register 2021

A high-level review of the Corporate Disaster Risk Assessment is conducted annually and summarized below.

| | | |
|----------------------|---|---|
| High Risk | Catastrophic River Flooding Bow River Catastrophic River Flooding Elbow River Extreme Cold Major Critical Infrastructure Failure or Disruption Major Dam Breach - Bow River Major Dam Breach – Elbow River Major Hostage Incident Major Hydrological Drought | Major Mass Casualty Attack Major Rail Incident Severe Storm – Blizzard Severe Storm - Heavy Rain Severe Pandemic (Canadian Pandemic Influenza Preparedness scenario) Severe Storm - Winter Storms Tornado |
| Medium Risk | Extreme Heat Extreme Solar Storm (Carrington-level event) Loss of major transportation corridor Major Active shooter incident Major Basement Seepage Flooding Major Bomb Threat incident Major Bridge Failure/Interruption Major Civil Disobedience Major Cyber Attack - Technology as Instrument Major Electric Power Blackout Major Hazmat Incident Major Incident of Data Fraud/Theft Major Industrial Accident Major Mass Gathering Incident Major Riot Major Road Accident Major Sanitary Forcemain Failure (Lift Station) | Major Security Incident at City Facility Major Solar Storm (Quebec-level event) Major Stormwater Backup Flooding Major Structure Fire Major Supply Chain Interruption Major Telecommunications failure Major Transit Rail Incident Major Water Contamination - Distribution Major Water Contamination - Widespread Forest Fires Major Wildland / Urban Interface Fire Poor Air Quality Severe Storm – Hail Severe Storm – Lightning Severe Storm - Thunderstorms Severe Storm – Wind Water Distribution Infrastructure Failure |
| Low Risk | Flooding Ice Jam Major Aircraft Incident Major Cyber Attack - Technology as Target Major Forcemain Failure (purple pipe) Major Forcemain Failure (sludge) Major Freezing Precipitation Major Gas Main Break Major Labour Action | Major Pipeline Incident along Alberta Energy Regulator regulated lines Major Pipeline incident along the Trans-Northern Pipeline to Calgary airport Major Sanitary Failure Next to a Water Body Major Water Contamination - Watershed Spills Major Water Shortage Moderate Earthquake (Magnitude 4.0+) Moderate Pandemic (Canadian Pandemic Influenza Plan scenario) Severe Fog |
| Very Low Risk | Treated Effluent Pump Station Failure (purple pipe) | |

Clerk's Note to
Combined Meeting of Council
2022 March 8

ISC: UNRESTRICTED
IGA2022-0327

RE: 2022-2023 Provincial Budget (Verbal), IGA2022-0327

**RECOMMENDATION OF THE INTERGOVERNMENTAL AFFAIRS COMMITTEE,
2022 MARCH 2:**

That with respect to Report IGA2022-0327, the following be adopted:

That Council receive the presentation for the Corporate Record.

Excerpt from the Minutes of the Intergovernmental Affairs Committee, held 2022 March 2:

“Moved by Mayor Gondek

That with respect to Report IGA2022-0327, the following be approved:

That the Intergovernmental Affairs Committee forward the presentation to the 2022 March 8 Combined Meeting of Council and recommend that Council receive the presentation for the Corporate Record.

For: (9): Councillor Demong, Councillor Chabot, Councillor Carra, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Walcott, Mayor Gondek, and Councillor Dhaliwal

MOTION CARRIED

Attachment 1 - Presentation

2022-23 Provincial Budget (Verbal)

2022 March 2

IGA 2022-0327



New Budget Memo Format / Process

Purpose:

- better understand if/how our City of Calgary budget letter priorities were met
- Create more useful and user-friendly content for Council and Administration

City of Calgary Budget Letter Priorities

i. **Addressing Municipal Finance and Continuation of the City Charter**

- Request for funding support to rebalance municipal finances and commit to future discussions on municipal financial reform.

ii. **Downtown Strategy**

- Request for formal partnership with the Government of Alberta to invest in new Downtown Strategy and financially support the Downtown Calgary Development Incentive Program.

iii. **Provincial Infrastructure Investments**

- Request funding support for key infrastructure projects such as flood mitigation projects and funding for Calgary's arts sector.

iv. **Working together on Affordable Housing**

- Request for capital investment in provincially owned homes located on City of Calgary leased land, assurance that federal funding will not be left on the table, and property tax relief for affordable housing providers.

v. **Building Safer Communities**

- Request for permanent funding for the Community Safety Investment Framework to strengthen crisis response, support for mental health and addictions, as well as funding for police services and continued action on Truth and Reconciliation.

vi. **Support for a Long-Term Transit Strategy**

- Support from the Government of Alberta to engage in discussions on long-term transit support, as well as renewed funding commitment in 2023 for the Low-Income Bus Pass and consideration of future investment in the Green Line.

| City Priority / Request | What's in the Budget? | Positive |
|-------------------------|-----------------------|----------|
| | | Neutral |
| | | Negative |

Addressing Municipal Finance / City Charter

| | | |
|---|---|--|
| Change in % of property tax revenue sent to province | Small increase in the amount of requisition. | |
| Legislative reforms to address municipal finances / revenues | None. Repeats the commitment to keep local spending in line with that in other provinces. | |
| Additional funding to address the municipal finances / revenues | None. Repeats the commitment to keep local spending in line with that in other provinces. | |
| Commit to conversation about the City Charter / Tax reform | None. | |

| City Priority / Request | What's in the Budget? | Positive |
|--|--|----------|
| | | Neutral |
| | | Negative |
| Support for Calgary's Downtown | | |
| Formal partnership to attract new business downtown | Indicates increased supports for downtown revitalization efforts, but no further details. | |
| Support for economic diversification, emerging sectors | \$171M for post-secondary seats in high-tech, finance, engineering, aviation and health care. Funding for students and apprentices in emerging technology sectors. Support for Film and TV Credit and Innovation Employment Grant. | |
| Support for office conversions to non-office use; reduce vacancy | Indicates that there are increased supports for downtown revitalization efforts. | |
| Financial supports to populate downtown office space | Indicates increased supports for downtown revitalization efforts, but no further details. | |

| City Priority / Request | What's in the Budget? | Positive |
|--|---|----------|
| | | Neutral |
| | | Negative |
| Infrastructure Investments | | |
| Flood Mitigation: Springbank / Bow / Sunnyside | Continued commitment of \$473.6M to SR-1 Reservoir despite escalating costs. | |
| Investment in Arts sector / infrastructure | Investment in Glenbow. Small increase to Arts Foundation funding. | |
| Capital Stability and Predictability | Local Government Fiscal Framework to replace MSI in 2024-25 is on track. \$382M total for Calgary and Edmonton (unchanged); Some funding programs wrapping up, without a replacement (e.g. Green Trip). | |
| Infrastructure Accountability Act | No reference to City's concerns. | |

| City Priority / Request | What’s in the Budget? | Positive |
|---|---|----------|
| | | Neutral |
| | | Negative |
| Partnering on Affordable Housing | | |
| Expand Rent Assistance programs | Modest expansion. | |
| Capital funding for maintenance and renewal | Budget 2022 reduces capital maintenance and renewal by 23%. | |
| Operating and capital to leverage federal funding | Modest \$118M over three years for the “Stronger Foundations Strategy”. | |
| Collaboration on reform, including COPTER | None. | |

| City Priority / Request | What's in the Budget? | Positive |
|--|--|----------|
| | | Neutral |
| | | Negative |
| Building Safer Communities | | |
| Funding for Community Safety Investment Framework | None. | |
| Mental health and addictions supports, including harm reduction and recovery | FCSS funding maintained at \$100M total, annually. Funding for new mental health beds in hospitals. | |
| Reinstate police funding | No reinstatement, but also no further decreases. | |
| Action on Truth and Reconciliation / White Goose Flying | Some commitments around economic development. | |

| City Priority / Request | What’s in the Budget? | Positive |
|---|--|----------|
| | | Neutral |
| | | Negative |
| Long-Term Transit Strategy | | |
| Emergency transit operating funding | No mention. | |
| Permanent Transit Fund | No program to match federal Permanent Transit Fund. | |
| Post-2023 low-income transit pass | No mention in budget, so no commitment beyond this year. | |
| Commitment to full length of Green Line | No new commitment. Current commitment remains intact. | |

Recommendation

That with respect to Report IGA2022-0327 the following be approved:

That the Intergovernmental Affairs Committee forward the presentation to the 2022 March 8 Combined Meeting of Council and recommend that Council receive the presentation for the Corporate Record.

Clerk's Note to
Combined Meeting of Council
2022 March 8

ISC: UNRESTRICTED
IGA2022-0329

RE: Discussion on Municipal Government Act (Verbal), IGA2022-0329

**RECOMMENDATION OF THE INTERGOVERNMENTAL AFFAIRS COMMITTEE,
2022 MARCH 2:**

That with respect to Verbal Report IGA2022-0329, the following be adopted:

That Council request that the Mayor write a letter to the Municipal Affairs Minister regarding any potential changes to the *Municipal Government Act*.

Excerpt from the Minutes of the Intergovernmental Affairs Committee, held 2022 March 2:

Moved by Councillor Penner

That with respect to Verbal Report IGA2022-0329, the following be approved:

That the Intergovernmental Affairs Committee recommends:

That Council request that the Mayor write a letter to the Municipal Affairs Minister regarding any potential changes to the *Municipal Government Act*.

Further, that Committee forward this item to the 2022 March 8 Combined meeting of Council.

For: (6): Councillor Demong, Councillor Carra, Councillor Mian, Councillor Penner, Mayor Gondek, and Councillor Dhaliwal

Against: (2): Councillor Chabot, and Councillor McLean

MOTION CARRIED

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 2050 – 45 Avenue SW, LOC2021-0166

RECOMMENDATION(S):

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 0.06 hectares \pm (0.15 acres \pm) located at 2050 – 45 Avenue SW (Plan 5860AM, Block 9, Lots 24 and 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JANUARY 27:

That Council:

1. Give three readings to **Proposed Bylaw 12P2022** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 33D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2050 – 45 Avenue SW (Plan 5860AM, Block 9, Lots 24 and 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed application would allow for rowhouses in addition to the building types already listed in the existing land use 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 will be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing options in the inner-city, with access to transit and services.
- Why does this matter? The proposal would provide a wider variety of housing types within the community of Altadore.
- No development permit has been submitted at this time.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required as part of this application.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 2050 - 45 Avenue SW, LOC2021-0166

DISCUSSION

This application was submitted on 2021 October 14 by Horizon Land Surveys on behalf of the landowner, Statera Homes Inc. No development permit application has been submitted at this time, however, the Applicant Submission (Attachment 3) indicates the intention to construct a four-unit rowhouse.

The approximately 0.06 hectare (0.15 acre) corner parcel is located along 45 Avenue SW, on the east side of 20 Street SW within the community of Altadore. The site is currently developed with a single detached dwelling.

An amendment to Map 2 of the *South Calgary/Altadore ARP* is required to accommodate the proposed R-CG District (Attachment 2).

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 used the assessment tool to determine that the project is likely to have a low impact to the community as it is not proposing major change or disruption. Outreach included print materials that were delivered to residents within a 90 metre radius, door knocking and reaching out to the Marda Loop Communities Association (MLCA). In addition, the applicant spoke with the Ward Councillor's office. 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 ten letters of opposition from the public. The letters included the following areas of concern:

- pedestrian safety;
- building orientation;
- shadow impacts;
- on-street parking; and,
- traffic congestion.

One letter from the public was in support of the increase to a four-unit rowhouse, as the density and the proposed 20 Street SW frontage seems appropriate.

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 2050 - 45 Avenue SW, LOC2021-0166

The MLCA has not provided a response to Administration's circulation sent on 2021 October 29. A follow up email was sent on 2022 January 06 and there was still no response.

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

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use and policy amendment applications 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.

Environmental

The applicant has indicated that they plan to pursue specific measures as part a future development permit to support Program 4 (Electric and low-emissions vehicles) of the [Climate Resilience Strategy](#).

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 12P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 33D2022**
6. **Public Submission**

**Planning & Development Report to
Calgary Planning Commission
2022 January 27**

**ISC: UNRESTRICTED
CPC2022-0074
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 2050 - 45
Avenue SW, LOC2021-0166**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |

Background and Planning Evaluation

Background and Site Context

Situated on the northeast corner of 20 Street SW and 45 Avenue SW in the community of Altadore, this site is approximately 0.06 hectares (0.15 acres) and is approximately 15 metres wide and 37 metres deep. This site fronts onto 45 Avenue SW and has direct access to an asphalt lane along the north boundary which is not utilized by the existing development due to electrical pole support wires that block access. An existing detached garage at the rear end of the site is currently accessed directly from 20 Street SW.

The subject site is predominately surrounded by lands designated under the Residential – Contextual One / Two Dwelling (R-C2) District and are developed with single and semi-detached dwellings. The site is located near three open spaces, including Flanders Park, ranging in distance from approximately 200 to 500 metres. On the east side of 20 Street SW is a transit stop for Route 7 connecting the community of Altadore to the Downtown Core.

Community Peak Population Table

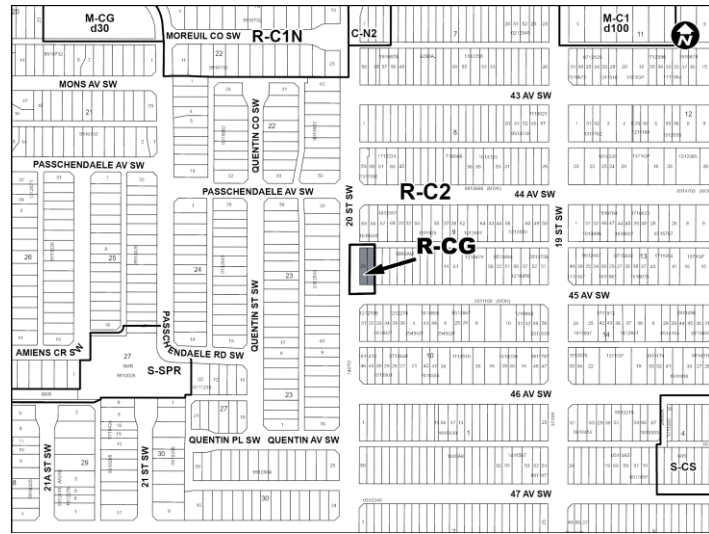
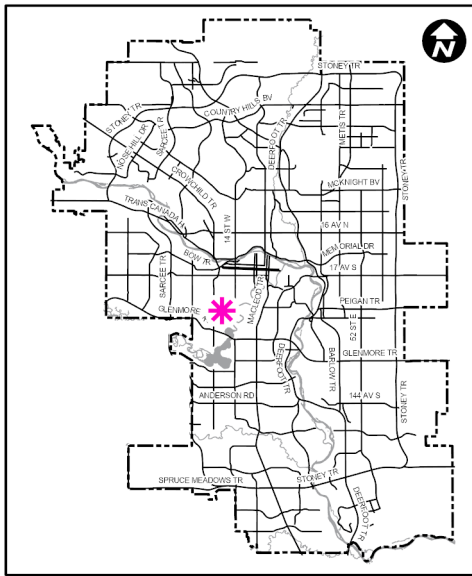
As identified below, the community of Altadore reached its peak population in 2019.

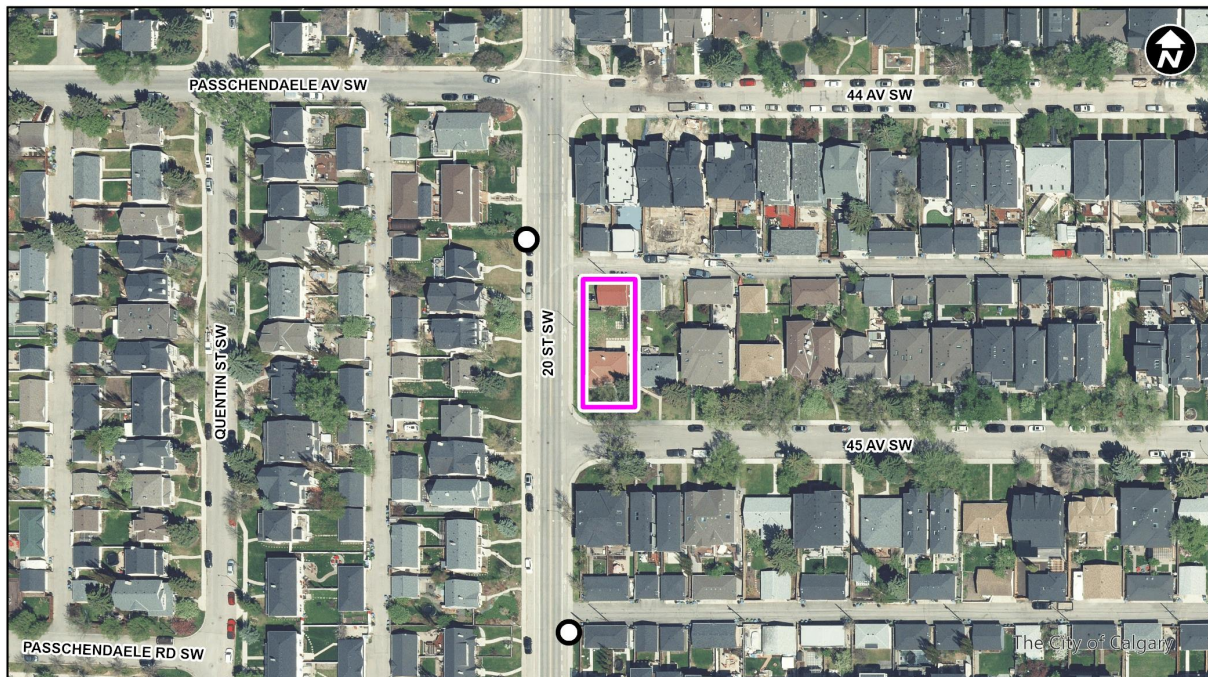
| Altadore | |
|------------------------------------|-------|
| Peak Population Year | 2019 |
| Peak Population | 6,942 |
| 2019 Current Population | 6,942 |
| Difference in Population (Number) | 0 |
| Difference in Population (Percent) | 0% |

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow for a maximum of four dwelling units on the subject site.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and 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 and the applicable policies of the *South Calgary/Altadore ARP* would provide guidance for 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 45 Avenue SW and 20 Street SW;
- on-site parking requirements;
- the installation of an electric vehicle-ready wiring/conduit in line with the actions set out in Program 4: Electric and Low-Emissions Vehicle; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The subject site is a corner lot with lane access. The utility pole will need to be relocated at the developer's expense to gain access from the lane. There is an existing curb cut for the private driveway on 20 Street SW that will have to be closed and rehabilitated at the time of redevelopment with vehicular site access is to come from the rear lane. Parking is restricted on 20 Street SW northbound adjacent to the subject site due to existing bicycle lanes along 20 Street SW.

The subject site is located less than 50 metres away from northbound Route 7 Marda Loop bus stop, along 20 Street SW. Route 7 Marda Loop qualifies as a frequent bus service.

Environmental Site Considerations

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

Utilities and Servicing

Water, storm, and sanitary deep utilities are available for the subject site. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use and policy amendments 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 Developed – Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) programs and actions. The applicant has indicated if requested, to provide electric vehicle charging stations as part of a future development permit application. This supports Program 4: Electric and Low-Emissions Vehicles of the Climate Resilience Strategy. The applicant is also seeking LEED gold certification.

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

This site is within the Residential Conservation typology as indicated on Map 2 of the [South Calgary/Altadore Area Redevelopment Plan](#), restricting development to a maximum of two dwelling units.

To facilitate this application, a minor map amendment to Map 2 will be required to change the subject site from Residential Conservation to Residential Low Density. This typology allows for slightly more intensive development but is still considered appropriate for a low density residential area.

PROPOSED

CPC2022-0074
ATTACHMENT 2

BYLAW NUMBER 12P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN BYLAW 13P86 (LOC2021-0166/CPC2022-0074)

WHEREAS it is desirable to amend the South Calgary/Altadore Area Redevelopment Plan Bylaw 13P86, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:




NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

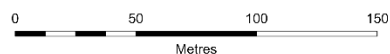
1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.06 hectares \pm (0.15 acres \pm) located at 2050 – 45 Avenue SW (Plan 5860AM, Block 9, Lots 24 and 25) from 'Residential Conservation' to 'Residential Low Density' as generally illustrated in the sketch below:

Map 2

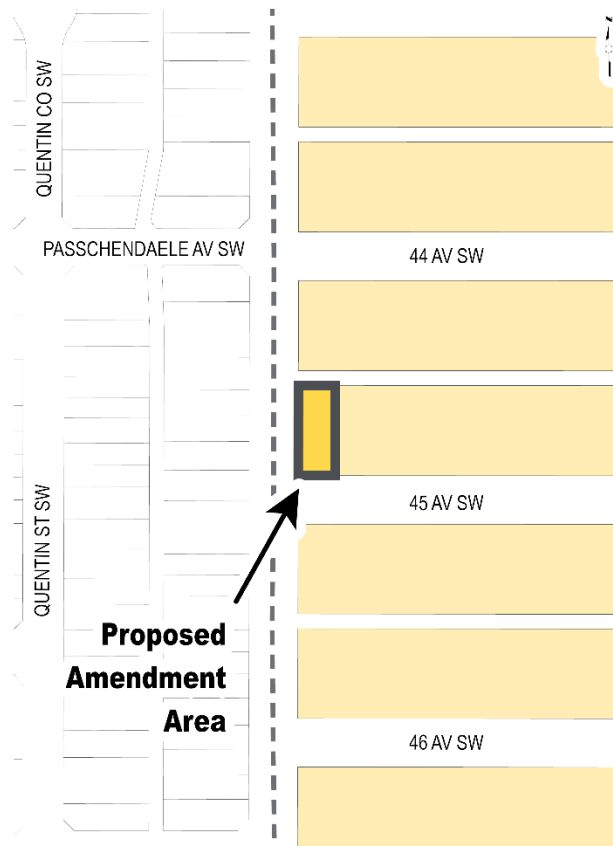
Land Use Policy

Legend

-  Study Area Boundary
-  Residential Conservation
-  Residential Low Density



This map is conceptual only. No measurements of distances or areas should be taken from this map.



PROPOSED

BYLAW NUMBER 12P2022

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

October 14, 2021

On behalf of the landowner, please accept this application to redesignate a +/-0.057 hectare site from R-C2 to R-CG to allow for:

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

The subject site, 2050 45 Ave SW, is a corner lot located in the community of Altadore along 45th Ave and 20th Street-a collector road as identified in the Calgary Transportation Plan (CTP). The lot itself is surrounded by R-C2 lots in all direction in the form of singles or duplex. The site is approximately 0.057 hectares in size with approximately dimensions of 15.24 by 37.32 meters. A rear lane exists to the north of the site. The property is currently developed with one-storey single detached dwelling.

Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit bus service with the closest bus stop along 20th Street serving route 7, less than 50 meters away.

Public Engagement

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we took a direct approach to reach to community association, local residents within a 90 meters radius and initialized the pre-application with city planner.

On Sep. 27th, 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 for 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-CG provide for the development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2050 45 Ave 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 Sep. 27th, 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 for comments.

We plan to contact Councilor's office after October election.

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



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

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

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

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

How did you close the loop with stakeholders?

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

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

PROPOSED

CPC2022-0074
ATTACHMENT 5

BYLAW NUMBER 33D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0166/CPC2022-0074)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0166/CPC2022-0074
BYLAW NUMBER 33D2022

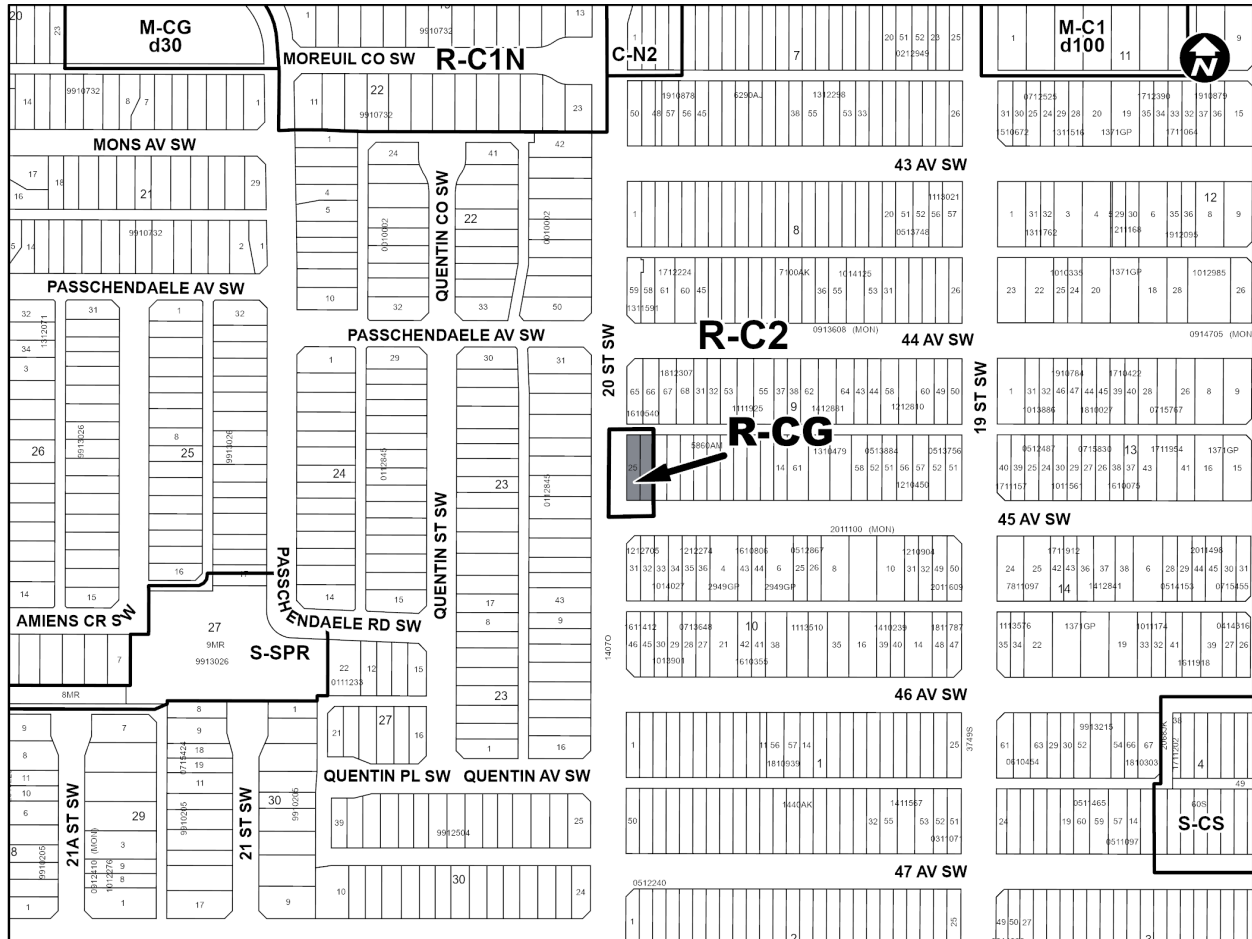
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0166/CPC2022-0074
BYLAW NUMBER 33D2022

SCHEDULE B



From: [REDACTED]
To: [Public Submissions](#)
Subject: [EXT] 2050 45 AV SW - LOC2021-0166 - DMAP Comment - Sun 2/27/2022 3:51:54 PM
Date: Sunday, February 27, 2022 3:51:55 PM

Application: LOC2021-0166

Submitted by: Martin Hore

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking

General comments or concerns:

Hi Bwale

Per our e-mail conversations already - as you know my comments here are late as I live on the next block and was not initially notified.

I am opposed to this 8 unit build and Re-Designation application primarily due to the Restricted Parking already in place on the East side of 20th St SW due to the existence of the Bike Lanes there. Multiple vehicles associated with the future build on this lot will have to use the West side of 20th St, which from my experience, is already maximized by 20th St residents themselves. Garrison Woods was built with density in mind, thus the houses are close together, hence multiple vehicles associated with those properties already fill that space. The lot at 2050 45th Ave literally has 1 or 2 spaces out front on 45th itself, yet the intention for 8 units will introduce vehicles per the average of 1 or 2 per unit. This does not add up and is irresponsible planning in my opinion. It can only set the scene for conflict once the build is in place.

In addition to this concern on behalf of my neighbours, the existing residents, I do not want the Approval of LOC2021-0166 to be used as a precedent for LOC2021-0200 just a block away where the parking situation is even worse, as is doubly maximized by the local retail businesses on 42nd Ave and also by overspill from 43rd Ave residents who already have comparative density on those lots, 2 households where previously there was one. The street does not get any bigger and the vehicle usage does not drop, that is the reality.

In due course there will also be a THIRD Re-Designation application tendered for 2048 43rd Ave thus adding yet more vehicles into an already maximized On Street Parking cadence, the East side of 20th has Zero Parking due to the Bike Lanes, it makes no sense to Approve more density on this particular block. Please pass these comments to the Council Meeting and request a revert of this Re-Designation application. Regards Martin

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1801 – 33 Avenue SW, LOC2021-0171

RECOMMENDATIONS:

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 0.06 hectares \pm (0.15 acres \pm) located at 1801 – 33 Avenue SW (Plan 4479P, Block 67, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
JANUARY 27:**

That Council:

1. Give three readings to **Proposed Bylaw 13P2022** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 34D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1801 – 33 Avenue SW (Plan 4479P, Block 67, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed application would allow for rowhouses in addition to the building types already listed in the existing land use district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- The application represents an appropriate density increase of the site, allows for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for more housing opportunities within 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 of a more diverse population.
- A concurrent development permit for a four-unit rowhouse has been submitted and is ready for decision pending Council's direction related to this proposal.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- There is no previous Council direction regarding this proposal.

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1801 - 33 Avenue SW, LOC2021-0171

- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the southwest community of South Calgary, was submitted on 2021 October 19 by Optima Developments on behalf of the landowner, Brian Churchman. An amendment to Map 2 of the *South Calgary/Altadore ARP* is required to accommodate the proposed R-CG District (Attachment 3). The approximately 0.06 hectare (0.15 acre) corner parcel is currently developed with a single detached dwelling.

A concurrent development permit for a four-unit rowhouse (DP2021-8178, Attachment 4) has been submitted and Administration is ready to approve the application pending Council's decision on this redesignation application.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant used the assessment tool to determine that the project is likely to have a low impact to the community as it is not proposing a major change or disruption. The outreach included print materials that were delivered to households surrounding the site and to the Marda Loop Communities Association (MLCA). In addition, the applicant spoke with the Ward Councillor's office. The applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

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

- on street parking;
- building height; and,
- increased density.

The MLCA has not provided a response to Administration's circulation for comments sent on 2021 October 26. On a follow up email sent on 2021 December 15 from the file manager to the

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1801 - 33 Avenue SW, LOC2021-0171

MLCA, comments were provided in response to the concurrent development permit application, but no comments were provided specifically on the proposed land use redesignation.

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

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use and policy amendment application will be posted on-site and mailed 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 the 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 of this site with applicable climate resilience strategies may be explored at future 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.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 13P2022**
3. Applicant Submission
4. Development Permit (DP2021-8178) Summary
5. Applicant Outreach Summary
6. **Proposed Bylaw 34D2022**

**Planning & Development Report to
Calgary Planning Commission
2022 January 27**

**ISC: UNRESTRICTED
CPC2022-0032
Page 4 of 4**

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1801 -
33 Avenue SW, LOC2021-0171**

Department Circulation

| General Manager/Director | Department | Approve/Consult/Inform |
|--------------------------|------------|------------------------|
| | | |

Background and Planning Evaluation

Background and Site Context

Situated on the southwest corner of 17 Street SW and 33 Avenue SW in the community of South Calgary, this site is approximately 0.06 hectares (0.15 acres) and is approximately 15 meters wide and 38 metres deep. The site currently fronts onto both 33 Avenue SW and 17 Street SW and has a gravel lane along the south boundary.

In general, the area north of the site is characterized by low density residential development (single and semi-detached dwellings), with the R-C2 District as the primary land use. The area south of the site is primarily designated Multi-Residential – Contextual Low Profile (M-C1) District. The subject site is located along the Main Street of 33 Avenue SW, where development transitions to a lower density in comparison to the Mixed Use - Active Frontage (MU-2) District that has been designated as the primary land use between 19 Street SW and 22 Street SW. The MU-2 District supports a mix of commercial and residential uses.

Community Peak Population Table

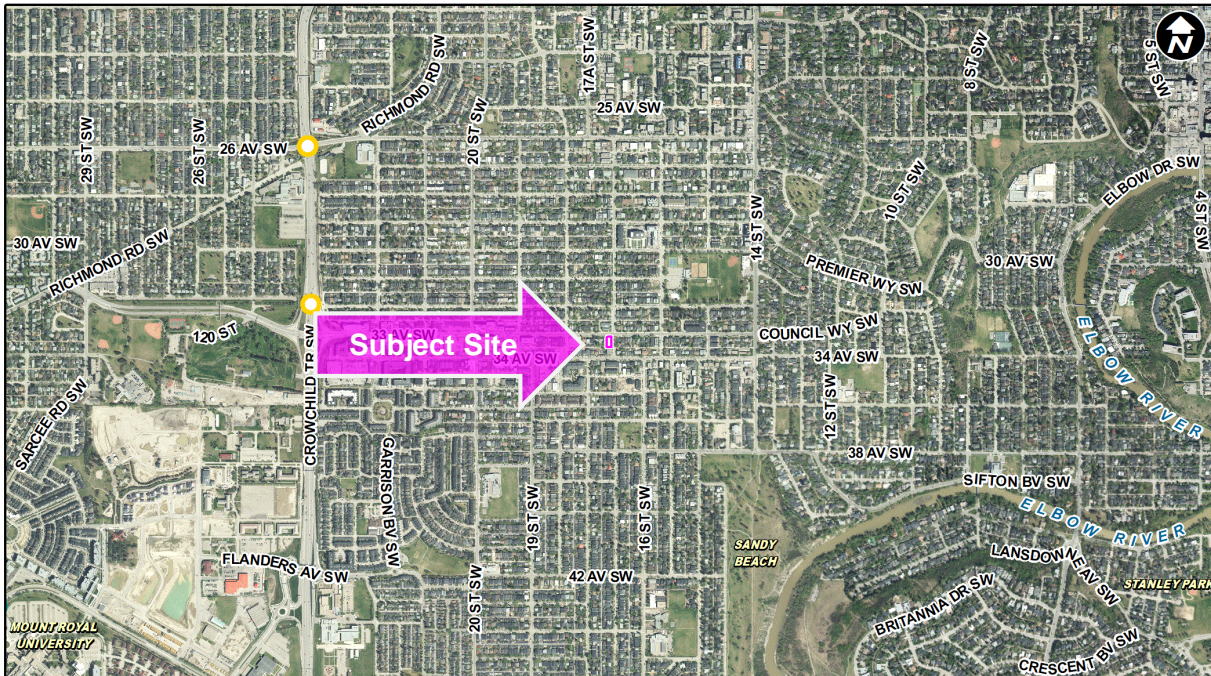
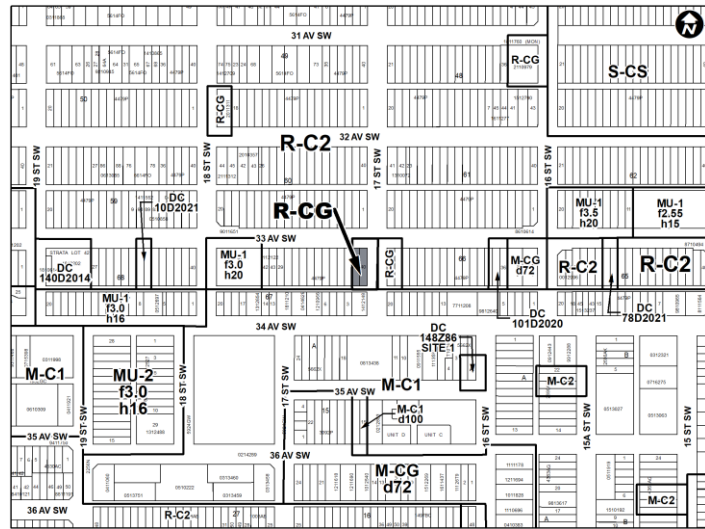
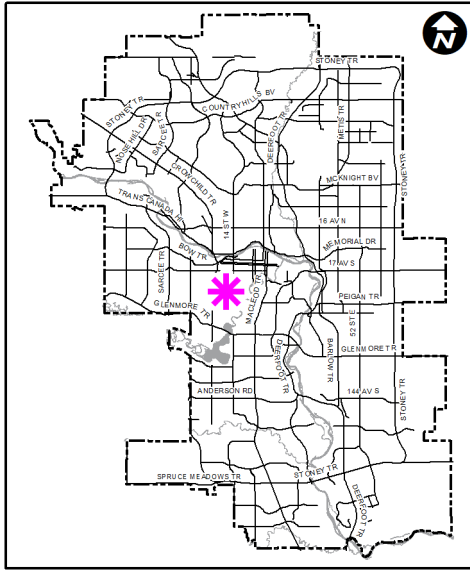
As identified below, the community of South Calgary reached its peak population in 2019.

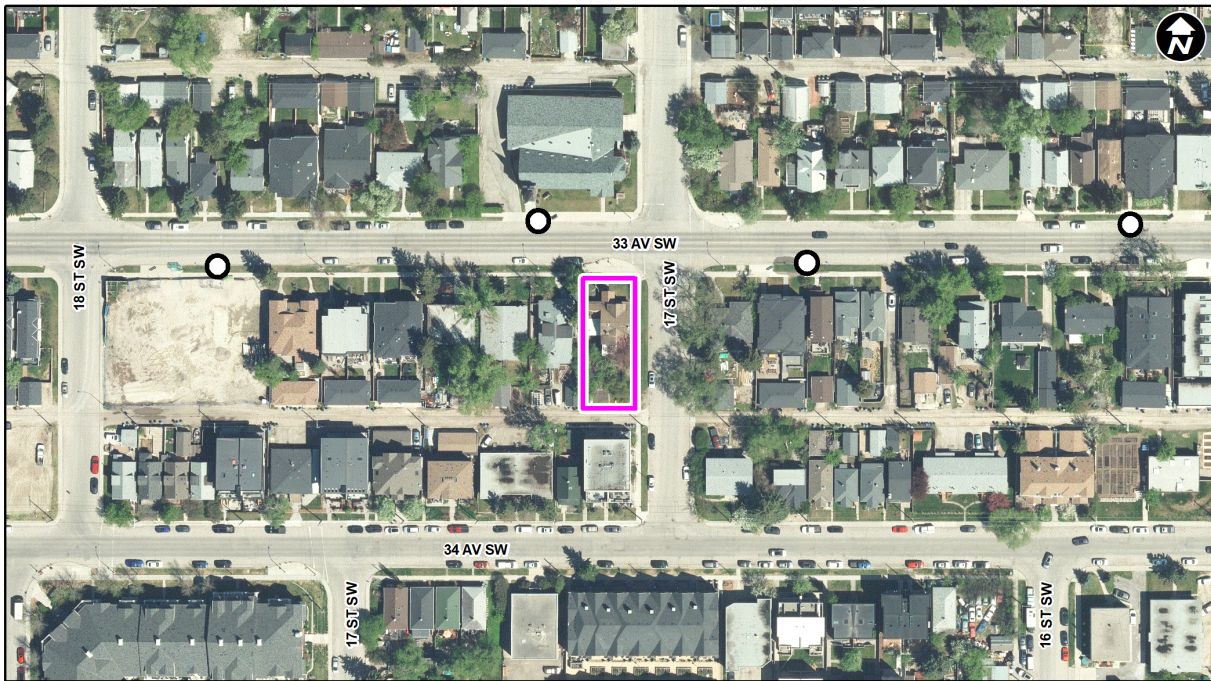
| South Calgary | |
|------------------------------------|-------|
| Peak Population Year | 2019 |
| Peak Population | 4,442 |
| 2019 Current Population | 4,442 |
| Difference in Population (Number) | 0 |
| Difference in Population (Percent) | 0.0% |

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The 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 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 and the applicable policies of the *South Calgary/Altadore ARP* 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 33 Avenue SW and 17 Street SW; and
- height, massing, parcel coverage, and privacy concerns in relation to the adjacent properties.

Transportation

Pedestrian and vehicular access is available from 33 Avenue SW and 17 Street SW as well as the rear lane. The site is located 150 metres from a transit stop that provides access to Route 7 (Marda Loop) and Route 22 (Richmond Road SW) which services the Downtown. On-street parking adjacent to the site is available along both 33 Avenue SW and 17 Street and is not regulated by the Calgary Parking Authority.

Environmental Site Considerations

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

Utilities and Servicing

Water, sanitary, and storm deep utilities are available for the subject site. Development servicing requirements have been determined during the development permit review for the concurrent 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, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

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

Climate Resilience Strategy (2018)

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

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

This site is within the Residential Conservation typology of Map 2 of the [South Calgary/Altadore Area Redevelopment Plan](#), restricting development to a maximum of two dwelling units.

To facilitate this application, a minor map amendment to Map 2 will be required to change the subject site from Residential Conversation to Residential Low Density. This typology allows for slightly more intensive development but is still considered appropriate for a low density residential area.

PROPOSED

CPC2022-0032
ATTACHMENT 2

BYLAW NUMBER 13P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN BYLAW 13P86 (LOC2021-0171/CPC2022-0032)

WHEREAS it is desirable to amend the South Calgary/Altadore Area Redevelopment Plan Bylaw 13P86, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:





NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

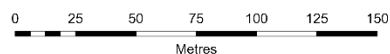
1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.06 hectares \pm (0.15 acres \pm) located at 1801 – 33 Avenue SW (Plan 4479P, Block 67, Lots 39 and 40) from 'Residential Conservation' to 'Residential Low Density' as generally illustrated in the sketch below:

Map 2

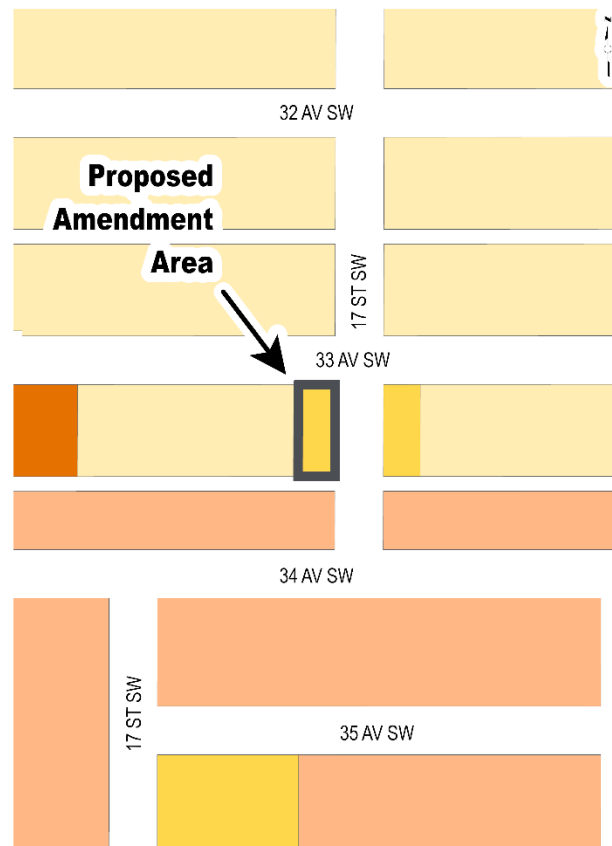
Land Use Policy

Legend

| | |
|---|----------------------------|
|  | Residential Conservation |
|  | Residential Low Density |
|  | Residential Medium Density |
|  | Community Mid-Rise |



This map is conceptual only. No measurements of distances or areas should be taken from this map.



PROPOSED

BYLAW NUMBER 13P2022

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

October 19, 2021

Re: Land Use Redesignation @ 1801 33 Av SW

- Current Zoning R-2
- Proposed Zoning R-CG

Rational and Property Characteristic

The subject property is located in the community of Marda Loops, it is a .58 ha parcel located on the busy corner of the main corridor of 33av SW and 17st. The property is located on 33 avenue SW, with multiple transit stops (routes 7 & 22) very close to the property.

It shares a block with new retail, multi family and single-family properties. With places of worship directly across the street, the large Holy Martyr Peter the Aleut Orthodox Church shares its roof with the Anglican Parish of St Mark & St Phillip while also servicing many community activities, yoga and dance classes. 1801 33av is two blocks from Parks, Open Space & Community Amenities such as the under construction South Calgary Outdoor pool, South Calgary Park and Tennis Courts.

The site has direct lane access which services vehicle access while being in a very pedestrian friendly, walkable location of Marda Loop. We have engaged VS Design group to prepare a 4unit rowhouse concurrently with the land use redesignation application.

In conclusion, the redesignation of the property to R-CG and the development it supports would increase housing options for young families within a developed part of the city, utilizing current infrastructure with to give new and existing Calgarians better access to all our city offers. Development on this site and in the community would help affirm Marda Loops' community-oriented nature, as a vibrant inner-city community.

Development Permit (DP2021-8178) Summary

A development permit application (DP2021-8178) was submitted by Vaughn Scott Architectural Technologist (VSDG) on 2021 November 16. The development permit application is for a four-unit, grade-oriented rowhouse, including secondary suites and a four-car detached garage with access from the rear lane.

The following site plan (Figure 1) and perspective view (Figure 2) are from the application submission and provide an overview of the proposed development. These drawings are included for informational purposes only.

Figure 1: Proposed Site Plan

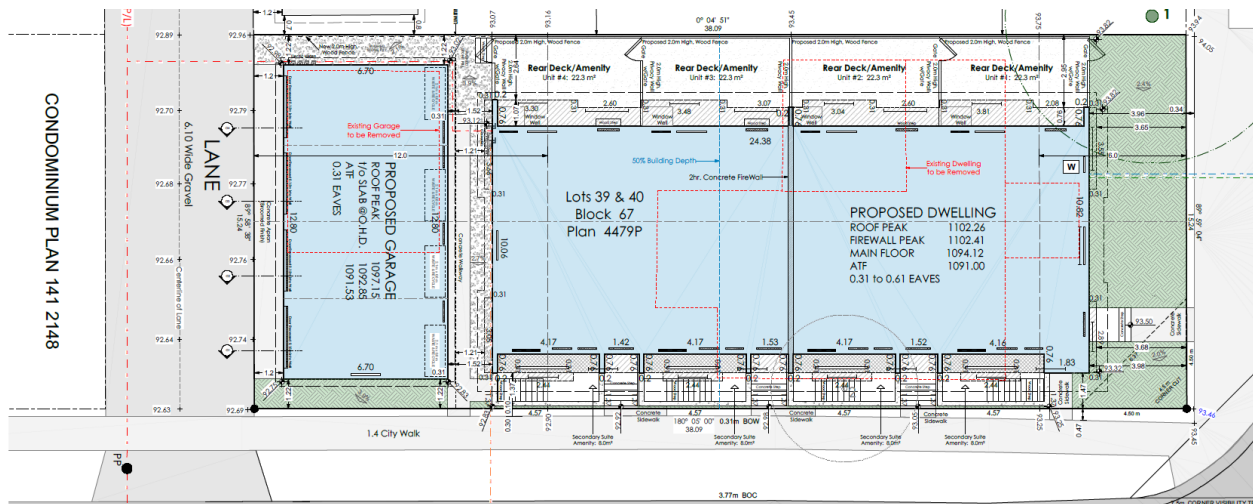


Figure 2: Perspective view from the southwest corner of 17 Street SW and 33 Avenue SW



Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1801 33ave SW Calgary AB

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

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

Outreach Strategy

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

Using door to door flyers, site signage and directly contacting stakeholders (City of Calgary, Community Association & Councillor's office). We delivered approx 100 neighbors with door to door handouts on sept 7th and again on Oct 5. Signage was posted on the property (Sept 8) and we contacted the Marda Loop Community Association (Sept 8). Continued outreach with Councillor Woolley's office on Sept 29 and again after our pre-application meeting with the city of Calgary (Oct 5). We continued engagement after submitting lane use application with ongoing site signage and another 85 flyers delivered to neighbors.

Stakeholders

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

Neighbors, Community Association, Councilor's office, City of Calgary, VS Design group.



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.

We received many letters of support and encouragement from neighbors and neighboring property owners. All were of common thought that continued new development along the 33av corridor will add to the appeal of one of the most popular inner city neighborhoods in the city. Common concerns were of density, increased property taxes, parking, shading and 'boxy' modern designs.

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.

After months of engagement and encouragement we proceeded with the land use application as the site is appropriate for RCG zoning. In our concurrent development permit application we made some changes to accommodate height (shading) concerns by reducing to a 2 story building and chose a more traditional exterior theme to accomodate some comments against 'boxy' designs.

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 discussed details of the application and addressed some concerns that were more related to the development permit and provided some guidance on process to get the rear lane paved (currently unpaved)

PROPOSED

CPC2022-0032
ATTACHMENT 6

BYLAW NUMBER 34D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0171/CPC2022-0032)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

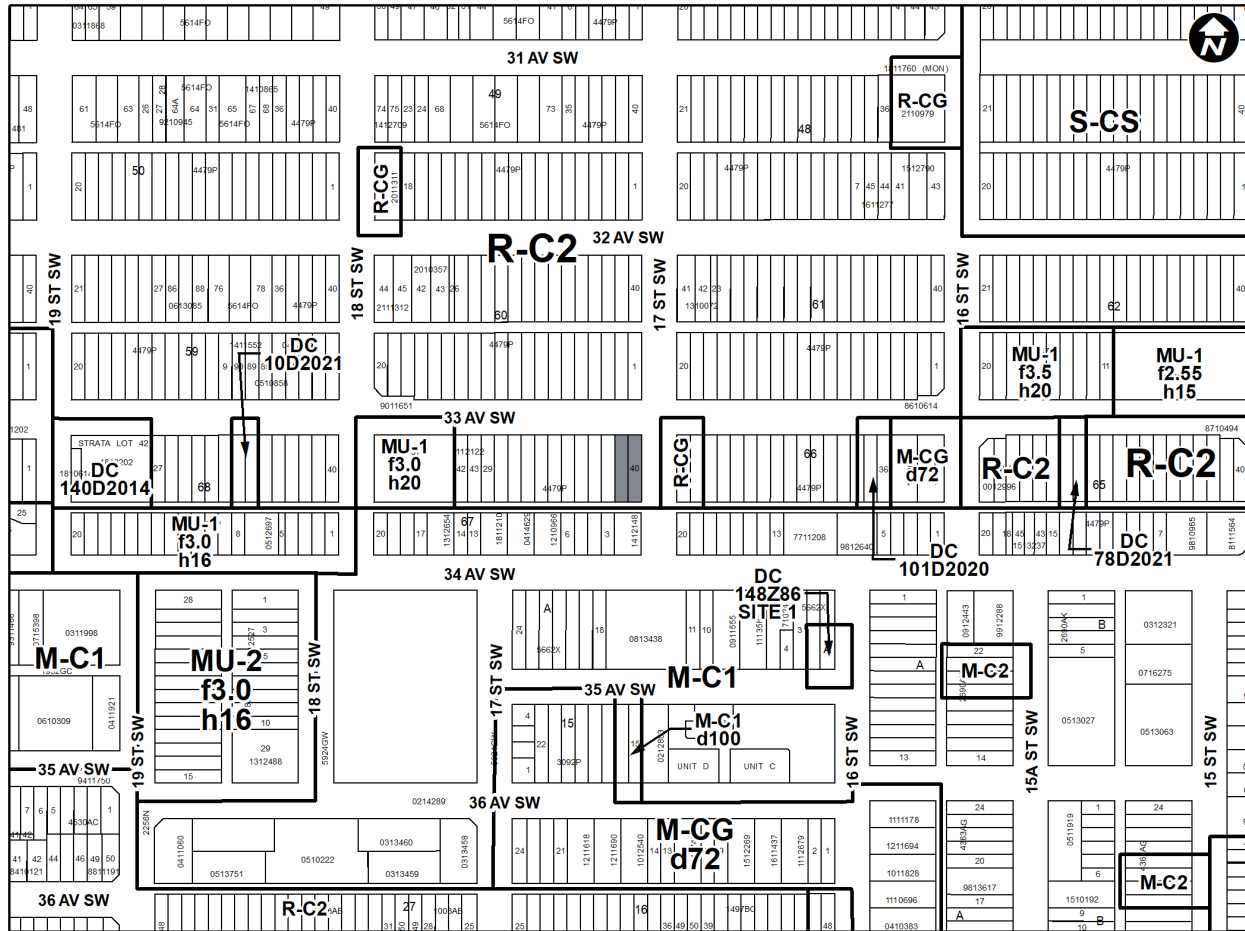
CITY CLERK

SIGNED ON _____

PROPOSED

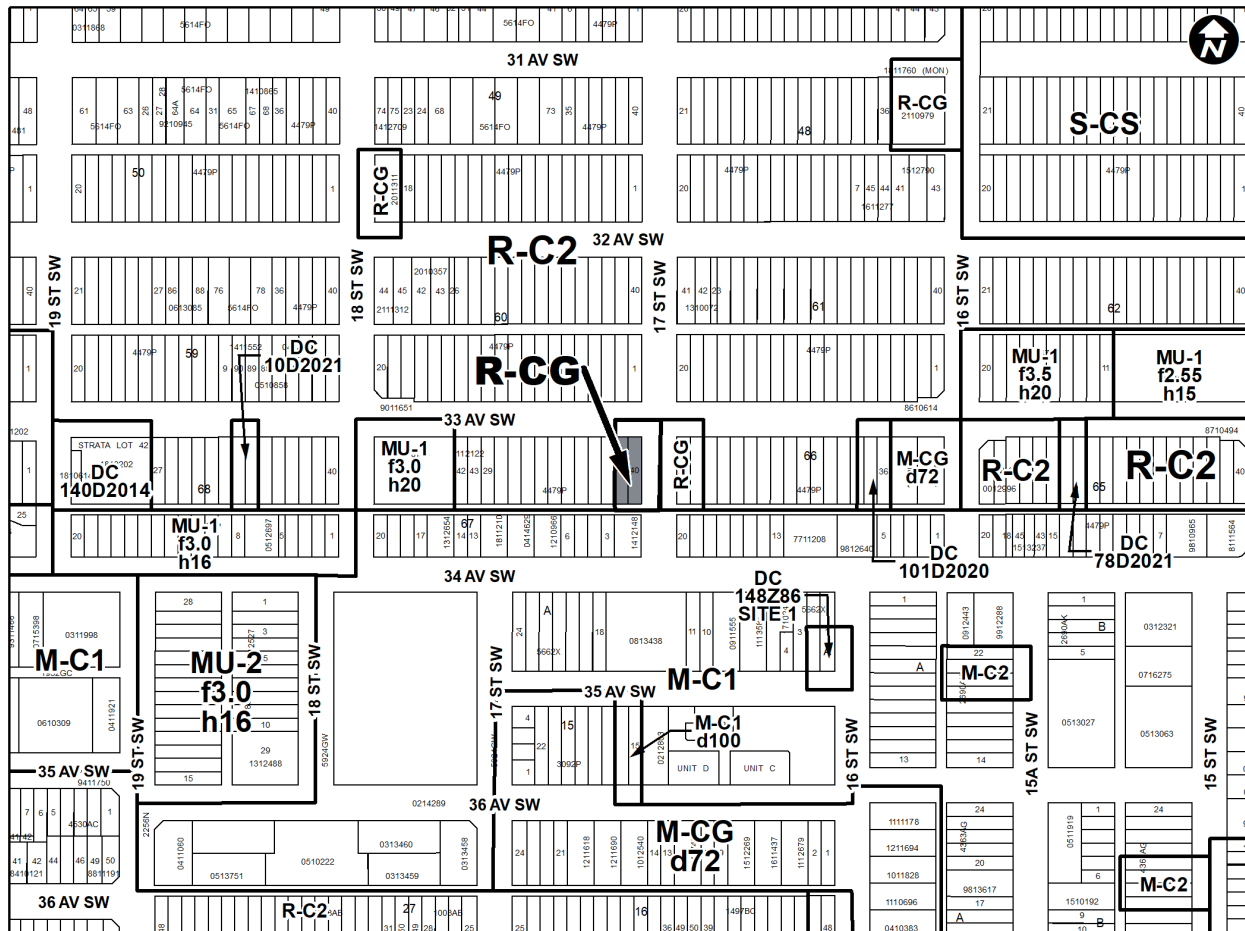
AMENDMENT LOC2021-0171/CPC2022-0032
BYLAW NUMBER 34D2022

SCHEDULE A



**AMENDMENT LOC2021-0171/CPC2022-0032
BYLAW NUMBER 34D2022**

SCHEDULE B



**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2838 - 26A Street SW, LOC2021-0146**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2838 – 26A Street SW (Plan 5661O, Block 44, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
JANUARY 27:**

That Council:

1. Give three readings to the **Proposed Bylaw 14P2022** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 35D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2838 – 26A Street SW (Plan 5661O, Block 44, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed application would allow for rowhouses in addition to the building types already allowed (e.g. single detached, semi-detached, duplex dwelling and secondary suites).
- The application 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 increased housing options within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed land use would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- An amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit for a four-unit rowhouse with secondary suites has been submitted and is currently under review.
- There is no previous Council direction.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2838 - 26A Street SW, LOC2021-0146

DISCUSSION

This land use amendment application, in the southwest community of Killarney/Glengarry, was submitted by ARC1 Design on behalf of the landowners, Vladimir Sereda and Oxana Dzyubenko, on 2021 September 21.

The 0.06 hectare parcel is currently developed with a single detached dwelling with a detached garage accessed from the rear lane. A development permit (DP2021-6768) for a 4-unit rowhouse with secondary suites was submitted on 2021 September 21 and is under review (Attachment 3).

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the 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 relevant community association was appropriate. In response, the applicant conducted a mail drop to adjacent residents within a one block radius, spoke to neighbours to collect feedback, placed a billboard with the proposed design on-site, and contacted the Killarney/Glengarry Community Association. 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 two responses in support and twenty-two responses in opposition from the public. Those in opposition noted the following concerns:

- the application represents a significant increase in density;
- lack of on-street parking available, along with an increase in traffic;
- mass, scale, and architecture for the proposed development is out of scale for the community;
- urban forest reduction concerns as the new development will impact existing trees;
- safety implications of kids playing in the alley, as the garages face the alley;
- neighbours are questioning how many waste and recycling bins will be required;
- not close enough to an LRT or BRT to justify the increase in density;
- overall lack of engagement by the developer on this project;
- concern about impact of building to existing servicing (water, sanitary, storm);
- shading and privacy concerns for adjacent properties; and
- neighbours believe that the project will reduce property values in the area.

Planning & Development Report to
Calgary Planning Commission
2022 January 27

ISC: UNRESTRICTED
CPC2022-0014
Page 3 of 4

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2838 - 26A Street SW, LOC2021-0146

Responses in support have noted that this project aligns with previous applications in the surrounding area, along with support towards more varied built forms within the community.

The Killarney/Glengarry Community Association provided a letter on 2021 November 09 stating they do not take a position of support or opposition to this application.

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

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy and land use amendment 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 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 may be explored and/or implemented at the development permit and building permit stages.

Economic

The ability to develop up to four dwelling units with secondary suites would allow for a more efficient use of existing infrastructure and services. The future development could also support local businesses 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. **Proposed Bylaw 14P2022**
3. Development Permit (DP2021-6768) Summary
4. Applicant Outreach Summary
5. Application Submission
6. **Proposed Bylaw 35D2022**
7. **CPC Member Comments**

**Planning & Development Report to
Calgary Planning Commission
2022 January 27**

**ISC: UNRESTRICTED
CPC2022-0014
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2838 - 26A Street SW, LOC2021-0146**

8. Revised Public Submissions

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |

Background and Planning Evaluation

Background and Site Context

The 0.06 hectare (0.14 acre) site is located in the southwest community of Killarney/Glengarry at the northeast corner of 26A Street SW and 28 Avenue SW. The site is approximately 15 metres wide by 38 metres long. The site is currently developed with a single detached dwelling and a detached garage in the rear yard accessible from 28 Avenue. There is a rear lane to the east of the parcel.

Surrounding land use to the south and east are predominantly designated as a Direct Control (DC) District (Bylaw 29Z91) and consist of a mix of single detached and semi-detached dwellings. The DC District is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80. The properties to the north and west are designated R-C2 District. There are two sites southwest of the subject parcel that are designated as R-CG District. Both sites have been developed with four-unit rowhouses on each parcel, and one rowhouse includes secondary suites.

Community Peak Population Table

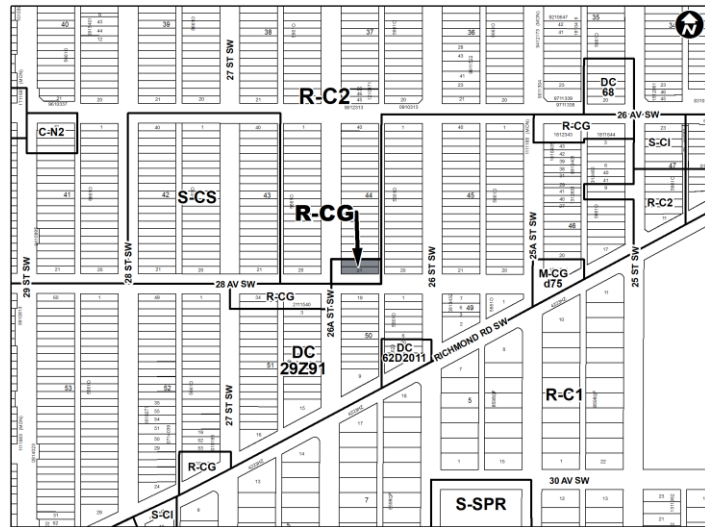
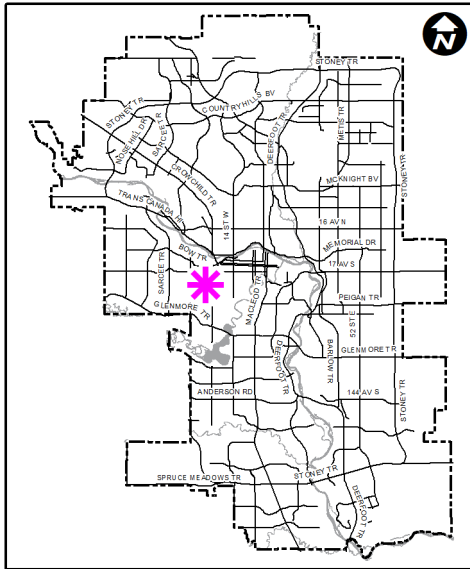
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

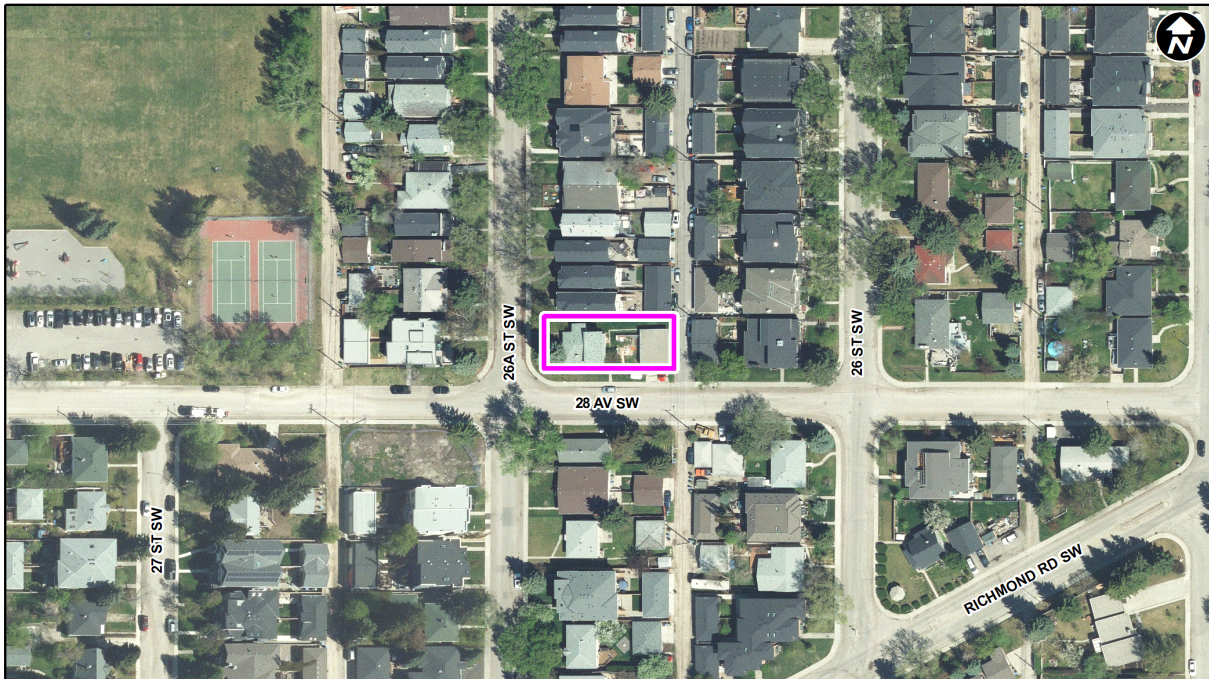
| Killarney/Glengarry | |
|------------------------------------|-------|
| Peak Population Year | 2019 |
| Peak Population | 7,685 |
| 2019 Current Population | 7,685 |
| Difference in Population (Number) | 0 |
| Difference in Population (Percent) | 0% |

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

The existing R-C2 District is a residential designation applied to developed areas that are primarily for single detached, semi-detached, and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. Secondary suites are a permitted use in the R-C2 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 density 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 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 would provide guidance for the 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 are being considered through the development permit process include, but are not limited to:

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

- access and parking provisions; and
- opportunities to preserve mature vegetation.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 28 Avenue SW and 26A Street SW, while vehicular access to the subject site is to come from the existing rear lane. The area is served by Calgary Transit with a Route 6 transit stop located on 26 Avenue and 26A Street SW within approximately 170 metres walking distance of the site with service to Downtown. The site is approximately 650 metres (8 minute) walking distance to the MAX Yellow BRT along Crowchild Trail SW.

On-street parking adjacent to the site is not regulated on 26A Street SW. Parking adjacent to the development on 28 Avenue SW is restricted to permit holders of Residential Parking Program (RPP) Zone T.

The subject site is well-served by cycling infrastructure, with existing bicycle lanes on 26 Avenue SW and on-street bikeways on 26 Street SW.

Environmental Site Considerations

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

Utilities and Servicing

Water, storm, and sanitary mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of the 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 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. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighborhood context. The proposal is in keeping with relevant MDP policies as the proposed 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](#).

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Conservation/ Infill area as identified on Map 2: Land Use Policy within the [Killarney/Glengarry Area Redevelopment Plan](#) (ARP). The Conservation/ Infill area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings.

To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Townhousing (see Attachment 2).

Westbrook Communities Local Area Plan (Ongoing)

The *Killarney/Glengarry ARP* is under review as Administration is currently working on the [Westbrook Communities Local Area Planning Project](#) which includes Killarney/Glengarry and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The Westbrook Communities Local Area Plan is anticipated to be finalized in Fall 2022.

PROPOSED

CPC2022-0014
ATTACHMENT 2

BYLAW NUMBER 14P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE KILLARNEY/GLENGARRY AREA REDEVELOPMENT PLAN BYLAW 16P85 (LOC2021-0146/CPC2022-0014)

WHEREAS it is desirable to amend the Killarney/Glengarry Area Redevelopment Plan Bylaw 16P85, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.06 hectares \pm (0.14 acres \pm) located at 2838 – 26A Street SW (Plan 5661O, Block 44, Lots 21 and 22) from 'Conservation/ Infill' to 'Low Density Townhousing' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 14P2022

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Development Permit (DP2021-6768) Summary

A Development Permit application (DP2021-6768) was submitted by ARC1 Design on 2021 September 21. The development permit application is for a 4-unit rowhouse with secondary suites and a detached garage accessed by the rear lane. The following excerpts (Figure 1 & 2) from the Development Permit submission provide an overview of the proposal and are included for information purposes only.

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

Figure 1: Rendering of Proposed Development (View looking north-east from 28 avenue SW)



Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2838 26A St. SW Rowhouse

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

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

Outreach Strategy

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

1. Left fliers in mailboxes of neighbors within a one block radius on Sept. 6th, 2021.
2. Put up a billboard with a 3D image of the proposed design and contact information for feedback on September 8th, 2021.
3. Spoke to neighbors and collected feedback/signatures of support for the new development on September 12th, 2021.
4. Emailed plans to the Killarney Community Association for review and feedback on September 14th, 2021.
4. Corresponded with neighbors in the community who reached out about the project, answering questions and explaining design rationale.

Stakeholders

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

Spoke to neighbors directly adjacent to the property, provided fliers to neighbors within a one block radius, and provided signage for passersby. We also reached out to the Killarney Community Association.



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.

Some people were in support of the new development, some had concerns with added density, and some just wanted to know the construction timeline.

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 didn't receive any feedback with regard to the design itself, so there wasn't anything for us to work with.

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)

Questions were answered via email for those who had reached out.

Applicant Submission

September 21, 2021

Company Name (if applicable):

Arc1 Design Inc.

Applicant's Name:

Steve Stanislavski

Date:

09/21/2021

This 4-unit rowhouse will feature 1,950 sq. ft. units above grade and 450 sq. ft. secondary suites in front walk-up basements below.

There will be 4 parking stalls in a detached garage for the above grade units, 2 shared visitor stalls beside the garage, and 4 private bicycle storage rooms accessible from outside for the secondary suites. The development is also within 150m of the #6 Bus Route, which offers frequent service. As you can see, there will be plenty of parking and transportation options on site.

Each above grade unit will have 3 spacious bedrooms, 4 bathrooms and an outdoor amenity space on a south-facing third-storey balcony with gorgeous views. All the balconies were placed along 28th Avenue to be away from the neighbouring North dwelling and prevent overlooking into their backyard.

Each secondary suite in the basement will have 1 bedroom, 1 washroom and private amenity space at the rear of the house.

PROPOSED

CPC2022-0014
ATTACHMENT 6

BYLAW NUMBER 35D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0146/CPC2022-0014)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

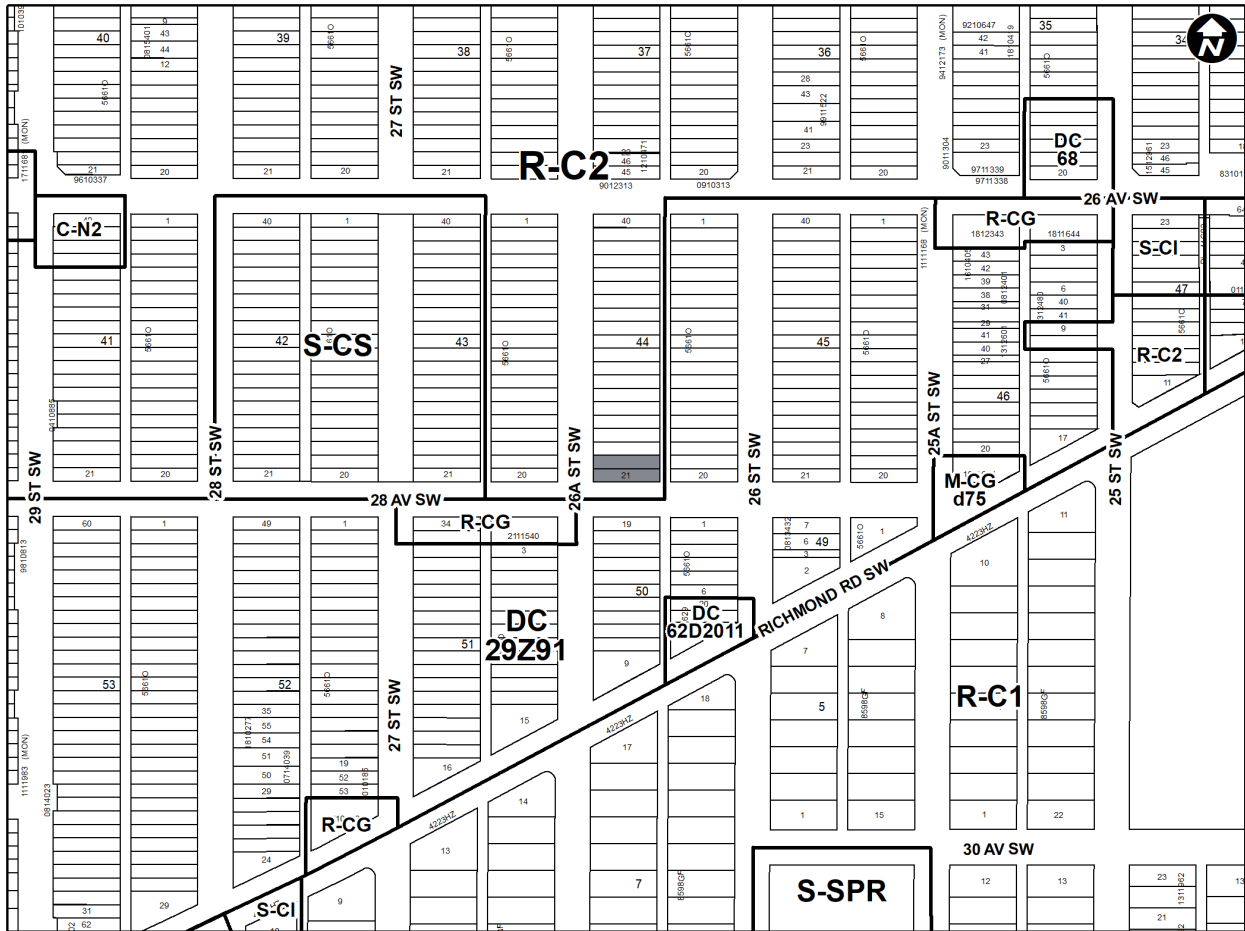
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0146/CPC2022-0014
BYLAW NUMBER 35D2022

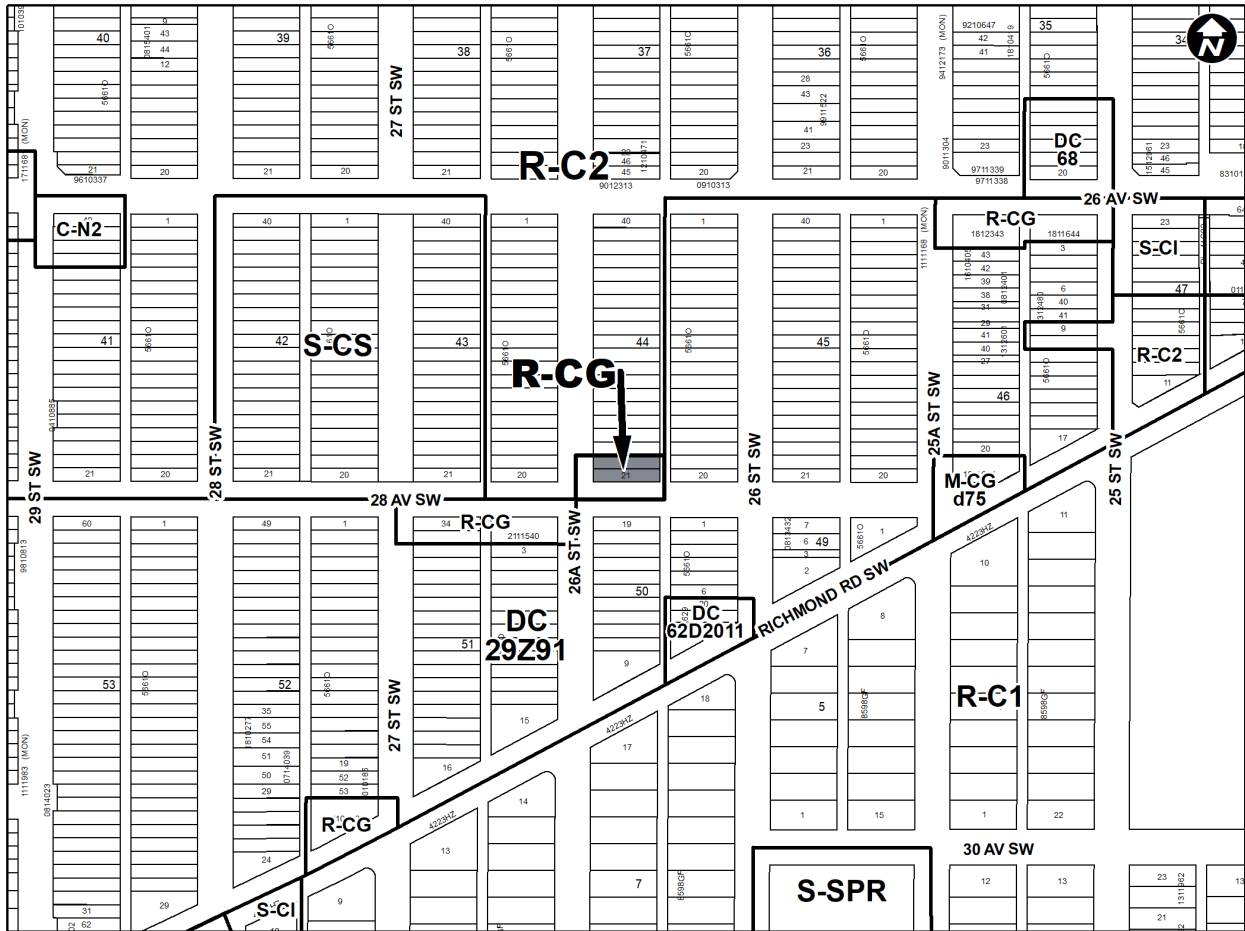
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0146/CPC2022-0014
BYLAW NUMBER 35D2022

SCHEDULE B



Calgary Planning Commission Member Comments



For CPC2022-0014 / LOC2021-0146
heard at Calgary Planning Commission
Meeting 2022 January 27



| Member | Reasons for Decision or Comments |
|-------------------------------|---|
| Commissioner Tiedemann | <p>Comments</p> <ul style="list-style-type: none">This item was pulled from the consent agenda because of the concern around the addition of secondary suites. All R-CG applications list secondary suites as permitted uses. The R-CG district is a low density land use that allows for extremely low levels of increased density. Adding additional dwelling units to an existing parcel means more places for Calgarians to live in more affordable options. Townhomes and secondary suites are inherently more affordable than large single family homes on underutilized parcels. These types of applications are a phenomenal way for Calgary to work towards our 50/50 growth targets (established vs. new communities) and this type of density increase is basically imperceptible once the project is built out. I strongly urge council to support this application as well as the many other similar applications that will be coming in the future. |



PUBLIC SUBMISSION FORM

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ☒ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Christina

Last name (required) Chien

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Mar 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

PUBLIC SUBMISSION FORM

(required - max 75 characters)

Land Use Redesignation - Bylaw 35D2022 2838 26A ST SW Plan56610

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello, thank you for reading my comments. I would like to communicate my disapproval for this change to my street. I believe this change will make the street less livable by causing a decrease in safety and an increase in neighbor animosity. Here are the following facts that support my thoughts from the 2016 census which is also attached for reference.

1. 68% of people in Killarney live in households with more than one occupant. The average being 2.1 people.
2. 80% of people are in the workforce; 66% of those people drive to work.

This proposal has 4 main units with 4 secondary suites, 4 parking stalls in a garage with 2 shared visitor stalls. According to census household average there would be 16 people total living in these units. Taking into consideration the size of each unit lets estimate 2 people per main unit and 1 in each secondary suite. So 12 people, which means at least 7 cars (rounded from 6.33) as 80% of people have jobs and 66% of people drive to work according to the census data. 4 parking stalls is not sufficient for this development. This is a fact based on census data. I would suggest that this is an underestimate for this street and this specific part of the neighborhood. There are no walkable grocery stores and public transportation to grocery stores is not convenient. Realistically there would be at least one car per household (8 cars minimum). Again there are 4 parking spots. Lets hope the 2 additional visitor parking spots are not taken by residents and that none of the residents ever have guests.

Secondly but more importantly, safety on the street where this development is to be built; there is already a parking problem. There is a car that consistently parks right beside the edge of the curb/crosswalk that has car roof storage. This causes visibility issues when driving and when crossing the street. I have had many near misses as I need to drive out into the intersection to be able to have any visibility for potential cars. This also is a concern on my walks and I always avoid this particular cross walk as cars are not able to see me. The additional cars will cause further safety issues for everyone involved. We do not need to exasperate this safety issue especially if more children move to the street/neighbourhood.

I understand the importance of increasing density and I am not opposed to an increase in density, but it needs to be done properly without a decrease in the quality of life and safety for residents. Thank you.

Killarney/Glengarry

The Community Profiles contain demographic and household information from the 2016 [Census of Canada](#). The data was provided by Statistics Canada, accessed using the [Community Data Program](#), and compiled by The City of Calgary. This profile was published in 2019.

Due to rounding, numbers and percentages presented throughout this document may not add up precisely to the totals provided.

For more information, visit our webpage or contact socialresearch@calgary.ca.

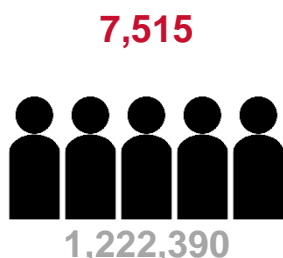
2016 Census of Canada Snapshot

Killarney/Glengarry=  Calgary= 

Contents

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|--------------------------------------|--------------------|
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Population in private households in 2016:



Population distribution by age in 2016:

0-14 years:

14%



19%

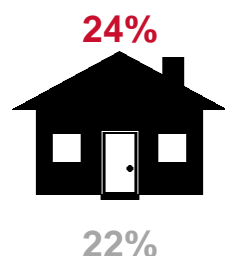
65+ years:

9%

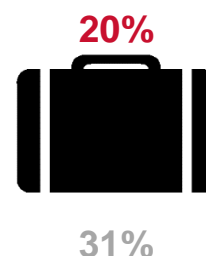


10%

Per cent households spending 30% or more of total income on shelter in 2016



Per cent Immigrants in 2016



Median total household income (before tax) in 2015:



Per cent individuals who speak English most often at home



Population and Dwellings

Number of persons by age group

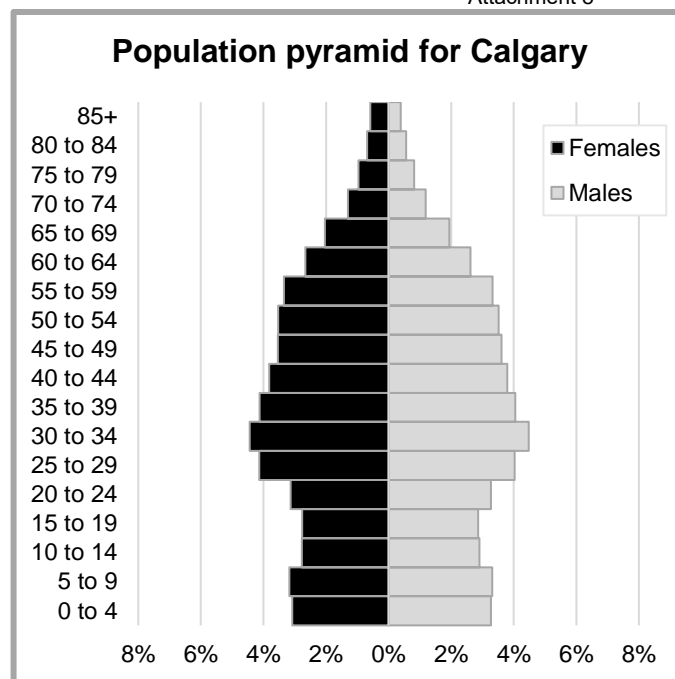
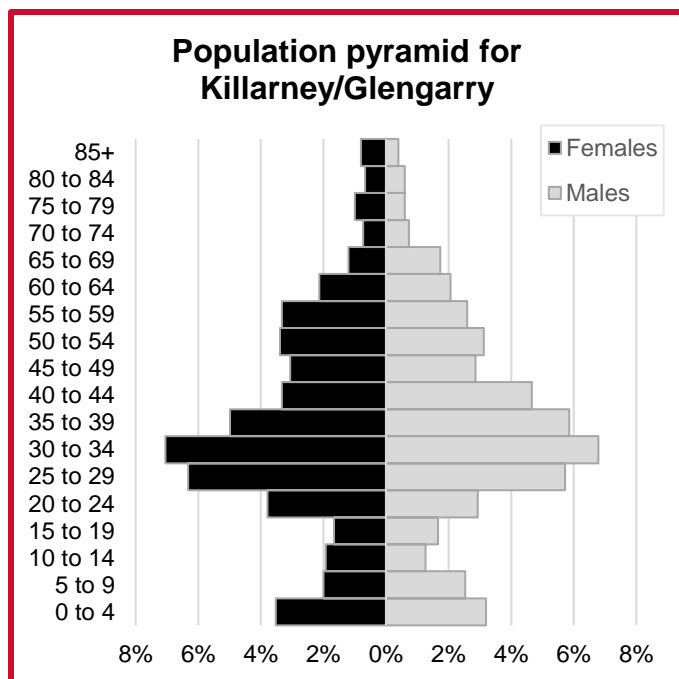
| Killarney/Glengarry | | |
|--|--------------|-------------|
| | Number | Per cent |
| <u>Population in private households</u> | 7,515 | 100% |
| 0 to 14 years | 1,075 | 14% |
| 15 to 64 years | 5,795 | 77% |
| 65 to 84 years | 555 | 7% |
| 85 years and over | 90 | 1% |

| Calgary | | |
|---|------------------|-------------|
| | Number | Per cent |
| Population in private households | 1,222,390 | 100% |
| 0 to 14 years | 226,285 | 19% |
| 15 to 64 years | 868,220 | 71% |
| 65 to 84 years | 115,985 | 9% |
| 85 years and over | 11,900 | 1% |

Number of persons by age and sex

| Killarney/Glengarry | | | |
|---|--------------|--------------|--------------|
| | Total | Male | Female |
| Population in private households | 7,515 | 3,680 | 3,840 |
| 0-4 | 505 | 240 | 265 |
| 5-9 | 335 | 190 | 150 |
| 10-14 | 235 | 95 | 145 |
| 15-19 | 245 | 125 | 125 |
| 20-24 | 505 | 220 | 285 |
| 25-29 | 905 | 430 | 475 |
| 30-34 | 1,040 | 510 | 530 |
| 35-39 | 815 | 440 | 375 |
| 40-44 | 595 | 350 | 250 |
| 45-49 | 450 | 215 | 230 |
| 50-54 | 490 | 235 | 255 |
| 55-59 | 440 | 195 | 250 |
| 60-64 | 315 | 155 | 160 |
| 65-69 | 220 | 130 | 90 |
| 70-74 | 115 | 55 | 55 |
| 75-79 | 125 | 45 | 75 |
| 80-84 | 95 | 45 | 50 |
| 85-89 | 65 | 15 | 50 |
| 90-94 | 20 | 15 | 10 |
| 95-99 | 10 | 0 | 10 |
| 100 years and over | 0 | 0 | 0 |

| Calgary | | | |
|---|------------------|----------------|----------------|
| | Total | Male | Female |
| Population in private households | 1,222,390 | 610,620 | 611,775 |
| 0-4 | 77,645 | 39,975 | 37,675 |
| 5-9 | 79,220 | 40,500 | 38,720 |
| 10-14 | 69,415 | 35,535 | 33,885 |
| 15-19 | 68,695 | 34,980 | 33,720 |
| 20-24 | 78,235 | 39,960 | 38,270 |
| 25-29 | 99,745 | 49,285 | 50,460 |
| 30-34 | 109,015 | 54,730 | 54,285 |
| 35-39 | 99,905 | 49,535 | 50,365 |
| 40-44 | 93,025 | 46,415 | 46,610 |
| 45-49 | 87,375 | 44,120 | 43,255 |
| 50-54 | 86,115 | 43,020 | 43,090 |
| 55-59 | 81,570 | 40,610 | 40,955 |
| 60-64 | 64,540 | 32,040 | 32,500 |
| 65-69 | 48,640 | 23,795 | 24,840 |
| 70-74 | 30,335 | 14,475 | 15,855 |
| 75-79 | 21,715 | 9,970 | 11,750 |
| 80-84 | 15,295 | 6,875 | 8,420 |
| 85-89 | 8,595 | 3,595 | 5,000 |
| 90-94 | 2,725 | 1,015 | 1,710 |
| 95-99 | 530 | 170 | 360 |
| 100 years and over | 55 | 10 | 50 |



Families and Households

Private households by household size

| Killarney/Glengarry | | |
|--------------------------------------|--------------|-------------|
| | Number | Per cent |
| Private households | 3,500 | 100% |
| 1 person | 1,135 | 32% |
| 2 persons | 1,335 | 38% |
| 3 persons | 550 | 16% |
| 4 persons | 345 | 10% |
| 5 or more persons | 135 | 4% |
| <u>Average household size</u> | 2.1 | |

| Calgary | | |
|-------------------------------|----------------|-------------|
| | Number | Per cent |
| Private households | 446,730 | 100% |
| 1 person | 114,225 | 24% |
| 2 persons | 150,820 | 32% |
| 3 persons | 78,420 | 17% |
| 4 persons | 75,340 | 16% |
| 5 or more persons | 47,920 | 10% |
| Average household size | 2.6 | |

Census families

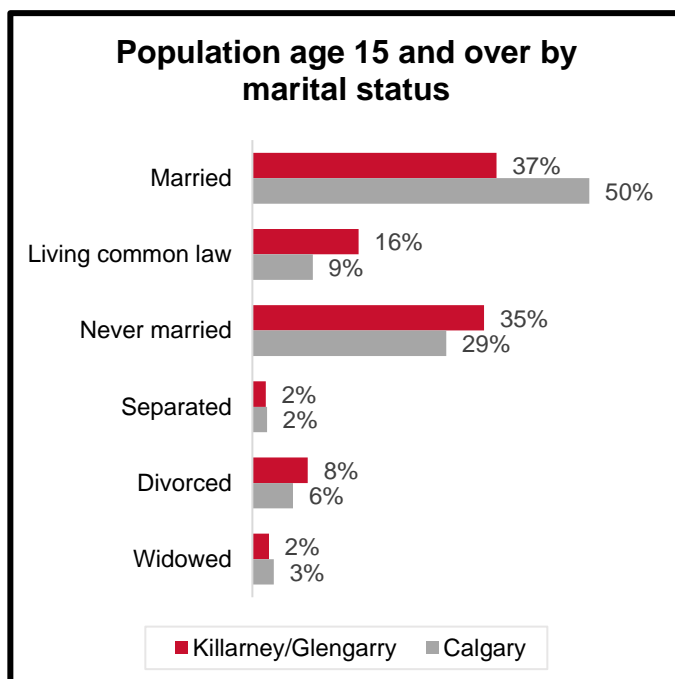
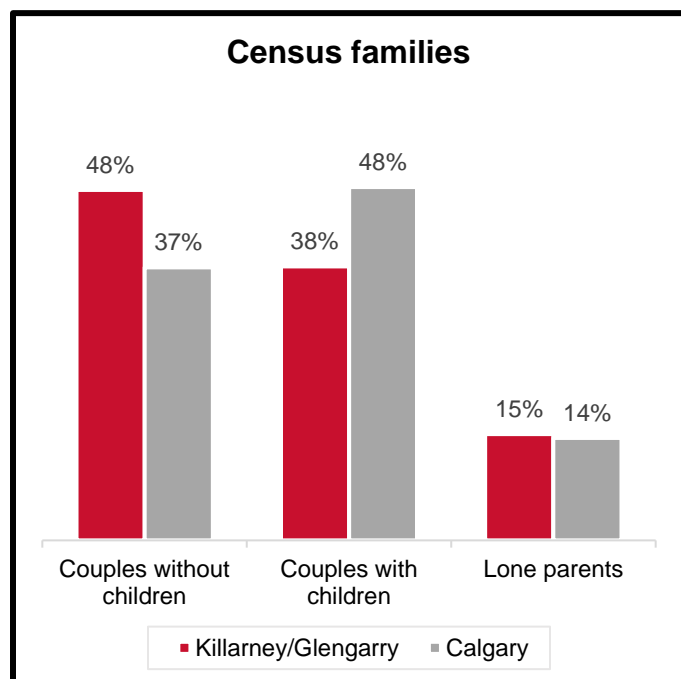
| Killarney/Glengarry | | |
|-------------------------------|--------------|-------------|
| | Number | Per cent |
| <u>Census families</u> | 1,955 | 100% |
| Couple families | 1,670 | 85% |
| <i>W/out children at home</i> | <i>940</i> | <i>48%</i> |
| <i>With children at home</i> | <i>735</i> | <i>38%</i> |
| Lone-parent families | 285 | 15% |

| Calgary | | |
|-------------------------------|----------------|-------------|
| | Number | Per cent |
| Census families | 337,120 | 100% |
| Couple families | 289,790 | 86% |
| <i>W/out children at home</i> | <i>126,295</i> | <i>37%</i> |
| <i>With children at home</i> | <i>163,495</i> | <i>48%</i> |
| Lone-parent families | 47,330 | 14% |

Lone Parent Census Families

| Killarney/Glengarry | | |
|-----------------------------|------------|-------------|
| | Number | Per cent |
| Lone-parent families | 285 | 100% |
| Female lone-parent | 205 | 72% |
| Male lone-parent | 80 | 28% |

| Calgary | | |
|-----------------------------|---------------|-------------|
| | Number | Per cent |
| Lone-parent families | 47,330 | 100% |
| Female lone-parent | 36,955 | 78% |
| Male lone-parent | 10,380 | 22% |

**Marital status**

| Killarney/Glengarry | | |
|---|--------------|-------------|
| | Number | Per cent |
| Population aged 15 years and older in private households | 6,440 | 100% |
| Married/common-law | 3,375 | 52% |
| Married | 2,355 | 37% |
| Common-law | 1,025 | 16% |
| Not living with spouse or common-law partner | 3,060 | 48% |
| Never married | 2,235 | 35% |
| Separated | 130 | 2% |
| Divorced | 535 | 8% |
| Widowed | 160 | 2% |

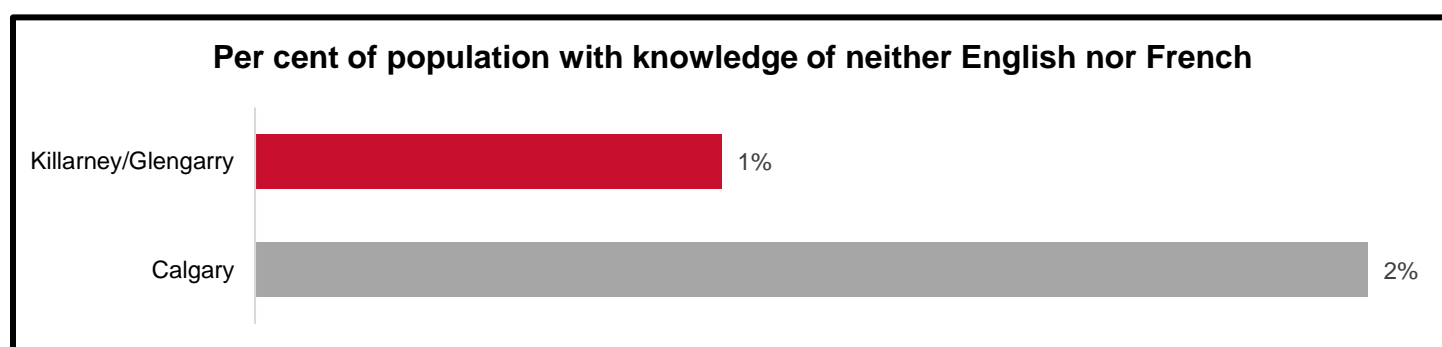
| Calgary | | |
|--|----------------|-------------|
| | Number | Per cent |
| Population aged 15 years and over in private households | 996,105 | 100% |
| Married/common-law | 592,610 | 59% |
| Married | 502,655 | 50% |
| Common-law | 89,955 | 9% |
| Not living with spouse or common-law partner | 403,495 | 41% |
| Never married | 289,135 | 29% |
| Separated | 21,770 | 2% |
| Divorced | 60,705 | 6% |
| Widowed | 31,880 | 3% |

Languages

Knowledge of official languages

| Killarney/Glengarry | | |
|----------------------------------|--------|----------|
| | Number | Per cent |
| Population in private households | 7,515 | 100% |
| English only | 6,655 | 89% |
| French only | 10 | 0% |
| English and French | 780 | 10% |
| Neither English nor French | 75 | 1% |

| Calgary | | |
|----------------------------------|-----------|----------|
| | Number | Per cent |
| Population in private households | 1,222,395 | 100% |
| English only | 1,103,085 | 90% |
| French only | 1,200 | 0% |
| English and French | 89,005 | 7% |
| Neither English nor French | 29,095 | 2% |



Languages spoken most often at home (Top 5)

| Killarney/Glengarry | | |
|----------------------------------|------------|-----------|
| | Number | Per cent |
| Population in private households | 7,515 | 100% |
| English | 6,505 | 87% |
| French | 65 | 1% |
| Non-official language | 620 | 8% |
| Spanish | 120 | 2% |
| Tagalog (Pilipino, Filipino) | 75 | 1% |
| Russian | 50 | 1% |
| Ilocano | 50 | 1% |
| Portuguese | 45 | 1% |
| Multiple languages | 325 | 4% |

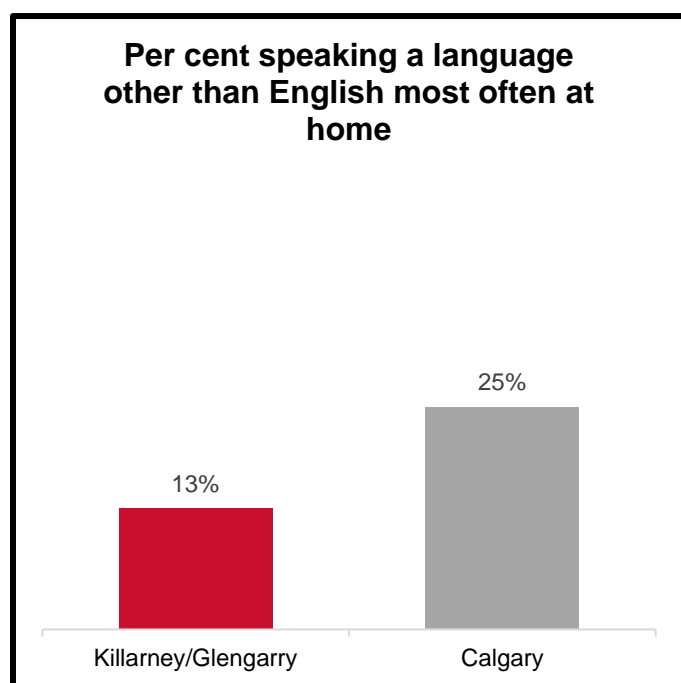
| Calgary | | |
|----------------------------------|----------------|------------|
| | Number | Per cent |
| Population in private households | 1,222,395 | 100% |
| English | 920,555 | 75% |
| French | 7,565 | 1% |
| Non-official language | 210,090 | 17% |
| Punjabi (Panjabi) | 26,865 | 2% |
| Tagalog (Pilipino, Filipino) | 22,570 | 2% |
| Cantonese | 22,415 | 2% |
| Mandarin | 20,525 | 2% |
| Spanish | 16,450 | 1% |
| Multiple languages | 84,185 | 7% |

Mother tongue (Top 5)

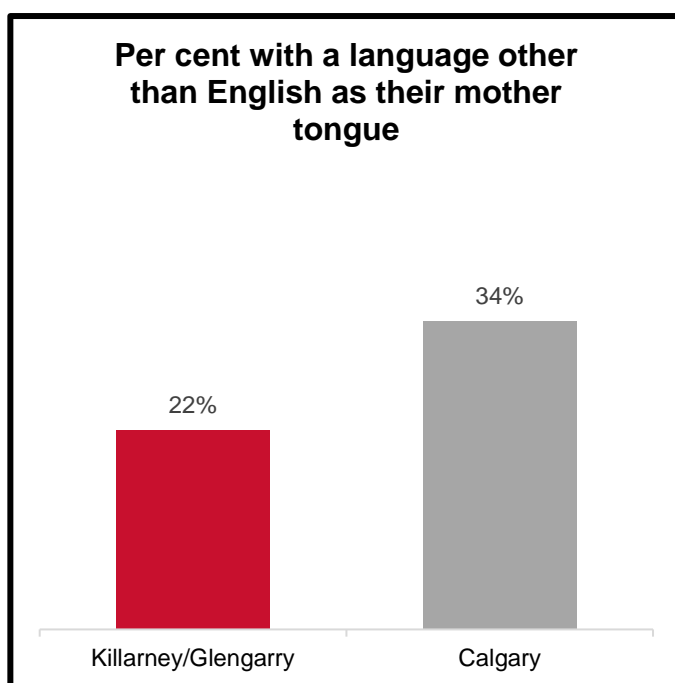
| Killarney/Glengarry | | |
|----------------------------------|--------|----------|
| | Number | Per cent |
| Population in private households | 7,515 | 100% |
| English | 5,845 | 78% |
| French | 110 | 1% |
| Non-official language | 1,390 | 18% |
| Spanish | 200 | 3% |
| Tagalog (Pilipino, Filipino) | 190 | 3% |
| Russian | 90 | 1% |
| Mandarin | 80 | 1% |
| German | 80 | 1% |
| Multiple responses | 175 | 2% |

| Calgary | | |
|----------------------------------|-----------|----------|
| | Number | Per cent |
| Population in private households | 1,222,395 | 100% |
| English | 803,135 | 66% |
| French | 18,185 | 1% |
| Non-official language | 362,855 | 30% |
| Tagalog (Pilipino, Filipino) | 38,685 | 3% |
| Punjabi (Panjabi) | 35,780 | 3% |
| Cantonese | 34,020 | 3% |
| Mandarin | 27,845 | 2% |
| Spanish | 26,680 | 2% |
| Multiple responses | 38,220 | 3% |

Per cent speaking a language other than English most often at home



Per cent with a language other than English as their mother tongue

**Knowledge of Non-Official Languages (Top 5)**

| Killarney/Glengarry | | |
|----------------------------------|--------|----------|
| | Number | Per cent |
| Population in private households | 7,515 | 100% |
| Spanish | 405 | 5% |
| Tagalog (Pilipino, Filipino) | 265 | 4% |
| German | 130 | 2% |
| Russian | 130 | 2% |
| Mandarin | 105 | 1% |

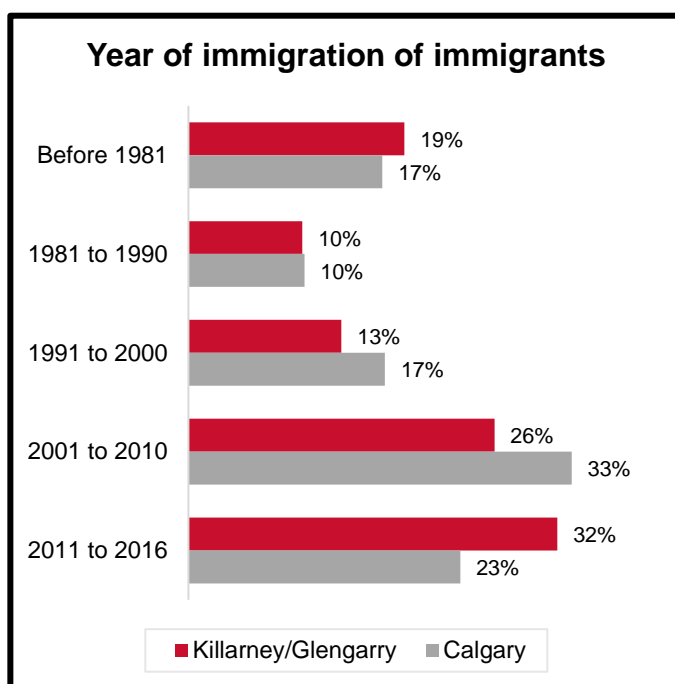
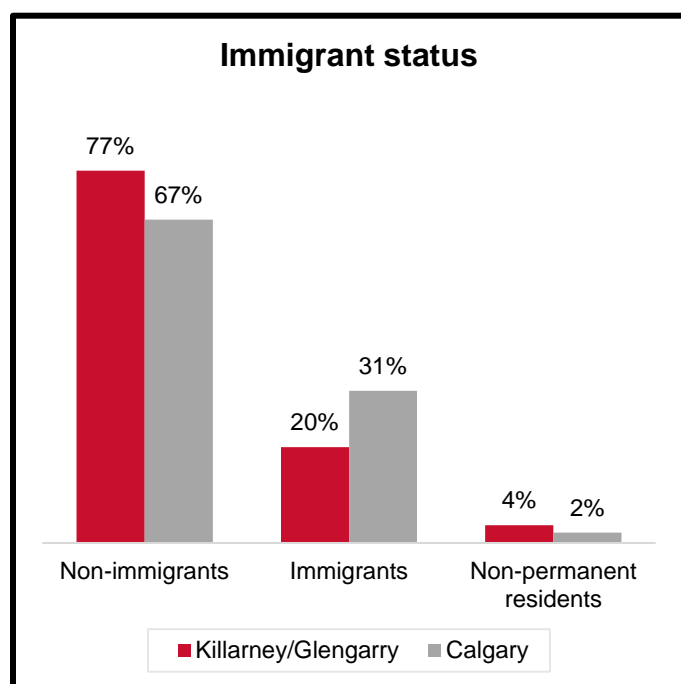
| Calgary | | |
|----------------------------------|-----------|----------|
| | Number | Per cent |
| Population in private households | 1,222,390 | 100% |
| Tagalog (Pilipino, Filipino) | 55,265 | 5% |
| Spanish | 48,675 | 4% |
| Punjabi (Panjabi) | 47,140 | 4% |
| Cantonese | 42,445 | 3% |
| Mandarin | 38,800 | 3% |

Immigration, and Population Diversity

Immigrant Status and Year of Immigration

| Killarney/Glengarry | | |
|---|--------------|-------------|
| | Number | Per cent |
| Population in private households | 7,515 | 100% |
| Non-immigrants | 5,760 | 77% |
| Immigrants | 1,480 | 20% |
| Before 1981 | 275 | 4% |
| 1981 to 1990 | 145 | 2% |
| 1991 to 2000 | 195 | 3% |
| 2001 to 2005 | 145 | 2% |
| 2006 to 2010 | 245 | 3% |
| 2011 to 2016 | 470 | 6% |
| Non-permanent residents | 275 | 4% |

| Calgary | | |
|---|------------------|-------------|
| | Number | Per cent |
| Population in private households | 1,222,390 | 100% |
| Non-immigrants | 813,465 | 67% |
| Immigrants | 383,080 | 31% |
| Before 1981 | 63,920 | 5% |
| 1981 to 1990 | 38,270 | 3% |
| 1991 to 2000 | 64,820 | 5% |
| 2001 to 2005 | 56,835 | 5% |
| 2006 to 2010 | 69,570 | 6% |
| 2011 to 2016 | 89,665 | 7% |
| Non-permanent residents | 25,850 | 2% |



Citizenship

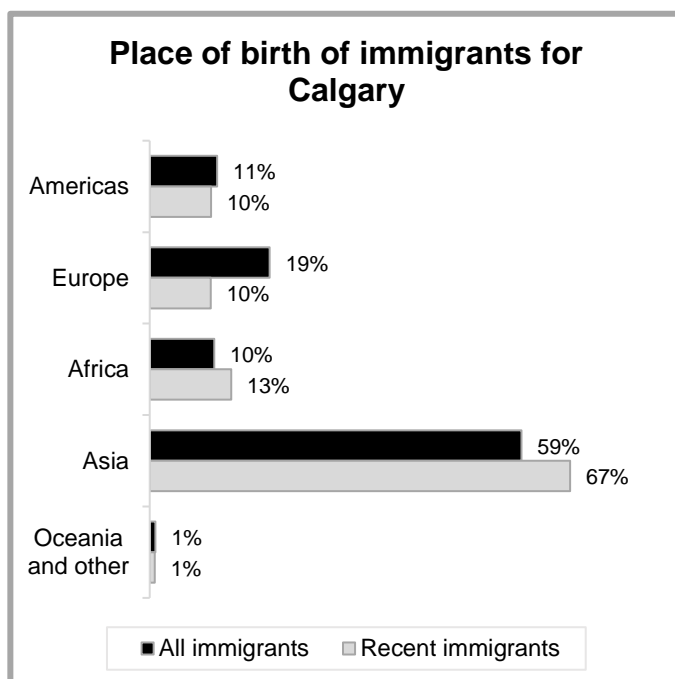
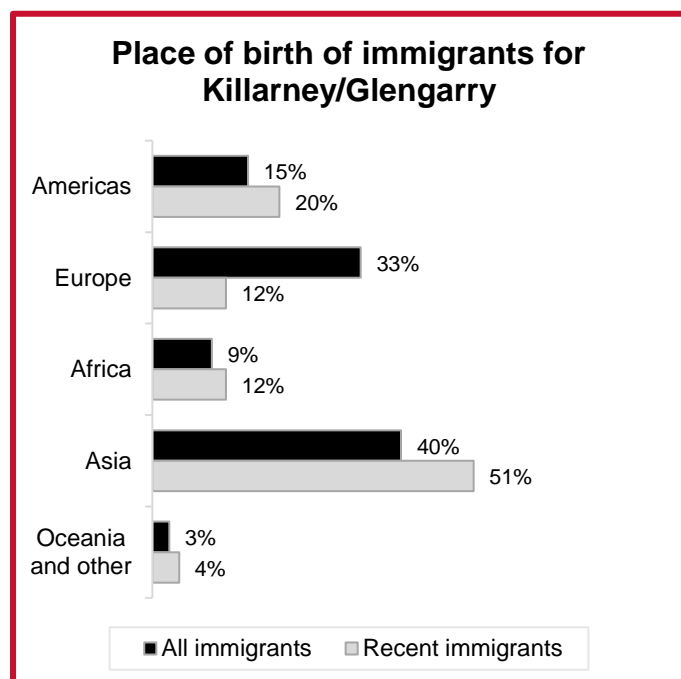
| Killarney/Glengarry | | |
|---|--------------|-------------|
| | Number | Per cent |
| Population in private households | 7,515 | 100% |
| Canadian citizens | 6,640 | 88% |
| Not Canadian citizens | 875 | 12% |

| Calgary | | |
|---|------------------|-------------|
| | Number | Per cent |
| Population in private households | 1,222,395 | 100% |
| Canadian citizens | 1,075,470 | 88% |
| Not Canadian citizens | 146,925 | 12% |

Continent and country of birth of immigrants (Top 5 countries)

| Killarney/Glengarry | | |
|---|--------------|-------------|
| | Number | Per cent |
| Immigrant population in private households | 1,480 | 100% |
| By continent | | |
| Americas | 225 | 15% |
| Europe | 490 | 33% |
| Africa | 140 | 9% |
| Asia | 585 | 40% |
| Oceania and other | 40 | 3% |
| By country | | |
| Philippines | 270 | 18% |
| United Kingdom | 170 | 11% |
| India | 70 | 5% |
| China | 60 | 4% |
| United States | 60 | 4% |

| Calgary | | |
|---|----------------|-------------|
| | Number | Per cent |
| Immigrant population in private households | 383,080 | 100% |
| By continent | | |
| Americas | 41,010 | 11% |
| Europe | 72,985 | 19% |
| Africa | 39,220 | 10% |
| Asia | 226,330 | 59% |
| Oceania and other | 3,535 | 1% |
| By country | | |
| Philippines | 51,545 | 13% |
| India | 44,365 | 12% |
| China | 34,550 | 9% |
| United Kingdom | 22,150 | 6% |
| Pakistan | 17,115 | 4% |

**Continent of birth of recent immigrants (immigrated to Canada between 2011 and 2016)**

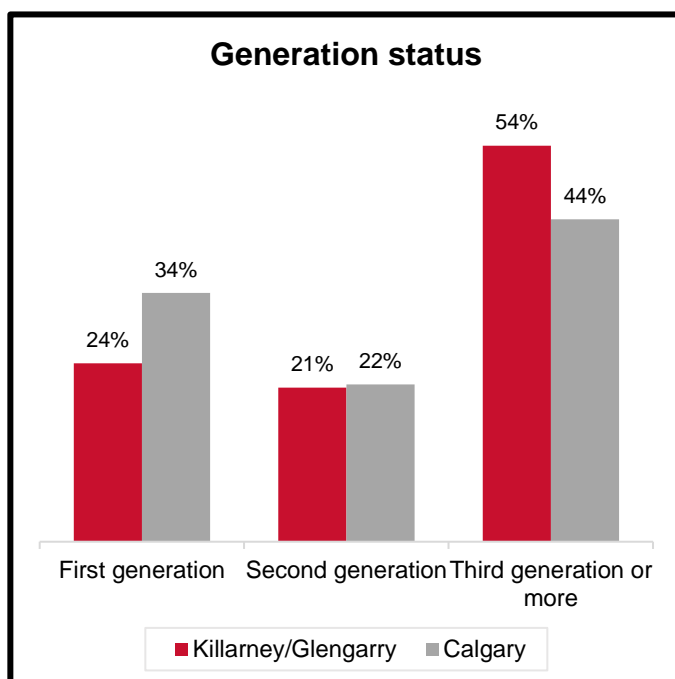
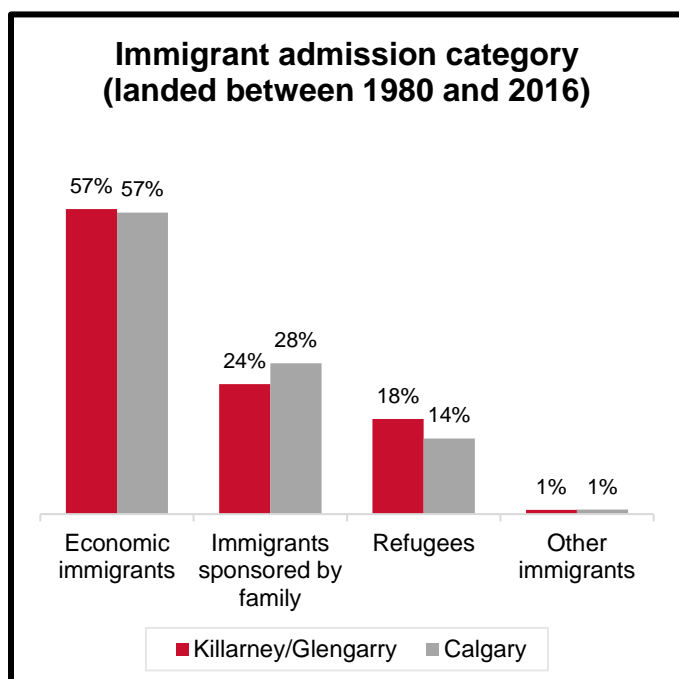
| Killarney/Glengarry | | |
|--|------------|-------------|
| | Number | Per cent |
| Recent immigrant population in private households | 470 | 100% |
| By Continent | | |
| Americas | 95 | 20% |
| Europe | 55 | 12% |
| Africa | 55 | 12% |
| Asia | 240 | 51% |
| Oceania and other | 20 | 4% |

| Calgary | | |
|--|---------------|-------------|
| | Number | Per cent |
| Recent immigrant population in private households | 89,660 | 100% |
| By Continent | | |
| Americas | 8,735 | 10% |
| Europe | 8,680 | 10% |
| Africa | 11,600 | 13% |
| Asia | 59,915 | 67% |
| Oceania and other | 735 | 1% |

Immigrant admission category

| Killarney/Glengarry | | |
|---|--------|----------|
| | Number | Per cent |
| Immigrant population in private households who landed between 1980 and 2016 | 1,230 | 100% |
| Economic immigrants | 705 | 57% |
| Immigrants sponsored by family | 300 | 24% |
| Refugees | 220 | 18% |
| Other immigrants | 10 | 1% |

| Calgary | | |
|---|---------|----------|
| | Number | Per cent |
| Immigrant population in private households who landed between 1980 and 2016 | 325,395 | 100% |
| Economic immigrants | 184,255 | 57% |
| Immigrants sponsored by family | 92,160 | 28% |
| Refugees | 46,260 | 14% |
| Other immigrants | 2,720 | 1% |



Generation status

| Killarney/Glengarry | | |
|----------------------------------|--------|----------|
| | Number | Per cent |
| Population in private households | 7,515 | 100% |
| First generation | 1,840 | 24% |
| Second generation | 1,590 | 21% |
| Third generation or more | 4,085 | 54% |

| Calgary | | |
|----------------------------------|-----------|----------|
| | Number | Per cent |
| Population in private households | 1,222,390 | 100% |
| First generation | 417,395 | 34% |
| Second generation | 264,055 | 22% |
| Third generation or more | 540,945 | 44% |

Per cent visible minority

Visible Minority

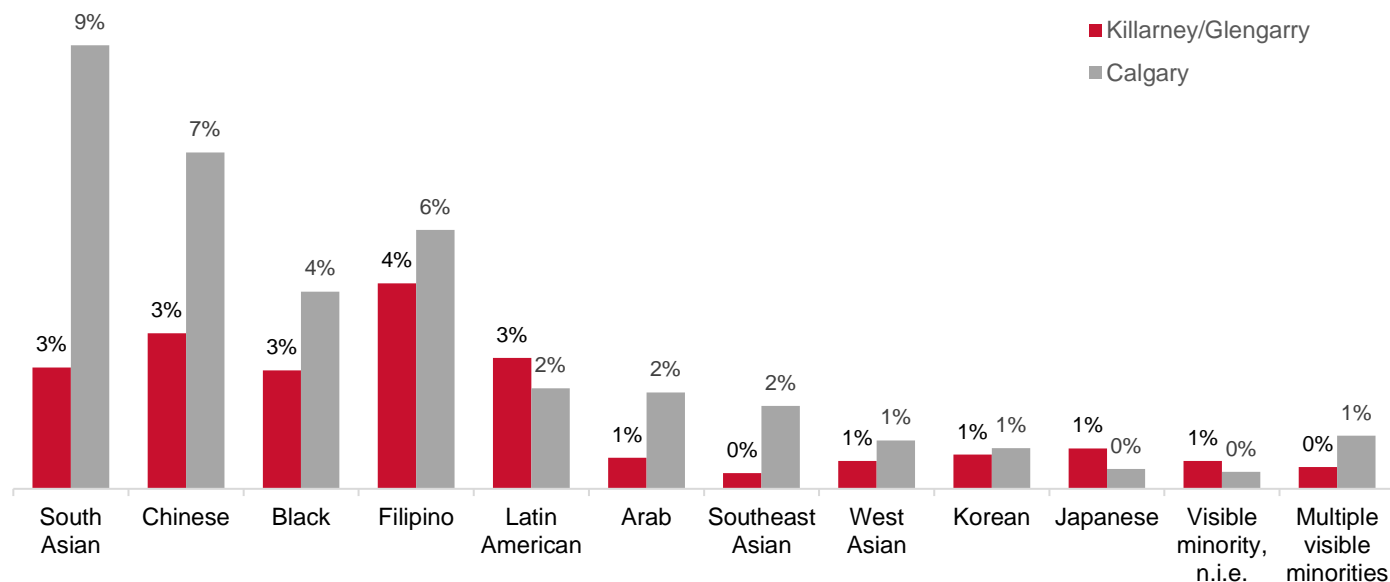
Killarney/Glengarry

| | Number | Per cent |
|---|--------------|-------------|
| Population in private households | 7,515 | 100% |
| Visible minority | 1,500 | 20% |
| South Asian | 195 | 3% |
| Chinese | 250 | 3% |
| Black | 190 | 3% |
| Filipino | 330 | 4% |
| Latin American | 210 | 3% |
| Arab | 50 | 1% |
| Southeast Asian | 25 | 0% |
| West Asian | 45 | 1% |
| Korean | 55 | 1% |
| Japanese | 65 | 1% |
| Visible Minority, n.i.e. (Not included elsewhere) | 45 | 1% |
| Multiple visible minorities | 35 | 0% |
| Not a visible minority | 6,015 | 80% |

Calgary

| | Number | Per cent |
|---|------------------|-------------|
| Population in private households | 1,222,395 | 100% |
| Visible minority | 442,610 | 36% |
| South Asian | 115,835 | 9% |
| Chinese | 87,835 | 7% |
| Black | 51,505 | 4% |
| Filipino | 67,650 | 6% |
| Latin American | 26,250 | 2% |
| Arab | 25,200 | 2% |
| Southeast Asian | 21,615 | 2% |
| West Asian | 12,610 | 1% |
| Korean | 10,630 | 1% |
| Japanese | 5,175 | 0% |
| Visible Minority, n.i.e. (Not included elsewhere) | 4,410 | 0% |
| Multiple visible minorities | 13,890 | 1% |
| Not a visible minority | 779,780 | 64% |

Visible minority population

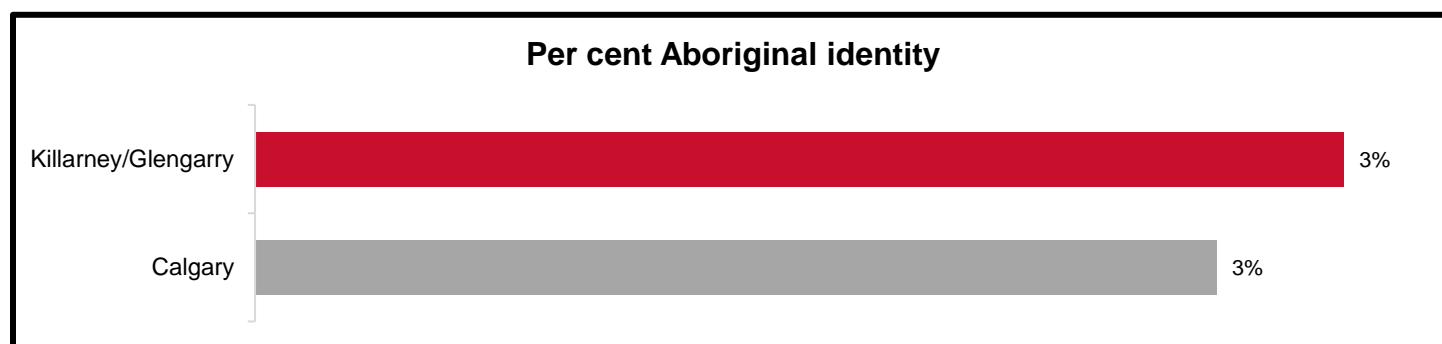


Aboriginal Identity and Languages

Aboriginal identity

| Killarney/Glengarry | | |
|----------------------------------|--------|----------|
| | Number | Per cent |
| Population in private households | 7,515 | 100% |
| Aboriginal identity | 245 | 3% |
| Non-Aboriginal identity | 7,270 | 97% |

| Calgary | | |
|----------------------------------|-----------|----------|
| | Number | Per cent |
| Population in private households | 1,222,390 | 100% |
| Aboriginal identity | 35,190 | 3% |
| Non-Aboriginal identity | 1,187,200 | 97% |



Aboriginal group

| Killarney/Glengarry | | |
|--|--------|----------|
| | Number | Per cent |
| Aboriginal identity population in private households | 245 | 100% |
| First Nations (North American Indian) | 105 | 43% |
| Metis | 130 | 53% |
| Inuk (Inuit) | 0 | 0% |
| Aboriginal responses not included elsewhere | 10 | 4% |
| Multiple Aboriginal responses | 0 | 0% |

| Calgary | | |
|--|--------|----------|
| | Number | Per cent |
| Aboriginal identity population in private households | 35,190 | 100% |
| First Nations (North American Indian) | 15,500 | 44% |
| Metis | 18,480 | 53% |
| Inuk (Inuit) | 355 | 1% |
| Aboriginal responses not included elsewhere | 495 | 1% |
| Multiple Aboriginal responses | 365 | 1% |

Knowledge of Aboriginal Languages (Top 3)

| Killarney/Glengarry | | |
|---|--------|----------|
| | Number | Per cent |
| Population in private households with knowledge of an Aboriginal language | 0 | 100% |
| <i>Aboriginal language breakdown not available.</i> | | |

| Calgary | | |
|---|--------|----------|
| | Number | Per cent |
| Population in private households with knowledge of an Aboriginal language | 1,145 | 100% |
| Blackfoot | 335 | 29% |
| Cree, n.o.s.* | 230 | 20% |
| Plains Cree | 90 | 8% |

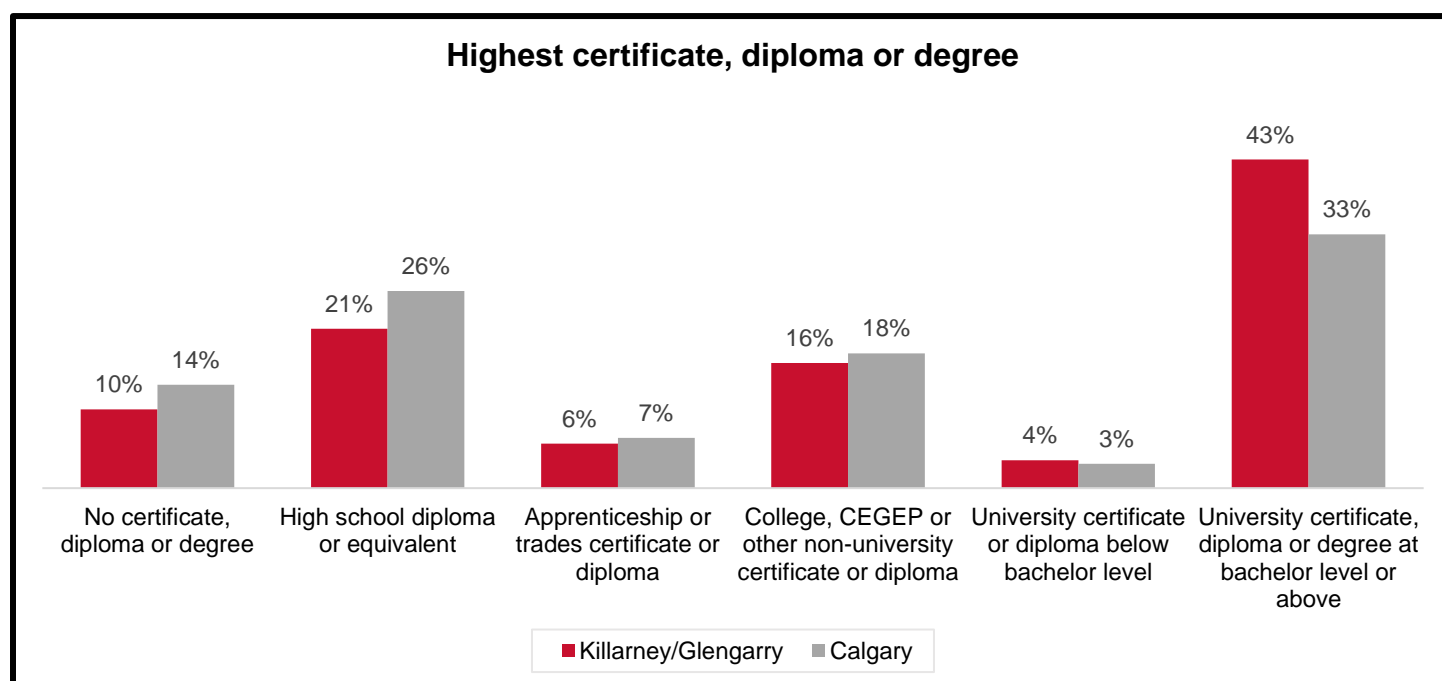
*N.O.S = not otherwise specified.

Education

Highest certificate, diploma or degree

| Killarney/Glengarry | | |
|--|--------|----------|
| | Number | Per cent |
| Population aged 15 years and over in private households | 6,440 | 100% |
| No certificate, diploma or degree | 665 | 10% |
| High school diploma or equivalent | 1,345 | 21% |
| Post-secondary certificate, diploma or degree | 4,430 | 69% |
| Apprenticeship or trades certificate or diploma | 375 | 6% |
| College, CEGEP or other non-university certificate or diploma | 1,055 | 16% |
| University certificate or diploma below bachelor level | 235 | 4% |
| University certificate, diploma or degree at bachelor level or above | 2,770 | 43% |

| Calgary | | |
|--|---------|----------|
| | Number | Per cent |
| Population aged 15 years and over in private households | 996,105 | 100% |
| No certificate, diploma or degree | 134,640 | 14% |
| High school diploma or equivalent | 257,250 | 26% |
| Post-secondary certificate, diploma or degree | 604,215 | 61% |
| Apprenticeship or trades certificate or diploma | 65,520 | 7% |
| College, CEGEP or other non-university certificate or diploma | 175,840 | 18% |
| University certificate or diploma below bachelor level | 31,730 | 3% |
| University certificate, diploma or degree at bachelor level or above | 331,120 | 33% |

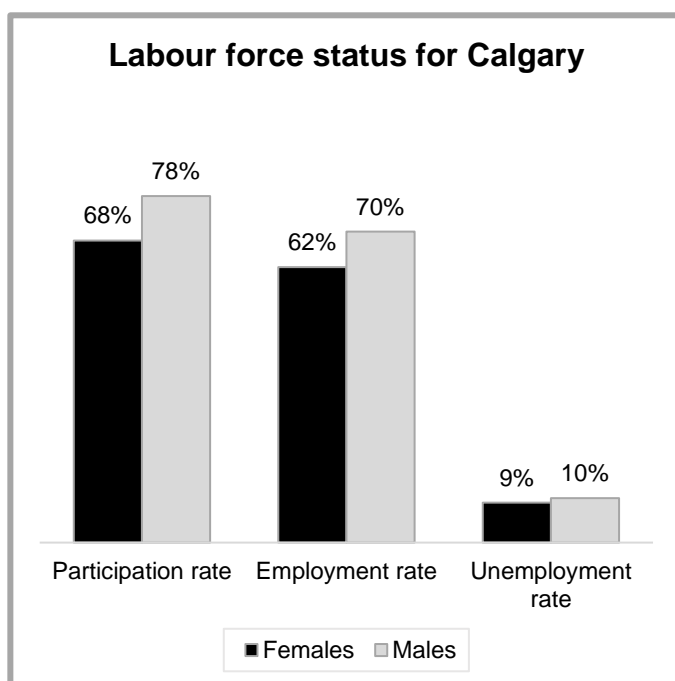
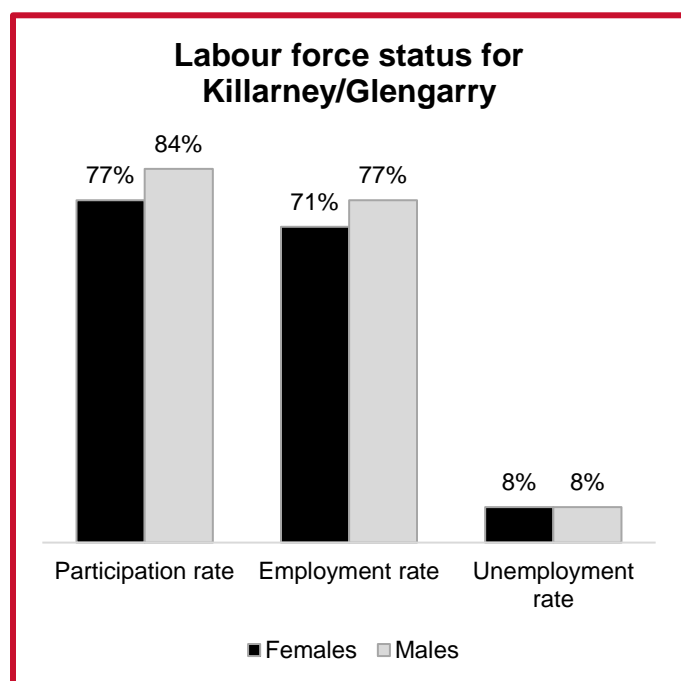


Employment

Labour force status and employment status

| Killarney/Glengarry | |
|--|--------------|
| | Number |
| Population aged 15 years and over in private households | 6,440 |
| <u>In the labour force</u> | 5,180 |
| <i>Employed</i> | 4,760 |
| <i>Unemployed</i> | 420 |
| Not in the labour force | 1,260 |
| <u>Labour force participation rate</u> | 80% |
| <u>Employment rate</u> | 74% |
| Unemployment rate | 8% |

| Calgary | |
|--|----------------|
| | Number |
| Population aged 15 years and over in private households | 996,105 |
| <u>In the labour force</u> | 728,290 |
| <i>Employed</i> | 658,970 |
| <i>Unemployed</i> | 69,320 |
| Not in the labour force | 267,815 |
| Labour force participation rate | 73% |
| Employment rate | 66% |
| Unemployment rate | 10% |



Labour force status and employment status by sex

| Killarney/Glengarry | | |
|--|--------------|--------------|
| | Males | Females |
| Population aged 15 years and over in private households | 3,160 | 3,275 |
| <u>In the labour force</u> | 2,645 | 2,530 |
| <i>Employed</i> | 2,430 | 2,335 |
| <i>Unemployed</i> | 220 | 195 |
| Not in the labour force | 510 | 750 |
| Labour force participation rate | 84% | 77% |
| Employment rate | 77% | 71% |
| Unemployment rate | 8% | 8% |

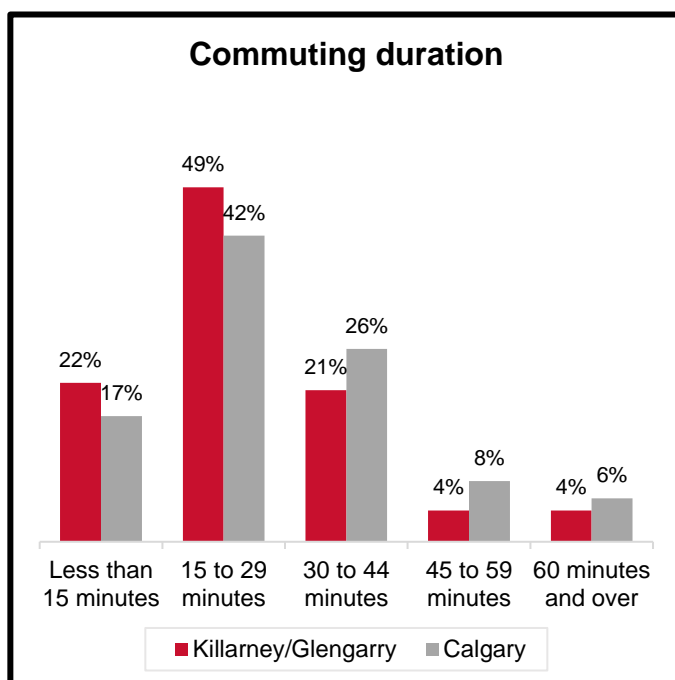
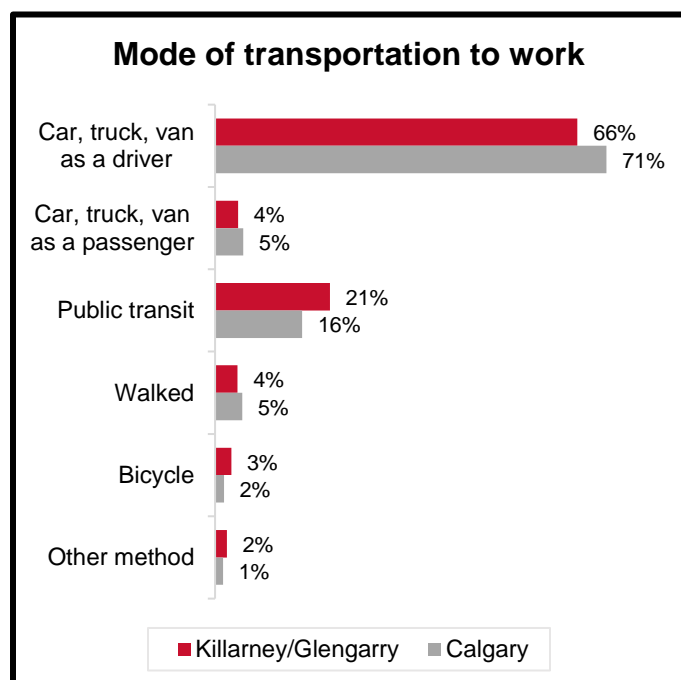
| Calgary | | |
|--|----------------|----------------|
| | Males | Females |
| Population aged 15 years and over in private households | 494,610 | 501,495 |
| <u>In the labour force</u> | 386,945 | 341,345 |
| <i>Employed</i> | 348,130 | 310,840 |
| <i>Unemployed</i> | 38,810 | 30,505 |
| Not in the labour force | 107,670 | 160,150 |
| Labour force participation rate | 78% | 68% |
| Employment rate | 70% | 62% |
| Unemployment rate | 10% | 9% |

Transportation to Work

Mode of transportation to work

| Killarney/Glengarry | | |
|--|--------|----------|
| | Number | Per cent |
| Employed labour force aged 15 years and over in private households | 4,415 | 100% |
| Driver – car, truck or van | 2,905 | 66% |
| Passenger – car, truck or van | 185 | 4% |
| Public transit | 920 | 21% |
| Walked | 180 | 4% |
| Bicycle | 130 | 3% |
| Other methods | 95 | 2% |

| Calgary | | |
|--|---------|----------|
| | Number | Per cent |
| Employed labour force aged 15 years and over in private households | 611,330 | 100% |
| Driver – car, truck or van | 434,375 | 71% |
| Passenger – car, truck or van | 31,420 | 5% |
| Public transit | 96,565 | 16% |
| Walked | 30,245 | 5% |
| Bicycle | 9,875 | 2% |
| Other methods | 8,850 | 1% |



Commuting duration

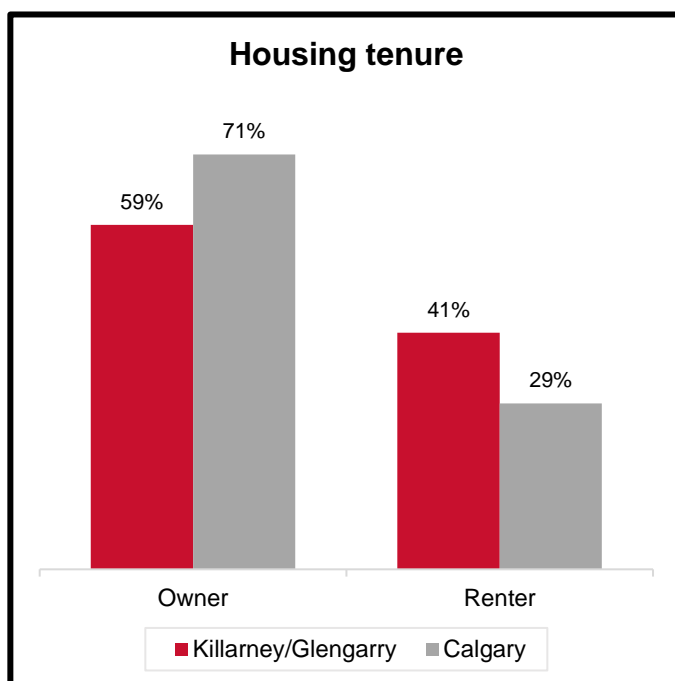
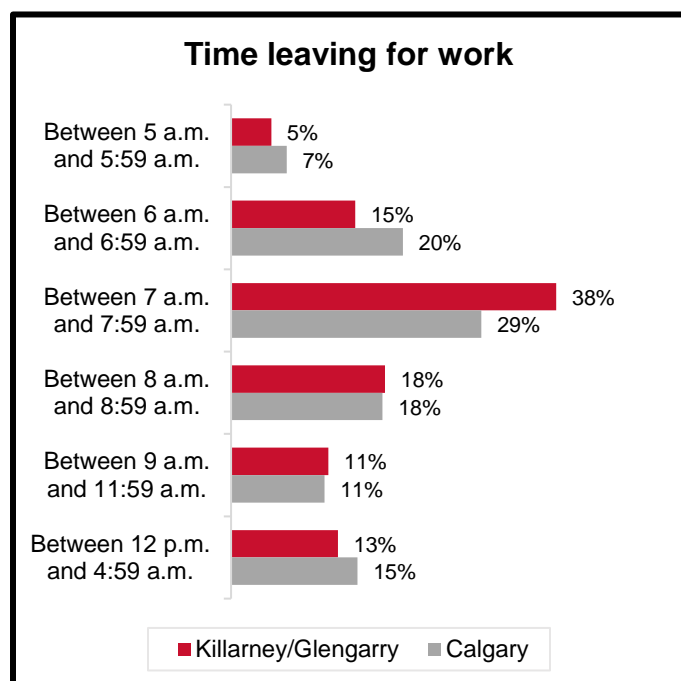
| Killarney/Glengarry | | |
|--|--------|----------|
| | Number | Per cent |
| Employed labour force aged 15 years and over in private households | 4,420 | 100% |
| Less than 15 minutes | 965 | 22% |
| 15 to 29 minutes | 2,150 | 49% |
| 30 to 44 minutes | 920 | 21% |
| 45 to 59 minutes | 190 | 4% |
| 60 minutes and over | 190 | 4% |

| Calgary | | |
|--|---------|----------|
| | Number | Per cent |
| Employed labour force aged 15 years and over in private households | 611,325 | 100% |
| Less than 15 minutes | 105,515 | 17% |
| 15 to 29 minutes | 256,765 | 42% |
| 30 to 44 minutes | 161,770 | 26% |
| 45 to 59 minutes | 50,820 | 8% |
| 60 minutes and over | 36,460 | 6% |

Time leaving for work

| Killarney/Glengarry | | |
|--|--------|----------|
| | Number | Per cent |
| Employed labour force aged 15 years and over in private households | 4,415 | 100% |
| Between 5 a.m. and 5:59 a.m. | 210 | 5% |
| Between 6 a.m. and 6:59 a.m. | 645 | 15% |
| Between 7 a.m. and 7:59 a.m. | 1,690 | 38% |
| Between 8 a.m. and 8:59 a.m. | 800 | 18% |
| Between 9 a.m. and 9:59 a.m. | 505 | 11% |
| Between 12 p.m. and 4:59 p.m. | 555 | 13% |

| Calgary | | |
|--|---------|----------|
| | Number | Per cent |
| Employed labour force aged 15 years and over in private households | 611,330 | 100% |
| Between 5 a.m. and 5:59 a.m. | 40,190 | 7% |
| Between 6 a.m. and 6:59 a.m. | 123,770 | 20% |
| Between 7 a.m. and 7:59 a.m. | 180,205 | 29% |
| Between 8 a.m. and 8:59 a.m. | 108,925 | 18% |
| Between 9 a.m. and 9:59 a.m. | 67,245 | 11% |
| Between 12 p.m. and 4:59 p.m. | 90,995 | 15% |



Housing and Mobility

Housing Tenure

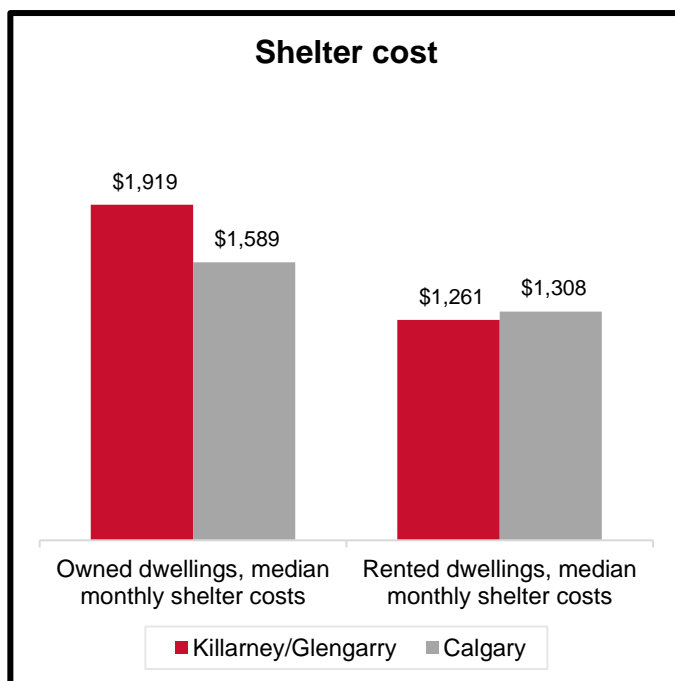
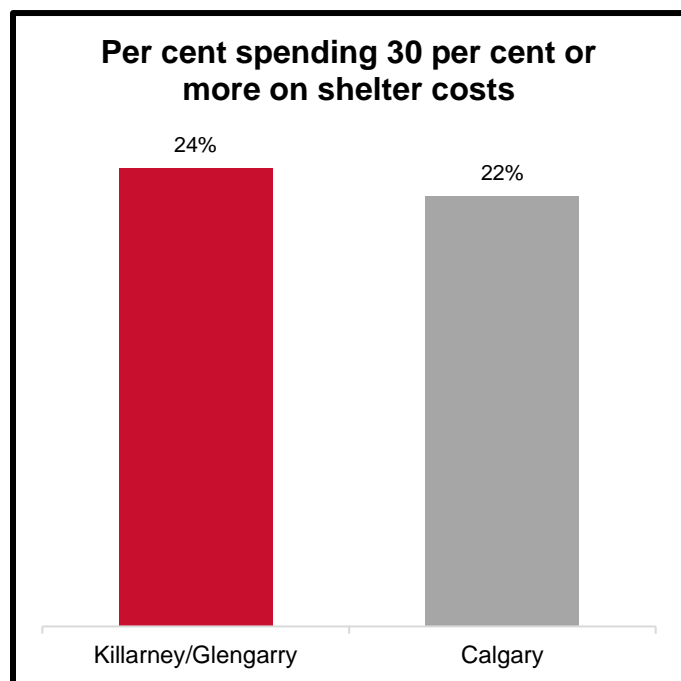
| Killarney/Glengarry | | |
|---------------------|--------|----------|
| | Number | Per cent |
| Private households | 3,500 | 100% |
| Owner households | 2,075 | 59% |
| Renter households | 1,425 | 41% |

| Calgary | | |
|--------------------|---------|----------|
| | Number | Per cent |
| Private households | 466,730 | 100% |
| Owner households | 333,455 | 71% |
| Renter households | 133,275 | 29% |

Housing affordability (shelter-cost-to-income ratio)

| Killarney/Glengarry | | |
|--|--------|----------|
| | Number | Per cent |
| Private households with income | 3,460 | 100% |
| Households spending less than 30% of total income on shelter | 2,640 | 76% |
| Households spending 30% or more of total income on shelter | 825 | 24% |

| Calgary | | |
|--|---------|----------|
| | Number | Per cent |
| Private households with income | 464,360 | 100% |
| Households spending less than 30% of total income on shelter | 361,070 | 78% |
| Households spending 30% or more of total income on shelter | 103,295 | 22% |

**Housing affordability for renter and owner households**

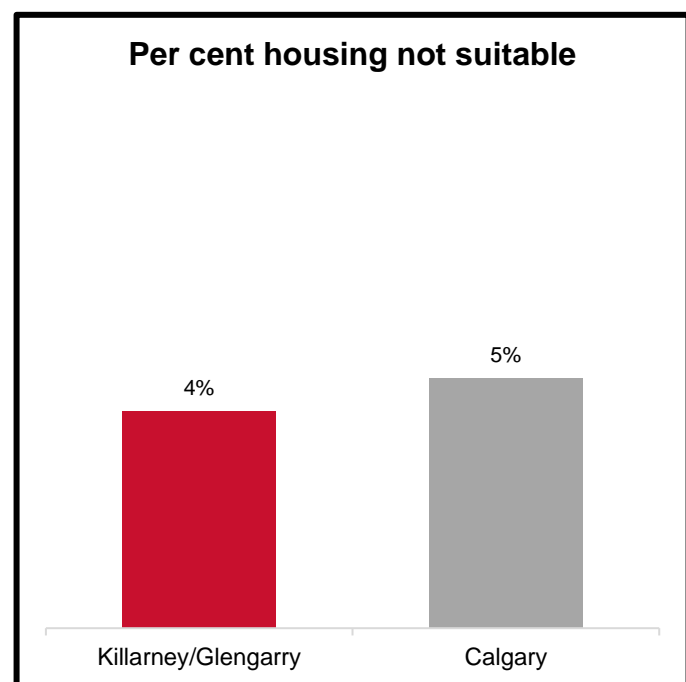
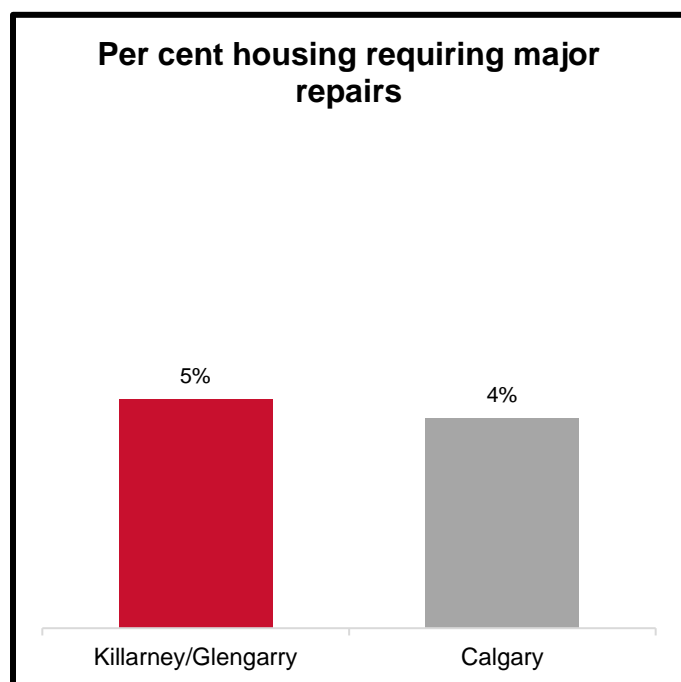
| Killarney/Glengarry | | |
|--|---------|---------|
| | Owner | Renter |
| Private households with total income greater than zero | 2,075 | 1,425 |
| Per cent households with income spending 30% or more total income on shelter | 16% | 35% |
| Median monthly shelter costs | \$1,919 | \$1,261 |
| % with mortgage | 70% | - |
| % in subsidized housing | - | 6% |

| Calgary | | |
|--|---------|---------|
| | Owner | Renter |
| Private households with total income greater than zero | 333,455 | 133,275 |
| Per cent households with income spending 30% or more total income on shelter | 17% | 37% |
| Median monthly shelter costs | \$1,589 | \$1,308 |
| % with mortgage | 67% | - |
| % in subsidized housing | - | 10% |

Condition of dwelling

| Killarney/Glengarry | | |
|---|--------|----------|
| | Number | Per cent |
| Occupied private dwellings | 3,500 | 100% |
| Regular maintenance or minor repairs needed | 3,335 | 95% |
| Major repairs needed | 165 | 5% |

| Calgary | | |
|---|---------|----------|
| | Number | Per cent |
| Occupied private dwellings | 466,730 | 100% |
| Regular maintenance or minor repairs needed | 446,630 | 96% |
| Major repairs needed | 20,105 | 4% |

**Housing suitability**

| Killarney/Glengarry | | |
|---------------------|--------|----------|
| | Number | Per cent |
| Private households | 3,505 | 100% |
| Suitable | 3,355 | 96% |
| Not suitable | 145 | 4% |

| Calgary | | |
|--------------------|---------|----------|
| | Number | Per cent |
| Private households | 466,730 | 100% |
| Suitable | 444,440 | 95% |
| Not suitable | 22,295 | 5% |

Dwellings by period of construction

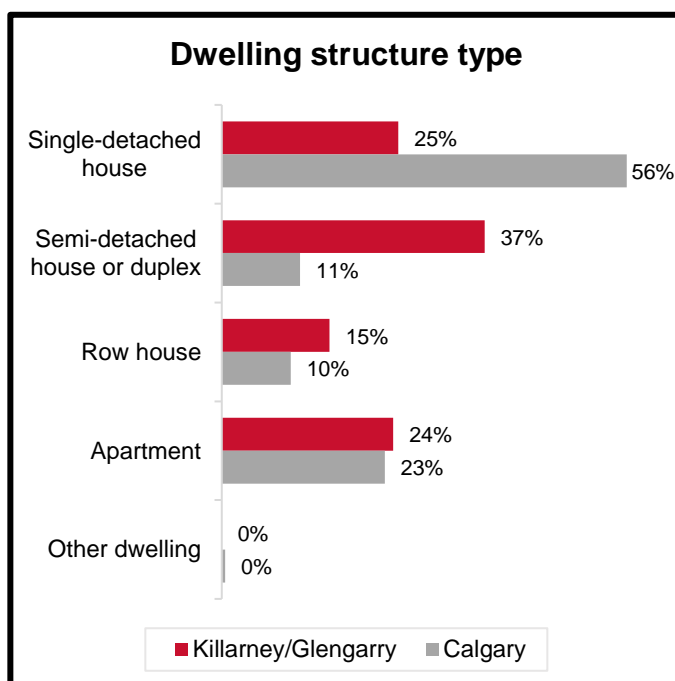
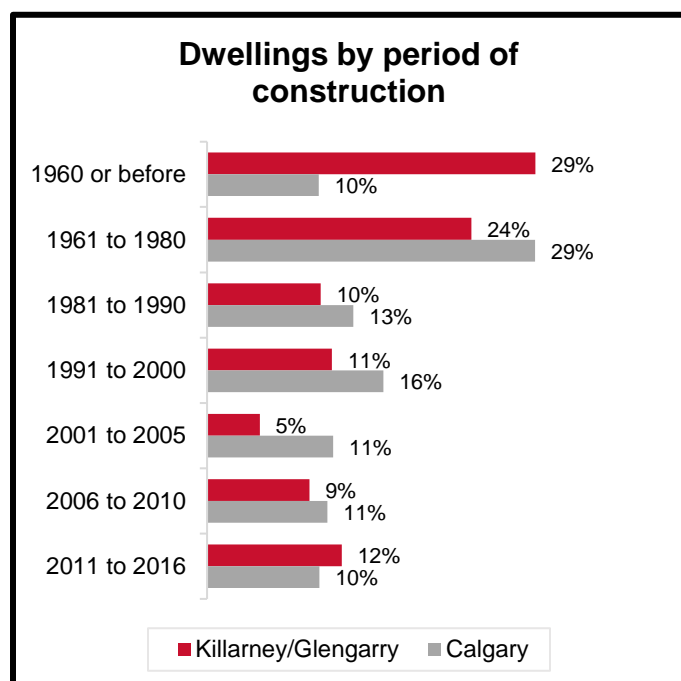
| Killarney/Glengarry | | |
|----------------------------|--------|----------|
| | Number | Per cent |
| Occupied private dwellings | 3,500 | 100% |
| 1960 or before | 1,025 | 29% |
| 1961 to 1980 | 825 | 24% |
| 1981 to 1990 | 355 | 10% |
| 1991 to 2000 | 390 | 11% |
| 2001 to 2005 | 165 | 5% |
| 2006 to 2010 | 320 | 9% |
| 2011 to 2016 | 420 | 12% |

| Calgary | | |
|----------------------------|---------|----------|
| | Number | Per cent |
| Occupied private dwellings | 466,730 | 100% |
| 1960 or before | 46,475 | 10% |
| 1961 to 1980 | 136,555 | 29% |
| 1981 to 1990 | 60,930 | 13% |
| 1991 to 2000 | 73,405 | 16% |
| 2001 to 2005 | 52,470 | 11% |
| 2006 to 2010 | 50,135 | 11% |
| 2011 to 2016 | 46,755 | 10% |

Dwellings by structure type

| Killarney/Glengarry | | |
|--------------------------------------|--------------|-------------|
| | Number | Per cent |
| Occupied private dwellings | 3,500 | 100% |
| Single-detached house | 860 | 25% |
| Semi-detached house or duplex | 1,280 | 37% |
| <i>Semi-detached</i> | 615 | 18% |
| <i>Duplex</i> | 665 | 19% |
| Row house | 525 | 15% |
| Apartment | 835 | 24% |
| <i>Less than 5 storeys</i> | 765 | 22% |
| <i>5 storeys or more</i> | 70 | 2% |
| Other dwelling | 0 | 0% |

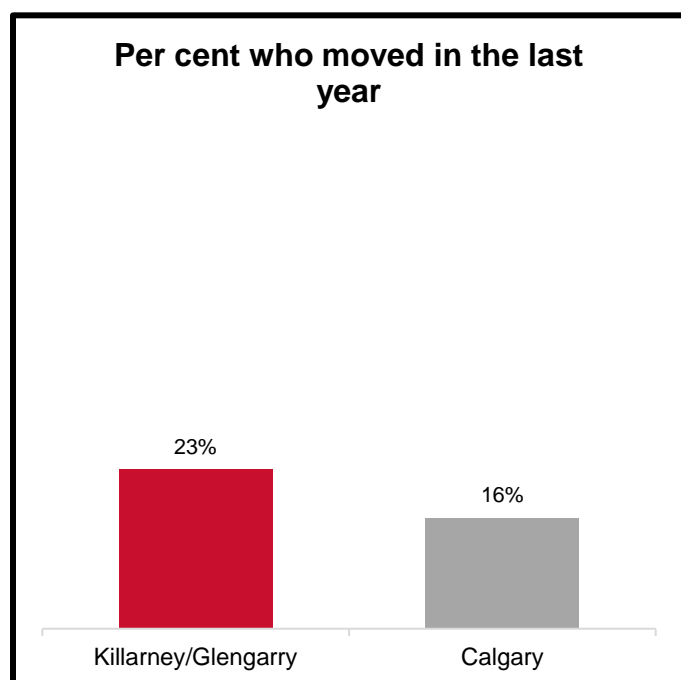
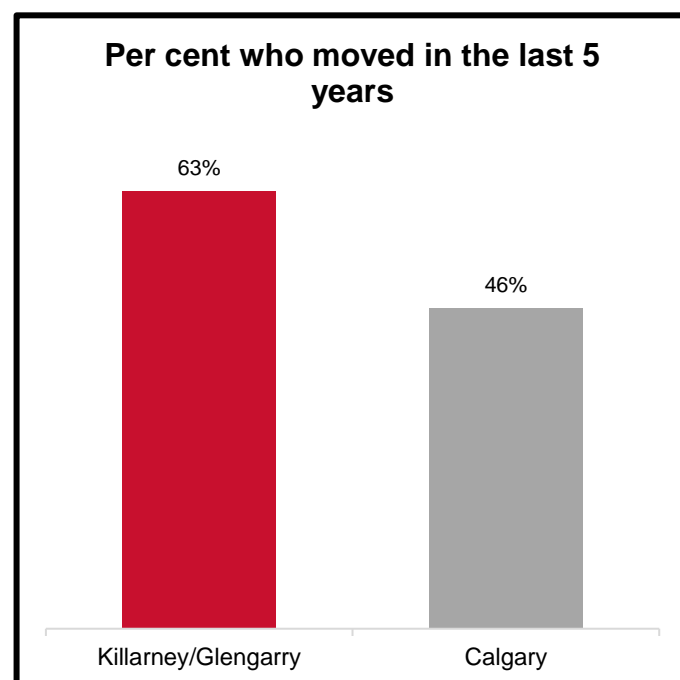
| Calgary | | |
|--------------------------------------|----------------|-------------|
| | Number | Per cent |
| Occupied private dwellings | 466,725 | 100% |
| Single-detached house | 262,965 | 56% |
| Semi-detached house or duplex | 50,880 | 11% |
| <i>Semi-detached</i> | 29,295 | 6% |
| <i>Duplex</i> | 21,585 | 5% |
| Row house | 44,705 | 10% |
| Apartment | 105,890 | 23% |
| <i>Less than 5 storeys</i> | 72,880 | 16% |
| <i>5 storeys or more</i> | 33,010 | 7% |
| Other dwelling | 2,295 | 0% |



Mobility status 1 year ago

| Killarney/Glengarry | | |
|--|--------------|-------------|
| | Number | Per cent |
| Population aged 1 year and over in private households | 7,385 | 100% |
| Non-movers | 5,695 | 77% |
| Movers | 1,690 | 23% |
| <i>Non-migrants</i> | 1,375 | 19% |
| <i>Migrants</i> | 315 | 4% |
| Internal migrants | 210 | 3% |
| External migrants | 100 | 1% |

| Calgary | | |
|--|------------------|-------------|
| | Number | Per cent |
| Population aged 1 year and over in private households | 1,207,055 | 100% |
| Non-movers | 1,015,135 | 84% |
| Movers | 191,915 | 16% |
| <i>Non-migrants</i> | 143,215 | 12% |
| <i>Migrants</i> | 48,700 | 4% |
| Internal migrants | 28,085 | 2% |
| External migrants | 20,615 | 2% |

Per cent who moved in the last year**Per cent who moved in the last 5 years****Mobility status 5 years ago**

| Killarney/Glengarry | | |
|---|--------------|-------------|
| | Number | Per cent |
| Population aged 5 years and over in private households | 7,015 | 100% |
| Non-movers | 2,595 | 37% |
| Movers | 4,415 | 63% |
| <i>Non-migrants</i> | 2,830 | 40% |
| <i>Migrants</i> | 1,585 | 23% |
| Internal migrants | 1,025 | 15% |
| External migrants | 560 | 8% |

| Calgary | | |
|---|------------------|-------------|
| | Number | Per cent |
| Population aged 5 years and over in private households | 1,144,745 | 100% |
| Non-movers | 616,155 | 54% |
| Movers | 528,590 | 46% |
| <i>Non-migrants</i> | 331,630 | 29% |
| <i>Migrants</i> | 196,965 | 17% |
| Internal migrants | 109,735 | 10% |
| External migrants | 87,225 | 8% |

Income

Median household and individual income before tax in **2015**

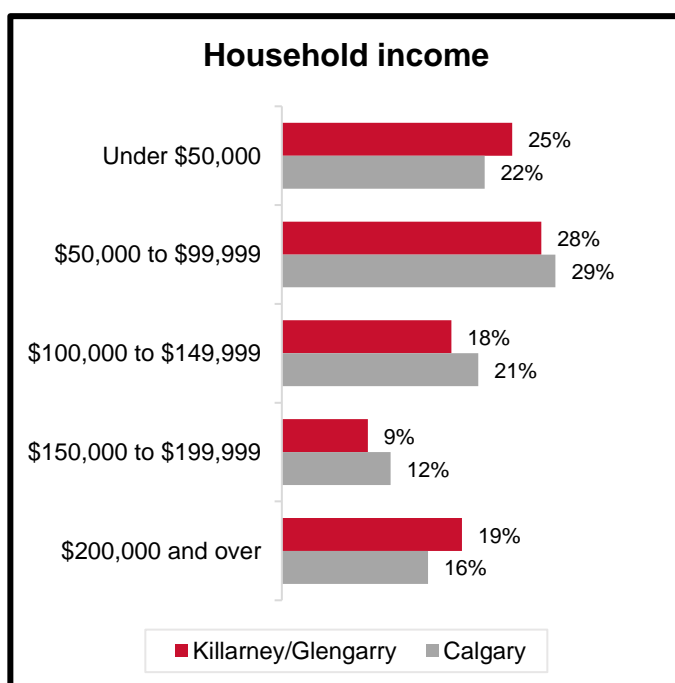
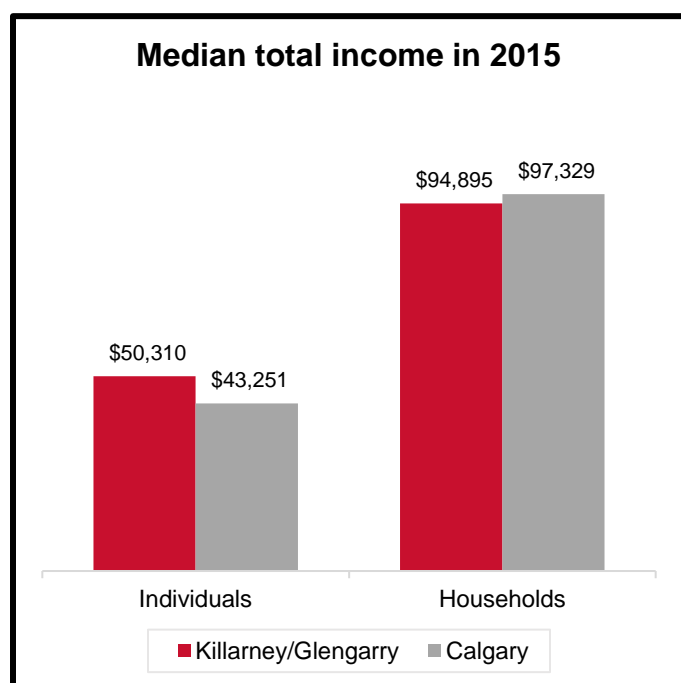
| Killarney/Glengarry | |
|---|-----------------|
| | Number |
| Median income of population aged 15 years and over | \$50,310 |
| Male | \$59,444 |
| Female | \$44,172 |
| Median household income of private households | \$94,895 |

| Calgary | |
|---|-----------------|
| | Number |
| Median income of population aged 15 years and over | \$43,251 |
| Male | \$52,634 |
| Female | \$35,395 |
| Median household income of private households | \$97,329 |

Total household income groups in 2015 for private households

| Killarney/Glengarry | | |
|-------------------------------|--------------|-------------|
| | Number | Per cent |
| Private households | 3,505 | 100% |
| Under \$20,000 | 205 | 6% |
| \$20,000 to \$39,999 | 455 | 13% |
| \$40,000 to \$59,999 | 405 | 12% |
| \$60,000 to \$79,999 | 430 | 12% |
| \$80,000 to \$99,999 | 355 | 10% |
| \$100,000 to \$124,999 | 395 | 11% |
| \$125,000 to \$149,999 | 245 | 7% |
| \$150,000 to \$199,999 | 325 | 9% |
| \$200,000 and over | 680 | 19% |

| Calgary | | |
|-------------------------------|----------------|-------------|
| | Number | Per cent |
| Private households | 466,730 | 100% |
| Under \$20,000 | 26,015 | 6% |
| \$20,000 to \$39,999 | 49,120 | 11% |
| \$40,000 to \$59,999 | 54,920 | 12% |
| \$60,000 to \$79,999 | 56,565 | 12% |
| \$80,000 to \$99,999 | 53,040 | 11% |
| \$100,000 to \$124,999 | 56,105 | 12% |
| \$125,000 to \$149,999 | 42,765 | 9% |
| \$150,000 to \$199,999 | 54,725 | 12% |
| \$200,000 and over | 73,475 | 16% |



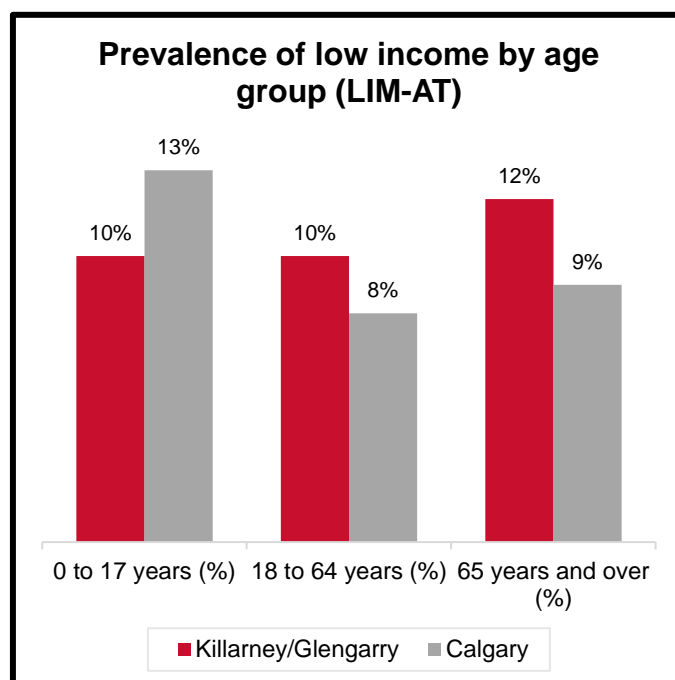
Low Income in 2015 by age

| Killarney/Glengarry | | | |
|--|--------------|----------------------|------------------------|
| | Number | Number in low income | Per cent in low income |
| Population in private households to whom low-income concepts are applicable | 7,515 | 735 | 10% |
| 0 to 17 years | 1,260 | 120 | 10% |
| 18 to 64 years | 5,615 | 535 | 10% |
| 65 years and over | 640 | 75 | 12% |

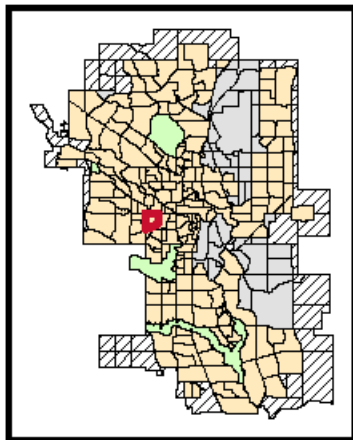
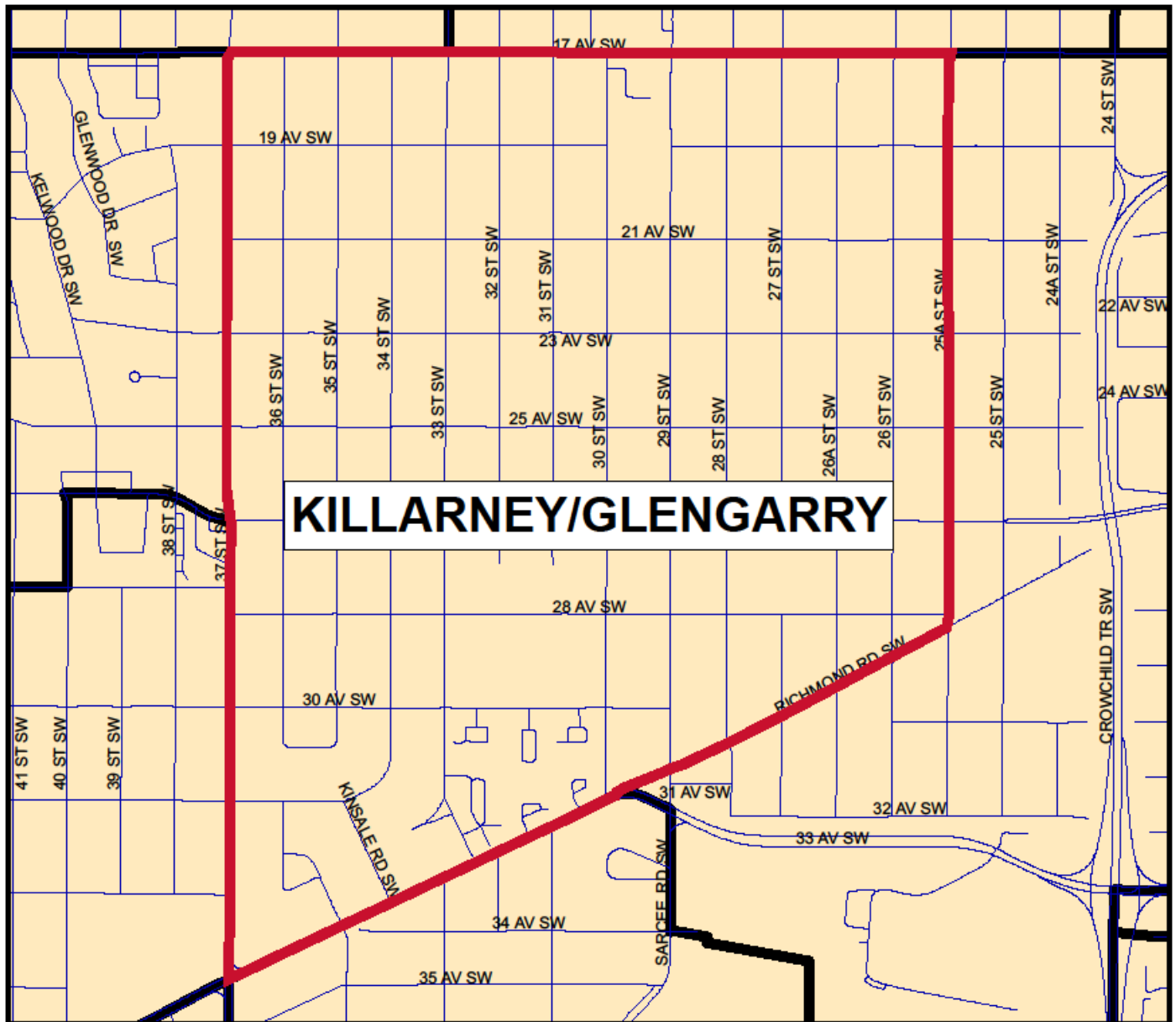
| Calgary | | | |
|--|------------------|----------------------|------------------------|
| | Number | Number in low income | Per cent in low income |
| Population in private households to whom low-income concepts are applicable | 1,222,390 | 113,185 | 9% |
| 0 to 17 years | 267,035 | 33,815 | 13% |
| 18 to 64 years | 827,470 | 68,025 | 8% |
| 65 years and over | 127,890 | 11,345 | 9% |

Low-income measure after tax (LIM-AT) threshold for private households, 2015

| | After-tax income |
|---|------------------|
| 1 person | \$22,133 |
| 2 persons | \$31,301 |
| 3 persons | \$38,335 |
| 4 persons | \$44,266 |
| 5 persons | \$49,491 |
| 6 persons | \$54,215 |
| 7 persons | \$58,558 |
| To convert to other household sizes, multiply the value in the one-person household by the square root of the desired household size. | |



Killarney/Glengarry Map



Glossary

The definitions in this glossary are adapted from the 2016 Statistics Canada Census Dictionary ([98-301-X](#)).

| | |
|----------------------------------|--|
| Aboriginal identity | <p>Refers to whether a person reported being at least one of the following:</p> <ul style="list-style-type: none"> • An Aboriginal person, that is First Nations (North American Indian), Métis or Inuk (Inuit) • A registered or Treaty Indian (as defined by the Indian Act of Canada) • A member of a First Nation or Indian band. |
| Adjusted after-tax income | <p>Refers to after-tax income during the income reference year that has been adjusted to account for household size. Adjustments for household size reflect the fact that a household's needs increase as the number of members increase, although not necessarily by the same proportion per additional member. For the census, this adjustment is calculated by dividing the household income by the square root of the household size and assigning this income to each person in the household. Used to determine whether a household is in low income based on the low income measure after-tax (LIM-AT).</p> |
| Admission category | <p>Refers to the name of the immigration program or group of programs under which an immigrant has been granted for the first time the right to live in Canada permanently by immigration authorities.</p> <ul style="list-style-type: none"> • Economic immigrant includes immigrants who have been selected for their ability to contribute to Canada's economy through their ability to meet labour market needs, to own and manage or to build a business, to make a substantial investment, to create their own employment or to meet specific provincial or territorial labour market needs. • Immigrant sponsored by family includes immigrants who were sponsored by a Canadian citizen or permanent resident and were granted permanent resident status on the basis of their relationship either as the spouse, partner, parent, grand-parent, child or other relative of this sponsor. The terms "family class" or "family reunification" are sometime used to refer to this category. • Refugee includes immigrants who were granted permanent resident status on the basis of a well-founded fear of returning to their home country. This category includes persons who had a well-founded fear of persecution for reasons of race, religion, nationality, membership in particular social group or for political opinion (Geneva Convention refugees) as well as persons who had been seriously and personally affected by civil war or armed conflict, or have suffered a massive violation of human rights. • Other immigrant includes immigrants who were granted permanent resident status under a program that does not fall in the economic immigrants, the immigrants sponsored by family or the refugee categories. |
| Age | <p>Refers to the age at last birthday before the census reference day, May 10, 2016.</p> |
| Calgary | <p>Refers to the Calgary census subdivision (CSD), as defined by Statistics Canada. Equivalent to the Calgary city limit.</p> |
| Census family | <p>Refers to a married couple (with or without children), a common-law couple (with or without children), or a lone parent family. A couple may be of same or opposite sex. Grandchildren living with their grandparent(s) but with no parents present also constitute a census family.</p> <ul style="list-style-type: none"> • Children may be children by birth, marriage, common-law union or adoption <i>regardless of their age</i> or marital status as long as they live in the dwelling and do not have their own married spouse, common-law partner or child living in the dwelling. |
| Census reference day | <p>A survey's reference date is the date to which respondents refer when answering the questions. The 2016 Census reference day was May 10, 2016.</p> |

| | |
|---------------------------|---|
| Citizenship | <p>Refers to the country where the person has citizenship. A person may have more than one citizenship. A person may be stateless, that is, they may have no citizenship. Citizenship can be by birth or naturalization.</p> <ul style="list-style-type: none"> • Canadian citizen includes person who are dual citizens of Canada and another country. • Not a Canadian citizen refers to persons who were born outside Canada and have not become Canadian citizens. |
| Dwelling | <p>Refers to a set of living quarters.</p> <ul style="list-style-type: none"> • Collective Dwelling refers to a dwelling of a commercial, institutional or communal nature. Included are lodging or rooming houses, hotels, motels, tourist establishments, nursing homes, hospitals, staff residences, military bases, work camps, jails, group homes, and so on. • Private Dwelling refers to a separate set of living quarters with a private entrance either from outside or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of someone else. |
| Dwelling condition | <p>Refers to whether the dwelling is in need of repairs. This does not include remodelling or additions.</p> <ul style="list-style-type: none"> • Regular maintenance needed includes dwellings where only regular maintenance such as painting or furnace cleaning is needed. • Minor repairs needed includes dwellings needing only minor repairs such as dwellings with missing or loose floor tiles, bricks or shingles or defective steps, railing or siding. • Major repairs needed includes dwellings needing major repairs such as dwellings with defective plumbing or electrical wiring and dwellings needing structural repairs to walls, floors or ceilings. |
| Dwelling type | <p>Refers to a set of living quarters in which a person or a group of persons reside or could reside.</p> <p>Structure types include:</p> <ul style="list-style-type: none"> • Single-detached house: A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and no dwellings either above it or below it. • Semi-detached house: Refers to one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above or below it, and the two units have open space on all sides. • Duplex: Refers to one of two dwellings, located one above the other, may or more be attached to other dwellings or buildings. • Row house: One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. • Apartment, less than five storeys: Refers to a dwelling unit in a building that has fewer than five storeys. • Apartment, five or more storeys: Refers to a dwelling unit in a high-rise apartment building which has five or more storeys. • Other dwelling: Includes mobile homes, movable dwellings, and other dwellings not included elsewhere. |

| | |
|---|---|
| Employment status | <ul style="list-style-type: none"> • Employed refers to a person who, during the period of Sunday May 1 to Saturday May 7, 2016, did any work at all at a job or business, that is, paid work in the context of an employer-employee relationship, or self-employment. This also includes persons who did unpaid family work, which is defined as unpaid work contributing directly to the operation of a farm, business or professional practice owned and operated by a related member of the same household. Also includes those who had a job but were not at work due to factors such as their own illness or disability, personal or family responsibilities, vacation or a labour dispute. This category excludes persons not at work because they were on layoff or between casual jobs, and those who did not then have a job (even if they had a job to start at a future date). • Unemployed refers to a person who, during the period of Sunday May 1 to Saturday May 7, 2016, was without paid work or without self-employment work and was available for work. An unemployed person either: had actively looked for paid work in the past four weeks; was on temporary lay-off and expected to return to his or her job; or had definite arrangements to start a new job in four weeks or less. |
| Generation status | <p>Refers to whether or not a person's parents were born in Canada.</p> <ul style="list-style-type: none"> • First generation refers to a person who was born outside Canada. For the most part, these are people who are now, or once were, immigrants to Canada. • Second generation refers to a person who was born in Canada with at least one parent born outside Canada. For the most part, these are the children of immigrants. • Third generation or more refers to a person who was born in Canada with both parents born in Canada. |
| Highest certificate, diploma or degree completed | Refers to the highest level of education <i>completed</i> based on responses to the educational qualifications questions, which asked for all certificates, diplomas and degrees to be reported. |
| Household | Refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The dwelling may be either a collective dwelling or a private dwelling. The household may consist of a family group such as a census family, of two or more families sharing a dwelling, of a group of unrelated persons or of a person living alone. Household members who are temporarily absent on reference day are considered part of their usual household. |
| Household income | Refers to the sum of the total income of all household members during 2015. |
| Household size | Refers to the number of persons in a private household. |
| Housing affordability (shelter-cost-to-income ratio) | Refers to the proportion of average total household income which is spent on shelter costs. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services. |
| Housing suitability | Refers to whether a dwelling has enough bedrooms for the size and composition of the household (taking into consideration age, sex and relationship among household members) based on the National Occupancy Standard (NOS) that was developed by Canada Mortgage and Housing Corporation. A household is deemed to be living in suitable accommodation if its dwelling has enough bedrooms, as calculated using the NOS. |

| | |
|--|--|
| Housing tenure | <p>Refers to whether a household rents or owns their private dwelling.</p> <ul style="list-style-type: none"> • Owner refers to a household if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim to it. • Renter refers to a household if no member of the household owns the dwelling, even if the dwelling is provided without cash rent or at a reduced rent, or if the dwelling is part of a cooperative. |
| Immigrant status | <ul style="list-style-type: none"> • Immigrant refers to a person who is or ever has been a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities. Immigrants who have obtained Canadian citizenship by naturalization are included in this group. • Recent immigrant refers to persons who are immigrants who landed in Canada between January 1, 2011 and May 10, 2016. • Non-immigrant refers to a person who is a Canadian citizen by birth. • Non-permanent resident refers to a person from another country who has a work or study permit or who is a refugee claimant, and the family members sharing the same permit and living in Canada with them. • Year of immigration refers to the year in which the immigrant first obtained his or her landed immigrant or permanent resident status. |
| Income reference year | <p>Refers to the year to which respondents refer when answering income-related questions. The census income reference year is the calendar year prior to the census reference day. For the 2016 Census, the income reference year was January 1 to December 31, 2015.</p> |
| Knowledge of non-official languages | <p>Refers to languages, other than English or French, in which a person can conduct a conversation.</p> |
| Knowledge of official languages | <p>Refers to whether the person can conduct a conversation in English only, French only, in both or in neither language. For a child who has not yet learned to speak, this includes languages that the child is learning to speak at home.</p> |
| Labour force participation rate | <p>Refers to the total labour force in that group, expressed as a percentage of the total population in that group.</p> |
| Labour force status | <p>Labour force refers to persons who, during the employment reference week were either employed or unemployed.</p> <ul style="list-style-type: none"> • In the labour force refers to persons who, during the week of May 1 – 7, 2016, were either employed or unemployed. • Not in the labour force refers to persons who were neither employed nor unemployed during the week of May 1 – 7, 2016. |
| Language spoken most often at home | <p>Refers to the language spoken most often at home by the individual. A person can report more than one language as “spoken most often at home” if the languages are spoken equally often. For a person who lives alone, the language spoken most often at home is the language in which he or she feels most comfortable. For a child who has not yet learned to speak, this is the language spoken most often to the child at home.</p> |
| Lone parent | <p>Refers to mothers or fathers, with no married spouse or common-law partner present, living in a dwelling with one or more children.</p> |

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|--|--|
| Low income measure after-tax (LIM-AT) | Refers to a dollar threshold that defines low income as half of the median adjusted after-tax income of Canadian households, where “adjusted” indicates that the number of people in a household is taken into account. Persons whose income falls below this amount are considered to be in low income based on LIM-AT. For reference, the LIM-AT threshold for a 1 person household in 2015 was \$22,133. |
| Low-income status | Refers to the position of a person in relation to the low income measure after-tax (LIM-AT) during the income reference year . Members of a household all share the same income status. |
| Marital status | <p>Refers to the marital status of the person, taking into account his/her common-law status. All persons aged less than 15 are considered as never married and not living common law. Possible marital statuses are:</p> <ul style="list-style-type: none"> • Common-law: Refers to a person who is living with another person as a couple but who is not legally married to that person. Includes persons living with same and opposite sex partners. • Divorced: Refers to a person who has obtained a legal divorce and who has not remarried. Persons living common-law are not included in this category. • Married: Refers to a person who is legally married and has not separated or obtained a divorce, and whose spouse is living. Includes persons married to same and opposite sex spouses. • Separated: Refers to a person who is married but who no longer lives with his/her spouse (for any reason other than illness, work or school) and who has not obtained a divorce. Persons living common-law are not included in this category. • Single: A person who has never married or a person whose marriage has been annulled and who has not remarried. Persons living common-law are not included in this category. • Widowed: A person who has lost his/her spouse through death and who has not remarried. Persons living common-law are not included in this category. |
| Median income | Refers to the middle dollar value where half of the population earns more and half of the population earns less. |
| Mobility status | <p>A number of terms refer to whether a person lived in the same residence on the census reference day as they did on the same date one or five years earlier.</p> <ul style="list-style-type: none"> • Non-mover: Refers to a person who has not moved to a new residence. • Mover: Refers to a person who has moved from one residence to another. • Non-migrant: Refers to a person who did move but remained in the Calgary. • Migrant: Refers to a person who moved to Calgary from a different city, town, village, or Indian reserve. • Internal migrant: Refers to a person who moved to Calgary from a different city, town, village, or Indian reserve within Canada. • External migrant: Refers to a person who moved to Calgary from a different country. |
| Mode of transportation to work | Refers to the main mode of transportation a person uses to travel between his or her home and his or her place of work. Persons who used more than one mode of transportation were asked to identify the single mode they used for most of the travel distance. The question does not measure multiple modes of transportation, nor does it measure the seasonal variation in mode of transportation or trips made for purposes other than the commute from home to work. |

| | |
|--|---|
| <i>Mother tongue</i> | Refers to the first language learned at home in childhood and still understood by the person at the time the data was collected. If the person no longer understands the first language learned, the mother tongue is the second language learned. For a person who learned two languages at the same time in early childhood, the mother tongue is the language this person spoke most often at home before starting school. The person has two mother tongues only if the two languages were used equally often and are still understood by the person. For a child who has not yet learned to speak, the mother tongue is the language spoken most often to this child at home. The child has two mother tongues only if both languages are spoken equally often so that the child learns both languages at the same time. |
| <i>Place of birth</i> | Refers to the name of the geographic location where the person was born. The geographic location is specified according to boundaries current at the time the data are collected, not the boundaries at the time of birth. For a breakdown of the countries included in each continent, please refer to the Countries and Areas of Interest for Social Statistics – SCCAI 2016 (http://www23.statcan.gc.ca/imdb/p3VD.pl?Function=getVD&TVD=367512). |
| <i>Population in private households</i> | Refers to all persons who occupy private dwellings . Excludes persons who occupy collective dwellings. Includes Canadian citizens and landed immigrants whose usual place of residence is Canada. Also includes refugee claimants, holders of work and study permits, Canadian citizens and landed immigrants at sea or in port aboard merchant or government vessels, and Canadian citizens away from Canada on military or diplomatic business. Excludes government representatives and military members of other countries and residents of other countries visiting Canada. |
| <i>Total income</i> | Refers to income of a regular and recurring nature, including employment income, pension income, investment income, income from government programs, other regular cash income list child support or spousal support payments received during the income reference year . Excludes one-time receipts such as lottery winnings, cash inheritances, lump-sum insurance settlements, tax-free savings account and registered retirements savings plan withdrawals, and capital gains. |
| <i>Visible minority</i> | Refers to persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour. |
| <i>Ward</i> | Refers to the Calgary ward boundaries. Ward boundaries change regularly. While the number of wards remains relatively static, the geographic area they represent does not. As such, comparisons should not be drawn between wards over time. For the 2016 Census of Canada, 2017 boundaries were used for wards and communities. |



PUBLIC SUBMISSION FORM

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

☒ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Michael

Last name (required) Chutny

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Mar 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

PUBLIC SUBMISSION FORM

(required - max 75 characters)

#3, LOC 2021-0146, CPC2022-0014

Are you in favour or opposition of
the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

Pls see attached letter.

Feb 28th, 2022

CALGARY CITY COUNCIL – PLANNING MATTERS

CALGARY, ALBERTA

Ref: CPC2022-0014, 2838 - 26A Street SW, LOC2021-0146

To: Calgary City Council

We would like to log our strong objection to the re-zoning application referenced above – our property is directly adjacent on the north side at 2836 26A Street SW. This re-zoning application (if approved) will directly and adversely affect the use and enjoyment of our house, back-yard and quality of life in the home which we have lived in for 15 years. The backyard on our property will never see direct sunlight again, and any modest privacy currently afforded there will be gone with 3 other families looking into it at will. Those are the actual, real and negative quality of life impacts to our property that this re-zoning application and proposed design carry -- if approved. Why is there a request by the proponents to by-pass the existing zoning laws (currently the entire block, including the subject property are zoned RC-2)? The answer is “Profit” – they do not want to compete with other developers in the areas that are already designated R-CG in the community, but in order to pursuit profits, they have requested a change to the rules (zoning laws) that the rest of us abide by. That is wrong and should not be allowed in our city.

On the specific and technical side of this application, we note the following:

- RC-2 zoning already in place allows for “modest densification of the community”, as it permits a duplex development with secondary suites resulting in 4 dwellings on a property that currently contains one house. No re-zoning change is required for that development. As a directly affected party next door, there is nothing “modest” about the proposed densification to build a row-house of 8 dwellings as requested under this re-zoning application.
- The proposed re-zoning of this property is in DIRECT CONTRAVENTION of the existing Statutory Killarney/Glengarry Area Redevelopment Plan (ARP), which calls for maximum of duplex dwelling density on this parcel and indeed the block of 26A Street SW. As noted by Administration, an evaluation of the Local Area Plan is in progress, but the outcomes are yet to be

defined (late 2022 target) and certainly a random re-zoning should not be allowed in the meantime. The basic tenet that rules/laws are in place and in effect, until they are formally changed, should not be allowed to be by-passed for profit on a “one-off” basis as requested by the proponent. That is a foundational principle that citizens rely on in making lifelong decisions like purchase of a home in a community. “Existing laws are in effect until they are formally changed”.

- This property does not fall under the increased density aims of Transit Oriented Development. Neither is it an affordable housing development as proposed – the costs of these 4 units with the basement suites will NOT further that aspiration either. The development costs are material and need to be recouped with profits by the developer, which will result in prices for the units that do not fall in the realm of affordable housing.
- Lastly, the proponents of this development have shown a consistent disdain for the community outreach in planning for this development. They have NOT consulted us (a directly affected party) at all in the planning stages of the development, only advised us on what will happen after the materials were submitted to the City. Subsequently when (under pressure from the Community) they finally agreed to a Zoom call with interested community members, they have effectively indicated no interest in changing their plans for this property (minutes of this meeting were supplied to Administration). The proponents intend to maximize the footprint and mass of the development to the extent allowed by the rules of the proposed re-zoning requirements alone. The objections from 22 community members that responded to the Administration opposing this re-zoning, seem to be irrelevant to the proponents.

We trust the above highlights the specific and concrete basis of our opposition to this re-zoning application. The proponents should not be allowed to by-pass the rules that the rest of us citizens rely-on when making major life decisions such as purchase of a home and quality of life for our families. We request that you decline the approval for the re-zoning of this property.

SINCERELY,

MICHAEL AND LAURA CHUTNY
2836 26A STREET SW.



PUBLIC SUBMISSION FORM

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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- ☒ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) William

Last name (required) Reid

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

How do you wish to attend? Remotely (encouraged due to COVID-19)

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Mar 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



PUBLIC SUBMISSION FORM

(required - max 75 characters)

Item 3 - LOC2021-0146; CPC2022-0032

Are you in favour or opposition of
the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

March 1st, 2022

The City of Calgary

Application for Land Use Amendment: LOC2021-0146

I have reviewed the Application and tender my strongest objections to this ad-hoc, spot redesignation of a current R-C2 parcel to R-CG land use. My review considers:

- The Application
- Municipal Development Plan (MDP)
- The Guide for Local Area Planning (LAP)
- Development Map <https://developmentmap.calgary.ca/> (DM)
- Killarney/ Glengarry Area Development Plan – May 2017 (KGADP)
- Killarney/ Glengarry Area Redevelopment Plan (KGARP) <https://www.calgary.ca/content/dam/www/engage/documents/killarney-arp/kgarp-whatweheard-final.pdf>
- Westbrook Communities Local Area Planning Project <https://engage.calgary.ca/Westbrook> (WCLAPP)
- The City of Calgary Land Use Bylaw 1P2007 (July 28, 2021)

Macro Planning

The Application wholly overrides the strength and attractiveness of the present low density residential community. Current residents have made decisions to enter and sustain living in this part of the community because of the physical, environmental and financial security the location represents for owners. Against this background, the Application has substantial negative impacts:

- The proposed build form (4-unit rowhouse each with secondary suites; each townhouse being 3 storeys high) does not conform to prior development plans and application thereof i.e. low density, single family detached, duplex infill housing of no more than 2 units. The KGADP sets out in unambiguous terms that it is important to maintain this low-density policy and further states 'Low Density single and two-family dwelling policy for development will continue to be applied to the areas presently designated R-2'. The Application is medium density, 4-unit and, therefore, should be rejected without further consideration.
- Similarly, the current DM designates the subject parcel central to an extensive area of R-C2/ DC (designated R-2) thereby reinforcing the application of the KGADP. There should be no revision to such designations unless under a full review of the Area Development Plan. To permit spot re-zoning communicates to residents - close and far - that the City does not abide by its own planning policies, regulations and processes. In short, the City Council will breach its social contract with citizens.
- Should the City wish to impose such incongruous developments within established areas then the proper route is through a consultative process to develop a plan agreed with the residents. Indeed, through such processes (KGARP/ WCLAPP), albeit ones that have stalled due to COVID-19, the City has already been informed by residents:
 - "No spot rezoning"; "Keep zoned RC-1 only"; "One off redevelopment outside the vision of the community needs to stop"; "...ensure that redevelopment is planned and appropriate..."; "We need to maintain sufficient distance between and around housing

- structures”; “Too many rentals (safety concerns). Absentee landlords”; “afraid the city will promote redevelopment and densification at the detriment to existing neighbourhoods and residents”; “It’s a quiet neighbourhood, and I worry that development and density will leak from the main corridors into the quiet streets”
- To ignore such feedback would not only lead to a development that is wholly at odds with the character and style of the adjacent neighbourhood, it will also undermine trust and only discourage others from engaging with the City.
 - The LAP sets out that ‘Building forms that contain three or more residential units should be supported in the following areas’:
 - Within transit station areas.
 - The subject property is not within a transit station area.
 - Near or adjacent to an identified Main Street or Activity centre.
 - The subject property is not near or adjacent to an identified Main Street or Activity centre.
 - On higher activity streets
 - The subject property is not on a higher activity street (neither 26A SW nor 28 Ave SW).
 - Where the parcel has a lane and parking can be accommodated on site
 - The parcel does have a lane but the Application only makes provision for 4 vehicles in garages and 2 shared visitor stalls. In reality, the development will, with the most likely probability, add 12 to 16 vehicles in an already congested parking scape. Furthermore, many residents use garages for storage rather than parking so that 4 of these vehicles will be off-street is highly unlikely.
 - Previous redesignation applications in the surrounding area have sought to use R-CG to transition from R-C2 to M-CG. The build forms surrounding the Application have, however, entirely different characteristics from such examples. In plain terms, there is no transition to M-CG to accommodate. Thus, the development will not only sit out of character and style to the surrounding buildings but it also provides zero *urban transition* properties whatsoever.
 - Given the lack of adherence by City authorities to the City’s own planning policies, regulations and processes, and the associated ad-hoc redesignation of land-use, then it is of very high probability that parcels adjacent or close to the subject property will also be re-zoned. Specifically, there is significant potential that 2838 26 St SW, 3003 26 St SW and 3002 26A St SW will turnover from single detached dwellings to R-CG in the coming years. Such developments will entirely change the character of the whole area. More specifically, as the owner of 2702 28 Ave SW it means that my surroundings will change whole scale from the neighbourhood that I have invested in socially and financially; the result will be row housing and associated basement suites on 3 sides of my property. Should these re-zonings transpire, and there is every indication by past City practice that they will, then the decision that I and other neighbours have made to enter and sustain living in this part of the community because of the physical, environmental and financial security the location represents will be wholly undercut.
 - The LAP rightly recognises that the COVID-19 pandemic had transformed the way Calgarians live, work and move. Given that downtown commercial property vacancy rate is circa 30% (notably this figure does not include property that is leased but which lies empty due to work from home policies no matter how so devised) and with forecasts for this to remain for the medium and possibly long-term future, then it must immediately call into question any current re-zoning to increase density. There is simply no current need or demand and this situation is likely to remain

well into the future, and this is not only due to COVID-19 but also the long-term transition away from fossil fuels reducing the need for corporate space in downtown Calgary. This is all the more reason to pause ad-hoc density re-zoning until Municipal and Area Planning processes can consider the full import of COVID-19 and energy transition.

Applicant Design

- Past density increases in the area have generally taken the form of subdividing a parcel and creating 2 single detached homes or 2 semi-detached homes, thereby creating a two-fold density increase. The Application increases the density not just two-fold but eight-fold. It is accepted that the parcel could and should be redeveloped while at the same time permitting an increase in density, however, the proposed eight-fold increase does not conform to accepted practices for density increase in the area.
- To obtain this eight-fold increase, the Application maximises land-use that thereby reduces inner city green space and, by corollary, increases hard-scape. Not only will this reduce flora and fauna in the area (and much more so should similar ad-hoc developments ensue) but the hardscape will lead to increased surface water run-off. These are all negative impacts consequent to this maximisation of land-use.
- The building is of a scale that will create significant impacts on adjacent properties:
 - Other R-CG re-zoning developments in the area have been restricted to 2-storeys. This development is 3-storeys and will provide an immediate and significant negative visual impact in the neighbourhood. If there is to be redevelopment then there must be consistent rules such that current and future residents have some sense of stability in building formats.
 - At 3-storeys high, any window or balcony on the east-facing elevation will provide direct views into the backyard, deck and living room of 2702 28 Ave SW. This breach of privacy is wholly unacceptable.
 - The proposed extension of the rear building line will present a 10 metre high wall facing the backyard of 2836 26A St SW. This is not only wholly visually intrusive to the owners of 2838 but it also means that any windows in the same elevation will overlook the backyard – all privacy is lost.
 - The proposed building lines (running N-S, front and rear) extend beyond the current building lines of adjacent properties. Not only does this create a negative visual impact but the extension of the rear building line will wholly block sunlight to the rear of 2836 26A St SW. Again, if this extension of building lines is allowed to proceed with this application then further ad-hoc developments will be permitted to adopt the same with the consequent multiplication of negative effects on multiple property owners.
- Not only is this building scale unacceptable to this specific application it will, by extension of ad-hoc rezoning, impact all properties set in a similar configuration to this application. This Application should be immediately rejected solely on these grounds and all future re-zoning regulations should prohibit such designs at the outset.
- It is not possible to determine the effect of the E-W building lines as such detail has not been supplied for review.

- The Applicant has not provided elevation views nor 3-D perspectives so it is impossible to review and assess the proposed building form, colour, materials etc.. These are very necessary to conduct a full review and, in the absence thereof, this Application should be summarily rejected.
- Specific to the Applicant's Submission:
 - 'As you can see, there will be plenty of parking and transportation options on site'
 - The first part is plainly false. As set-out above, there will be insufficient parking on site.
 - Specific to the 2 shared visitors stalls, these do not appear to meet minimum measurements of 7m*3m and are, hence, unusable. It is more likely that the designated area will be used for garbage storage thereby creating yet another negative impact (topic is expanded below).
 - '...third-storey balcony with gorgeous views.'
 - Plainly the Applicant has not visited the site as it is impossible to obtain 'gorgeous views' from such a low elevation – the property would need to be in the order of 10 or more storeys to obtain such views. This is grossly misleading, and is clearly designed to encourage approval from authorities who have never, and will never set foot in the area. Such a false and egregious statement should result in the immediate rejection of the Application.
- In terms of services and utilities, the eight-fold density increase will also result in an eight-fold demand on services and attendant infrastructure constraints. If you scale-up from this single re-zoning to multiple re-zonings as is very likely then it is relatively easy to comprehend the impact on potable water and waste water services. While, as a reviewer I cannot calculate such impacts, I do know from professional experience that these constraints are very real.
- A much more readily visible impact is garbage storage. A recent rezoning on Richmond Road has resulted in commercial-type dumpsters being set-out in the most intrusive visual setting – the change from prior garbage storage (black/ blue/ green) stored in lanes to commercial dumpsters is, simply, visually appalling. The commercial dumpsters are situated directly in front of the rezoned property and abut the sidewalk. Again, this is a very significant negative impact that has not been accounted for in this Application. In the plainest of terms, this is not the neighbourhood environment that any current resident envisaged when they entered into the neighbourhood and have sustained a presence since; should the City approve this Application they are placing developer interests over those of the residents – this is not the social contract that the community entered into with the City. In addition, should this garbage storage method be adopted in the subject re-zoning application the reduction in adjacent property values will be significant.

Construction Phase

The Application indicates Construction Access From The Lane Only. This lane was asphalted in 2016 but is not to design and construction standards sufficient to withstand the dead and dynamic loads imposed by construction equipment or commercial vehicles delivering construction materials. In short, the asphalt and subgrade will sustain significant damage. The conditions attached to any development permit must, therefore, include the full reinstatement of the lane construction. To be specific, this must not be spot reinstatement as such repairs are notoriously poorly constructed (poor compaction; poor asphalt joint preparation, substandard materials). Instead, the reinstatement should be the full width of the lane and

the full full depth of the property (and beyond should such damage extend beyond the northern E-W property line) and supervised by City personnel.

In summary, this Application should be rejected for the reasons stated above, and whether taken jointly or severally.

Courtney Walcott - the area councillor - supports The Guide For Local Area Planning and specifically endorses *Clarity, Predictability, Certainty, Engagement, and Neighbourhood Character and Stability*. This Application tests every single aspect endorsed by Councillor Walcott and, therefore, should be rejected without further consideration.

Should you have any questions or require further commentary please do not hesitate to contact me.

Yours faithfully,

Bill Reid
2702 28 Ave SW
Calgary T3E 2B1

Email: rochsolloch@hotmail.com
Cell: 403-607-0830

Land Use Amendment in Beltline (Ward 8) at 1011 – 1 Street SW, LOC2021-0133

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 1011 – 1 Street SW (Plan A, Block 68, Lots 21 to 24) from Centre City Mixed Use District (CC-X) to Direct Control (DC) District to accommodate the additional use of Self Storage Facility, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JANUARY 27:

That Council give three readings to **Proposed Bylaw 36D2022** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 1011 – 1 Street SW (Plan A, Block 68, Lots 21 to 24) from Centre City Mixed Use District (CC-X) to Direct Control (DC) District to accommodate the additional use of Self Storage Facility, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for the additional use of Self Storage Facility.
- The proposed land use amendment is compatible with the surrounding land uses and developments and is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *Beltline Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application would allow for an additional service within an established and continually growing residential and employment area. Self storage facilities are becoming more common in urban locations throughout North America to meet the changing household needs,
- Why does it matter? Additional services such as self-storage contribute to the goal of complete communities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted on 2021 August 26 by B&A Planning Group on behalf of the landowner, Avenue Living Real Estate Opportunity GP Ltd. As noted in the Applicant Submission (Attachment 3), the intent is to convert levels two to five of the existing vacant building to a self-storage facility, while maintaining the existing commercial uses on the ground floor.

The corner site is located in the community of the Beltline on the northwest corner of 1 Street SW and 11 Avenue SW. The site currently consists of a five-storey office building with retail and restaurant uses on the ground floor.

Land Use Amendment in Beltline (Ward 8) at 1011 - 1 Street SW, LOC2021-0133

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 met with the Beltline Neighbourhoods Association (BNA) and contacted adjoining building/landowners with a project summary and offer to discuss the project. 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 received three letters of opposition from the public regarding this application. The areas of concern include:

- increased laneway traffic;
- impact to surrounding property values;
- maintaining retail uses on the ground floor;
- not in keeping with the character of the area; and
- security.

The BNA provided a letter to Administration on 2021 December 10 (Attachment 5), advising of their support of the proposed land use amendment. The letter pointed out that the BNA would like to see considerations within the proposed DC District regarding the retention of commercial uses on the ground floor and that all loading should be managed on site.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Rules have been included within the proposed DC District to address the items raised by the BNA.

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.

Planning & Development Report to
Calgary Planning Commission
2022 January 27

ISC: UNRESTRICTED
CPC2022-0022
Page 3 of 3

Land Use Amendment in Beltline (Ward 8) at 1011 - 1 Street SW, LOC2021-0133

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 self-storage facility at this location would provide a business opportunity within the community of Beltline.

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 Bylaw 36D2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. CPC Member Comments**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |

Background and Planning Evaluation

Background and Site Context

The subject site is located in the inner-city community of the Beltline on the northwest corner of 11 Avenue SW and 1 Street SW. The site is approximately 0.1 hectares (0.24 acres) in size and is approximately 28 metres wide by 37 metres deep. Currently, vehicles access the site via the rear lane on the north.

The site consists of an existing vacant five-storey office building with commercial uses (retail, restaurant and vacant space) at grade. Surrounding development is predominantly mid-rise commercial uses.

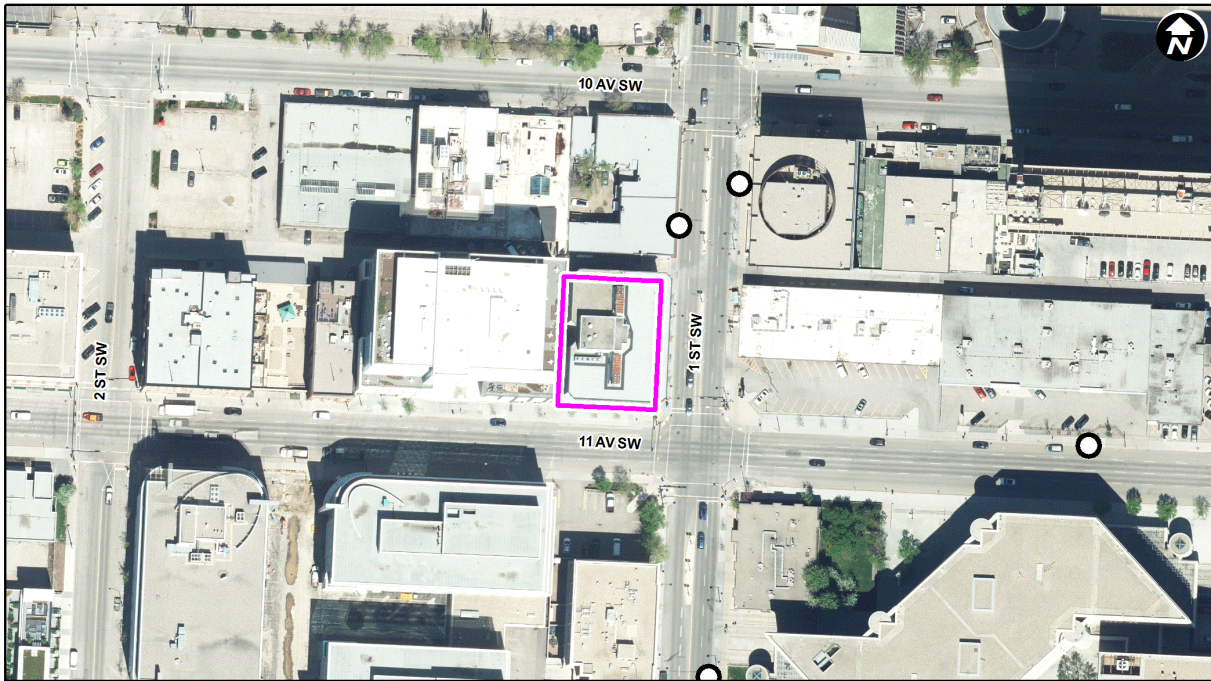
Community Peak Population Table

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

| Beltline | |
|------------------------------------|--------|
| Peak Population Year | 2019 |
| Peak Population | 25,129 |
| 2019 Current Population | 25,129 |
| 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 [Beltline Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing CC-X District is a Centre City designation that is intended to provide for a mix of commercial, residential and a limited range of light industrial uses on sites within the Centre City area. The CC-X District does not have a maximum height restriction and allows for a maximum floor area ratio (FAR) of 5.0.

The proposed DC District is based on the existing Centre City Mixed Use District (CC-X) with the additional use of Self Storage Facility. In accordance with the Land Use Bylaw, DC Districts must only be used in certain situations and must not be used in substitution of any other land use districts. The only standard districts in the Land Use Bylaw that allow for a Self Storage Facility are industrial districts, which are not a suitable option for this site and therefore a DC District has been proposed. The proposed DC District includes the majority of the rules of the CC-X District.

Rules relating specifically to the Self Storage Facility use have been incorporated into the proposed DC District. Each storage compartment must be accessed through the internal hallways and no storage compartments are allowed on the ground floor. Additionally, a maximum floor area of 95 square metres is allowed on the ground floor for ancillary uses associated with the storage facility including public entrance, business administration activities and a storefront. These rules have been designed specifically for a commercial context to ensure that active uses remain at-grade.

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 regulating aspects of development that are not specifically regulated 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 and the applicable rules of CC-X District will provide guidance for the future redevelopment of the site including appropriate uses, massing, landscaping, and parking.

The subject site is located within the Centre City Enterprise Area (CCEA) which was approved by Council (Bylaw 30P2017) on 2017 June 12 and provides rules to address high vacancy rates in the downtown core, and to facilitate change of uses to support business changeover and reinvestment in the CCEA. The Bylaw allows development permit exemptions for change of use, exterior alterations and additions up to 1000 square meters (gross floor area) to existing buildings.

The applicant has indicated that there will be some minor internal changes required to accommodate the Self Storage Facility use. Additionally there will be exterior changes which will require a development permit these will include:

- changes to parking and loading areas; and
- relocation of waste and recycling facilities.

Transportation

Direct vehicular access to the subject parcel is currently via the rear lane, accessed from 1 Street SW.

The subject site is well-served by Calgary Transit. The site is located within 450 metres of the 1 Street SW LRT Station. There are two bus stops (serviced by Routes 6 and 7) located less than 50 metres away to the north along 1 Street 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 stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Centre City area 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. The proposal is compliant with the relevant policies of the MDP.

Climate Resilience Strategy (2018)

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

Beltline Area Redevelopment Plan (2007)

The [Beltline Area Redevelopment Plan](#) (ARP) identifies the property as Urban Mixed-Use, which intends to allow for a wide range and mix of uses in many possible configurations that support and serve the local and broader population. Key objectives of the Mixed-Use area are to encourage and support innovation and experimentation in how different uses can be combined within new and existing buildings. The proposed DC District with the additional Self Storage Facility use is consistent with the applicable policies in the *Beltline ARP*.

PROPOSED

CPC2022-0022
ATTACHMENT 2

BYLAW NUMBER 36D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0133/CPC2022-0022)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

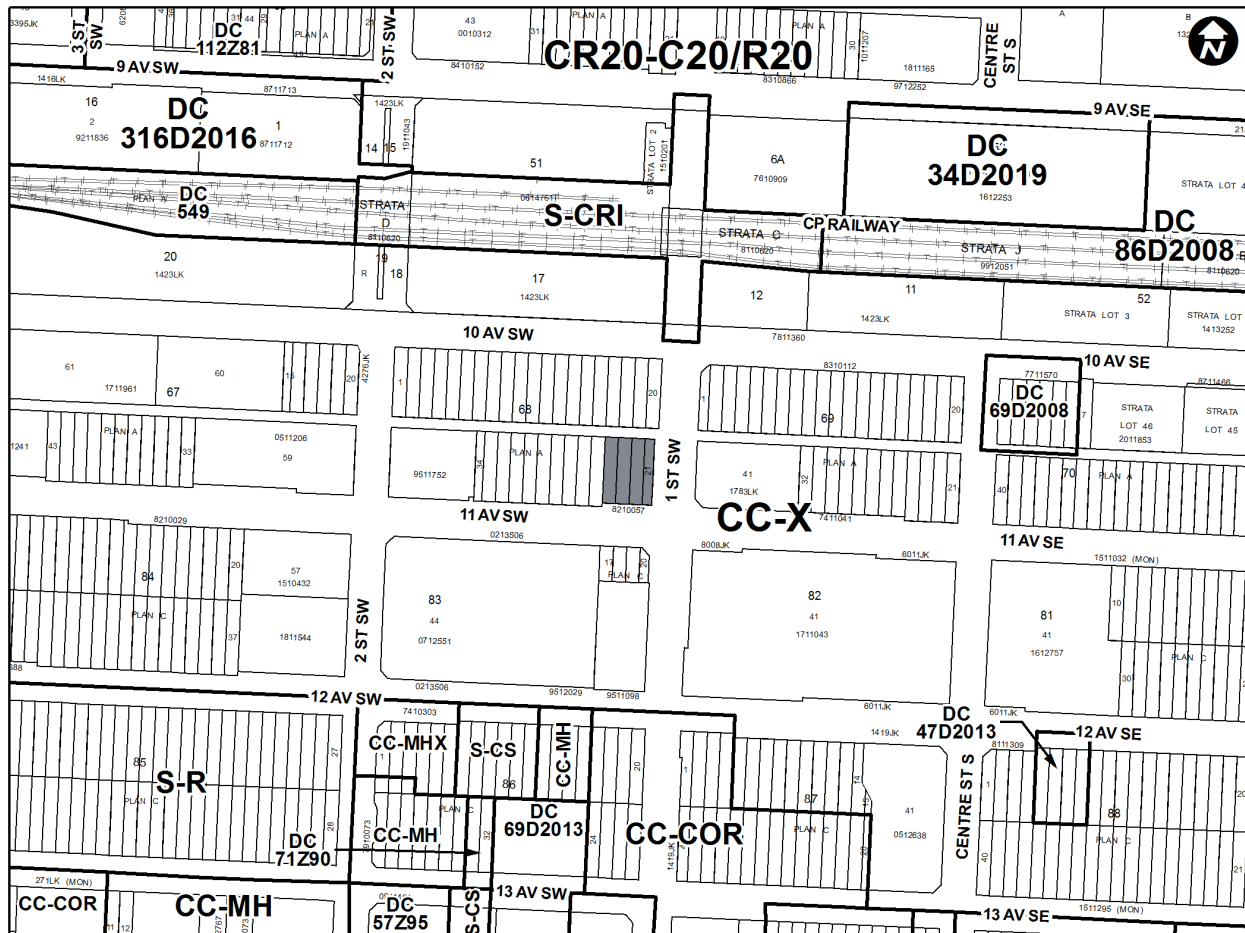
SIGNED ON _____

CITY CLERK

SIGNED ON _____

**AMENDMENT LOC2021-0133/CPC2022-0022
BYLAW NUMBER 36D2022**

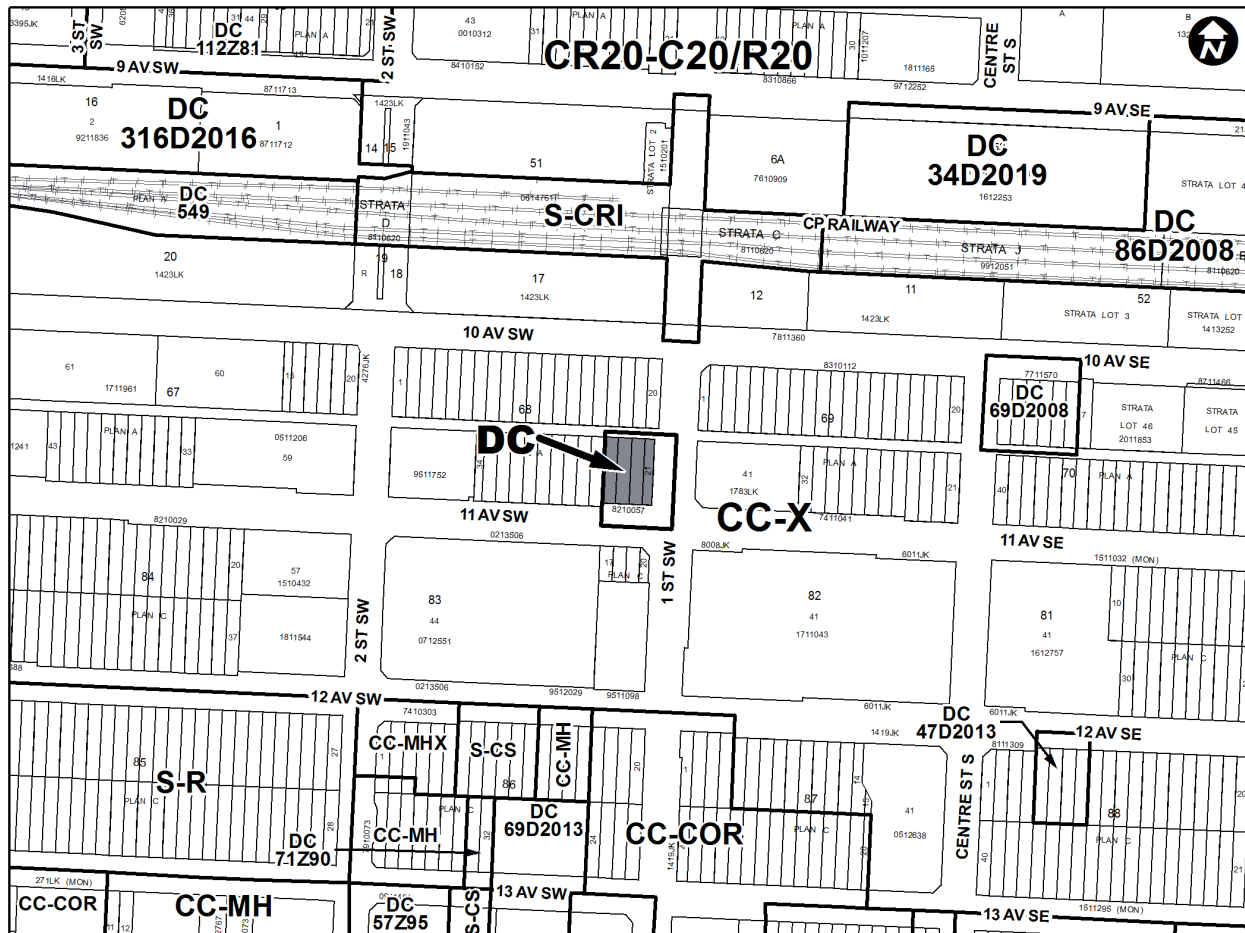
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0133/CPC2022-0022
BYLAW NUMBER 36D2022

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of self storage facility within the existing approved 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 City Centre Mixed Use District (CC-X) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

PROPOSED

AMENDMENT LOC2021-0133/CPC2022-0022
BYLAW NUMBER 36D2022

- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within a **building** existing on the **parcel** at the date of approval of this Direct Control District Bylaw:

(a) **Self Storage Facility.**

Discretionary Uses

- 5 (1) The **discretionary uses** of the City Centre Mixed Use District (CC-X) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

- (2) The following **uses** are **discretionary uses** in this Direct Control District if they are located in proposed additions to a **building** existing on the **parcel** at the date of approval of this Direct Control District Bylaw:

(a) **Self Storage Facility.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the City Centre Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

Rules for Self Storage Facility

- 7 For a **Self Storage Facility**:

- (a) The individual access to each compartment must be entirely internal to a **building**;
- (b) Storage compartments must not be located on the ground floor of **buildings**;
- (c) A maximum **floor area** of 95.0 square metres may be located on the ground floor of **buildings**; and
- (d) For self-storage areas above **grade**, perimeter windows should be abutted by internal circulation corridors that access the self-storage units.

Relaxations

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

Applicant Submission

25 August 2021

B&A Planning Group has been retained to pursue a land use redesignation for Avenue Living Opportunity Fund; the owner of Plan A, Block 68, Lots 21-24 located at 1011 1st Street SW in the Downtown. The site is approximately 0.11 hectares (0.26 acres) and is currently designated a Centre City Mixed Use District (CC-X). The existing office building has been vacant for some time and the existing at grade uses consist of a pharmacy and vacant commercial space.

Based in Calgary, Alberta, Avenue Living is one of the largest apartment building owner/operators in Western Canada. Avenue Living traces its roots back to 2006 when the company acquired its first 24-unit apartment building in Brooks, Alberta. Since then, the company has grown its footprint to 10,000+ units across 400+ apartment buildings in the mid-west provinces. Recognizing the needs of its residents and surrounding commercial businesses, Avenue Living has partnered with Mini Mall Storage Properties to provide conveniently located small scale self storage. Mini Mall currently has over 25 self-storage locations in western Canada and Ontario.

1011 1st Street SW is an existing vacant 5 story office building with commercial uses at grade (restaurant/pharmacy/vacant space). The site is located south of the Downtown core within the community of the Beltline. Avenue Living proposes the unique and innovative use of self-storage within the upper floors of this vacant downtown office building that recognizes the needs of the growing residential population within the Beltline and surrounding area as well as the needs of nearby commercial businesses in downtown Calgary.

To accommodate a self-storage, use within the existing buildings upper floors (2 through 5); the site must be redesignated to a Direct Control District to add the use of self-storage to the land use district. The ground floor uses are to remain active to accommodate existing and new retail businesses that serve to enliven the pedestrian environment including a new storefront for Mini Mall. Such an innovative use of a vacant office building has been anticipated by Beltline Area Redevelopment Plan – Part 1.

We request the support of Administration, Calgary Planning Commission and Council for this land use redesignation which will enable a use that will support existing and future residential and commercial development in the Beltline and the surrounding Downtown area.

Applicant Outreach Summary

2021 December 22



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: Mini-Mall Self Storage

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

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

Outreach Strategy

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

Our outreach strategy included the following:

1) contacting the Beltline Neighbourhoods Association with a project summary email and offer to meet (July 21, 2021) ;

2) contacting adjacent building/land owners with a project summary email and offer to discuss project details (August 08, 2021).

6 building/landowners were contacted including the following:

West of site: 11th Avenue Place Morguard Investments Ltd

North of site: Western Block

Northwest of site: MacCosham Place Daniel Pearse & Associates

Buildings not immediately adjacent down 11th Ave. SW: Lewis Lofts Re/Max Realty

Buildings not immediately adjacent down 10th Ave SW: Luxuries of Europe & Impark

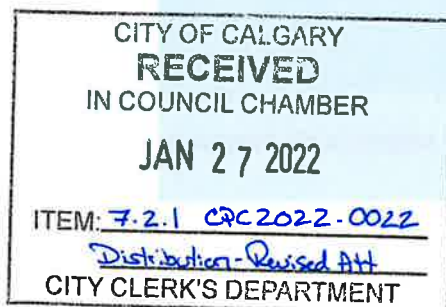
3) Meeting with Victoria Park Business Improvement Area - including 8 nearby business owners (Sept. 23, 2021)

4) Meeting with the Beltline Neighbourhoods Association (Dec. 10, 2021)

Stakeholders

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

See above



calgary.ca/planningoutreach



Community Outreach on 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 Beltline Neighbourhoods Association responded to our email seeing merit in our proposed use and were curious about loading logistics and the desire to maintain an active street. A meeting was held with a representative of the Association in which they indicated support for our application as it provides a needed service to support residents in the community. The Association highlighted the need to maintain an active at grade environment and ensure loading activities don't compromise the public realm or the at grade retail.

Only two of the building/landowners responded to our outreach and raised concerns about the possible impact of on-street parking, parking in the lane as well as increased traffic in the lane. Discussions with these owners were undertaken and plans were provided indicating the changes to the loading and parking off of the lane. In addition, they were informed of the use of the underground parking for storage users. These responses addressed the concerns raised.

A meeting with the Victoria Park BIA included 8 nearby business owners was held. The project was described, and concerns were raised about the possibility of increased parking in the back lane. A description of the proposed changes to the loading and availability of ample underground parking addressed this issue.

How did stakeholder input influence decisions?

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

As we are proposing to maintain an active street frontage, provide on site loading from the lane and in the underground, provide parking off the lane (including surface and underground stalls) the comments received were addressed and as such did not substantively influence our proposal.

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)

As we are proposing to maintain an active street frontage, provide on site loading from the lane and in the underground, provide parking off the lane (including surface and underground stalls) the comments received were addressed and as such did not substantively influence our proposal.

calgary.ca/planningoutreach

Community Association Response



December 10, 2021

Katherine Wilson - File Manager
Circulation Control Planning and Development
P.O. Box 2100 Station M
Calgary, AB IMC 8201
katherine.wilson@calgary.ca

RE: LOC2021-0133 – Proposed Direct Control District to Accommodate “Self Storage Facility” Use

Dear Katherine,

I am writing this letter on behalf of the Beltline Neighbourhoods Association (BNA) in response to the above-noted land-use redesignation application, located at 1011 1 Street SW.

Our Beltline Urban Development Committee (BUDC) has taken time to review the proposed application. We also had an opportunity to meet with the applicant on December 10, 2021 to discuss it. The BNA is in support of the proposal to redesignate the site a Direct Control district to accommodate a Self Storage Facility Use.

Rationale

Although a self-storage facility may be considered an inappropriate use for an urban site, we believe that there is likely sufficient demand to support an argument for these uses located near high-density residential development. The Beltline is a fast growing community with a notable number of new dwelling units coming online every year. The BNA has long advocated for adjustments to local area policies that would incentivise and encourage developers to build units and amenities conducive to supporting increased diversification of living situations in the community (such as price-point sensitive three-bedroom units). Encouraging families and larger households to choose the Beltline as a place to live should be an important part of the revitalization strategy for Greater Downtown. If this is to be an attractive option, the community will need the amenities and services to support this demographic shift. In a community that is largely comprised of smaller, high-density residences, having access to conveniently-located storage facilities is a clear benefit.

Given the challenge of leasing marginal office space in the current economic and vacancy climate, converting under-utilized space into something that the community needs merits serious consideration.

Comments


While the BNA supports this application, there are considerations that we'd like to see accounted for in the DC:

- It is critical that the ground floor continues to feature active uses that are consistent with the intent of the Beltline ARP. Ground floor uses must contribute positively to the public realm and vitality of the 1 Street SW and 11 Avenue SW corridors.
- Loading will need to be managed on site. We understand that the building currently has two SU-9 loading stalls that will be upgraded. We also understand that a portion of the underground parking will be available to users of the storage facility. It is critical that loading and unloading activities can take place without negatively impacting the public realm or creating an unsafe environment for pedestrians or users of the ground floor retail spaces.

In closing, the BNA believes that a self-storage facility will fulfill a community need and support a broader strategy for implementing alternative uses to underutilized greater downtown office buildings. We look forward to an opportunity to review a Development Permit application once it is available.

Thank you for considering our feedback.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyson Bolduc', with a stylized, sweeping underline.

Tyson Bolduc

Director of Planning and Urban Development, Beltline Neighbourhoods Association

Calgary Planning Commission Member Comments



For CPC2022-0022 / LOC2021-0133
heard at Calgary Planning Commission
Meeting 2022 January 27



| Member | Reasons for Decision or Comments |
|-------------------------------|--|
| Commissioner Tiedemann | <p>Comments</p> <ul style="list-style-type: none">This application is very interesting and proposes a non-standard use within a vacant office building downtown. While I agree with some comments made on commission regarding setting a precedent and not wanting to flood the downtown with self-storage, I do believe that this site presents a unique opportunity. As we continue to push for the revitalization of our downtown, one of the key opportunities is providing more dwelling units in the core (through new builds and office conversions). A higher population density living in the downtown means demand for storage will increase and this cannot always be provided within residential buildings. Given the relatively small scale of the building (5 storeys), this application aims to reinvigorate a currently vacant building while providing minimal downside risk. I agree that we do not want to see the proliferation of self storage in our downtown core, but this can be mitigated by both CPC and council in the future. Given the one off nature of the application, relatively low risk given the small building size, and a case for demand based on an increased downtown residential populations, I would urge council to support this application. |

Planning & Development Report to
Calgary Planning Commission
2022 January 27

ISC: UNRESTRICTED
CPC2022-0091
Page 1 of 3

Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) at 9090 - 24 Street SE, LOC2021-0126

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.52 hectares \pm (1.28 acres \pm) of road (Plan 2111824, Area A), adjacent to 9090 – 24 Street SE, with conditions (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 1.35 hectares \pm (3.33 acres \pm) located at 9090 – 24 Street SE and the closed road (Portion of Section 21-23-29-4; Plan 2111824, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Industrial – General (I-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JANUARY 27:

That Council:

1. Give three readings to **Proposed Bylaw 1C2022** closure of 0.52 hectares \pm (1.28 acres \pm) of road (Plan 2111824, Area A), adjacent to 9090 – 24 Street SE, with conditions (Attachment 5); and
2. Give three readings to **Proposed Bylaw 37D2022** for the redesignation of 1.35 hectares \pm (3.33 acres \pm) located at 9090 – 24 Street SE and the closed road (Portion of Section 21-23-29-4; Plan 2111824, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Industrial – General (I-G) District.

HIGHLIGHTS

- This application is to close a portion of road right-of-way and designate that portion of land, as well as the adjacent parcel, to the Industrial – General (I-G) District to allow for a range of general industrial uses.
- This application aligns with the policies in the *Municipal Development Plan* (MDP) and the *Southeast Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? An unused portion of road right-of-way and adjacent remnant parcel will be made available for development.
- Why does this matter? This will allow for more efficient use of land in the City's inventory, enabling development of land that is no longer needed for roads.
- 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 well-run city

Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) at 9090 - 24 Street SE, LOC2021-0126

DISCUSSION

This application, in the Shepard Industrial area, was submitted on 2021 August 09 by Real Estate & Development Services (RE&DS) on behalf of the City of Calgary. The application proposes to close an unused portion of road right-of-way and designate the closed road, as well as the adjacent remnant parcel of land, to the I-G District. No development permit application has been submitted at this time.

The road closure area (Attachment 4) was the former alignment of the roadway connecting Shepard Road SE and Barlow Trail S, which has since been realigned and constructed to the south. As such, the road closure area and the adjacent land was identified as surplus to municipal needs and available for disposition through the RE&DS Enhanced Rationalization program, as noted in the Applicant Submission (Attachment 2).

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. The applicant determined that no formal outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 3) for rationale why formal outreach was not conducted.

City-Led Outreach

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

No public comments were received at the time of writing this report and there is no community association for the subject area.

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

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

IMPLICATIONS

Social

No anticipated social impact.

Planning & Development Report to
Calgary Planning Commission
2022 January 27

ISC: UNRESTRICTED
CPC2022-0091
Page 3 of 3

**Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) at 9090 -
24 Street SE, LOC2021-0126**

Environmental

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

The future sale of this land may result in new development and employment opportunities for Calgarians.

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. Registered Road Closure Plan
5. Road Closure Conditions of Approval
6. **Proposed Bylaw 1C2022**
7. **Proposed Bylaw 37D2022**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |

Background and Planning Evaluation

Background and Site Context

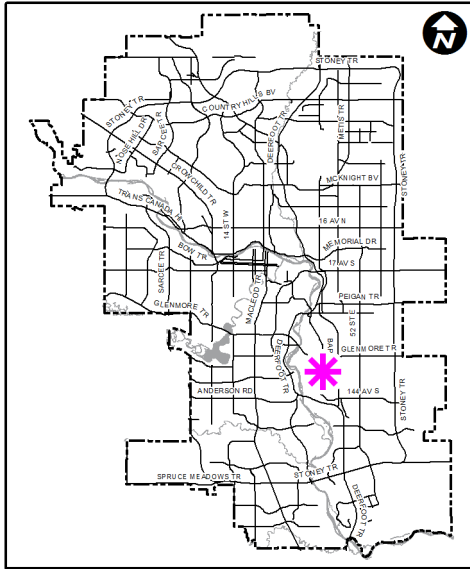
This site is located directly west of Barlow Trail SE where it intersects with Shepard Road SE, adjacent to the Western Headworks Main Canal. The exit from northbound Barlow Trail SE onto Shepard Road SE was recently reconfigured and constructed in a more east-west alignment, further south from where the original roadway had existed. This realignment resulted in a portion of road right-of-way that is approximately 20 metres wide and 200 metres long, coming to points at both sides, that is no longer needed for road purposes. This application proposes to close that 0.52 hectare (1.28 acre) portion of road right-of-way and redesignate both that land, and the adjacent 0.83 hectare (2.06 acre) remnant land, to the I-G District, in order to create a new, developable parcel when the two pieces of land are consolidated. A separate subdivision application (SB2021-0369) is also under review that will dedicate the new alignment as road right-of-way.

General light industrial development surrounds the site to the north and south, with heavy industrial development located west of the sites. There is a large site to the southwest with a Direct Control (DC) District based on the Industrial – Heavy (I-H) District with the additional use of power generation facility to accommodate a future solar farm, which currently contains a fertilizer plant.

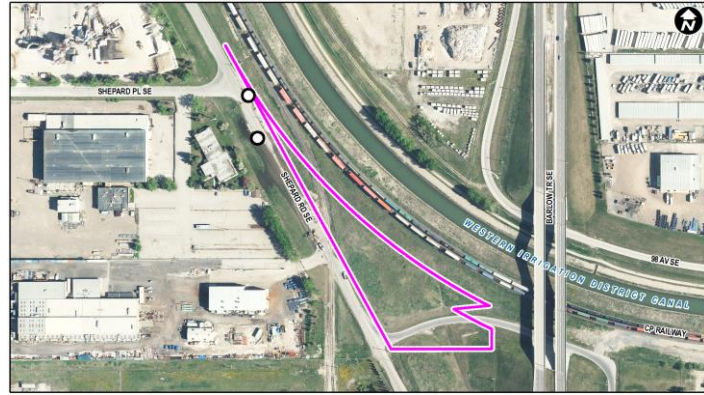
Community Peak Population Table

Not available because the subject area is an industrial area.

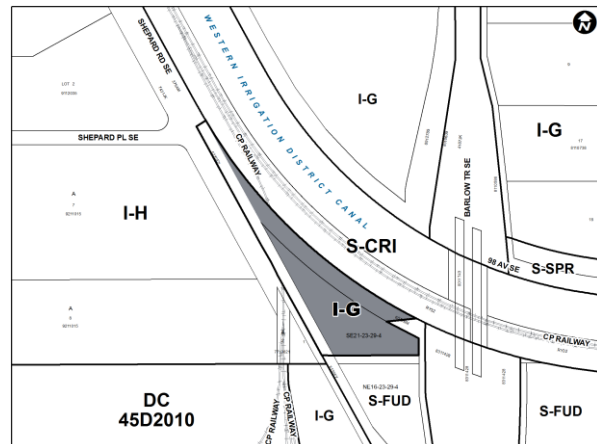
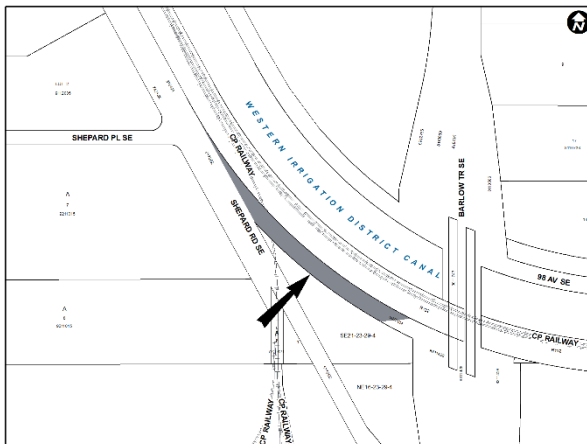
Location Maps

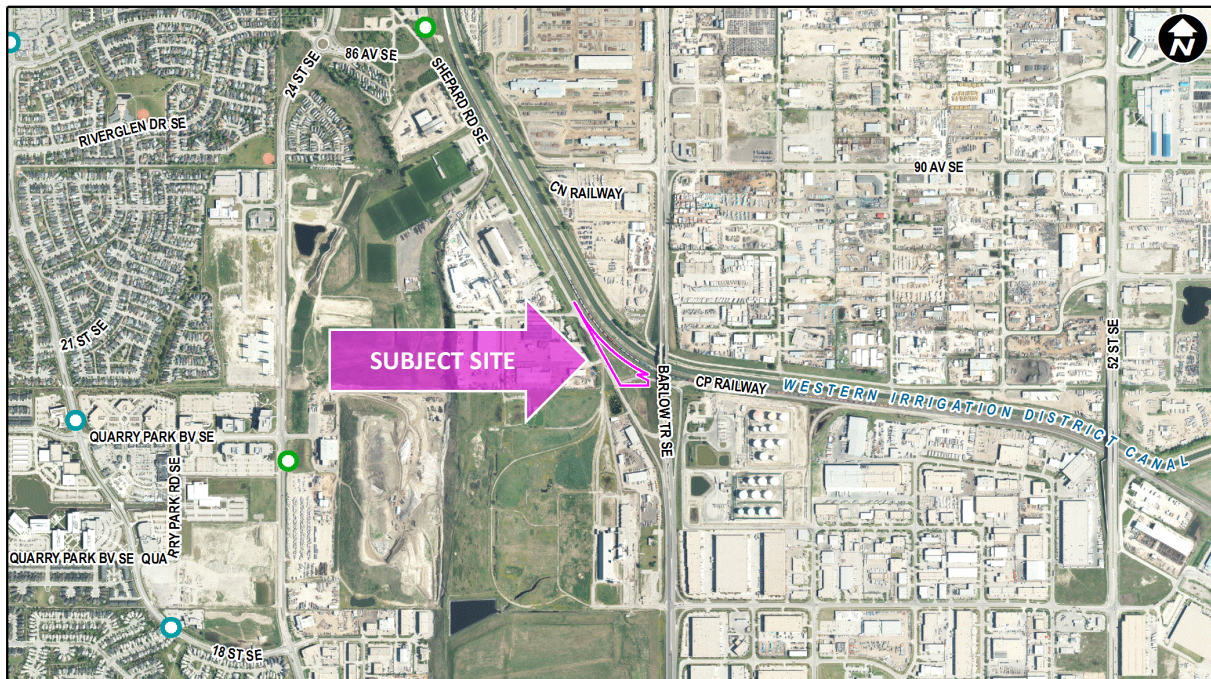


Road Closure Map



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

This application proposes to close 0.52 hectares (1.28 acres) of road right-of-way that previously contained a roadway connecting northbound Barlow Trail SE to Shepard Road SE, via an underpass. This road right-of-way follows the curve of the Western Irrigation District Canal directly to the north and is sloped in a southeast to northwest orientation.

This right-of-way is no longer needed for road purposes since the original roadway has been removed and reconstructed to the south in a new alignment. Therefore, this portion of right-of-way can be closed. The road closure will be subject to the conditions of approval contained in Attachment 5.

A subdivision application (SB2021-0369) on the site is currently under review that will dedicate the new constructed road alignment as roadway.

Land Use

The existing land use for the remnant parcel of land is the S-FUD District, which is intended to accommodate limited uses that can easily be removed to allow for future urban development. Since roads are not assigned a land use, the closed road right-of-way will need to be designated with a land use district.

This application proposes to redesignate the site to the I-G District, which accommodates a wide range of general industrial uses with a maximum building height of 16 metres, about 3 to 4 stories. The I-G District has a maximum floor area ratio (FAR) of 1.0, meaning that a future development on this site, with the two parcels consolidated, could be up to approximately 13,473 square metres (145,022 square feet).

Development and Site Design

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

- protecting the Western Irrigation District Canal from any runoff or potential contamination; and
- determining appropriate access points for the site.

Transportation

A Transportation Impact Assessment or Parking Study was not required as part of the land use amendment application. At the time of a future development, access and mobility requirements will be reviewed and approved to the satisfaction of Transportation Planning.

The area network consists of Barlow Trail SE and Shepard Road SE and are identified as a Skeletal Road and a Collector Road respectively. The area will be served by Calgary Transit with the future construction of the South Hill LRT Station, located approximately 500 metres north of the site.

Environmental Site Considerations

Due to the site's proximity to the Western Irrigation District Canal, located directly adjacent to the north boundary of the site, particular care and attention must be paid to ensuring that overland stormwater runoff to the Canal is controlled in order to protect the canal from any potential contamination. Administration will ensure that any future development is in conformance with this requirement at the Development Permit stage.

At this time, there are no known contamination issues.

Utilities and Servicing

Not all public utilities are available for future development site servicing of the lands. As such, a Deferred Services Agreement (DSA) is required to be registered on title as part of the related Subdivision application (SB2021-0369). The agreement will be secured on title to ensure that site owner is generally aware of (future) obligations associated with required public infrastructure. Public water is available within proximity to the lands, while sanitary and storm utilities are not. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed road closure and 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](#) (MDP) identifies this site as a Standard Industrial Area and calls for a mix of industrial uses at varying intensities, with the industrial character of the area maintained even as the areas redevelop. Policies for the area reinforce the need to allow a variety of industrial uses in the area, and to provide a range of mobility options.

Climate Resilience Strategy (2018)

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

Southeast Industrial Area Structure Plan (Statutory – 1996)

The [Southeast Industrial Area Structure Plan](#) (ASP) identifies this site as Existing I-3 Heavy Industrial District, based on good rail access and large parcel sizes for adjacent areas. The policy direction for this ASP district contains a statement that other land uses, such as general light industrial land uses, may also be accommodated in this area. Given the small relative size of this site, the proposed I-G land use is considered to be in line with the policies in place for this site.

Applicant's Submission

2021 August 09

On behalf of the City of Calgary, Real Estate and Development Services (RE&DS) proposes to redesignate 9090 24 ST SE (2/2) and the adjacent undesignated road right-of-way to the north, from Special Purpose – Future Urban Development (S-FUD) to Industrial – General (I-G). A concurrent road closure application has also been submitted to close a portion of the existing road plan 6079BM. Prior to 1984, the subject portion of road right-of-way was developed with a road connecting Sheppard Rd and Barlow Tr. A new road alignment has since been constructed outside of the proposed closure.

The site is located in the community of Sheppard Industrial and consists of a non-contiguous portion of 9090 24 ST SE and a portion of previously developed road right-of-way. The combined site area is approximately 1.4 hectares. The site is isolated on to its own and is bound by a Canadian Railway line and the Western Headworks Canal to the north and east, Sheppard Rd SE to the west, and a dry pond for local roads drainage system to the south. An active rail spur line and offramp from Barlow Tr to Shepard Rd bisect the site.

The site was identified as surplus to municipal needs and available for disposition through the RE&DS's Enhanced Rationalization program. The proposed land use redesignation and associated road closure are being undertaken to prepare a portion of the site for disposition.

PLANNING RATIONALE

The site's current S-FUD district is primarily intended for lands that are awaiting urban development, has limited available uses, and is largely limited to uses that can easily be removed to allow for future urban development. The proposed I-G district is intended to accommodate a wide range of general industrial uses.

When reviewing the existing land use map, sites to the north, east and south are predominantly designated I-G and are similar size. Sites with Industrial – Heavy (I-H) and Direct Control (I-H) designations to the north, south and west are significantly larger and therefore more suited to the typical land requirements of heavy industrial activities.

Our rationale for redesignating from S-FUD to I-G is to allow for a greatest range of industrial uses that are more suitable for the site size and isolated nature of the site, and are compatible with the current and future vision within the Southeast Industrial Area Structure Plan for heavy industrial uses in the area.

CITY-WIDE POLICY

This proposed land use redesignation is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: maintaining the primary use of industrial areas for industrial uses, and allowing for the development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.

LOCAL AREA POLICY

The Southeast Industrial Area Structure Plan identifies the properties as within the “Existing I-3 Heavy Industrial District”. The policies encourage heavy industrial land uses within the area. However, other land uses can be accommodated where appropriate.

STAKEHOLDER OUTREACH

This site is located in the community of Shepard Industrial and therefore has no community association in which to work with. Our stakeholder outreach will consist of contacting nearby landowners and the local Councillor to inform them of the proposed land use redesignation as well as our rationale for the application. We intend to work with nearby landowners and the local Councillor through the submission circulation and should there be any questions regarding our application, we can work with the parties directly to resolve.

CONCLUSION

With our submission documentation and our rationale for the redesignation request, we believe that the proposed land use redesignation represents a subtle change that will enable the disposition and future development of this site. Based on the site size, isolated nature of the site, and adjacent similar land uses, RE&DS believes I-G is a compatible and logical land use.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 9090 24 St SE (2/2)

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 site is located in the community of Sheppard Industrial. There is no Community Association for the area or residents within ~1km of the site. RE&DS will distribute an informative mailer to adjacent landowners. On-site notice posting will be erected as part of standard notification process. The Ward 12 Cllr office will be advised of the proposed land use application.

Stakeholders

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

The site is located in the community of Sheppard Industrial. There is no Community Association for the area or residents within ~1km of the site. RE&DS distributed an informative mailer to adjacent landowners. No responses were received. On-site notice posting was erected as part of standard notification process. The Ward 12 Cllr office was advised of the proposed land use application. No comments were provided.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

No responses or issues were received or raised by adjacent landowners or the Ward 12 Cllr office.

How did stakeholder input influence decisions?

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

N/A - No feedback was received.

How did you close the loop with stakeholders?

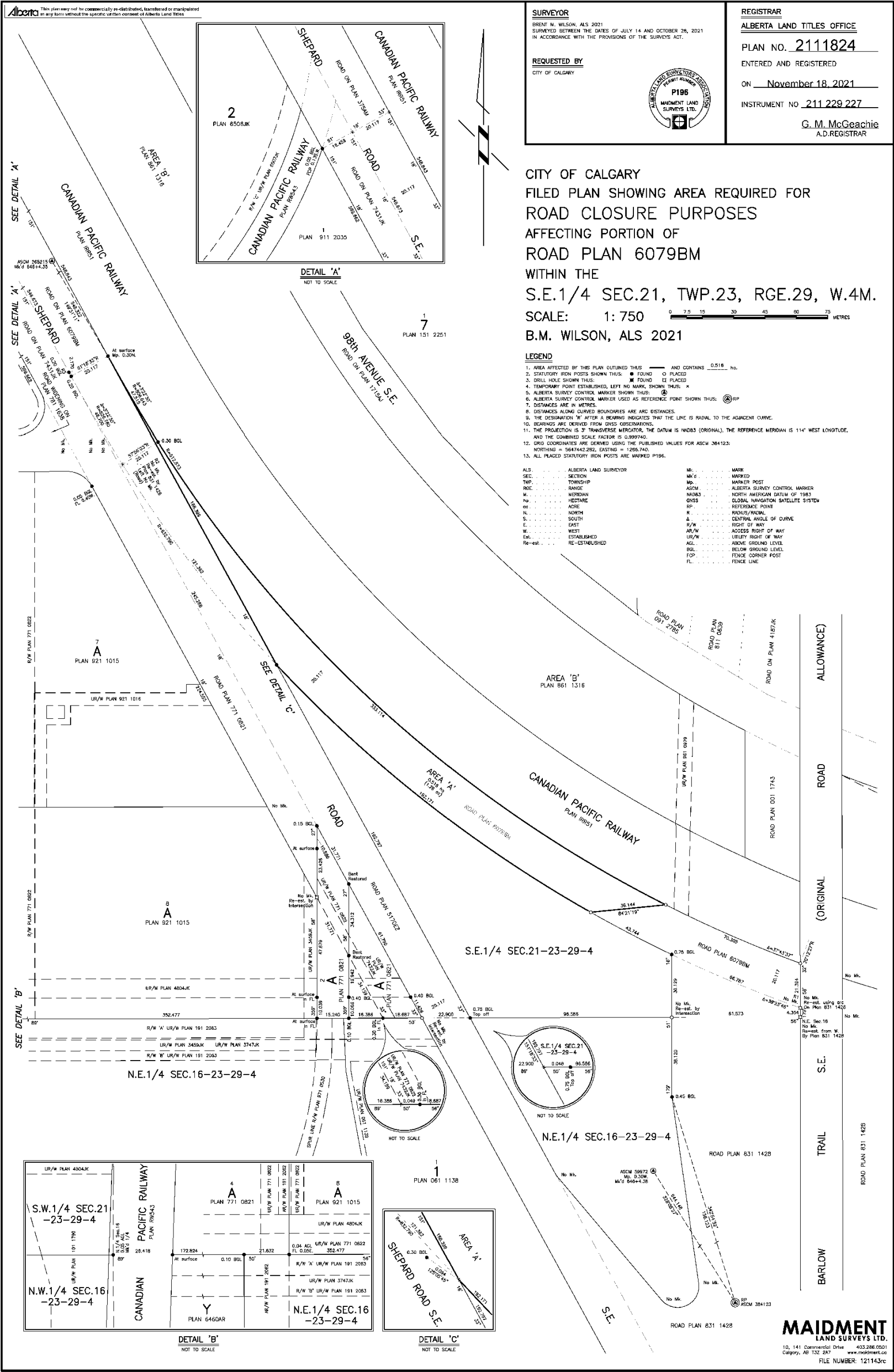
Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

No feedback was received.

As part of standard notification process, on-site notice posting and mailer to adjacent land owners informed stakeholders of the public hearing date and opportunity to provide feedback directly to Council.

calgary.ca/planningoutreach

Registered Road Closure Plan



Road Closure Conditions of Approval

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
3. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
4. The closed road right-of-way is to be consolidated with the adjacent lands.

PROPOSED

CPC2022-0091
ATTACHMENT 6

BYLAW NUMBER 1C2022

**BEING A BYLAW OF THE CITY OF CALGARY
FOR A CLOSURE OF A ROAD
(PLAN 2111824, AREA 'A')
(CLOSURE LOC2021-0126/CPC2022-0091)**

WHEREAS The City of Calgary has decided to close from public use as a public street and to sell or to hold those portions of street described below;

AND WHEREAS the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Immediately upon passage of this Bylaw, the following described street shall be closed from use as a public highway:

PLAN 2111824
AREA 'A'
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2022-0091
ATTACHMENT 7

BYLAW NUMBER 37D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0126/CPC2022-0091)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

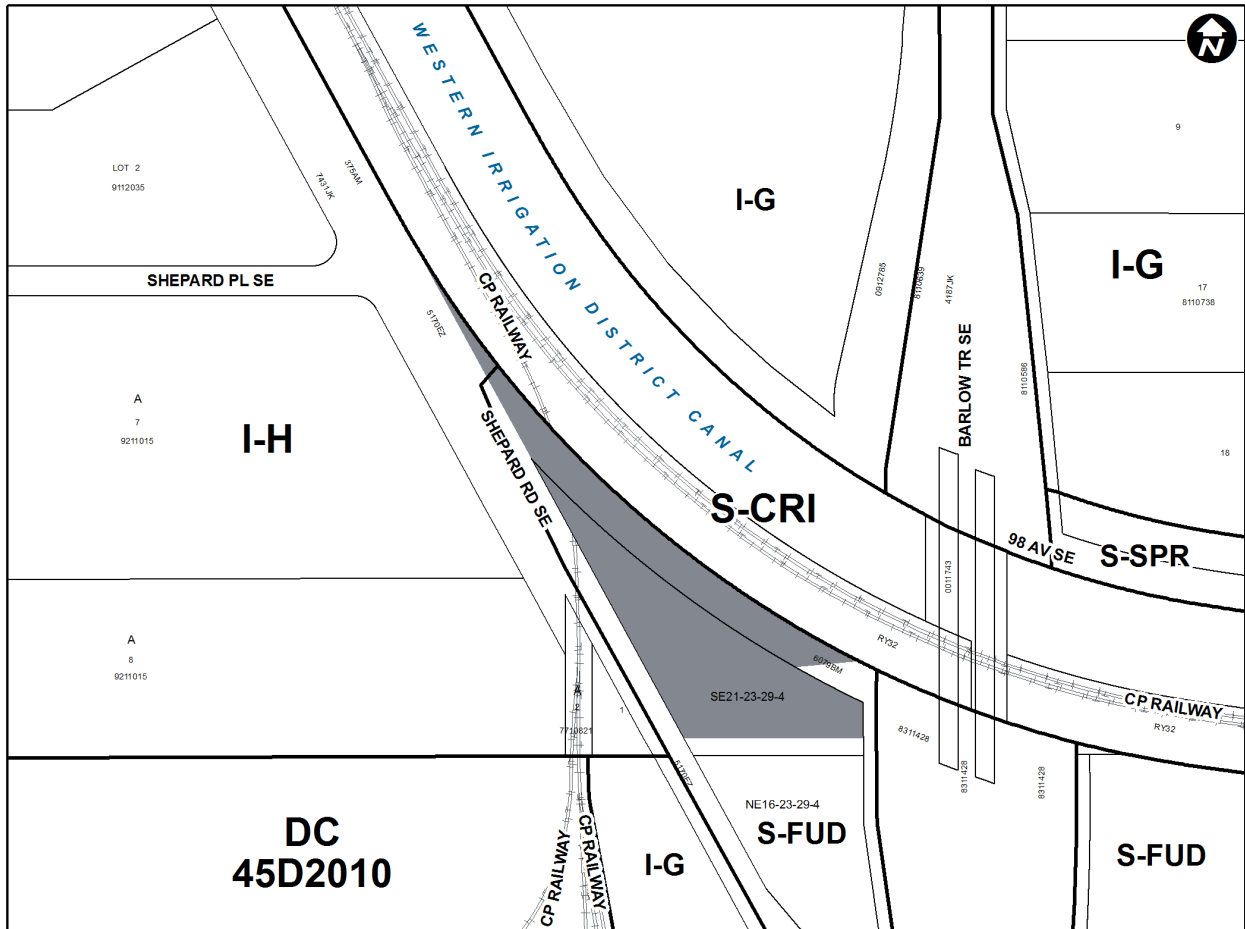
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0126/CPC2022-0091
BYLAW NUMBER 37D2022

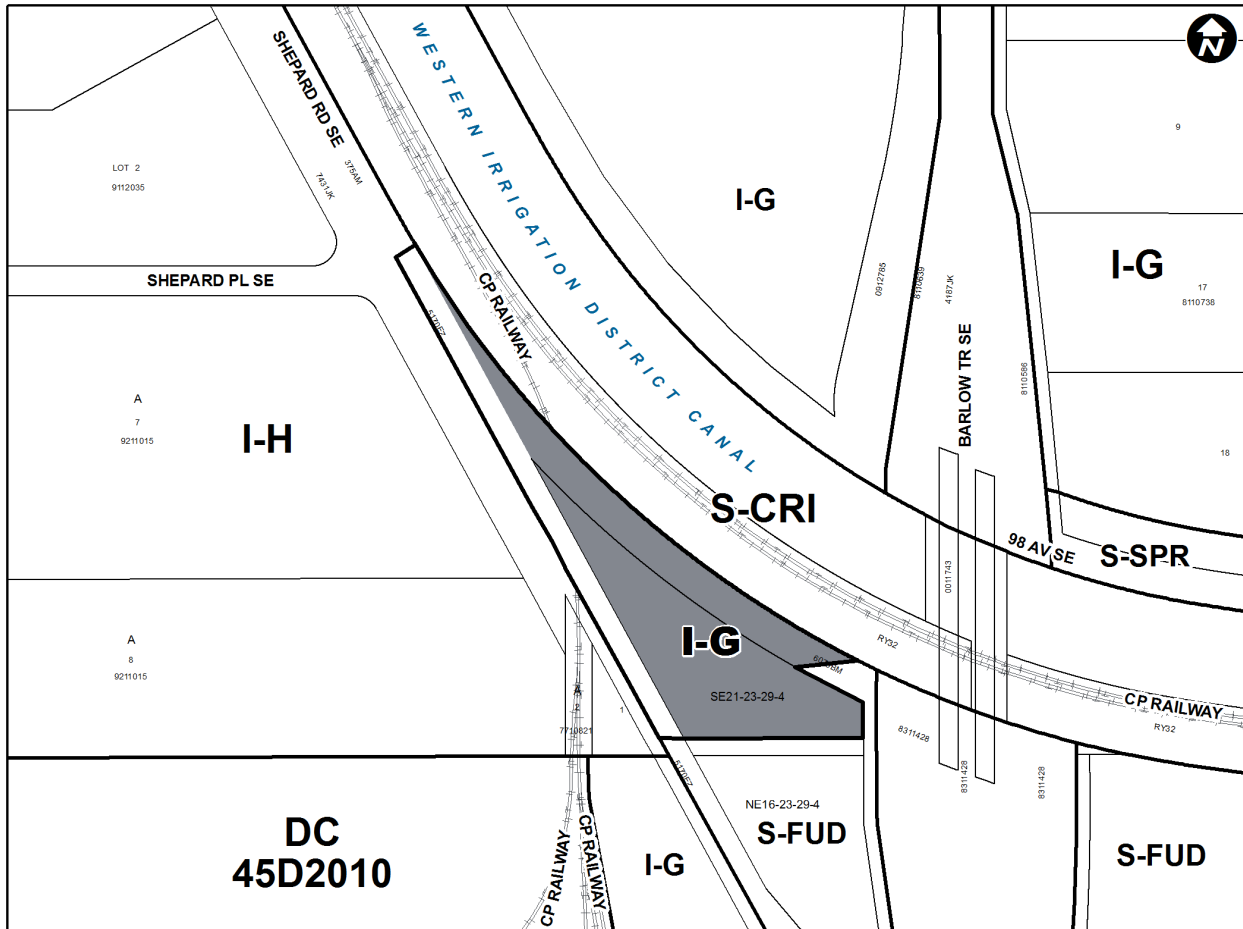
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0126/CPC2022-0091
BYLAW NUMBER 37D2022

SCHEDULE B



POSTPONED REPORT

Excerpt from the Minutes of the Combined Meeting of Council, held 2022 January 11:

“7. CONSENT AGENDA

Moved by Councillor Wong
Seconded by Councillor Spencer

That the Consent Agenda be adopted as follows:

7.1 DEFERRALS AND PROCEDURAL REQUESTS

7.1.1 Procedural Request to Postpone CPC2021-1584 (LOC2021-0156) Item 8.1.17. to
2022 March 8, C2022-0025

...

MOTION CARRIED”

Land Use Amendment in Manchester Industrial (Ward 9) at 3630 Macleod Trail SE and 3633 Burnsland Road SE, LOC2021-0156

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.38 hectares \pm (0.95 acres \pm) located at 3630 Macleod Trail SE and 3633 Burnsland Road SE (Plan 8490AP, Block 6, Lots 9 to 13, 34 to 39, portions of Lots 14 and 33, OT; Plan 8490AP, Block 6, Lot 40) from Commercial – Corridor 3 f3.0h46 (C-COR3 f3.0h46) District and Industrial – Redevelopment (I-R) District to Multi-Residential – Medium Profile Support Commercial (M-X2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021
DECEMBER 2:**

That Council give three readings to **Proposed Bylaw 18D2022** for the redesignation of 0.38 hectares \pm (0.95 acres \pm) located at 3630 Macleod Trail SE and 3633 Burnsland Road SE (Plan 8490AP, Block 6, Lots 9 to 13, 34 to 39, portions of Lots 14 and 33, OT; Plan 8490AP, Block 6, Lot 40) from Commercial – Corridor 3 f3.0h46 (C-COR3 f3.0h46) District and Industrial – Redevelopment (I-R) District to Multi-Residential – Medium Profile Support Commercial (M-X2) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject properties to allow for a mixed-use development with multi-residential and commercial retail uses in the same building.
- The proposal allows for an appropriate building form and set of uses along the Macleod Trail SE Urban Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use may provide more housing opportunities for inner city living with access to alternative transportation modes and may allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal is intended to allow for affordable housing under the Rapid Housing Initiative (RHI), along with additional commercial and employment opportunities that will help to activate this portion of Macleod Trail SE.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 September 29 by Calgary Dream Centre on behalf of the landowner, Nile Properties. As per the Applicant Submission (Attachment 2), the intent is to submit a future development permit to convert the existing five storey Best Western

Land Use Amendment in Manchester Industrial (Ward 9) at 3630 Macleod Trail SE and 3633 Burnsland Road SE, LOC2021-0156

Plus hotel to a mixed-use development comprising of multi-residential and commercial retail uses. No development permit application has been submitted at this time.

Council Priority P6 – ‘Increase affordable and accessible housing options’ has a key focus area to increase the availability of affordable housing units. Furthermore, the Corporate Affordable Housing Strategy defines a 10-year strategic direction for The City of Calgary to guide the creation of safe and affordable homes. If this land use amendment is approved, the applicant wishes to convert the existing building to provide for affordable housing under the RHI.

The Calgary Dream Centre is one of many non-profit organizations serving the citizens of Calgary by providing housing and collaborating with social service agencies to provide additional supports to residents. This land use amendment application would allow for 68 residential units to be provided under the Rapid Housing Initiative 2.0 (RHI 2.0), which was announced on 2021 June 30 by the Government of Canada. RHI 2.0 is a program under the National Housing Strategy that is stewarded by Affordable Housing and funded by Canada Mortgage Housing Corporation (CMHC), who will provide capital contributions to expedite the delivery of affordable housing. This will be achieved by supporting the creation of new permanent affordable housing units and covering acquisition of land, construction costs and the conversion/rehabilitation of existing buildings to provide affordable housing. Under RHI 2.0 there is an obligation that accommodation will be ready for occupancy by 2022 December.

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 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 local community association was appropriate. In response, the applicant delivered a one page flyer to local business, and held meetings with three local Community Associations and Councillors Carra and Walcott between September and November. 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 in opposition from the public, which included the following areas of concern:

- this location is not suitable for affordable housing;
- parking concerns; and
- security concerns will worsen in nearby residential areas.

**Land Use Amendment in Manchester Industrial (Ward 9) at 3630 Macleod Trail SE
and 3633 Burnsland Road SE, LOC2021-0156**

There is no community association for the Manchester Industrial area. The adjacent Stanley Park / Parkhill Community Association (CA) provided a letter neither in support nor opposition on 2021 November 03 (Attachment 4). However, they did identify the following concerns:

- The CA believes that the current approach of the City in approving facilities designed to support disadvantaged communities is haphazard and without forethought, and
- The CA request that 'Addiction Treatment' be excluded from the proposed discretionary uses within the proposed M-X2 District.

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

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

IMPLICATIONS

Social

As stated in the Applicant Submission (Attachment 2), the proposal is intended to allow for the repurposing of an existing hotel to provide low-cost and long-term housing for Calgarians facing homelessness or at risk of homelessness. The location of the subject parcel on the Macleod Trail SE Urban Main Street may support the proposed commercial retail activities and provide additional employment opportunities for both the residents of the building and the general public.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with The City's [Climate Resilience Strategy](#) (Programs 2 and 7).

Economic

This proposed land use amendment is intended to allow for the development of affordable housing units and approximately 300 square metres of commercial retail space. This may build on, and diversify, the urban activities within the Macleod Trail SE Urban Main Street by providing increased population and jobs that would be served by existing infrastructure, public facilities, and transit.

Service and Financial Implications

No anticipated financial impact.

Planning & Development Report to
Calgary Planning Commission
2021 December 2

ISC: UNRESTRICTED
CPC2021-1584
Page 4 of 4

**Land Use Amendment in Manchester Industrial (Ward 9) at 3630 Macleod Trail SE
and 3633 Burnsland Road SE, LOC2021-0156**

RISK

There are no known risks associated with the application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 18D2022**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
|---------------------------|------------|------------------------|

Background and Planning Evaluation

Background and Site Context

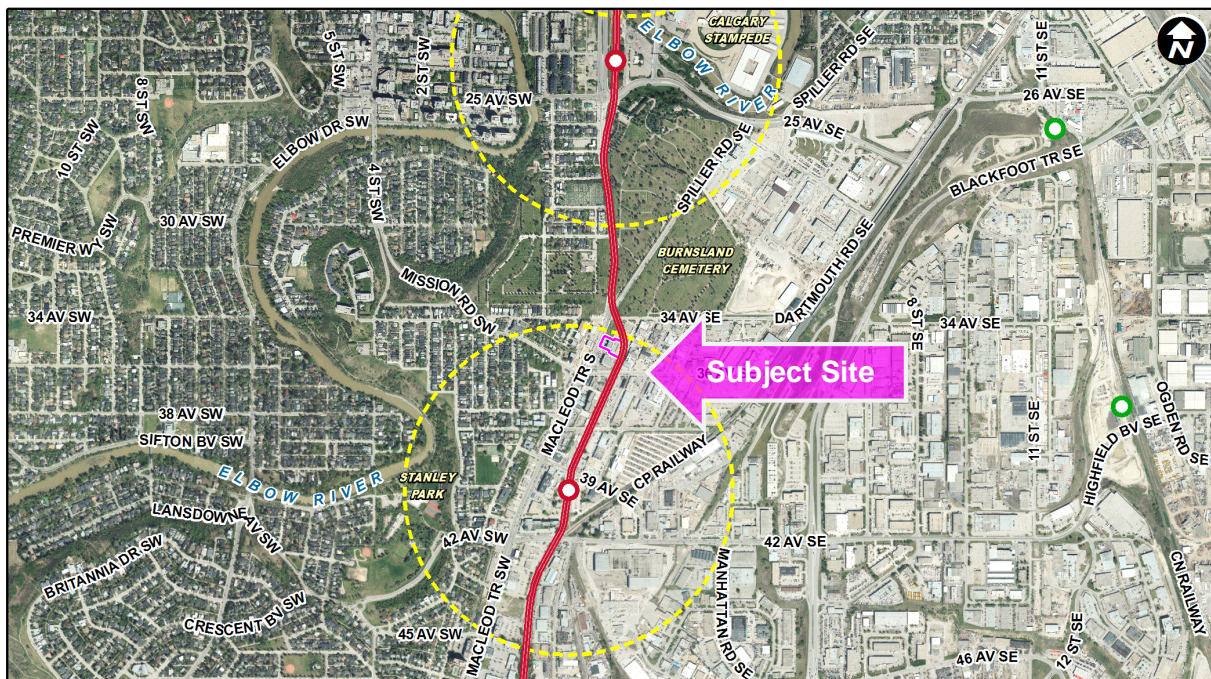
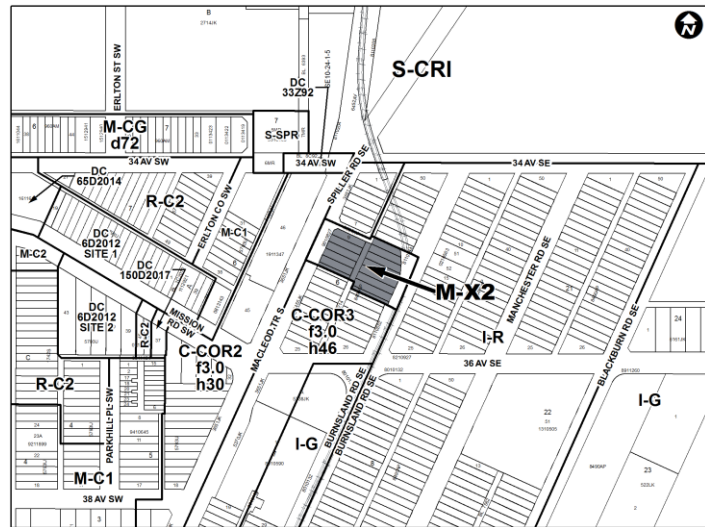
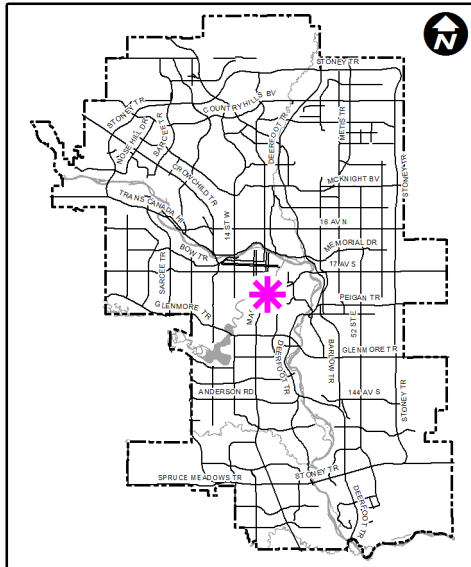
The subject site is located in the community of Manchester Industrial on the southeast side of Macleod Trail SE, between 34 Avenue SE and 36 Avenue SE. The site is approximately 0.38 hectares in size and is approximately 47 metres at its maximum width and 75 metres at its maximum length. Vehicular access to the site is provided from both Macleod Trail SE and 36 Avenue SE.

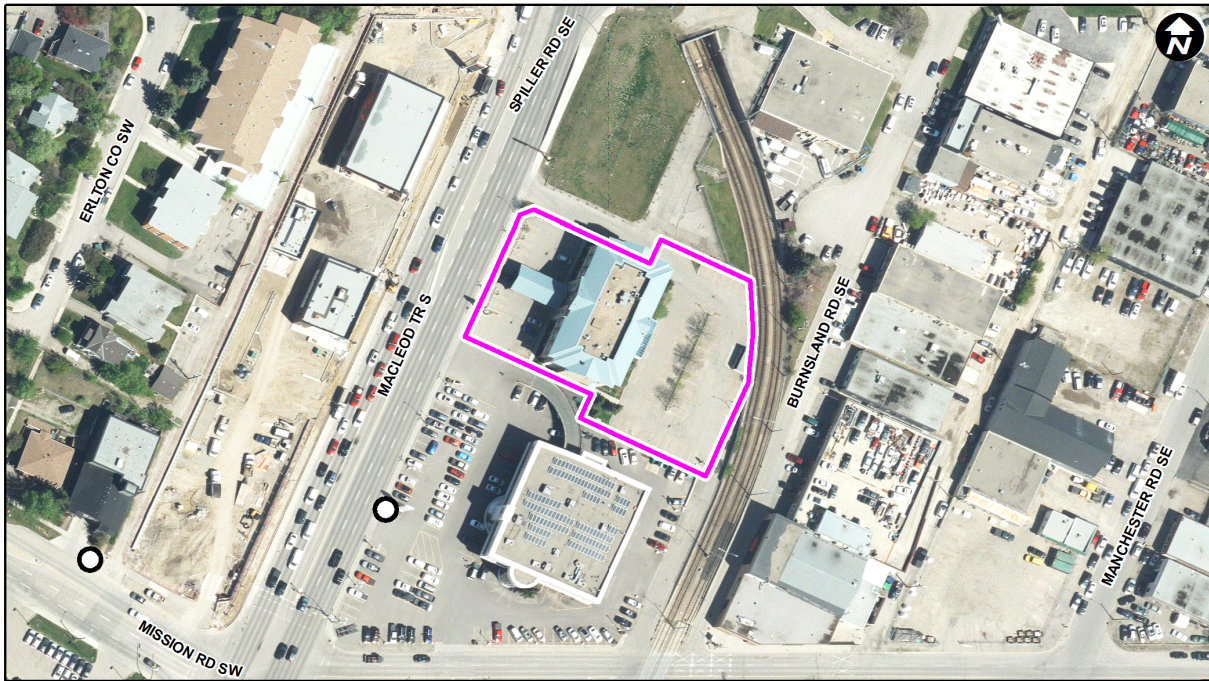
Surrounding development is comprised of a car dealership to the south, a vacant parcel to the north, a gas bar to the west and various industrial uses to the east. The site is located 600 metres (eight-minute walk) north of the 39 Avenue LRT Station, and Macleod Trail SE provides various bus routes, including Routes 10 (City Hall/Southcentre) and 449 (Eau Claire/Parkhill).

Community Peak Population Table

Not available as the subject area is in Manchester Industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

There are two existing land uses on the subject site. The I-R District lies along the north-east portion of the parcel and allows for a variety of industrial uses. The C-COR3f3.0h46 District covers the majority of the parcel, and allows for mid-scale retail and medium to large eating and drinking uses. The current hotel use on the parcel is a discretionary use under the C-COR3f3.0h46 District. Multi-residential development is not allowed within the I-R or C-COR3f3.0h46 Districts.

The M-X2 District is intended to provide for multi-residential development in a variety of forms with support commercial uses. The M-X2 District allows for a minimum density of 60 units per hectare (uph), equivalent to 23 dwelling units on the parcel. There is no maximum density; however, the maximum floor area ratio is 3.0. The M-X2 District also allows for a maximum building height of 16.0 metres (four storeys), varied building setbacks and landscaping requirements, along with rules for commercial multi-residential uses in order to provide a compatible transition with surrounding developments.

Development and Site Design

The intent of this application is to allow for a greater flexibility of uses. Should a future development permit application be submitted, the key site, development and climate resilience considerations will include, but are not limited to, the appropriateness of uses, parking and access arrangements, parking provision requirements, reducing the visual impacts of waste/recycling/organic storage areas, and green building and adaption considerations.

Transportation

Pedestrian and vehicular access is available from Macleod Trail SE and 36 Avenue SE. Transit service is available in front of the site on Macleod Trail SE for northbound Route 10 (City Hall/Southcentre). Route 449 (Eau Claire/Parkhill) is available further to the south at the junction of Macleod Trail SE and Mission Road SW. The 39 Avenue LRT Station is located approximately 600 metres (eight-minute walk) to the south.

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

Environmental Site Considerations

At this time, there are no known environmental issues associated with the two parcels and/or proposal.

Utilities and Servicing

Water and sanitary sewer services exist for the existing development. Public water, sanitary, and storm (deep utilities) exist within proximity to the two parcels. Servicing requirements will be determined at the future Development Permit and/or 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 and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Urban Main Street typology as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Policy 3.4.2(e) states that the Urban Main Street should contain a broad range of employment, commercial, and retail uses as well as housing (form, tenure, and affordability) to accommodate a diverse range of the population.

The MDP's City-wide policies, Section 2 and specifically Section 2.2: Shaping a More Compact Urban Form, provides direction to encourage transit use, make optimal use of transit infrastructure, and improve the quality of the environment in communities. The intent of these policies is to direct future population growth and density in the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices, and enhances vitality and character in local neighbourhoods. The site lies within 600 metres (eight-minute walk) of the 39 Avenue LRT Station and, as such, the proposed M-X2 District will allow for a mixed-use development and provide for better use of the existing transit infrastructure.

The City-wide policies in Section 2 also encourage a full range of housing forms, tenures, and affordability, along with community services and facilities to help stabilize population declines and encourage personal growth, health, and learning opportunities.

Overall, the proposal meets applicable policies of the MDP.

There is no local area plan for Manchester Industrial.

Climate Resilience Strategy (2018)

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) program and actions. The applicant has committed to emptying and covering the existing swimming pool as part of a future development permit application. This supports Program 2: Energy Consumption Information as there will be energy savings by not having to run the pump to heat the pool water. It will also support Program 7: Consumption and Waste Reduction as both water consumption and the use of pool chemicals will be reduced.

Applicant Submission

**CALGARY DREAM CENTRE**

Restoring Dignity, Discovering Destiny, Realizing Dreams

Applicant's Submission Statement

Updated November 2, 2021

Affordable Housing Need

The Affordable Housing Report led by Calgary Housing identifies a large need to increase the non-market housing supply in Calgary. Affordable Housing is a critical resource for Calgary citizens and is essential for combatting homelessness. The goal of Affordable Housing is to provide affordable, inclusive, and accessible shelter to those with little or no income.

The City of Calgary wants to upscale non-profit organizations to provide more Affordable Housing to meet the ongoing need, amplified by COVID-19. Additionally, Affordable Housing would reduce the need for emergency services saving \$34,000.00 per homeless person housed. The University Health Network's (UHN) aim is to help break the cycle of hospitals admitting and readmitting vulnerable individuals due to a lack of adequate housing and community support services. Based on our proposal of housing 68 individuals facing homelessness or those at risk of homelessness in a repurposed hotel for affordable housing, this initiative could potentially save the City of Calgary \$2.3M in emergency services annually.

As mentioned prior, the COVID-19 pandemic has amplified shortfalls and has created a new urgency for Canada's supply of affordable housing—especially for vulnerable populations. The Federal Government has introduced the Rapid Housing Initiative (RHI-2) as a solution. This initiative which is led by the Canada Mortgage and Housing Corporation (CMHC) provides funding to expedite the delivery of affordable housing units to vulnerable people and populations targeted under the National Housing Strategy. CMHC will contribute up to 100% of funding to support the acquisition and conversion of a non-residential building to an affordable rental project. Through Cost Sharing with the City and matching donors, we expect CMHC will only need to contribute 80%.

The Calgary Dream Centre (CDC)

The Calgary Dream Centre is applying for the RHI-2 funding to help ease the affordable housing shortage in Calgary. The property to be purchased is the Best Western Plus Calgary Centre Inn located at 3630 Macleod Trail South. This is five blocks north from our current facility at 4510 Macleod Trail SW.

The CDC has been in existence on Macleod Trail since October 2003 and its purpose is guiding people caught in the cycle of homelessness and addiction into lives of purpose. Our vision is life change for the homeless and hurting. Our mission is to help people restore their dignity, discover their destiny, and realize their dreams. Through professional mental health and

4510 Macleod Trail South
Calgary, AB T2G 0A4tel: (403) 243 5598
fax: (403) 287 9680info@calgarydreamcentre.com
www.calgarydreamcentre.com



CALGARY DREAM CENTRE

Restoring Dignity, Discovering Destiny, Realizing Dreams

addiction recovery programming, counselling, and compassionate outreach, the CDC empowers Calgarians to overcome the struggles of homelessness and addiction. Our team works tirelessly to provide individuals with the opportunities and encouragement they need to start their journey.

Since the inception of our 4510 Macleod Trail location, the CDC has expanded to provide community housing to men and women over 18 years of age across the city of Calgary. Alongside offering community affordable housing we also operate a women's recovery program and a low-cost housing program. The CDC has 49 locations across Calgary, including single detached homes, duplexes, fourplexes, and apartment buildings. We also operate and manage another apartment for HomeSpace Calgary, which is also primarily affordable housing.

The Dream Centre takes great pride in our property management team, ensuring all properties are well maintained, both inside and outside. We have a good rapport with all neighbors and believe in teaching our clients the value of giving back to their communities. We seldom have encountered complaints about our properties, but should a situation arise we do our due diligence to resolve the matter with respect to the neighbor and/or neighborhood. We will strive to ensure the same relationship with the communities at the new property at 3630 Macleod Trail S.

The proximity of the Hotel to our main facility will allow for sharing of resources and staff. This collaborative relationship will aid in our goal to lower the rental costs for residents below market-rent. The CDC will operate the facility as affordable housing without requiring Operating financial assistance from the government. With seventeen years of industry experience, as well as our capable staff, we are confident in our ability to successfully operate the repurposed Hotel as Affordable Housing.

Our ultimate goal is to provide affordable housing to those who need it the most. We believe that we are offering not only a safe and affordable place, but a place to call home. Our history proves that treating our residents with dignity and offering them hope, is the catalyst for achieving a life of purpose and integrating back into society.

Project Description

This project is to provide affordable and long-term housing for 68 individuals over the age of 18 who are living in homelessness or at risk of entering homelessness. This housing would welcome all demographics including the Indigenous and Black Canadian populations alongside other men and women of all races, gender identities and ethnicities. The project is women centric where 50% plus of the rooms will be for women. This also includes accommodating those with disabilities. The CDC has a well-established intake process that will be used for selecting the residents. This process has been successfully used at the various CDC locations

4510 Macleod Trail South
Calgary, AB T2G 0A4

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info@calgarydreamcentre.com
www.calgarydreamcentre.com



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and will ensure the best resident's will be selected to alleviate any concerns of the surrounding communities.

The Hotel is to be renovated and repurposed for affordable residential housing. In summary, it is a four story building constructed in 1999 and is in impeccable shape. It is situated on 0.363 HA of land. The hotel has 71 guest rooms (of which 68 are suitable for affordable and transitional housing), and current parking for 70 vehicles. There is an elevator to access all four floors and the lower level. Public restrooms are accessible equipped. The facility also includes a fitness center, a breakfast nook and a pool that will be covered over to provide a multi-purpose room that can also be used for institutional training and future commercial application.

The hotel is also strategically located three blocks from the 39 Avenue LRT station and Macleod Trail. City buses also are available within two blocks of the hotel for ease of access to downtown and shopping areas such as the Chinook Centre. This is a perfect location for the affordable housing due to its distance to the downtown core, its close proximity to our main facility, and easy access to transportation and amenities. Once the hotel is repurposed into Affordable Housing, it will provide services that include full-time security, as well as maintenance, cleaning, and administration

The repurposed hotel will have a social area where the current breakfast nook is located. There will also be laundry facilities on each residential floor and a fitness center for exclusive use by residents. The residents' rooms will be fully furnished along with a kitchenette and all required housewares.

Proposed Renovations

The renovations require changing the hotel front desk into a Security Office, the Administration Office will be maintained and two suites will be converted into staff offices and meeting rooms.

The Existing pool will be shut down and a subfloor will be placed over the pool and deck to create the space for a multi-purpose room that can be used for institutional training, and future commercial and social enterprise applications. Beefed up security will be performed at the front doors and a new roof will be added to the hotel to replace the aging 20 year-old roof.

Guest rooms will be modified by installing a kitchenette in all 68 units, including appliances. There is a sprinkler system throughout the building and the CDC will be adding protective baskets over each of the sprinkler heads to prevent an accidental flood.

Housekeeping rooms will be converted into residents' laundry rooms, one on each of the four floors.

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The security system, door locks, and smoke detectors are in great shape and will be maintained. A review of all security systems (i.e. cameras), fire systems, telecom, internet and Wi-Fi connections will be made and enhancements made where necessary. All of these renovations are to provide cost effective services to the residents.

Commercial Space (Pool Area)

As mentioned, the pool area will be covered over with the intent of using the space for future commercial and social enterprise applications. The existing pool area, the exercise room (which will be relocated), the pool mechanical room (not needed), and the two adjoining washrooms will form part of the commercial space. We are also looking at using the one guest room to the south of the pool area as an office for the commercial venture staff.

Conclusion

The need for affordable housing in Calgary, the timing of the RHI-2 application process, and the will of the Municipal, Provincial, and Federal Governments to act on supplying affordable housing makes this the perfect time for the Calgary Dream Centre to expand our reach and provide our expertise to service more of the vulnerable population in Calgary through Affordable Housing. We have an ideal location and a proven track record that we can deliver.

Thank you!

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Applicant Outreach Summary

Outreach Strategy

The outreach strategy involves first contacting the Ward 9 Councillor in which the Best Western Plus Hotel resides. A ZOOM call was held with Councillor Carra on Sept. 13th to explain the project. No issues were raised.

We next determined the communities within a 1km radius of the Hotel and noted they were in Wards 8 & 11 where Jeromy Farkas is/was the Councillor in Ward 11, and Courtney Walcott is the new Councillor for Ward 8. A ZOOM call was held with the Councillor Farkas on Sept. 17th to explain the project. No issues were raised. A ZOOM call was held with Councillor Walcott on Nov. 10th. Several good questions asked.

The next step is to contact the three Community Association Boards for Parkhill-Stanley Park, Rideau/Roxboro, and Erlton. A virtual meeting with each of the three Boards will occur in October up to late-November to explain the project and seek the Boards' recommendations for outreach activities to their communities.

The last element of the strategy is to provide all the businesses on Macleod Trail from the Best Western Plus at 3630 Macleod Trail southward to 42nd Avenue with a one-page flyer describing the Project and providing contact information for any questions they may have.

The plan is to hold ZOOM Open House Outreach calls to the three communities' residents to explain the project and receive their feedback.

The CDC will also enter into a Good Neighbours Agreement (GNA) with the Community Boards. A draft GNA has already been prepared for each of the Communities to review should we be successful in our LOC and RHI-2 funding.

Stakeholders

Wards 8, 9 and 11 Councillors have all been contacted.

Parkhill Stanley Park Community Association Board meeting (Oct. 6th, 2021)

Parkhill Stanley Park Residents through ZOOM Open House meeting (Oct. 19th, 2021)

Rideau/Roxboro Community Association Board Meeting (Nov. 1st, 2021)

Erlton Community Association Board (Meeting to be held at their AGM in late November)

Rideau/Roxboro and Erlton Residents through ZOOM Open House meeting (Nov. 18th, 2021)

Macleod Trail South Businesses through Flyer distribution (Oct. 15th)

What Did You Hear?

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

1. Wards 8, 9 & 11 Councillors 1. No concerns raised from the three Councillors.
2. Parkhill-Stanley Park Residents' feedback (12 residents total on ZOOM Open House):
 - a. 30 questions/comments in total were received. Most were just asking for clarification of the project.
 - b. Two residents felt there were enough transient homeless people causing crime and safety concerns in the area and that this Affordable Housing project may contribute further to the problem. In short "Not In My Back Yard" (NIMBY).
 - c. One Resident stated "There are lots of positives to come from you being in the community". Clearly some residents are very supportive.
 - d. The low resident turnout would seem to indicate there is not very much opposition.
 - e. The Community Association Board was very supportive of the project and looked forward to working with the CDC on the GNA.
3. Rideau Roxboro Community Association Board offered to write a letter of support. No concerns raised, just wanted to understand the project better.

4. Erlton Community Association Board has been contacted and we are trying to schedule a meeting with them at their AGM on November 23rd

.

5. Rideau/Roxboro and Erlton Resident's feedback (13 residents total on Zoom Open House):

- a. 23 questions/comments in total were received. Most were just asking for clarification of the project.
- b. One resident was concerned about the lack of amenities in the area.
- c. One resident asked "are there things that community members can do to help support / advance this initiative?"
- d. One resident asked if there would be plans to invite community members to view one of the affordable housing units when ready?
- e. One resident had asked in an earlier message if a sidewalk could be placed on the east side of Macleod Trail over Cemetery Hill from Spiller Rd. to 25th Ave SE.
- f. One long-time resident indicated that our development may add to the numbers of wandering people (transient homeless people).

6. Macleod Trail Businesses feedback:

- a. A call was held with Bijan Western Flooring on Oct. 25th as a result of the flyer distribution. Bijan Western Flooring sees this as Low Cost housing (not Affordable Housing), which will attract undesirable tenants potentially resulting in vandalism, etc. The CDC explained the difference of low cost versus affordable housing and the precautions being taken, but the company will be filing an objection. (NIMBY)

Community Association Response

File Number - LOC2021-0156

Planning Representative – Kjelsti Kellough, on behalf of the Community Association and Development Committee

Community Association – Stanley Park/ Parkhill

November 3, 2021

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust and responsibility.

Comments:

The Parkhill Stanley Park Community Association (the "Community") is neither supportive nor opposed to Manchester Industrial's (the "Applicant") application (the "Application") to amend the existing Land Use in favour of M-X2 with respect to a proposed conversion of the Best Western Plus Calgary Centre to affordable and long-term housing for people living in homelessness or at risk of homelessness at 3630 Macleod Trail SE (the "Property").

Please note, however, that the Community is very opposed to the current approach of the City of Calgary in approving facilities designed to support disadvantaged communities, which seems haphazard and without forethought.

The Applicant conducted a community consultation with the Community, responding to questions and comments, as well as met directly with the Community Board.

As expressed, both by the Community Association and by some members of the Community, in response to Application LOC2020-0199 made by the Applicant in relation to the Holiday Inn several blocks south of the Property (the "Prior Application"), the Community has significant concerns regarding resident safety, property crime and homelessness, and is concerned about the potential exacerbation of those concerns through the unintentional concentration of social housing and social support systems. The City's lack of overall planning disproportionately impacts neighboring communities, as well as the community that it is attempting to service through these facilities. Within several blocks of each other and a dozen blocks from the Property, there are two facilities with 140 beds for males, many of whom have drug and criminal histories (Dream Centre and John Howard Society- Bedford House). Manchester and neighbouring communities such as the Community are already struggling to integrate the homeless population and the City's failure to consider long term planning for social facilities to support this population is a heavy burden for all - operators of the facilities, clients of the facilities and neighbouring communities. Social housing should not be so concentrated in one area of the City that it permanently alters the quality of life for everyone, including the population it is designed to service.

By way of example, East Hastings in Vancouver has a concentration of social supports and has subsequently found itself in a situation that is expensive and difficult to rectify. The City does not appear to have an overall plan for how and where the undeniably needed social programs and housing should be implemented and it seems that the City is approaching in a haphazard way, relying on the private sector (or the private sector with access to public monies) to direct the approach.

The Applicant offered a compelling presentation that included confirmation the Property would be available as affordable long-term housing with onsite food services and laundry. The Applicant confirmed that it was equally concerned with proper vetting of potential residents and would offer 24-7 security and adjusted its resident composition to include a higher proportion of female residents than was part of the Prior Application. The Applicant also confirmed that they would enter into a Good Neighbour Agreement with the Community and offered its assistance to the Community in strategizing to address some of the aforementioned issues of homelessness and property crime, which was very much appreciated by all members of the Community.

By way of specific comments, M-X2 land use includes a wide variety of discretionary uses of the Property, including but not limited to addiction treatment. To the extent possible, the Community requests that the approval of the land use change be specific to the intended use by the Applicant and explicitly prohibit the discretionary use under section 680(1)(a) of the City of Calgary Land Use Bylaw.

There is clearly a need for more of this type of housing in Calgary and the Dream Centre has been a very good neighbour to the Community in respect of its facility at 4510 Macleod Trail. We are neither supportive nor opposed to the Dream Centre's initiative as a solo initiative but we want to make clear that the Community will not support further applications of this nature without an overriding plan by the City ensuring the long-term viability of these decisions for all impacted residents, including those that will be accessing the facilities.

PROPOSED

CPC2021-1584
ATTACHMENT 5

BYLAW NUMBER 18D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0156/CPC2021-1584)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

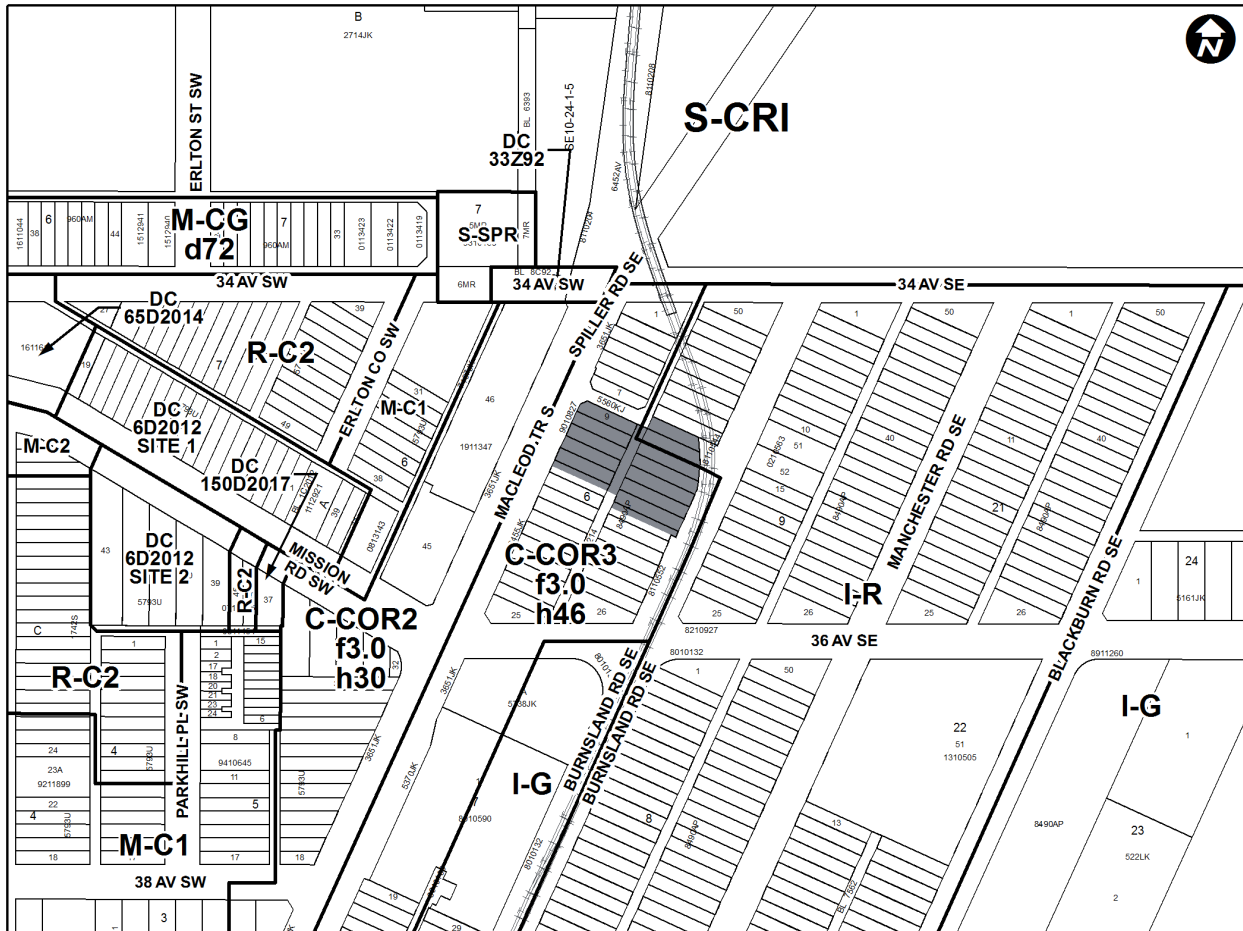
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0156/CPC2021-1584
BYLAW NUMBER 18D2022

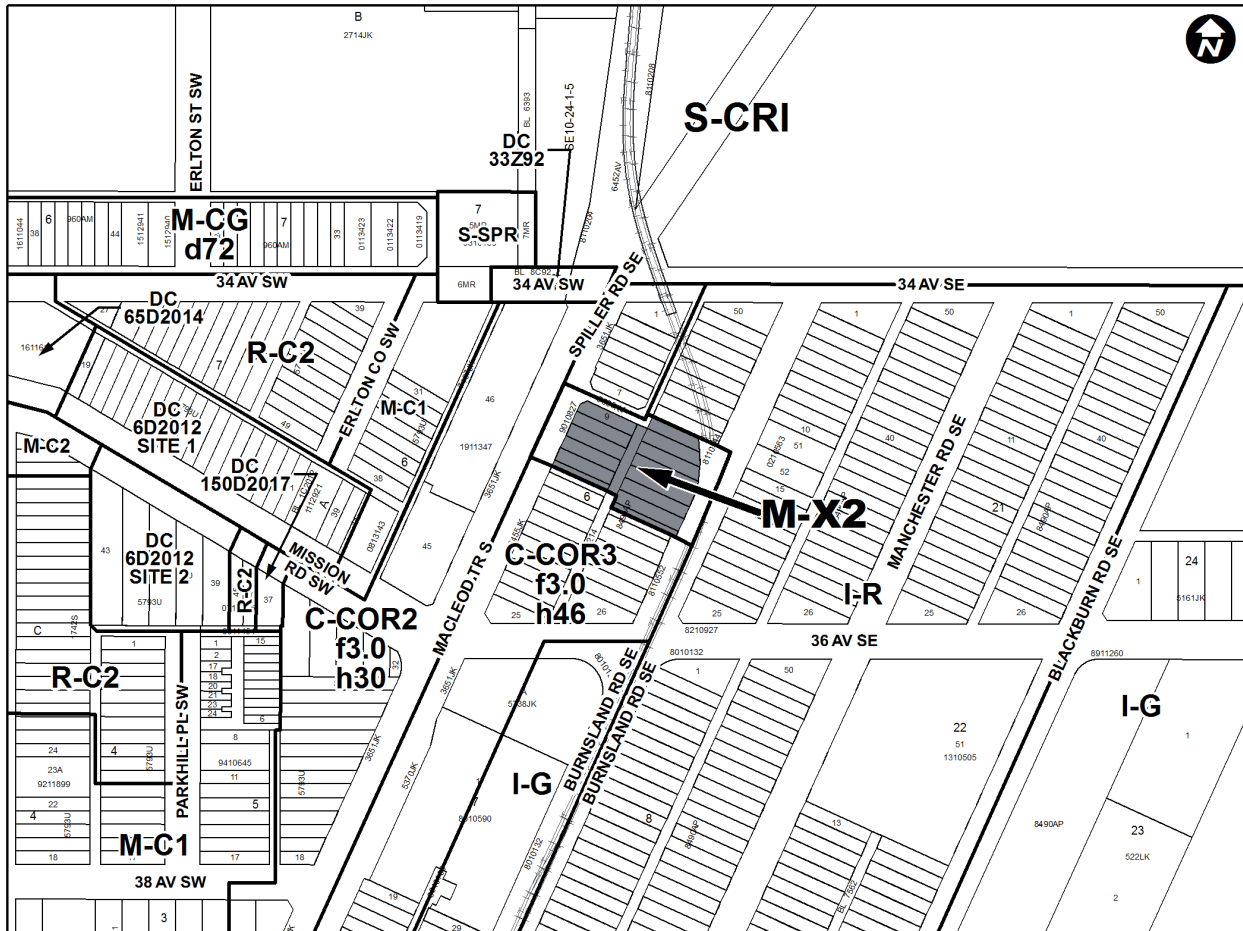
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0156/CPC2021-1584
BYLAW NUMBER 18D2022

SCHEDULE B



POSTPONED REPORT

Excerpt from the Minutes of the Combined Meeting of Council, held 2022 February 15:

“5. CONFIRMATION OF AGENDA

Moved by Councillor Mian

Seconded by Councillor Sharp

That the Agenda for today's meeting be amended by postponing the following Items to the 2022 March 8 Combined Meeting of Council:

- 8.1.3. Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8), at 2804 - 26 Street SW, LOC2021-0147, CPC2021-1570
- 8.1.5. Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8), at 2704 - 33 Street SW, LOC2021-0059, CPC2022-0012
- 8.1.7. Land Use Amendment in Killarney/Glengarry (Ward 8), at 3012 - 29 Street SW, LOC2021-0144, CPC2022-0011
- 8.2.1. Land Use Amendment in Highland Park (Ward 4), at 308 - 32 Avenue NE, LOC2021-0084, C2022-0123

MOTION CARRIED”

Planning & Development Report to
Calgary Planning Commission
2021 December 16

ISC: UNRESTRICTED
CPC2021-1570
Page 1 of 4

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2804 – 26 Street SW, LOC2021-0147**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2804 – 26 Street SW (Plan 5661O, Block 45, Lots 39 and 40) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021
DECEMBER 16:**

That Council:

1. Give three readings to **Proposed Bylaw 6P2022** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 20D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2804 – 26 Street SW (Plan 5661O, Block 45, Lots 39 and 40) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

**EXCERPT FROM THE MINUTES OF THE CALGARY PLANNING COMMISSION, 2021
DECEMBER 16:**

“Moved by Commissioner Tiedemann

That with respect to Report CPC2021-1570, the following be approved:

That the Calgary Planning Commission receive the letter from the Killarney-Glengarry Community Association for the Corporate Record and forward on with the report to Council.

MOTION CARRIED”

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2804 - 26 Street SW, LOC2021-0147**

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 dwelling and secondary suites).
- The application represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighborhood, 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 increased housing options within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed land use would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- This application requires an amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP).
- No development permit has been submitted at this time.
- There is no previous Council direction.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application, in the southwest community of Killarney/Glengarry, was submitted by Horizon Land Surveys on behalf of the landowners, Jian Yu Wang and Zhang Li Wang, on 2021 September 21. No development permit has been submitted at this time; however, as per the Applicant Submission (Attachment 3), the landowners' intention is to redevelop the property to accommodate a four-unit rowhouse building. The 0.06 hectare parcel is currently developed with a single detached dwelling with rear lane access.

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 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 relevant community association was appropriate. In response, the applicant conducted a mail drop to adjacent residents within 90 metres, and they contacted the Killarney/Glengarry Community Association. The Applicant Outreach Summary can be found in Attachment 4.

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

**ISC: UNRESTRICTED
CPC2021-1570
Page 3 of 4**

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2804 - 26 Street SW, LOC2021-0147**

City-Led Outreach

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

Administration did not receive any responses from the public.

The Killarney/Glengarry Community Association provided a letter to Administration on 2021 November 09 (Attachment 5). The Community Association does not take a position of support or opposition to this application.

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

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy and land use amendment 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 DC 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 may be explored and/or implemented at the development permit and building permit stages.

Economic

The ability to develop up to four dwelling units would allow for a more efficient use of existing infrastructure and services. The future development could also support local businesses 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. **Proposed Bylaw 6P2022**
3. Applicant Submission
4. Applicant Outreach Summary

Planning & Development Report to
Calgary Planning Commission
2021 December 16

ISC: UNRESTRICTED
CPC2021-1570
Page 4 of 4

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2804 - 26 Street SW, LOC2021-0147**

- 5. Community Association Response
- 6. **Community Association Letter**
- 7. **Proposed Bylaw 20D2022**
- 8. **Public Submission**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |

Background and Planning Evaluation

Background and Site Context

The 0.06 hectare (0.14 acre) site is located in the southwest community of Killarney/Glengarry at the southeast corner of 26 Street SW and 26 Avenue SW. The site is approximately 15 metres wide by 38 metres long. The site is currently developed with a single detached dwelling and a parking pad in the rear yard accessible from the rear lane to the east.

Surrounding land use to the south, east, and west are predominantly DC District (Bylaw 29Z91) consisting of a mix of single detached and semi-detached dwellings. The DC District is based on the R-2 Residential Low Density District under Land Use Bylaw 2P80. The properties to the north are designated Residential – Contextual One / Two Dwelling (R-C2) District. There are several lots designated as Residential – Grade-Oriented Infill (R-CG) District along 26 Avenue SW, including two parcels just east of the subject parcel.

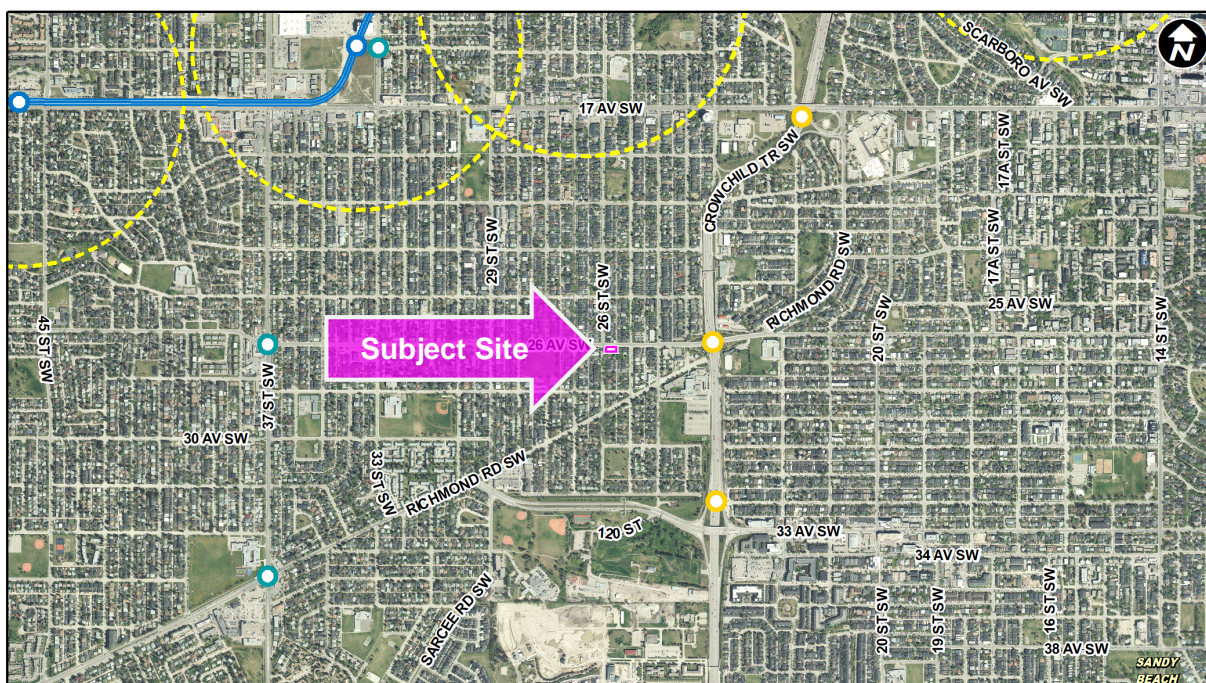
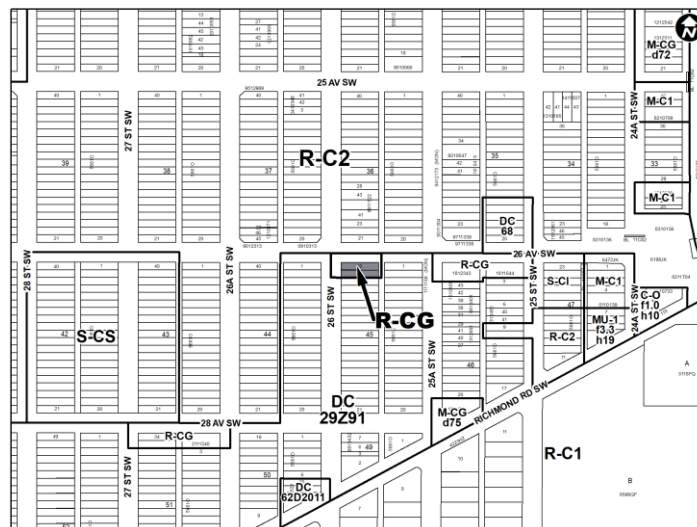
Community Peak Population Table

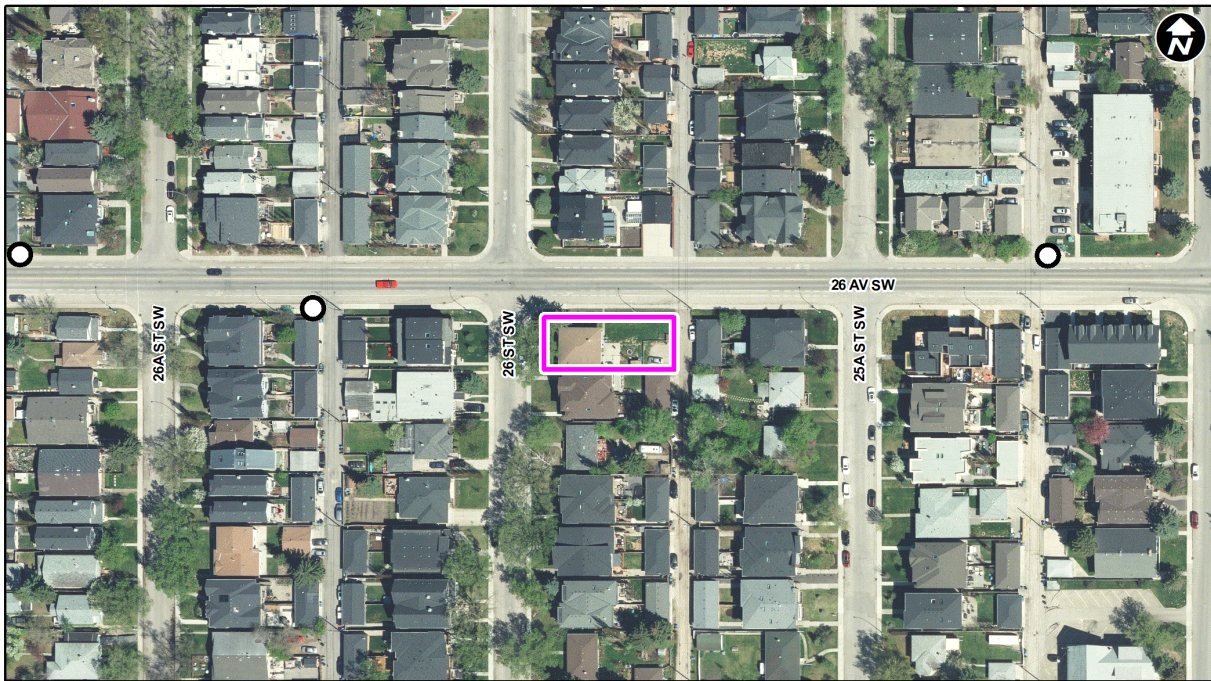
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

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

Source: *The City of Calgary 2019 Civic Census*

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





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 29Z91](#)) is primarily for low-density residential and is based on the R-2 District of Land Use Bylaw 2P80. This DC District allows for larger parcels and lot widths than the standard requirements in the R-2 District. The R-2 District allows for single detached, semi-detached, duplex dwellings, with 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 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 this application is approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional

items that 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

Pedestrian and vehicular access is available from 26 Street SW, 26 Avenue SW, both of which are classified as residential streets, and the rear lane. The area is served by Calgary Transit Route 6 with bus stops located within 60 metres (one-minute walk) from the development. Route 6 provides transit service approximately every 30 minutes during peak hours.

The subject site is well-served by cycling infrastructure, with existing bicycle lanes on 26 Avenue SW and on-street bikeways on 26 Street SW and 29 Street SW.

On-street parking adjacent to the site is not regulated on 26 Street SW, however no parking is allowed on 26 Avenue SW.

Environmental Site Considerations

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

Utilities and Servicing

Water, storm, and sanitary mains are available and can accommodate the 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 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. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighborhood context. The proposal is in keeping with relevant MDP policies as the proposed 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](#).

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy within the [Killarney/Glengarry Area Redevelopment Plan](#) (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings.

To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Townhousing (Attachment 2).

Westbrook Communities Local Area Plan (Ongoing)

The Westbrook Communities Local Area Plan is under review as Administration is currently working on the [Westbrook Communities Local Area Planning Project](#) which includes Killarney/Glengarry and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Westbrook Communities Local Area Plan* is anticipated to be finalized in Fall 2022.

PROPOSED

1570

CPC2021-
ATTACHMENT 2

BYLAW NUMBER 6P2022

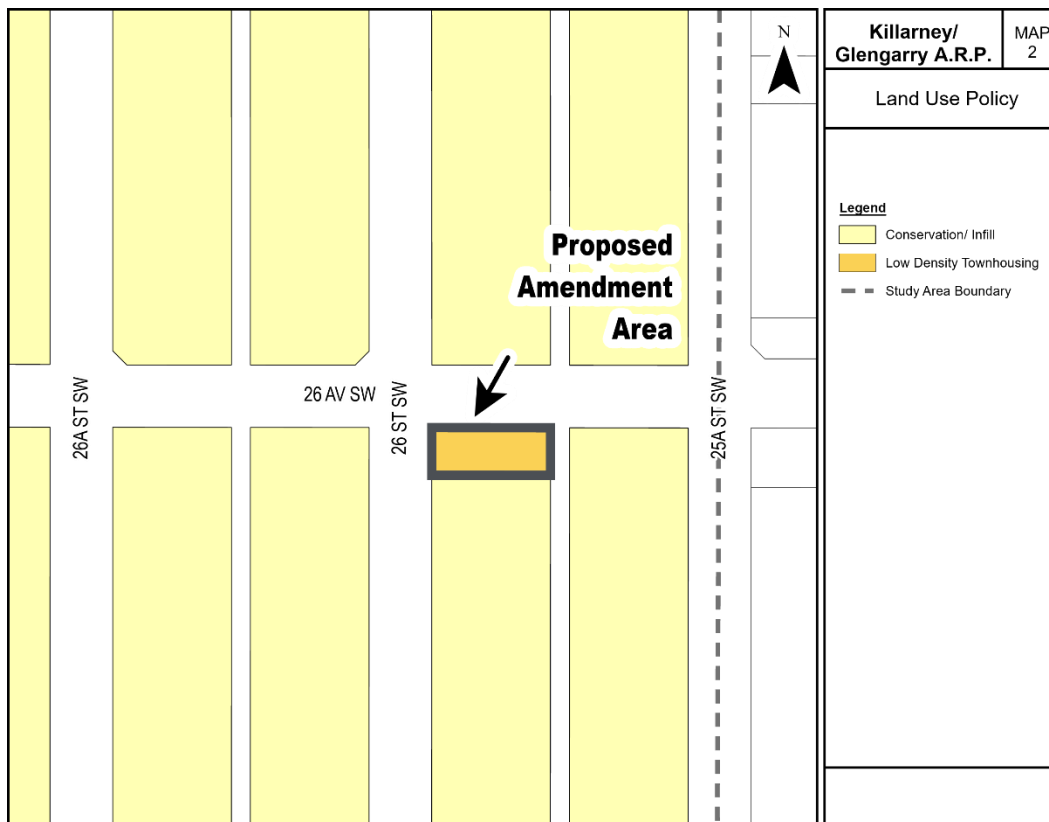
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE KILLARNEY/GLENGARRY AREA REDEVELOPMENT PLAN BYLAW 16P85 (LOC2021-0147/CPC2021-1570) *****

WHEREAS it is desirable to amend the Killarney/Glengarry Area Redevelopment Plan Bylaw 16P85, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.06 hectares \pm (0.14 acres \pm) located at 2804 – 26 Street SW (Plan 5661O, Block 45, Lots 39 and 40) from 'Conservation/ Infill' to 'Low Density Townhousing' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 6P2022

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

September 21, 2021

On behalf of the landowner, please accept this application to redesignate a +/-0.058 hectare site to R-CG to allow for:

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

The subject site, 2804 26 Street SW, is a corner lot located in the community of Killarney/Glengarry, the intersection of 26 Ave and 26 Street SW. The lot itself is surrounded by R-C2 lots in all direction although there are many R-CG developments along 26 Ave SW. The site is approximately 0.058 hectares in size with approximate dimensions of 15.24 by 38.12 meters. A rear lane exists to the east of the site. The property is currently developed with a one-storey single detached dwelling.

Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit bus service with the closest bus stop along 26 Ave serving route 6, about 70 meters away.

Public Engagement

Before undertaking the project, our office completed the "Community Outreach Assessment. The project's impact score is "1A". So we took a direct approach to reach to community association, local residents within a 90 meters radius and initialized the pre-application with city planner.

From Aug. 25th, 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, our office has also contacted community association and councillor's office for 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 MOP 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.

The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on

neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

We ask the city to support our application based on the reasons listed above. In addition, even though the proposed R-CG is low density district, the site also meets most of the criteria for Multi-Residential Infill including:

- within 400 meters of a transit stop
- on a collector or higher standard roadway on at least one frontage
- direct lane access
- along or in close proximity to and existing or planned corridor or activity centres
- adjacent to existing or planned non-residential development or multi-unit development.
- 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: 2804 26 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 Aug. 25th, 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

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.

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

Community Association Response

November 9, 2021

The KGCA's Development and Planning Committee did review this applicaiton and the KGCA does not take a position of either support or opposition to this application.

The KGCA would suggest that the applicant engage with their neighbours in the surrounding area regarding their redesignation and any future development permit.

Sean MacLean BURPI RPP MCIP

Director of Development
[Killarney-Glengarry Community Association](#)
2828 28th Street SW, Calgary
403-619-0094 (c)

“Together lets help to build a community that is safe, vibrant and inclusive”



December 15, 2021

City of Calgary
PO Box 2100 Station M
Calgary Alberta
T2P 2M5

Attn: Kieran Slattery

Ref: **LOC2021-0147**

Dear Kieran Slattery,

I am writing on behalf of the Killarney-Glengarry Community Association (KGCA) regarding LOC2021-0147.

At KGCA Board Meeting on December 13, 2021, the Board passed a motion to support the redesignation of 2804 26 Street SW from DC29Z91 to R-CG.

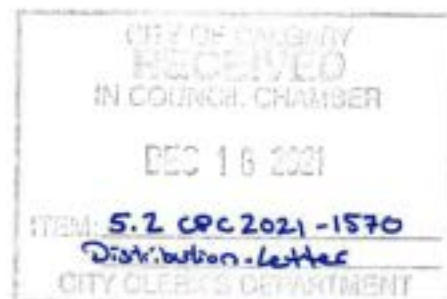
It is the Board's understanding that this site has a problematic history as it has received numerous complaints regarding illegal activity occurring on a regular basis. Due to the on-going issues with the property, the KGCA believes that the redevelopment of this property will be beneficial to the community that the property be cleaned up and redeveloped.

As such, the KGCA supports LOC2021-0147 and the redevelopment of 2804 26 Street SW.

If there are any questions with regards the above please do not hesitate to reach out and discuss.

Sincerely,

Sean MacLean BURPI RPP MCIP
Director of Development
Killarney-Glengarry Community Association



PROPOSED

1570

CPC2021-
ATTACHMENT 7

BYLAW NUMBER 20D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0147/CPC2021-1570)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

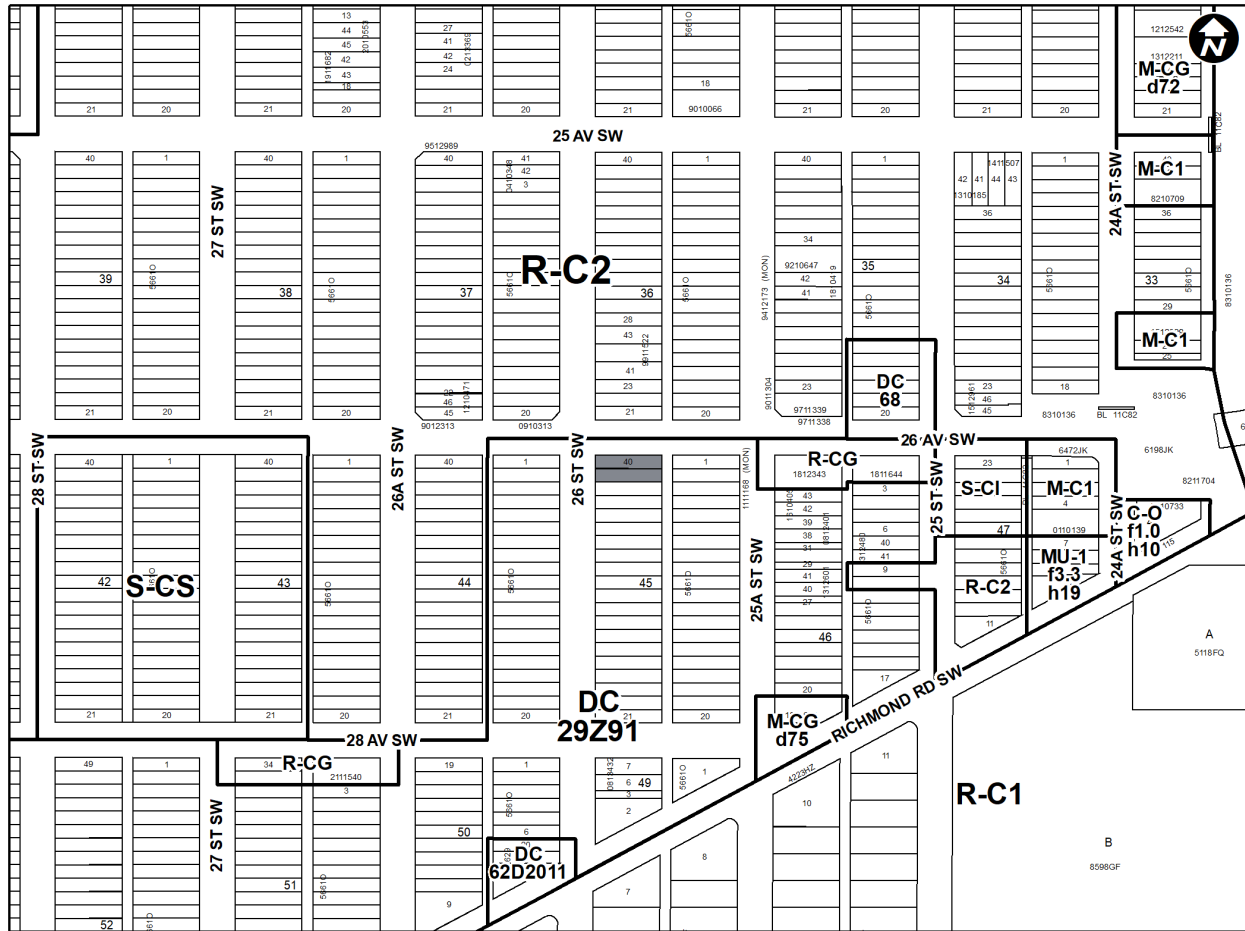
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0147/CPC2021-1570
BYLAW NUMBER 20D2022

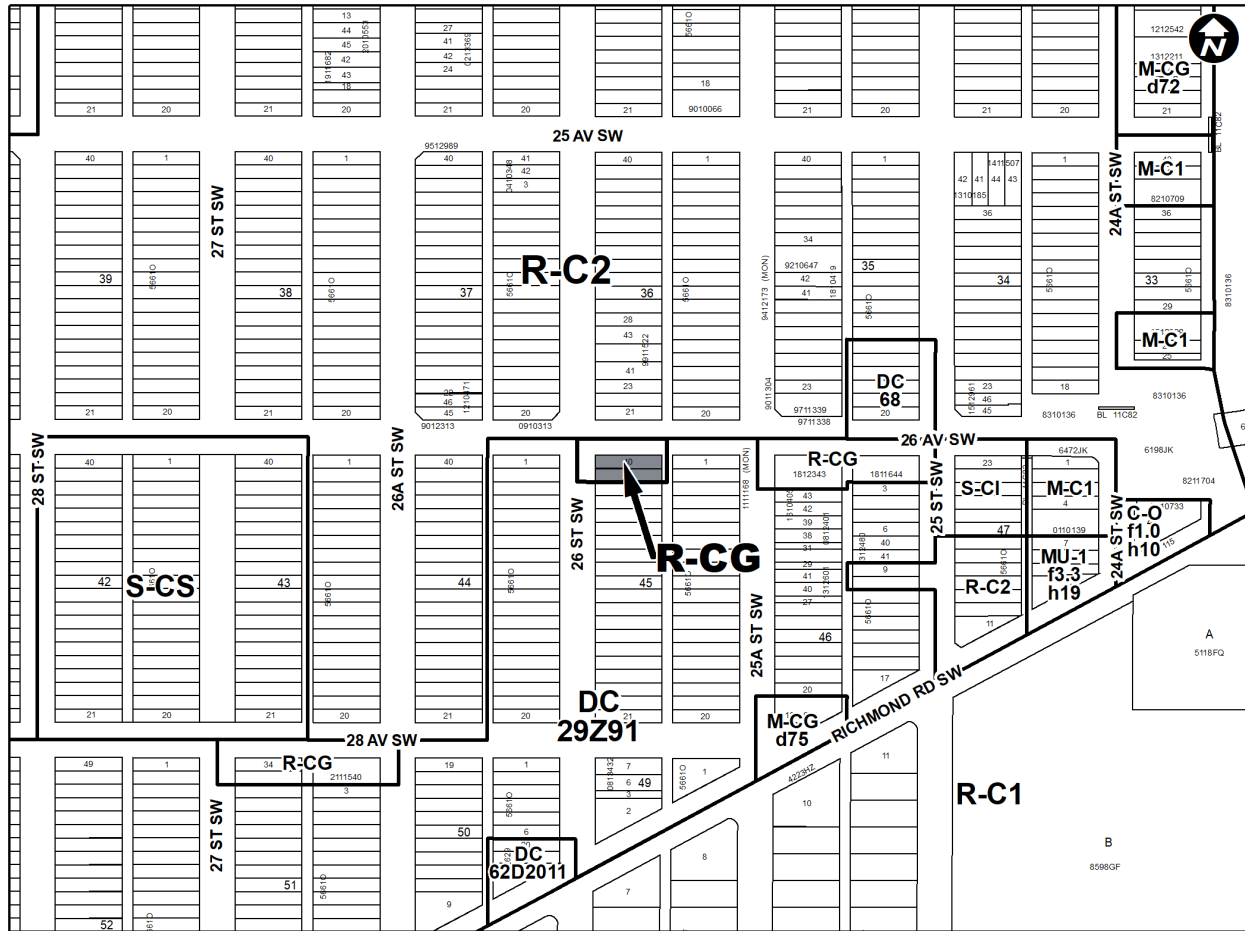
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0147/CPC2021-1570
BYLAW NUMBER 20D2022

SCHEDULE B



From: [REDACTED]
To: [Public Submissions](#)
Subject: [EXT] 2804 26 ST SW - LOC2021-0147 - DMAP Comment - Tue 2/8/2022 12:02:39 PM
Date: Tuesday, February 8, 2022 12:02:46 PM

Application: LOC2021-0147

Submitted by: Jason Glynn

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Shadowing impacts, Other

What are the strengths and challenges of the proposed:

If built and designed to fit the area the space will enhance the aesthetics of the community and bring more people to the community. It is essential that the tree on the property is protected with any development. So many of the new developments have destroyed these landmark trees and a part of the areas history and attraction to the community.

Will the proposed change affect the use and enjoyment of your property? If so, how?

The proposed development could be an eyesore if the tree is removed or the street side of the development is not done in a tasteful way. It would be nice to have a front entrance on the avenue side rather than a end wall with little or no aesthetics, windows etc. It looks like the tree on that side is protected and could be incorporated into the design with a patio or entranceway. Shadowing will be an issue to the house next to the development and mine across the street.

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

Parking and traffic is always a concern in an already congested part of the city. There is good and bad to more density but if done right it can be a great thing.

General comments or concerns:

I am all for development in the area, but I believe it is extremely important to preserve the old trees and build developments that will fit for years to come.

I have attached a photo of the tree that I believe is protected. But look how much it brings to the community. It would be a shame to lose more of these...

POSTPONED REPORT

Excerpt from the Minutes of the Combined Meeting of Council, held 2022 February 15:

“5. CONFIRMATION OF AGENDA

Moved by Councillor Mian

Seconded by Councillor Sharp

That the Agenda for today's meeting be amended by postponing the following Items to the 2022 March 8 Combined Meeting of Council:

- 8.1.3. Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8), at 2804 - 26 Street SW, LOC2021-0147, CPC2021-1570
- 8.1.5. Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8), at 2704 - 33 Street SW, LOC2021-0059, CPC2022-0012
- 8.1.7. Land Use Amendment in Killarney/Glengarry (Ward 8), at 3012 - 29 Street SW, LOC2021-0144, CPC2022-0011
- 8.2.1. Land Use Amendment in Highland Park (Ward 4), at 308 - 32 Avenue NE, LOC2021-0084, C2022-0123

MOTION CARRIED”

Planning & Development Report to
Calgary Planning Commission
2022 January 6

ISC: UNRESTRICTED
CPC2022-0012
Page 1 of 4

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2704 – 33 Street SW, LOC2021-0059**

RECOMMENDATIONS:

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2).
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2604 – 33 Street SW (Plan 1855W, Block 4B, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
JANUARY 6:**

That Council:

1. Give three readings to **Proposed Bylaw 9P2022** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2).
2. Give three readings to **Proposed Bylaw 24D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2604 – 33 Street SW (Plan 1855W, Block 4B, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the building types already allowed in the district (e.g., single detached, semi-detached, duplex dwellings, and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for a greater housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- An amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A concurrent development permit for a four-unit rowhouse has been submitted and is ready for decision pending Council's decision on this proposed land use amendment.
- There is no previous Council direction related to this proposal.

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2704 - 33 Street SW, LOC2021-0059

- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the southwest community of Killarney, was submitted by Hunter Tristan Architects on behalf of the landowners, Aftab and Shazia Ahmad, on 2021 April 12. An amendment to Map 2 of the *Killarney/Glengarry ARP* is required to accommodate the proposed R-CG District (Attachment 4).

A concurrent development permit for a Rowhouse Building has been submitted and Administration is ready to approve the application pending Council's decision on this redesignation application. See Development Permit (DP2021-2404) Summary (Attachment 5) 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

Applicant-Led Outreach

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

City-Led Outreach

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

Administration received six letters of opposition and one letter of support from the public. The letters outlined the following areas of concern:

- drainage in the laneway;
- increased demand on parking;
- traffic congestion; and
- loss of green space.

Two of the letters of opposition included a petition that is not directly related to this application and signed in 2020, prior to this application being made. The petition raises concern for the drainage in the lane.

Administration has investigated the drainage in the lane on multiple occasions and it has been determined that the pooling appears to be caused by freeze/thaw movements in the ground; the

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2704 - 33 Street SW, LOC2021-0059**

lane drains normally when the area is free from ice. Based on measuring with a laser level and confirming with survey, the lane drains as per the design. Administration determined that this is not a design or install issue.

The Killarney-Glengarry Community Association provided a comment on 2021 August 24 stating that they do not hold a position of either support or opposition for the application. See Attachment 5 for the full response.

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

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

IMPLICATIONS

Social

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

Environmental

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

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 9P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Development Permit (DP2021-2404) Summary
- 7. Proposed Bylaw 24D2022**
- 8. Revised Public Submissions**

**Planning & Development Report to
Calgary Planning Commission
2022 January 6**

**ISC: UNRESTRICTED
CPC2022-0012
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2704 - 33 Street SW, LOC2021-0059**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |

Background and Planning Evaluation

Background and Site Context

The approximately 0.06 hectare parcel is located in the southwest community of Killarney/Glengarry, on the southeast corner of 25 Avenue SW and 33 Street SW. The immediate area is characterized by low density residential development (single and semi-detached dwellings), with the R-C2 District as the primary land use surrounding the site.

The subject site has approximate dimensions of 15 metres by 36 metres. The laned parcel is currently developed with a single detached dwelling and a rear detached garage. Vehicular access to the detached garage is currently provided from 25 Avenue SW.

Community Peak Population Table

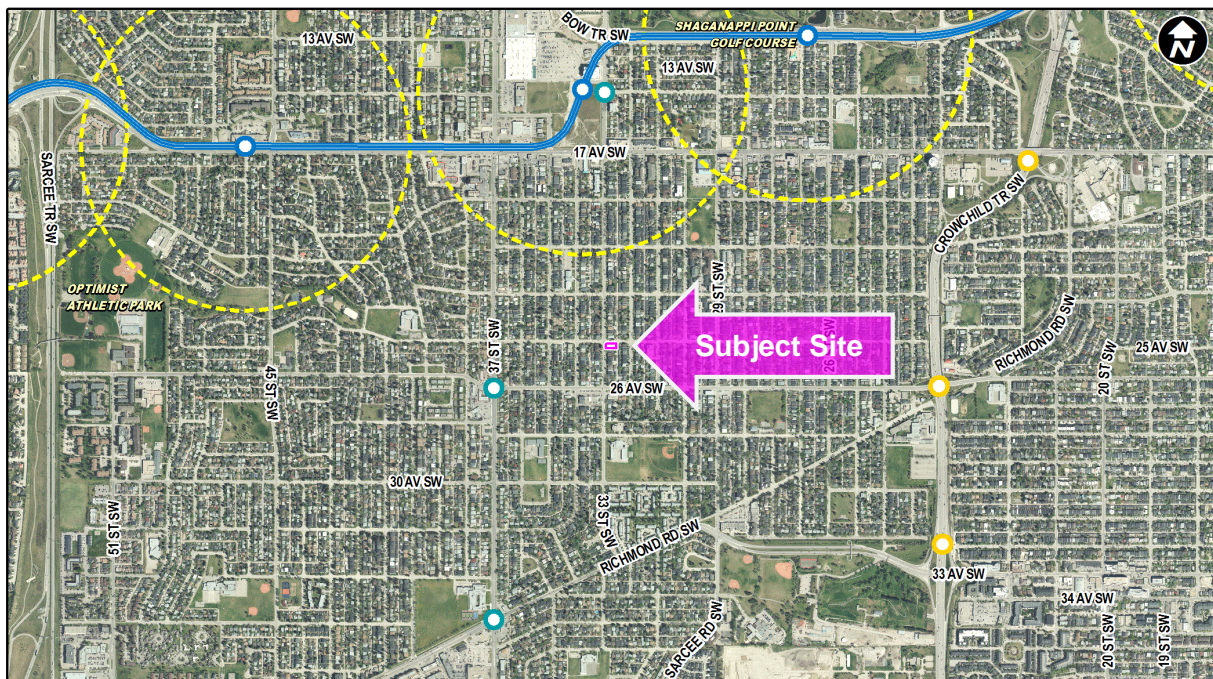
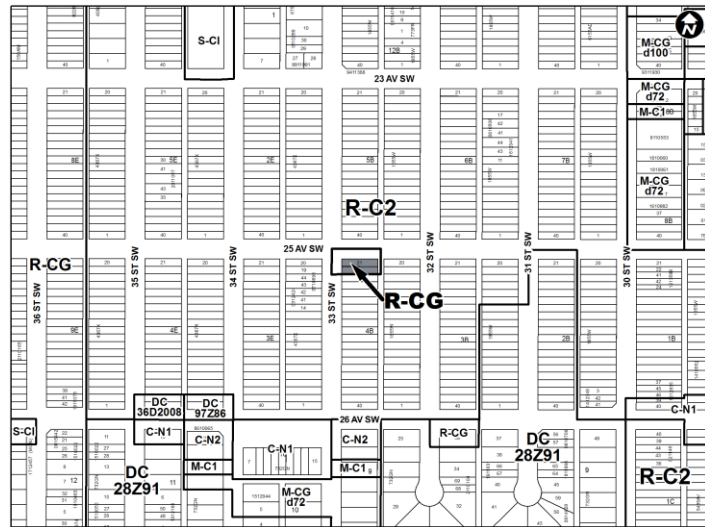
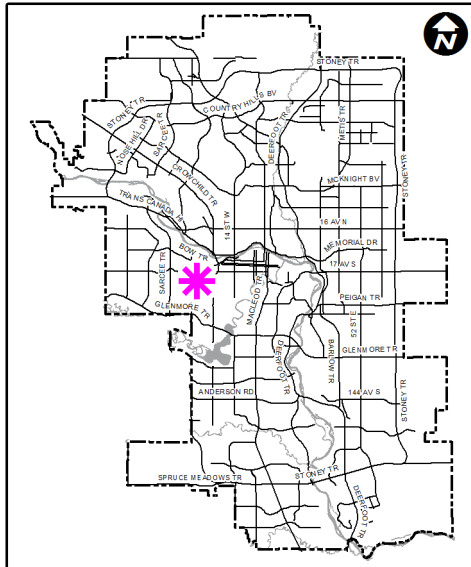
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

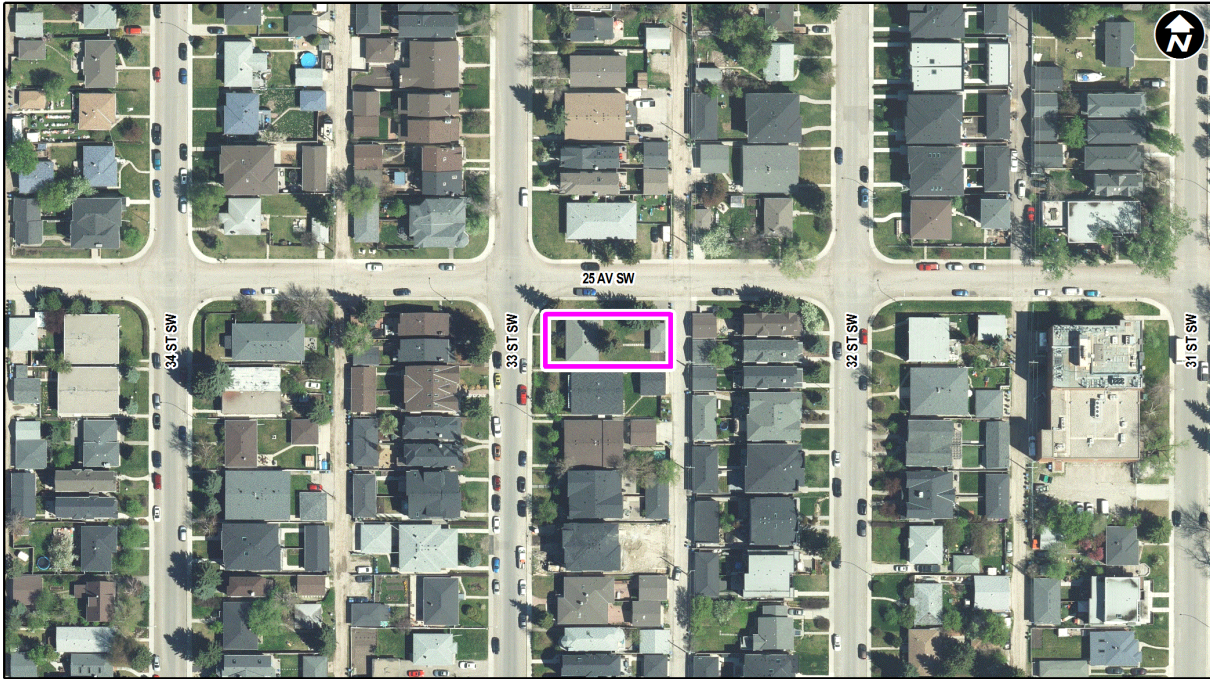
| Killarney/Glengarry | |
|------------------------------------|-------|
| Peak Population Year | 2019 |
| Peak Population | 7,685 |
| 2019 Current Population | 7,685 |
| Difference in Population (Number) | 0 |
| Difference in Population (Percent) | 0% |

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses.

The R-CG District allows for a maximum building height of 11 metres (3 storeys) and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow up to a maximum of four dwelling units on the site in rowhouse building form where one façade of each dwelling unit must directly face a public street.

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

Development and Site Design

If this application is approved by Council, the rules of the R-CG District and the applicable policies of the *Killarney/Glengarry ARP* will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Vehicular access to the site will be required to come from the rear lane.

Given the specific context of this corner site, additional items that have been considered through the development permit process include, but are not limited to:

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

Transportation

Pedestrian and vehicular access is available from 25 Avenue SW and 33 Street SW as well as the rear lane. The site is located approximately 230 metres (3-minute walk) from a transit stop that provides access to Route 6 (Killarney/26 Av SW) which services the Downtown. On-street parking adjacent to the site is available along both 25 Avenue SW and 33 Street SW and is not regulated by the Calgary Parking Authority.

Environmental Site Considerations

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

Utilities and Servicing

Water, sanitary, and storm deep utilities are available to the site. Development servicing requirements have been determined during the development permit review for the concurrent 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.

Municipal Development Plan (Statutory – 2009)

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

District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

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

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

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

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

Westbrook Communities Local Area Planning Project

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

PROPOSED

CPC2022-0012
ATTACHMENT 2

BYLAW NUMBER 9P2022

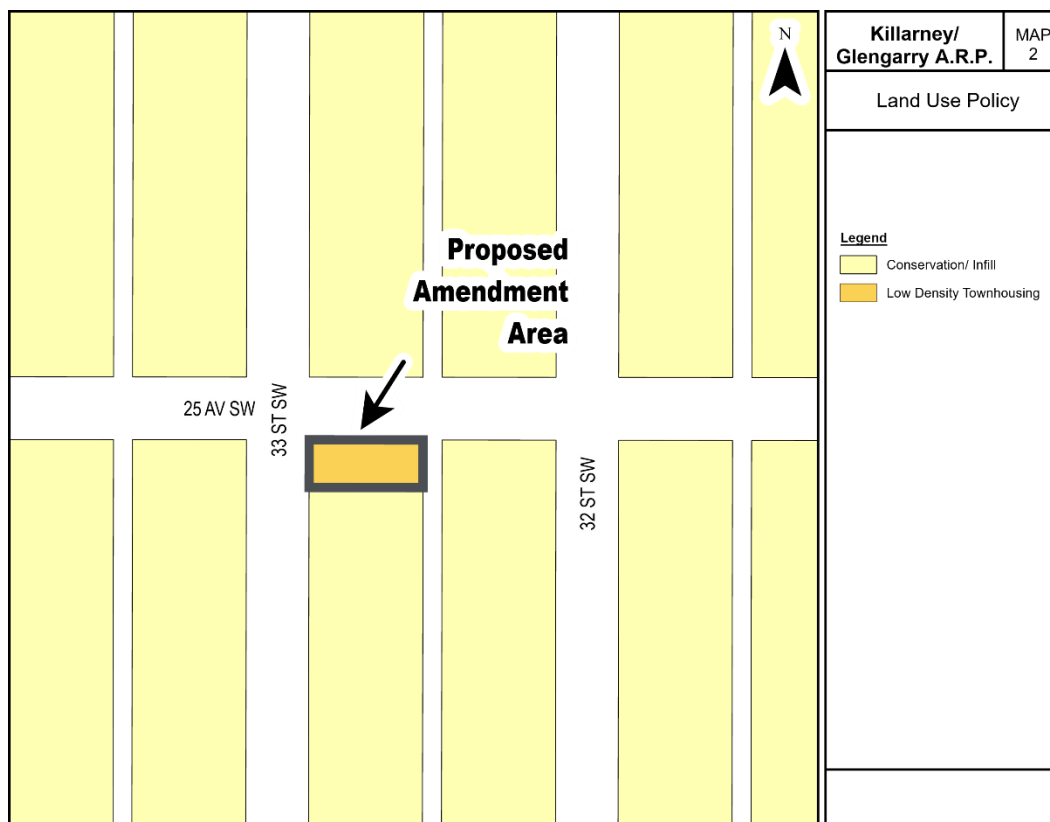
**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE KILLARNEY/GLENGARRY
AREA REDEVELOPMENT PLAN BYLAW 16P85
(LOC2021-0059/CPC2022-0012)**

WHEREAS it is desirable to amend the Killarney/Glengarry Area Redevelopment Plan Bylaw 16P85, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.06 hectares \pm (0.14 acres \pm) located at 2604 – 33 Street SW (Plan 1855W, Block 4B, Lots 21 and 22) from 'Conservation/ Infill' to 'Low Density Townhousing' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 9P2022

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

Company Name (if applicable):

LES MARCH - HUNTER TRISTAN DESIGN

Applicant's Name:

LES MARCH - HUNTER TRISTAN DESIGN

Date:

JULY 23, 2021

LOC Number (office use only):

LOC2021-0059

THE OWNERS WANT TO BUILD TOWNHOMES THAT WILL ADD VALUE AND APPEAL TO THE COMMUNITY FOR GENERATIONS TO COME. WITH THAT INTENT IN MIND, WE HAVE DECIDED TO DESIGN TOWNHOMES THAT WILL HAVE A TIMELESS ARCHITECTURE TO ENSURE WE RESPECT THE LONG TIME RESIDENTS OF THE COMMUNITY AND ALSO HEDGE ANY BETS OF 'MODERN' DESIGN TRENDS FALLING OUT FAVOUR. THIS APPROACH WILL HELP MAINTAIN SURROUNDING PROPERTY VALUES WHILE ADDING OVERALL COMMUNITY APPEAL.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2604 33 St 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)

Knocking on approximately 20 doors of the surrounding neighbours (same street and alley adjacent) we advised what we intended to build and if anybody had any questions.

Stakeholders

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

Killarney Glengarry Community Centre
Neighbours on same street and alley adjacent

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

No real issues. A few comments were in regard to street parking, which we advised is controlled by City Parking Permitting.

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.

he stakeholder wanted to ensure they built a dwelling that respected the era of homes in the community and that the design was timeless.

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 stakeholders knocked on the neighbours doors so that they could put a face to the project and engage with them directly about any concerns or thoughts.

calgary.ca/planningoutreach

Community Association Response

Wilson, Katherine

From: KGCA Development <development@kgca.ca>
Sent: Monday, August 23, 2021 11:34 AM
To: Wilson, Katherine
Subject: [EXT] Re: LOC2021-0059 - CA Comments

Hi Katherine,

I just did a quick search on my end here and I don't believe that the KGCA received the circulation package for this redesignation. I see that the Development Permit (DP2021-2404) was circulated on April 19, 2021 but I don't see a circulation package for LOC2021-0059. Can you confirm?

Regardless, the KGCA Development and Planning Committee did review the DP and does not take a position of either support nor opposition. That being said the KGCA always encourages applicants to engage with their neighbours on any proposed development or redesignation.

Sean MacLean BURPI RPP MCIP

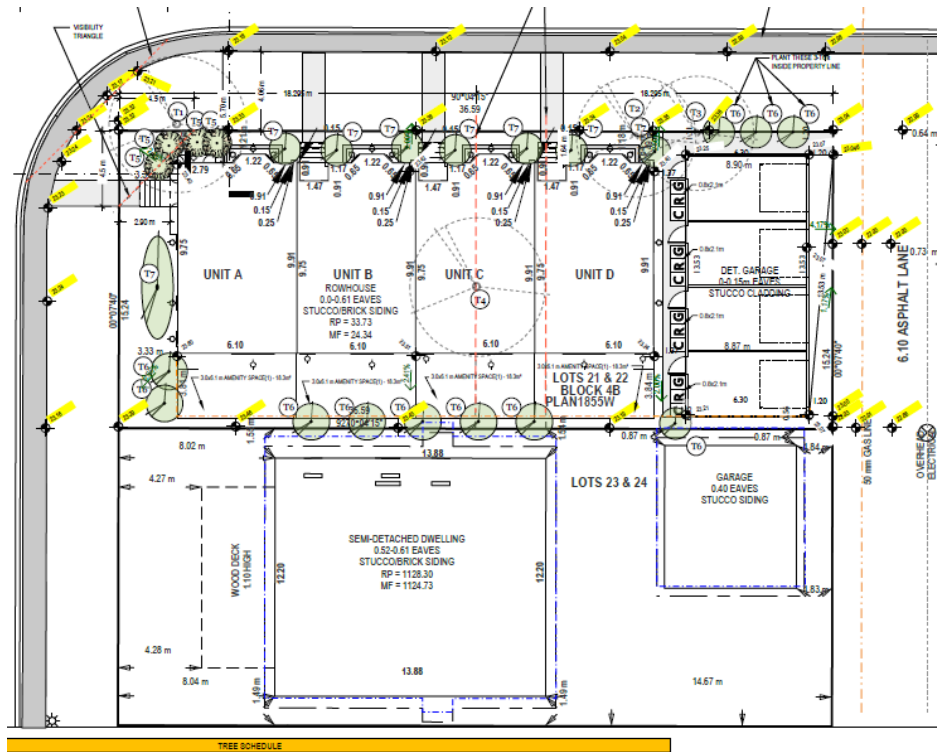
Director of Development
[Killarney-Glenarry Community Association](#)
2828 28th Street SW, Calgary
403-619-0094 (c)

"Together lets help to build a community that is safe, vibrant and inclusive"

Development Permit (DP2021-2404) Summary

A development permit application (DP2021-2404) was submitted by Hunter Tristan Architecture on 2021 April 12. The development permit application is for a four-unit, grade-oriented rowhouse and a four-car detached garage with access from the rear lane.

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



PROPOSED

CPC2022-0012
ATTACHMENT 7

BYLAW NUMBER 24D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0059/CPC2022-0012)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

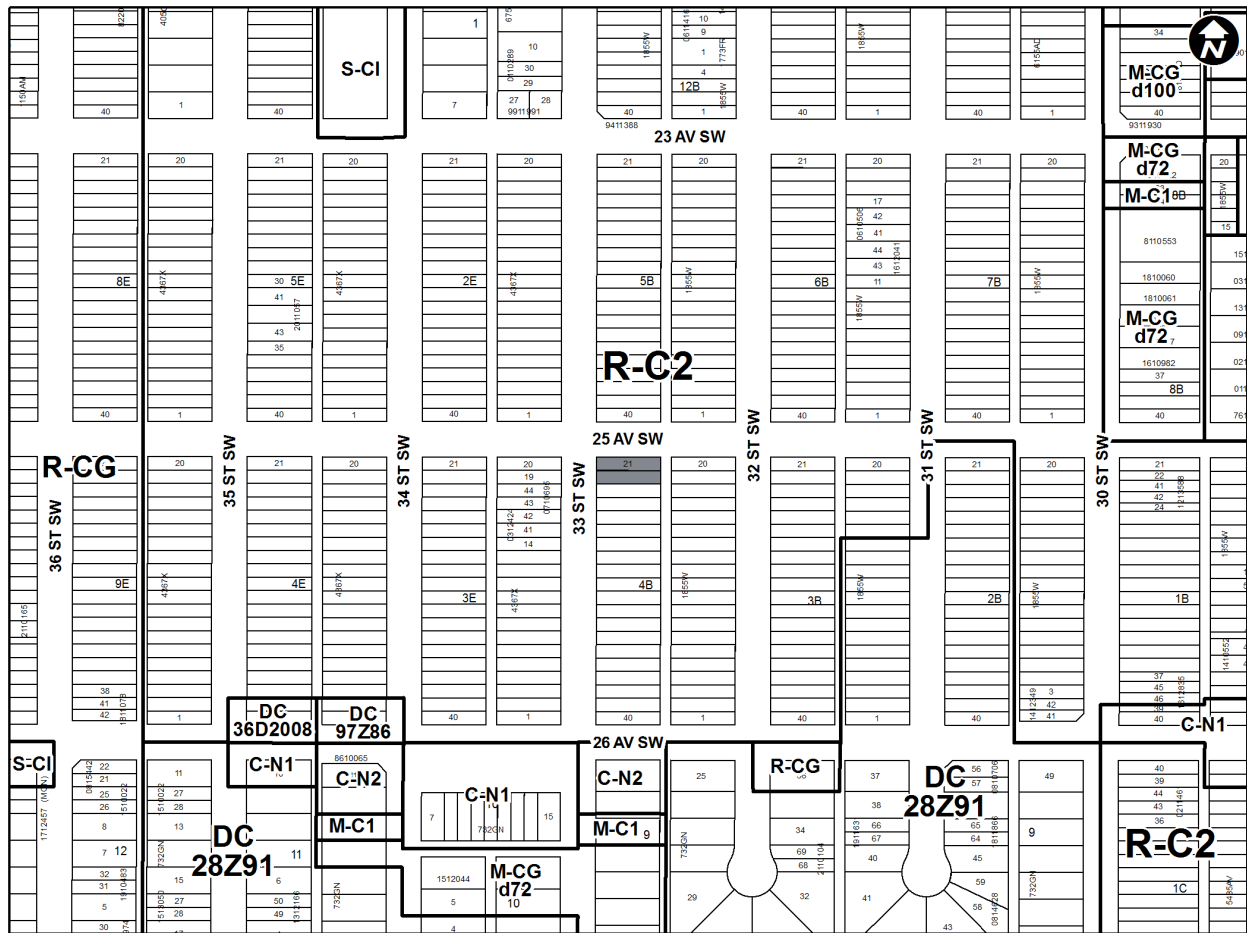
SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0059/CPC2022-0012

BYLAW NUMBER 24D2022

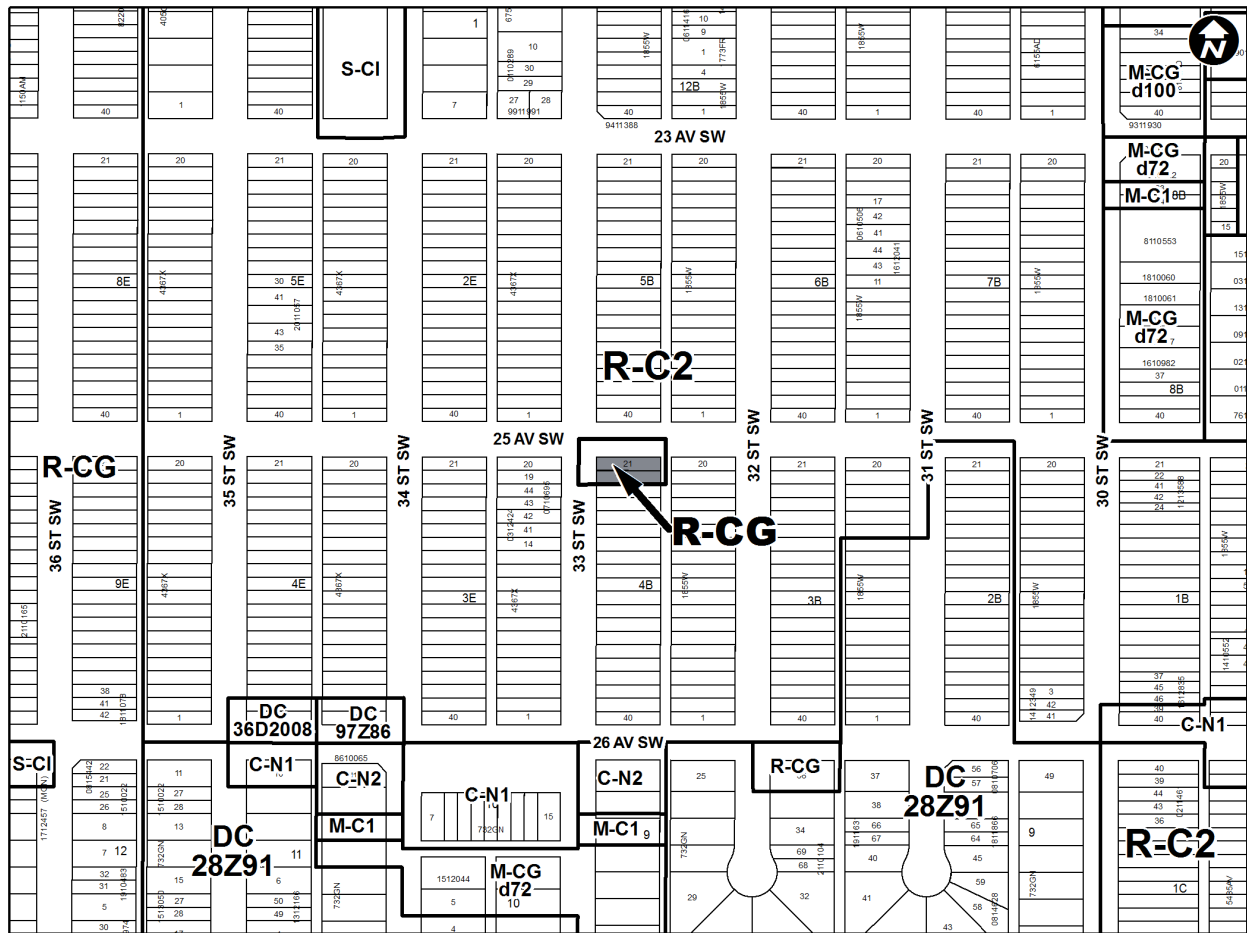
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0059/CPC2022-0012
BYLAW NUMBER 24D2022

SCHEDULE B





PUBLIC SUBMISSION FORM

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ☒ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Kori

Last name (required) Gregory

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? residents and homeowners

What do you wish to do? (required) Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Feb 15, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



PUBLIC SUBMISSION FORM

(required - max 75 characters) LOC 2021-0167, LOC 2021-0059

Are you in favour or opposition of the issue? (required) In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please advise if the attached comments have been received. Thank you.

Kori K Gregory & William L Matchett
2601 – 32 Street SW
Calgary, AB
T3E 2R8

February 10, 2022

The City of Calgary
Calgary Municipal Building
800 Macleod Trail SE

City Council Public Hearing on Planning Matters – February 15th, 2022

Re: LOC2021-0059/ 2604 – 33 Street SW
 LOC2021-0167/ 2440 – 34 Street SW
 LOC2022-0003/ 3216 – 26th Ave SW (application not on this agenda)

In response to the above-named applications, we are located directly behind LOC2021-0059, one block from LOC2021-0167 and one block from LOC2022-0003 whose plan includes basement suites (application not on this agenda). There is significant commercial development including a gas station at 33rd Street and 26th Ave. The Beth Shechinah Church located 2635 – 32 Street SW conducts events, worship, and daycare services. When the Church received a commercial designation a few years ago residents in the area became challenged with the resulting vehicle traffic and sudden lack of parking adjacent to their homes. Residents took it upon themselves to post 15km speed signs in the alley to control increased traffic accessing the rear entry of the Church. Current available parking on 33rd & 32nd Streets between 25th & 26th Ave is insufficient at times with the overflow filling 25th Ave.

Proposed developments create 16 new dwellings within a 2 -3 block radius. Specific to my location that's 12 more bins in an alley that is already an obstacle course. It's reasonable to consider the possibility of 2 cars per dwelling bringing an additional 32 vehicles into the area. On a conservative basis, 20 cars will still impact the challenges already faced by current residents and doesn't take into consideration additional visitor parking required at any time. The proposed developments only provide for single car garages and based on observations of completed similar developments many people choose to use the space for storage rather than parking.

The main thorough fare to the LRT at Westbrook is 33rd Street. It's a 10-minute walk from these locations. Convenient access to public transit allows vehicles to remain parked on the street. With a significant population increase in the immediate area there is no way to determine if valuable parking space is being occupied by non-residents to access the LRT and commercial outlets.

Having spoken with 2 of the developers I understand it is up to the residents to apply for 'Permit Parking'. I don't understand why the residents are responsible to fix what the developers create. It would seem appropriate that an application for 'Permit Parking' be granted along side the development permits. The blocks south of 17th Avenue across from the Westbrook LRT station implemented 'Permit Parking' some time ago.

With the number of multi residential developments occurring around the neighborhood, changing demographic and impact on infrastructure, the extension of permitted parking areas is worthy of consideration.

Additionally, the alley behind the Church was paved in 2015 and a petition was filed regarding the poor job completed which has resulted in poor drainage and significant water flow into the garages adjacent with pooling at the bottom flooding the church. No reply was ever received from the numerous entities approached. Presumably the development application LOC2021-0059 will impact the alley mentioned which would seem a good time to address these issues. Copy of petition and supporting documents are available for review.

The residents look forward to serious consideration and response by the city for the concerns mentioned.

Thank you,

Kori Gregory
Bill Matchett

korik@telusplanet.net
403-999-1344



PUBLIC SUBMISSION FORM

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- ☒ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Les

Last name (required) Hunter

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Hunter Tristan Design

What do you wish to do? (required) Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Feb 15, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



PUBLIC SUBMISSION FORM

(required - max 75 characters)

LOC2021-0059/CPC2022-0012

Are you in favour or opposition of
the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

POSTPONED REPORT

Excerpt from the Minutes of the Combined Meeting of Council, held 2022 February 15:

“5. CONFIRMATION OF AGENDA

Moved by Councillor Mian

Seconded by Councillor Sharp

That the Agenda for today's meeting be amended by postponing the following Items to the 2022 March 8 Combined Meeting of Council:

- 8.1.3. Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8), at 2804 - 26 Street SW, LOC2021-0147, CPC2021-1570
- 8.1.5. Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8), at 2704 - 33 Street SW, LOC2021-0059, CPC2022-0012
- 8.1.7. Land Use Amendment in Killarney/Glengarry (Ward 8), at 3012 - 29 Street SW, LOC2021-0144, CPC2022-0011
- 8.2.1. Land Use Amendment in Highland Park (Ward 4), at 308 - 32 Avenue NE, LOC2021-0084, C2022-0123

MOTION CARRIED”

Planning & Development Report to
Calgary Planning Commission
2022 January 6

ISC: UNRESTRICTED
CPC2022-0011
Page 1 of 3

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3012 – 29 Street SW,
LOC2021-0144**

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 3012 – 29 Street SW (Plan 5661O, Block 53, Lots 55 and 56) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
JANUARY 6:**

That Council give three readings to **Proposed Bylaw 28D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3012 – 29 Street SW (Plan 5661O, Block 53, Lots 55 and 56) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- The proposed land use amendment would allow for secondary suites, in addition to uses that are already allowed (e.g., single detached, semi-detached and duplex dwellings).
- The owner has filed the subject application in order to legalize an existing secondary suite within the principal dwelling.
- The application represents an appropriate density increase on the site, allows for development that is compatible with the character of the existing neighbourhood, and is in alignment with the applicable policies of the *Municipal Development Plan* and the *Killarney/Glengarry Area Redevelopment Plan*.
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for a greater housing choice within the community and more efficient use of infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 district can better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for an existing secondary suite has been submitted and is 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 application, located in the southwest community of Killarney/Glengarry, was submitted by the landowner, Stanley Wong, on 2021 September 29.

A development permit (DP2021-5302) was previously submitted (see Attachment 2, Applicant Submission); however, as the landowner's intent is to legalize a pre-existing secondary suite, the development permit is on hold pending the outcome of this land use amendment. The

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3012 - 29 Street SW,
LOC2021-0144**

approximately 0.06 hectare parcel is currently developed with a single detached dwelling and detached garage with rear lane access.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant contacted both immediate neighbours directly but determined that, due to minimal anticipated impacts from the project and ongoing COVID-19 protocols, further in-person engagement with community members was not warranted.

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 supportive letters from the public, including the following reasons:

- sufficient and functional off-street parking, with good access to the dwelling, is provided; and
- neighbours express positive relations with the landowner.

The Killarney-Glengarry Community Association (CA) did not provide feedback with respect to this application. Follow-up with the CA confirmed that they have no comments on this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The development permit application will be processed following a decision on this land use application.

Following Calgary Planning Commission, notification for Public Hearing of Council for the land use amendment will be posted on site and mailed to adjacent landowners and stakeholders. 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 DC District and can better accommodate the evolving housing needs of different age groups, lifestyles and demographics.

Planning & Development Report to
Calgary Planning Commission
2022 January 6

ISC: UNRESTRICTED
CPC2022-0011
Page 3 of 3

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3012 - 29 Street SW,
LOC2021-0144**

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Opportunities to align future developments on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

Economic

The legalization of an existing secondary suite would allow for a more efficient use of existing infrastructure, services and amenities. Densification also supports public transit, local businesses 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. **Proposed Bylaw 28D2022**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |

Background and Planning Evaluation

Background and Site Context

The landowner has filed the subject application in order to legalize an existing secondary suite within the principal dwelling. The subject site is located in the community of Killarney/Glengarry, on 29 Street SW between 28 and 30 Avenue SW, north of Richmond Road. The parcel is approximately 0.06 hectares in size and is approximately 15 metres wide by 40 metres long. The site consists of a single detached dwelling and a detached garage with direct access from the lane. The property is relatively flat with no distinct changes in grade.

The surrounding area is characterized by a mix of single and semi-detached dwellings designated under a Direct Control District ([Bylaw 29Z91](#)) based on the Residential Low Density R-2 District guidelines from Land Use Bylaw 2P80, with areas of Residential – Contextual One Dwelling (R-C1) District and R-C2 District nearby.

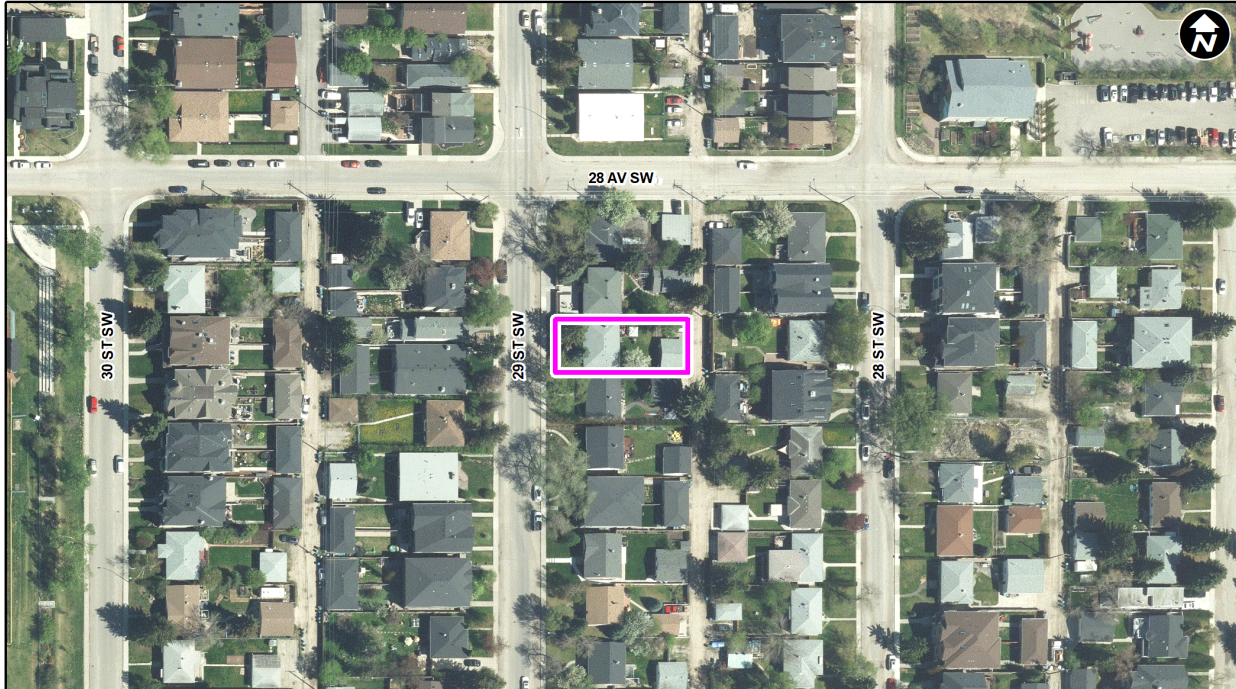
Community Peak Population Table

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

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

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 29Z91](#)) is based on the R-2 Residential Low Density District in Land Use Bylaw 2P80, which accommodates single detached, semi-detached and duplex dwellings with a maximum building height of 10 metres. This DC District includes a minimum lot width of 11 metres and a minimum lot size of 348 square metres.

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

Development and Site Design

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

Transportation

The subject site is located mid-block on a Collector class road, with less than 10,000 vehicle trips per day (average annual, pre-COVID 19). The subject site has direct lane access, the

current parking supply on site is adequate for the proposed land use, it is not currently within a Residential Parking zone, and on-street parking along 29 Street SW is permitted.

The subject site is approximately 100 metres (1-minute walk) away from a bus stop, Route 6 (Killarney/26 Av SW) on 26 Avenue SW, providing service through South Calgary, Mount Royal, Beltline, and the Downtown core.

Environmental Site Considerations

No environmental site conditions were identified.

Utilities and Servicing

Water, sanitary and storm deep utilities are available, as are waste and recycling services. Any development servicing requirements would be reviewed at the development site servicing stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

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

Climate Resilience Strategy (2018)

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

Killarney/Glengarry Area Redevelopment Plan (Statutory– 1986)

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

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

Westbrook Communities Local Area Plan (under development)

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

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Stanley Wong

Date:

September 29, 2021

Re: LOC2021-0144-83931

Legalization of Existing Secondary Suite, 3012 - 29th Ave. S.W

I would like to legalize an pre - existing suite at 3012- 29th Ave. S.W. This suite has been at the existing address before I purchased the house in 1991.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 3012 29 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.

After submitting the application, I was directed to the City's Community Outreach Toolkit online webpage, where the project scored 1A on the outreach assessment tool ("low impact to the community"). I was also advised that The City Planning Department would notify all neighbouring homeowners within a 90-metre radius of the property, as well as the Community Association and Ward Councillor's office. Additionally, a public notice was posted on the front lawn and on the City of Calgary's online development map, inviting people to provide comments directly to the City planner. Due to ongoing Covid-19 guidelines, and in light of the low level of impact to the surrounding community, I spoke with the immediate neighbours in person, since I decided that direct face-to-face communications with more people at their homes was not wise.

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)

Directly contacted neighbours (November, 2021)

Stakeholders

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

Immediate neighbours

What did you hear?

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

One neighbour supported the land-use redesignation. One neighbour offered no comments.

How did stakeholder input influence decisions?

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

No issues were raised that required further consideration.

How did you close the loop with stakeholders?

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

N/A

calgary.ca/planningoutreach

PROPOSED

CPC2022-0011
ATTACHMENT 4

BYLAW NUMBER 28D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0144/CPC2022-0011)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

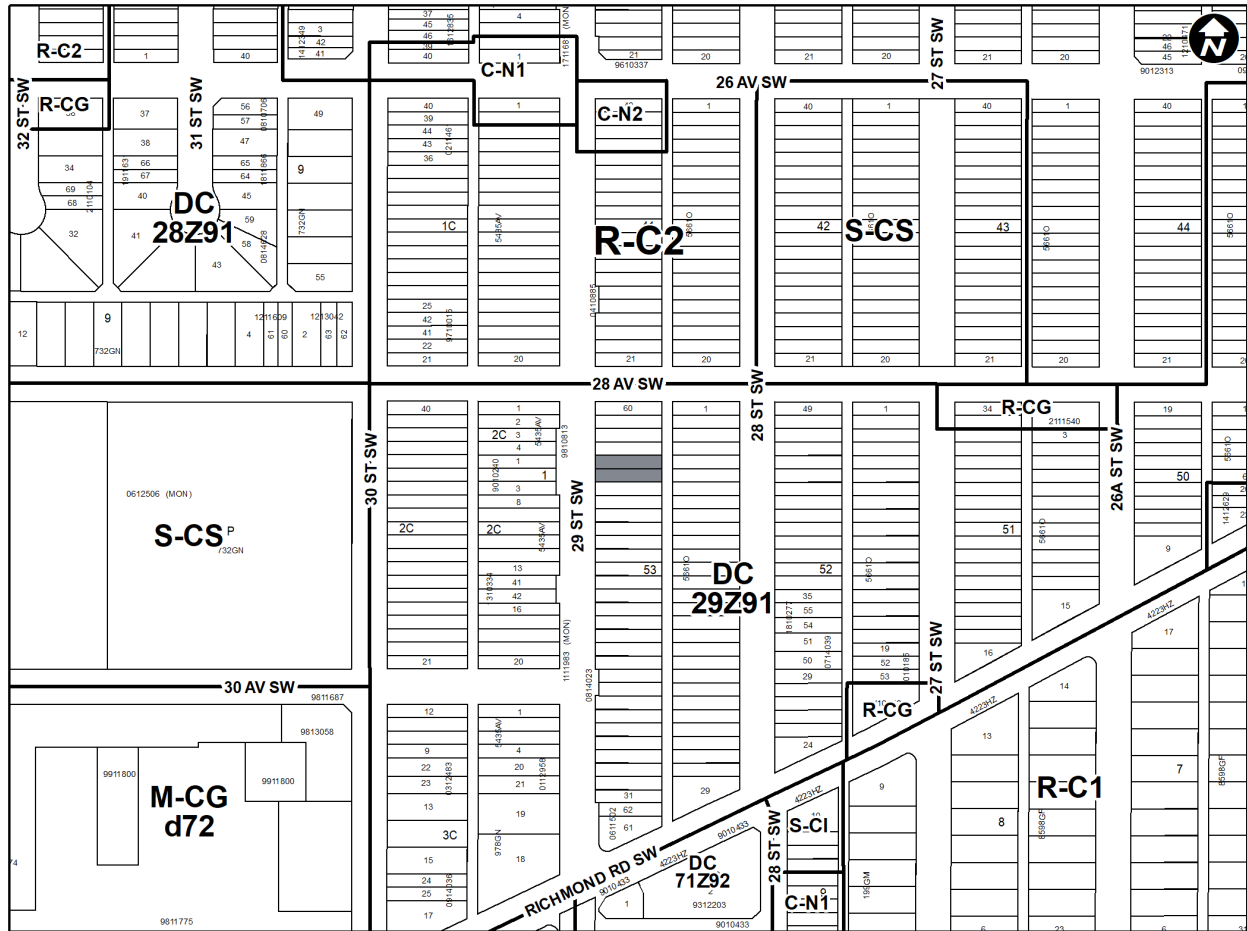
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0144/CPC2022-0011
BYLAW NUMBER 28D2022

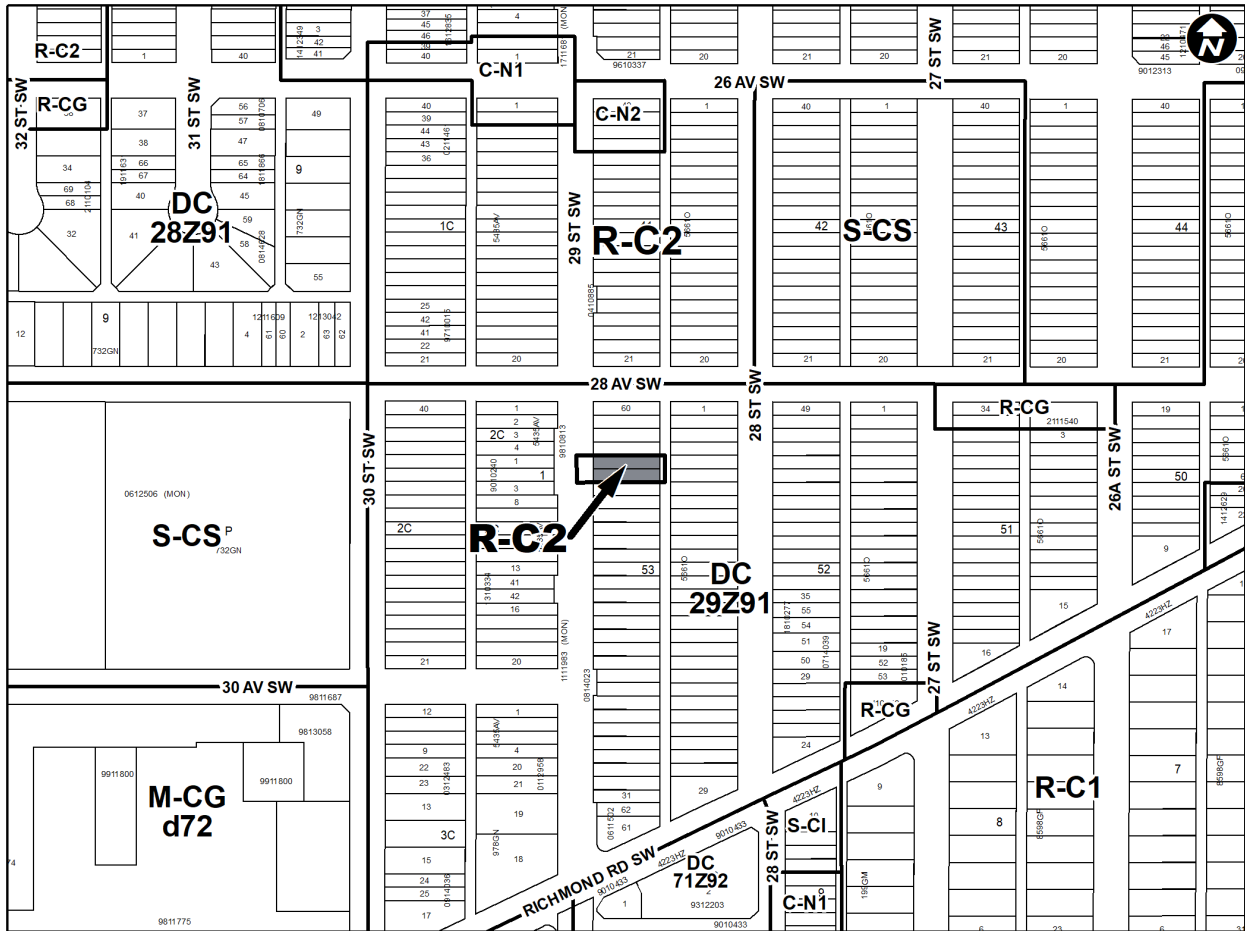
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0144/CPC2022-0011
BYLAW NUMBER 28D2022

SCHEDULE B



POSTPONED REPORT

Excerpt from the Minutes of the Combined Meeting of Council, held 2022 February 15:

“5. CONFIRMATION OF AGENDA

Moved by Councillor Mian

Seconded by Councillor Sharp

That the Agenda for today's meeting be amended by postponing the following Items to the 2022 March 8 Combined Meeting of Council:

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- 8.1.5. Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8), at 2704 - 33 Street SW, LOC2021-0059, CPC2022-0012
- 8.1.7. Land Use Amendment in Killarney/Glengarry (Ward 8), at 3012 - 29 Street SW, LOC2021-0144, CPC2022-0011
- 8.2.1. Land Use Amendment in Highland Park (Ward 4), at 308 - 32 Avenue NE, LOC2021-0084, C2022-0123

MOTION CARRIED”

**Planning & Development Report to
Combined Meeting of Council
2022 February 15**

**ISC: UNRESTRICTED
C2022-0123
Page 1 of 3**

Land Use Amendment in Highland Park (Ward 4) at 308 – 32 Avenue NE, LOC2021-0084

RECOMMENDATION:

That Council:

Give three readings to Proposed Bylaw 32D2022 for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 308 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Oriented Infill (M-CGd80) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for redevelopment with the intent of building a four-unit residential building.
- The application represents an appropriate density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood. The application conforms with the relevant policies of the Municipal Development Plan (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal allows for more choice in the types of housing available to residents and homebuilders and promotes more efficient use of existing infrastructure.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and facilities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment was submitted on 2021 May 26 by Tricor Design Group on behalf of the landowners, Callie Roang and Paul Harris. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to develop a four-unit residential building.

The subject site is located in the northeast community of Highland Park, along 32nd Avenue NE, east of 2 Street NE and west of Edmonton Trail North. The site is approximately 0.05 hectares (0.12 acres), with rear lane access from the north. The site currently contains a single detached dwelling with a detached garage abutting the north lane.

Calgary Planning Commission recommended that Council approve the provision of up to four units on this property through a land use amendment on 2021 November 18. Leading up to the initially planned public hearing on 2022 January 11, 2022, Administration discovered a technical error with the proposed density modifier given the site size and the future opportunity would restrict the site to a maximum of three units. A key driver of the Applicant's land use redesignation is the intended development of up to four units on this property, which the density

**Planning & Development Report to
Combined Meeting of Council
2022 February 15**

**ISC: UNRESTRICTED
C2022-0123
Page 2 of 3**

Land Use Amendment in Highland Park (Ward 4) at 308 - 32 Avenue NE, LOC2021-0084

modifier of 75 would not allow on a 0.05 ha parcel. As a result, the information included in this amended report and Bylaw includes an increase of the density modifier to be 80 units per hectare in order to allow for up to four units on the site. Administration has re-posted the notification of Public Hearing on site to advertise the proposed density modifier of 80 units per hectare and notification letters were mailed to the adjacent landowners.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 2, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

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

The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received no comments from adjacent residents during the notification period.

The Highland Park Community Association provided a letter on 2021 July 05 (Attachment 5) with the following comments:

- increased densification along 32 Avenue NE and the increased traffic and street parking issues it creates;
- on-site parking; and
- suggested to explore an alternative redevelopment of Semi-detached dwelling with secondary suites.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, on-site parking, and number of units will be reviewed and determined at the development permit stage. A future development of a four-unit residential building aligns with both the urban form category and building scale outlined in the *North Hill Communities Local Area Plan* (LAP). Further discussion of the policy context is included in Attachment 2.

Following the 2022 January 11 Public Hearing, new notifications for the 2022 February 15 Public Hearing of Council for the land use amendment has been 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
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2022 February 15**

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Page 3 of 3**

Land Use Amendment in Highland Park (Ward 4) at 308 - 32 Avenue NE, LOC2021-0084

IMPLICATIONS

Social

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

Environmental

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

Economic

The proposal 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 application.

ATTACHMENT(S)

1. CPC Report from November 18, 2021
2. Background and Planning Evaluation
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Proposed Bylaw 32D2022

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |

Planning & Development Report to
Calgary Planning Commission
2021 November 18

ISC: UNRESTRICTED
CPC2021-1473
Page 1 of 3

Land Use Amendment in Highland Park (Ward 4) at 308 – 32 Avenue NE, LOC2021-0084

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 308 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Oriented Infill (M-CGd75) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 NOVEMBER 18:

That Council:

Give three readings to **Proposed Bylaw 8D2022** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 308 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Oriented Infill (M-CGd75) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for redevelopment with the intent of building a four-unit residential building.
- The application represents an appropriate density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood. The application conforms with the relevant policies of the *Municipal Development Plan* (MDP) and the *North Hill Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal allows for more choice in the types of housing available to residents and homebuilders and promotes more efficient use of existing infrastructure.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and facilities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment was submitted on 2021 May 26 by Tricor Design Group on behalf of the landowners, Callie Roang and Paul Harris. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to develop a four-unit townhouse residential building.

The subject site is located in the northeast community of Highland Park, east of 2 Street NE and west of Edmonton Trail North. The site is approximately 0.05 hectares (0.12 acres), with rear

**Planning & Development Report to
Calgary Planning Commission
2021 November 18**

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**Land Use Amendment in Highland Park (Ward 4) at 308 - 32 Avenue NE,
LOC2021-0084**

lane access from the north. The site currently contains a single detached dwelling with a detached garage abutting the north lane.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

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

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 the adjacent landowners.

Administration received no comments from the public during the notification period.

The Highland Park Community Association provided a letter on 2021 July 05 (Attachment 5) with the following comments:

- the application would require a policy amendment to change the urban form category and building scale referenced in the *North Hill Local Area Plan*;
- increased densification along 32 Avenue NE;
- increased traffic and street parking along 32 Avenue NE;
- on-site parking; and
- suggested to explore an alternative redevelopment of Semi-detached dwelling with secondary suites.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, on-site parking, and number of units will be reviewed and determined at the development permit stage. A future development of a four-unit residential building aligns with both the urban form category and building scale outlined in the *North Hill Communities Local Area Plan* (LAP). Further discussion of the policy context is included in Attachment 1.

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.

Approval: T. Goldstein concurs with this report. Author: D. Kasparis
City Clerks: J. Palaschuk/S. Lancashire

Item #

Planning & Development Report to
Calgary Planning Commission
2021 November 18

ISC: UNRESTRICTED
CPC2021-1473
Page 3 of 3

**Land Use Amendment in Highland Park (Ward 4) at 308 - 32 Avenue NE,
LOC2021-0084**

IMPLICATIONS

Social

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

Environmental

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

Economic

The proposal 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.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 8D2022**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Highland Park, on the northern block along 32 Avenue NE, east of 2 Street NE and west of Edmonton Trail North. The site is approximately 0.05 hectares (0.12 acres) in parcel area size and is approximately 15 metres wide by 35 metres in depth. The site is currently developed with a single detached dwelling with a detached garage and abuts a rear lane along the north side and contains two parking pads connecting directly onto 32 Avenue along the south front side.

The subject area is actively redeveloping with some a variety of low density residential densities. Surrounding developments are predominately characterized by a mixture of single and semi-detached dwellings designated as R-C2 District, with several pockets of parcels designated as both R-CG and M-CG District. The adjacent parcel to the west contains a rowhouse building designated as Residential – Contextual Grade-Oriented Infill (R-CG) District. There is a single detached dwelling that is designated as Residential – Contextual One / Two Dwelling (R-C2) District is located immediately to the east adjacent parcel to the subject site. A semi-detached dwelling designated as Multi-Residential – Contextual Grade-Oriented (M-CGd75) District is located two parcels to the east at 316 - 32 Avenue NE.

The subject site is located less than one block west (approximately 150 metres (2-minute walk) of the Edmonton Trail North Primary Transit Network (PTN). The subject site is located approximately 365 metres (5-minute walk) east from Centre Street North PTN. High frequency bus rapid transit service (BRT) is currently operating along both Centre Street North and Edmonton Trail North PTN.

Community Peak Population Table

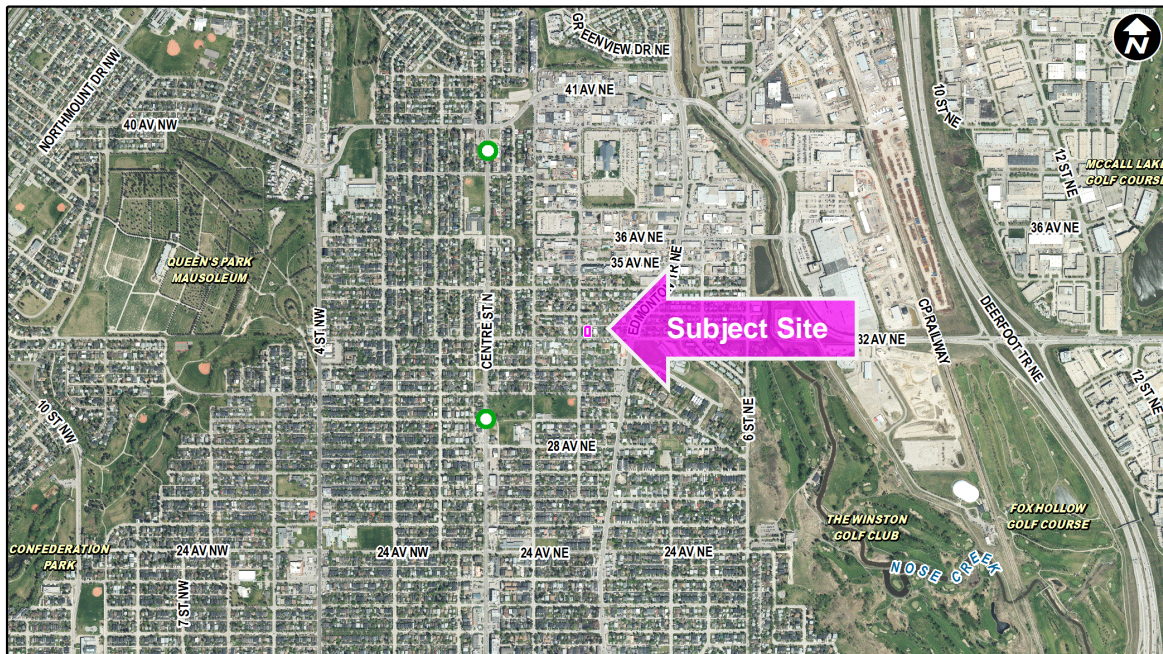
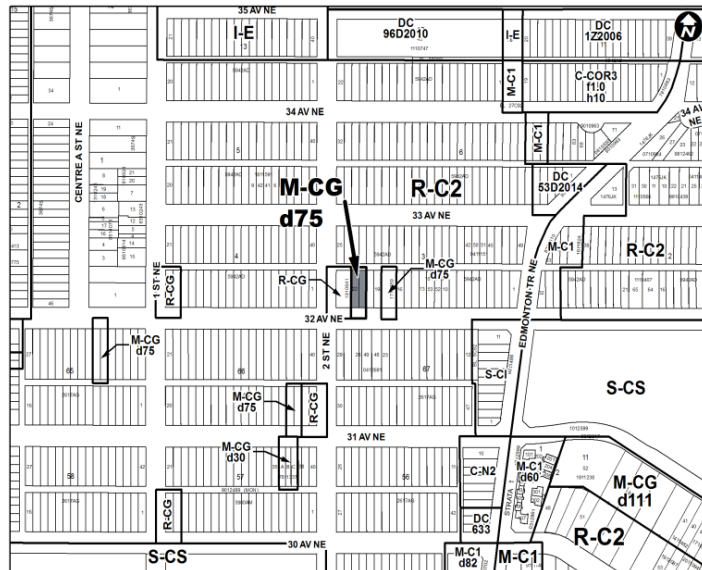
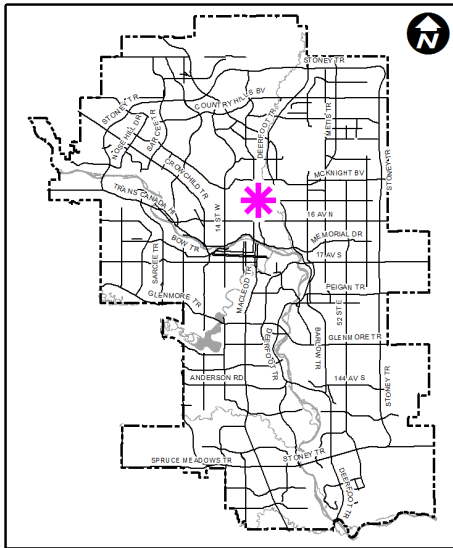
As identified below, the community of Highland Park reached its peak population in 1969.

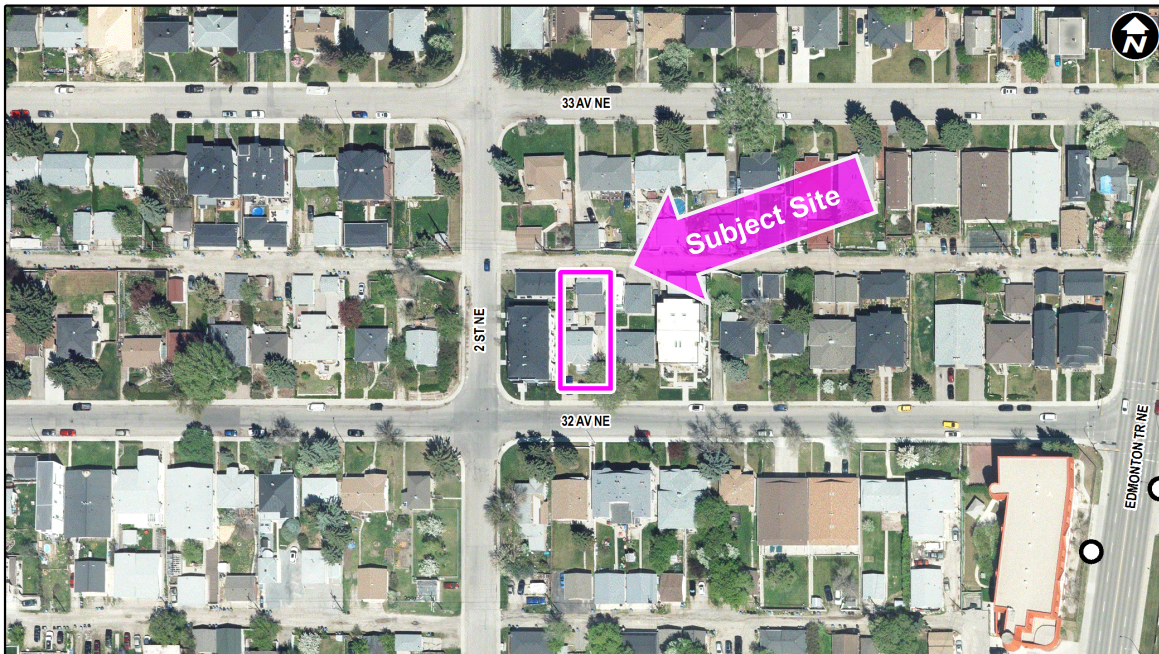
| Highland Park | |
|------------------------------------|---------|
| Peak Population Year | 1969 |
| Peak Population | 4,875 |
| 2019 Current Population | 4,015 |
| Difference in Population (Number) | -860 |
| Difference in Population (Percent) | -17.64% |

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

The proposed M-CGd75 District is a multi-residential designation that is primarily for townhouses and fourplexes where some or all the units have direct access to grade. Secondary Suites (as a listed use in the Land Use Bylaw) are not allowed in multi-residential buildings in the M-CG District, and are instead considered as individual dwelling units, which factor into the density calculation. The inclusion of the proposed 75-unit per hectare density modifier was recommended by Administration which would allow a maximum of four dwelling units on this site based on the parcel area, consistent with previously approved land uses in the area, consistent with the policy context, and a built form which is appropriate in low density residential areas.

Development and Site Design

If the application is approved by Council, the applicable policies of the [North Hill Communities Local Area Plan](#) (LAP) and the proposed M-CGd75 District will provide guidance for the future redevelopment of this site including appropriate uses, building height, building massing, landscaping and parking. Additional items that will be considered during the development permit review process include, but are not limited to:

- ensuring the proposed development's building height and massing is compatible with the existing adjacent low density residential developments;
- the removal of two driveway connections along 32 Avenue;
- ensuring direct vehicle access is from the north rear lane and all necessary motor vehicle and visitor parking stalls are provided entirely on the subject parcel; and
- providing an engaging building design and interface along 32 Avenue NE.

The Administration encouraged the applicant to submit a conceptual site plan design to inform how a future M-CG redevelopment might look like on the subject parcel. The conceptual site plan design shows a four-unit residential building with a four-vehicle detached garage and one unenclosed visitor parking stall abutting the north rear lane to demonstrate all necessary amenities can be accommodated on the subject parcel. In addition, the applicant was encouraged by Administration to consider consolidating lots with the adjacent east parcel to achieve more density. The applicant has attempted to communicate with the adjacent landowner, but no response was received.

Transportation

A Transportation Impact Assessment was not required for this proposal. A four-unit residential building is appropriate for the subject site. Pedestrian access is available from the existing sidewalk along 32 Avenue NE. Vehicle access to the site will be provided from the existing rear lane. Street parking is available along 32 Avenue NE.

The subject site is located along 32 Avenue NE which is classified as a collector street. The subject site is well serviced by high frequency Transit service. The nearest Transit stop (Route 4) is located approximately 150 metres (2-minute walk) along Edmonton Trail North PTN. Centre Street North PTN is approximately 365 metres (5-minute walk) from the subject site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and stormwater services are available nearby the subject site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential - Developed - Inner City area as identified 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 a subsequent development review stage.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is identified as Neighbourhood Local with a Limited scale in the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses and supports a broad range and mix of housing types, unit structures and built forms. The proposed land use amendment is in alignment with applicable policies of the LAP.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

The location criteria are not meant to be applied in an absolute sense but are used in conjunction with other relevant planning policy such as the MDP or local area policy plans to assist in determining the appropriateness of an application in the local context.

The subject parcel meets the following criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is located within 400 metres of a transit stop;
- site is located within 600 metres from an existing or planned primary transit stop;
- site abuts a lane to provide direct vehicle access, and
- site is located on a collector street.

The subject parcel does not meet the following criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is not a corner parcel;
- site is not adjacent to existing or planned non-residential development;
- site is not adjacent to or located across from an existing or planned open space, park or community amenity, and
- site is not along an existing or planned corridor or activity centres.

While these criteria are not used as a checklist, they do provide for a framework in which we evaluate a parcel's appropriateness for intensification. These criteria, when reviewed within the context of the *Municipal Development Plan* and the site-specific context, indicate that the proposed land use and the site's location are appropriate for sensitive residential intensification.

Applicant Submission

Company Name (if applicable):
TRICOR DESIGN GROUP

Applicant's Name:
AHMED GOUDA

Date:
MAY 21, 2021

This subject property is next to a corner lot on 32 Ave. NE. The corner lot is R-CG with 4 plex development, and 2 lots beside our lot there is an M-CG lot with 4 plex development as well. The block is primarily R-C2.

The proposal is to rezone from R-C2 to M-CG. The density under M-CG could include up to 4 units which is the intention for the rezoning of this lot. Given the strict rules for developing projects on M-CG lots, we feel this zoning is appropriate for this lot.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 308 32ND 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)

Our office has emailed Highland Park Community Association on Aug. 16th with reply to their comments received through the DTR. We explained our intentions and answered their concerns.

No feedback or reply received till date.

Stakeholders

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

Highland Park Community Association

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.

Concerns regarding Traffic and Parking.

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 insured that we are committed to the requirements of the City and will provide required parking spaces.

How did you close the loop with stakeholders?

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

N/A

calgary.ca/planningoutreach

Community Association Response



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4
Tel: (403)276-6969

July 5, 2021

Circulation Control, Planning and Development
City of Calgary
ATTN: Dino Kasparis, File Manager

RE: LOC2021-0084 308 32 Ave NE

We understand that the applicant wishes to change the current land use designation from R-C2 to M-CG. The rationale given for this is: the adjacent corner parcel contains a 4-unit rowhouse, and that there is already an existing 4-plex on an M-CG parcel nearby. The stated intention for the requested change is to construct a 4-plex.

We note that, apart from the rowhouse and the existing 4-plex in this block, the remaining residential units on the street are bungalows and semi-detached. The parcel appears to be the usual 50 ft width with back laneway access to parking. The measured distance to the nearest (southbound) bus stop on Edmonton Trail is 190 m.

The *North Hill Communities Local Area Plan* (1st reading passed Council June 21) shows that 32nd Avenue should remain Neighbourhood Local with a Limited Building Scale of 3 storeys maximum other than at the Centre Street and Edmonton Trail intersections.

The Highland Park Community Association has typically supported changes from R-C2 to R-CG land use, especially on corner lots and along more major roadways. However, despite the proximity of another M-CG land use on the block, and the R-CG immediately adjacent, we have concerns about excessive densification along 32nd Avenue NE. The street is an unlaned residential street and not exceptionally wide. The avenue already carries a significant volume of traffic between Edmonton Trail and Centre Street because there are traffic lights at those intersections. There are also a considerable number of parked vehicles on the roadway at all times. The M-CG designation in Area 2 requires 1.0 parking spaces provided onsite per dwelling unit, plus 0.15 visitor parking stalls per unit. On a 50 ft parcel width, it seems unlikely that the visitor parking stall requirement could be met without a relaxation.

We would like to point out that a semi-detached structure with secondary suites could be constructed on this parcel with no change of land use designation. The result would be the same number of residential units as the proposed 4-plex, assuming that the 4-plex did not contain any secondary suites. Admittedly, a secondary suite is smaller than a unit in a 4-plex would be and would cater to a different segment of the population.

We ask that the Planning Authority give very careful consideration of the matters we have raised.

Although we understand and are supportive of the need for densification within the developed areas of Calgary, we also need to be cognizant of the concerns of current residents who are impacted by these changes.

If you have any questions, please do not hesitate to contact me at development@hpca.ca or on my cell at 403-390-7705.

Thank you.

A handwritten signature in blue ink that reads "D. Jeanne Kimber". The signature is fluid and cursive, with the first name "D." being small and the last name "Kimber" being larger and more prominent.

D. Jeanne Kimber
On behalf of the Highland Park Community Association

PROPOSED

CPC2021-1473
ATTACHMENT 5

BYLAW NUMBER 8D2022

BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0084/CPC2021-1473)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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”.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

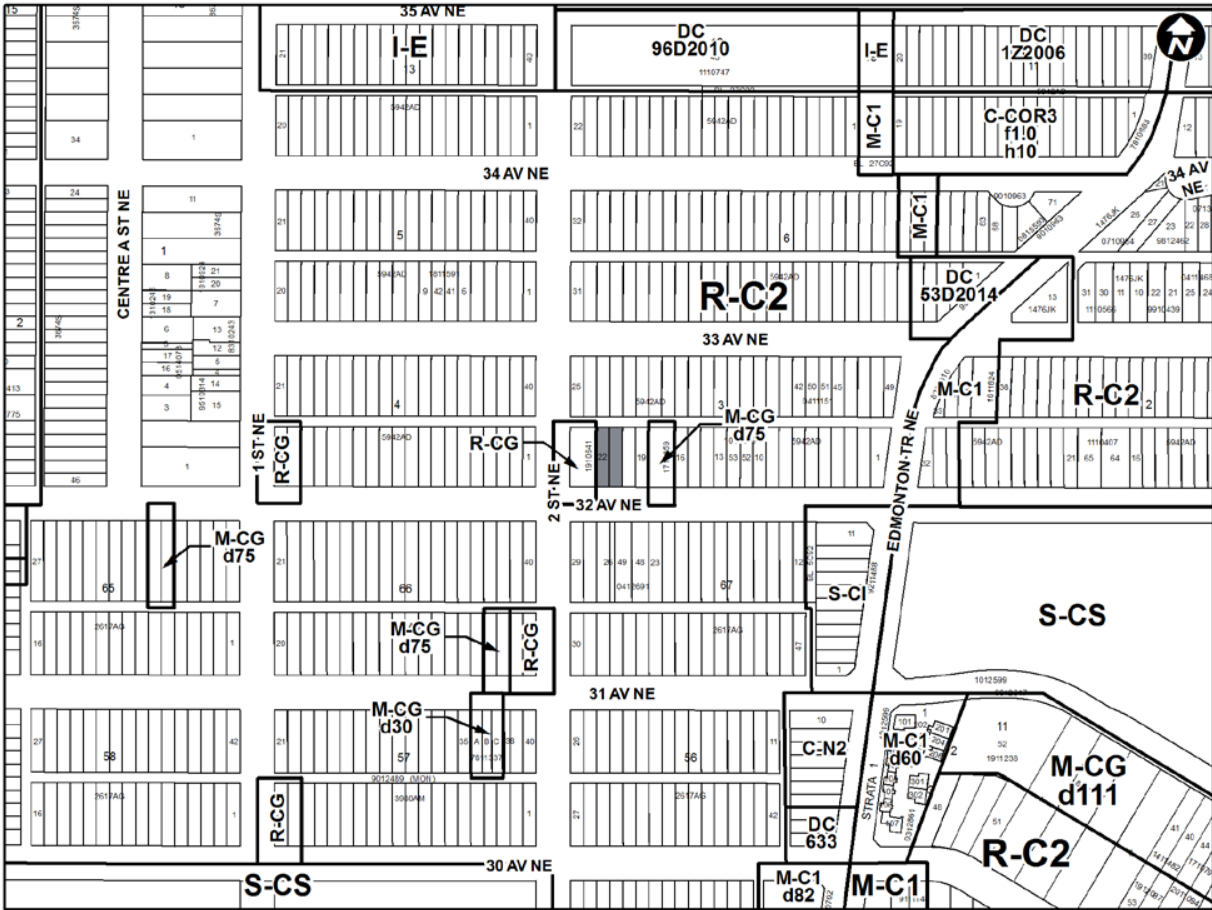
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0084/CPC2021-1473
BYLAW NUMBER 8D2022

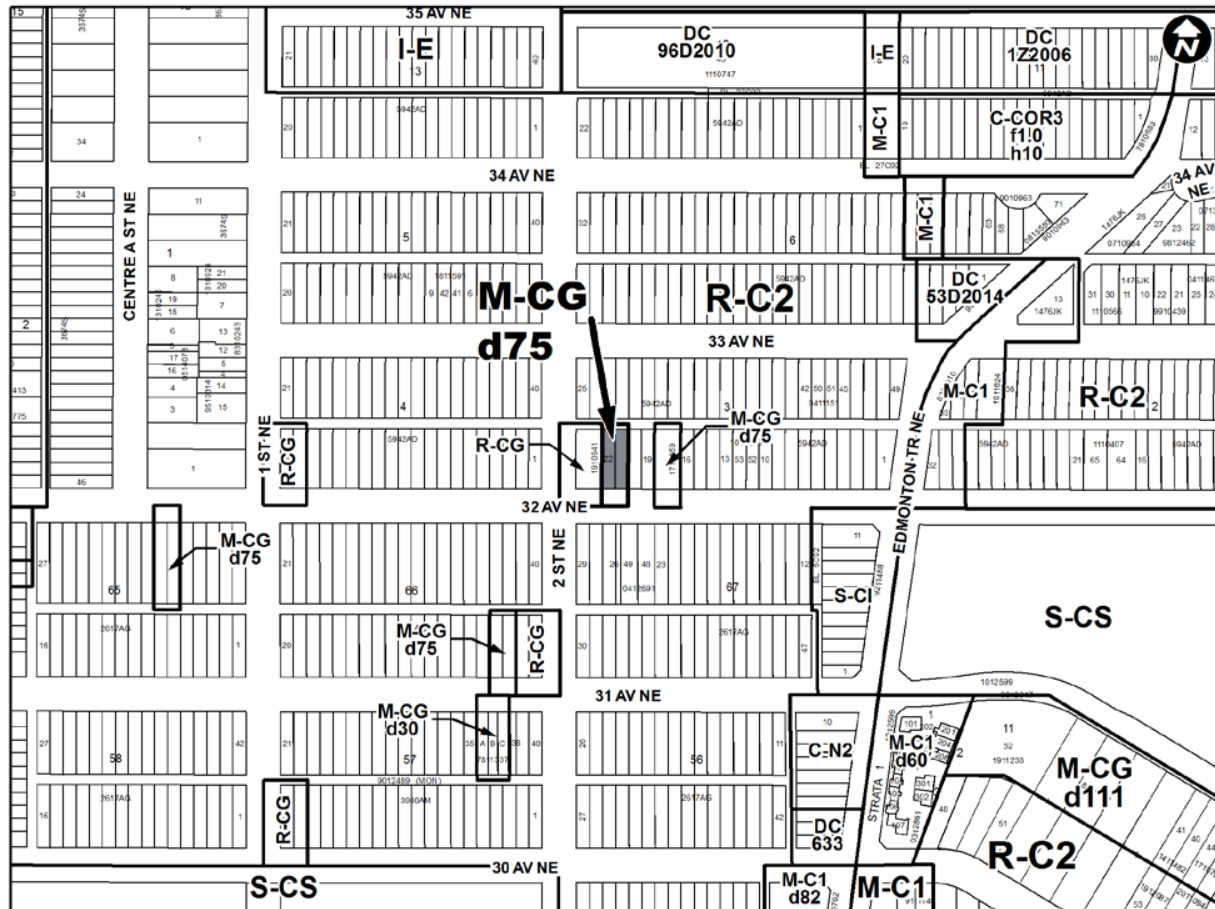
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0084/CPC2021-1473
BYLAW NUMBER 8D2022

SCHEDULE B



Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Highland Park, on the northern block along 32 Avenue NE, east of 2 Street NE and west of Edmonton Trail North. The site is approximately 0.05 hectares (0.12 acres) in parcel area size and is approximately 15 metres wide by 35 metres in depth. The site is currently developed with a single detached dwelling with a detached garage and abuts a rear lane along the north side and contains two parking pads connecting directly onto 32 Avenue along the south front side.

The subject area is actively redeveloping with a variety of low density residential densities. Surrounding developments are predominately characterized by a mixture of single and semi-detached dwellings designated as R-C2 District, with several pockets of parcels designated as both R-CG and M-CG District. The adjacent parcel to the west contains a rowhouse building designated as Residential – Contextual Grade-Oriented Infill (R-CG) District. There is a single detached dwelling that is designated as Residential – Contextual One / Two Dwelling (R-C2) District located immediately to the east of the subject site. A semi-detached dwelling designated as Multi-Residential – Contextual Grade-Oriented (M-CGd75) District is located two parcels to the east at 316 - 32 Avenue NE.

The subject site is located less than one block west (approximately 150 metres (2-minute walk)) of the Edmonton Trail North Primary Transit Network (PTN). The subject site is located approximately 365 metres (5-minute walk) east from Centre Street North PTN. High frequency bus rapid transit service (BRT) is currently operating along both Centre Street North and Edmonton Trail North PTN.

Community Peak Population Table

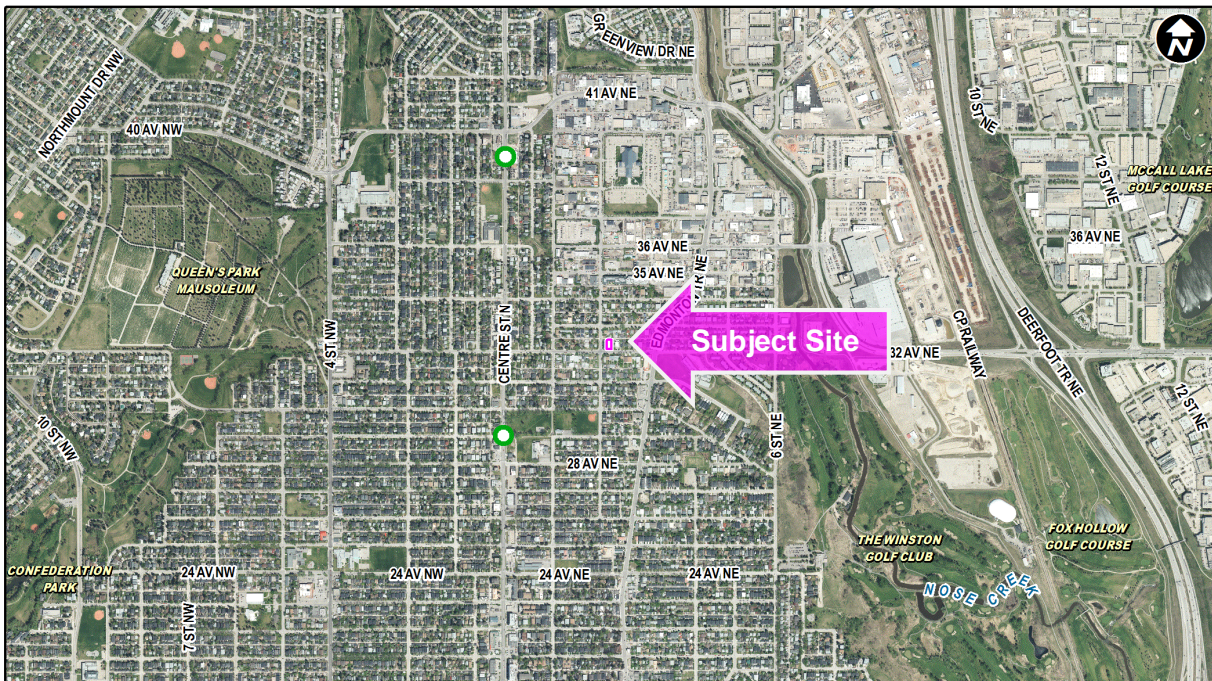
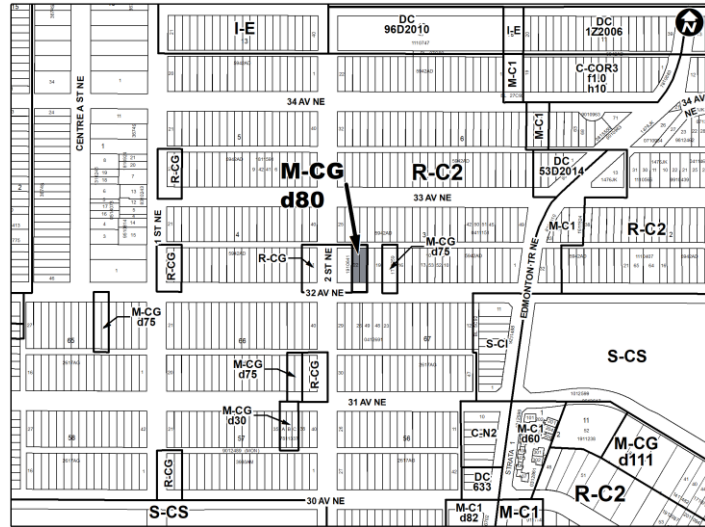
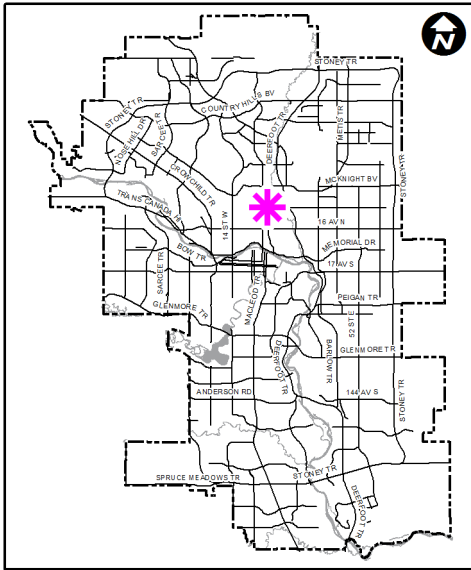
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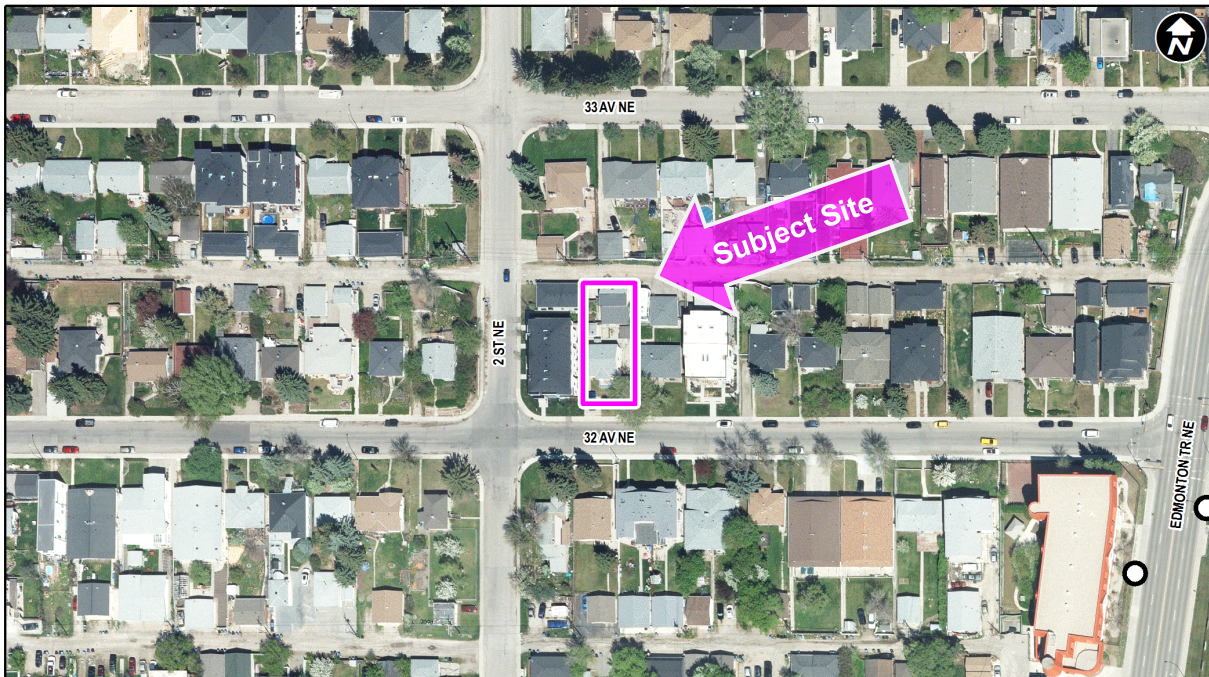
| Highland Park | |
|------------------------------------|---------|
| Peak Population Year | 1969 |
| Peak Population | 4,875 |
| 2019 Current Population | 4,015 |
| Difference in Population (Number) | -860 |
| Difference in Population (Percent) | -17.64% |

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

The proposed M-CGd80 District is a multi-residential designation which would enable a four-unit multi-residential development on the site that could be in a variety of built forms and is intended to be adjacent to or located in close proximity to low density residential development.

Secondary Suites (as a listed use in the Land Use Bylaw) are not allowed in multi-residential buildings in the M-CG District, and are instead considered as individual dwelling units, which factor into the density calculation.

A key purpose of this land use redesignation application is to allow up to four units to be developed on this site. The inclusion of the 80 unit per hectare density modifier was recommended by Administration post Calgary Planning Commission, and is an increase from the initially proposed density modifier of 75 (which would only allow 3 units on the subject parcel due to the site size). This was done to align with the stated intent of the initial land use redesignation, and the new bylaw (included as Attachment 6) remains consistent with previously approved land uses in the area, consistent with the policy context and includes a built form which is appropriate adjacent to the immediate low density residential areas.

Development and Site Design

If the application is approved by Council, the applicable policies of the [North Hill Communities Local Area Plan](#) (LAP) and the proposed M-CGd80 District will provide guidance for the future redevelopment of this site including appropriate uses, building height, building massing, landscaping and parking. Additional items that will be considered during the development permit review process include, but are not limited to:

- ensuring the proposed development's building height and massing is compatible with the existing adjacent low density residential developments;
- the removal of two driveway connections along 32 Avenue;
- ensuring direct vehicle access is from the north rear lane and all necessary motor vehicle and visitor parking stalls are provided entirely on the subject parcel; and
- providing an engaging building design and interfacing along 32 Avenue NE.

Administration encouraged the applicant to submit a conceptual site plan design to inform how a future M-CG redevelopment might look like on the subject parcel. The conceptual site plan design shows a four-unit residential building with a four-vehicle detached garage and one unenclosed visitor parking stall abutting the north rear lane to demonstrate all necessary amenities can be accommodated on the subject parcel. In addition, the applicant was encouraged by Administration to consider consolidating lots with the adjacent east parcel to achieve more density. The applicant has attempted to communicate with the adjacent landowner, but no response was received.

Transportation

A Transportation Impact Assessment was not required for this proposal. Pedestrian access is available from the existing sidewalk along 32 Avenue NE. Vehicle access to the site will be provided from the existing rear lane. Street parking is available along 32 Avenue NE.

The subject site is located along 32 Avenue NE which is classified as a collector street. The subject site is well serviced by high frequency Transit service. The nearest Transit stop (Route 4) is located approximately 150 metres (2-minute walk) along Edmonton Trail North PTN. Centre Street North PTN is approximately 365 metres (5-minute walk) from the subject site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and stormwater services are available nearby the subject site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential - Developed - Inner City area as identified 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 a subsequent development review stage.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is identified as Neighbourhood Local with a Limited scale in the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses and supports a broad range and mix of housing types, unit structures and built forms. The site is also identified as Limited building scale on Map 4 which allows for development of up to 3 storeys. The site is located along 32nd Avenue NE which is a higher activity street, such as where higher volumes of private vehicle and pedestrian activity is observed. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale areas should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks that would maintain access to sunlight and shade on adjacent parcels and protect existing, healthy trees and landscaping along the public realm. The proposed land use amendment is in alignment with applicable policies of the LAP.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

The location criteria are not meant to be applied in an absolute sense but are used in conjunction with other relevant planning policy such as the MDP or local area policy plans to assist in determining the appropriateness of an application in the local context.

The subject parcel meets the following criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is located within 400 metres of a transit stop;
- site is located within 600 metres from an existing or planned primary transit stop;
- site abuts a lane to provide direct vehicle access, and
- site is located on a collector street.

The subject parcel does not meet the following criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is not a corner parcel;
- site is not adjacent to existing or planned non-residential development;

- site is not adjacent to or located across from an existing or planned open space, park or community amenity, and
- site is not along an existing or planned corridor or activity centres.

While these criteria are not used as a checklist, they do provide for a framework in which we evaluate a parcel's appropriateness for intensification. These criteria, when reviewed within the context of the *Municipal Development Plan*, the Local Area Plan and the site-specific context, indicate that the proposed land use and the site's location are appropriate for sensitive residential intensification.

Applicant Submission

Company Name (if applicable):
TRICOR DESIGN GROUP

Applicant's Name:
AHMED GOUDA

Date:
MAY 21, 2021

This subject property is next to a corner lot on 32 Ave. NE. The corner lot is R-CG with 4 plex development, and 2 lots beside our lot there is an M-CG lot with 4 plex development as well. The block is primarily R-C2.

The proposal is to rezone from R-C2 to M-CG. The density under M-CG could include up to 4 units which is the intention for the rezoning of this lot. Given the strict rules for developing projects on M-CG lots, we feel this zoning is appropriate for this lot.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 308 32ND 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)

Our office has emailed Highland Park Community Association on Aug. 16th with reply to their comments received through the DTR. We explained our intentions and answered their concerns.

No feedback or reply received till date.

Stakeholders

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

Highland Park Community Association

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.

Concerns regarding Traffic and Parking.

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 insured that we are committed to the requirements of the City and will provide required parking spaces.

How did you close the loop with stakeholders?

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

N/A

calgary.ca/planningoutreach

Community Association Response



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4
Tel: (403)276-6969

July 5, 2021

Circulation Control, Planning and Development
City of Calgary
ATTN: Dino Kasparis, File Manager

RE: LOC2021-0084 308 32 Ave NE

We understand that the applicant wishes to change the current land use designation from R-C2 to M-CG. The rationale given for this is: the adjacent corner parcel contains a 4-unit rowhouse, and that there is already an existing 4-plex on an M-CG parcel nearby. The stated intention for the requested change is to construct a 4-plex.

We note that, apart from the rowhouse and the existing 4-plex in this block, the remaining residential units on the street are bungalows and semi-detached. The parcel appears to be the usual 50 ft width with back laneway access to parking. The measured distance to the nearest (southbound) bus stop on Edmonton Trail is 190 m.

The *North Hill Communities Local Area Plan* (1st reading passed Council June 21) shows that 32nd Avenue should remain Neighbourhood Local with a Limited Building Scale of 3 storeys maximum other than at the Centre Street and Edmonton Trail intersections.

The Highland Park Community Association has typically supported changes from R-C2 to R-CG land use, especially on corner lots and along more major roadways. However, despite the proximity of another M-CG land use on the block, and the R-CG immediately adjacent, we have concerns about excessive densification along 32nd Avenue NE. The street is an unlaned residential street and not exceptionally wide. The avenue already carries a significant volume of traffic between Edmonton Trail and Centre Street because there are traffic lights at those intersections. There are also a considerable number of parked vehicles on the roadway at all times. The M-CG designation in Area 2 requires 1.0 parking spaces provided onsite per dwelling unit, plus 0.15 visitor parking stalls per unit. On a 50 ft parcel width, it seems unlikely that the visitor parking stall requirement could be met without a relaxation.

We would like to point out that a semi-detached structure with secondary suites could be constructed on this parcel with no change of land use designation. The result would be the same number of residential units as the proposed 4-plex, assuming that the 4-plex did not contain any secondary suites. Admittedly, a secondary suite is smaller than a unit in a 4-plex would be and would cater to a different segment of the population.

We ask that the Planning Authority give very careful consideration of the matters we have raised.

Although we understand and are supportive of the need for densification within the developed areas of Calgary, we also need to be cognizant of the concerns of current residents who are impacted by these changes.

If you have any questions, please do not hesitate to contact me at development@hpca.ca or on my cell at 403-390-7705.

Thank you.

A handwritten signature in blue ink that reads "D. Jeanne Kimber". The signature is written in a cursive style with a large, stylized "D" at the beginning.

D. Jeanne Kimber
On behalf of the Highland Park Community Association

PROPOSED

C2022-0123
ATTACHMENT 6

BYLAW NUMBER 32D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0084/C2022-0123)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

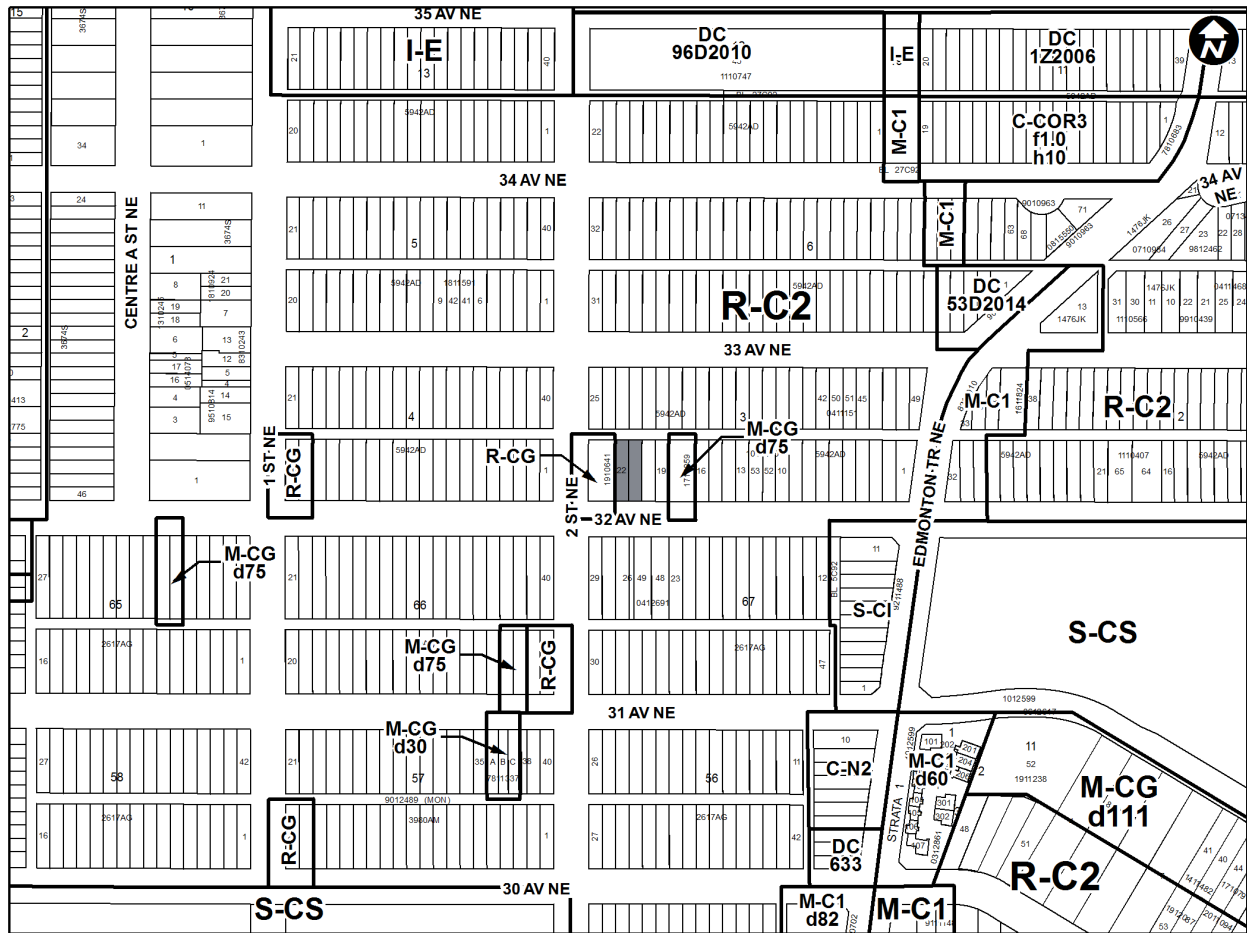
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0084/C2022-0123
BYLAW NUMBER 32D2022

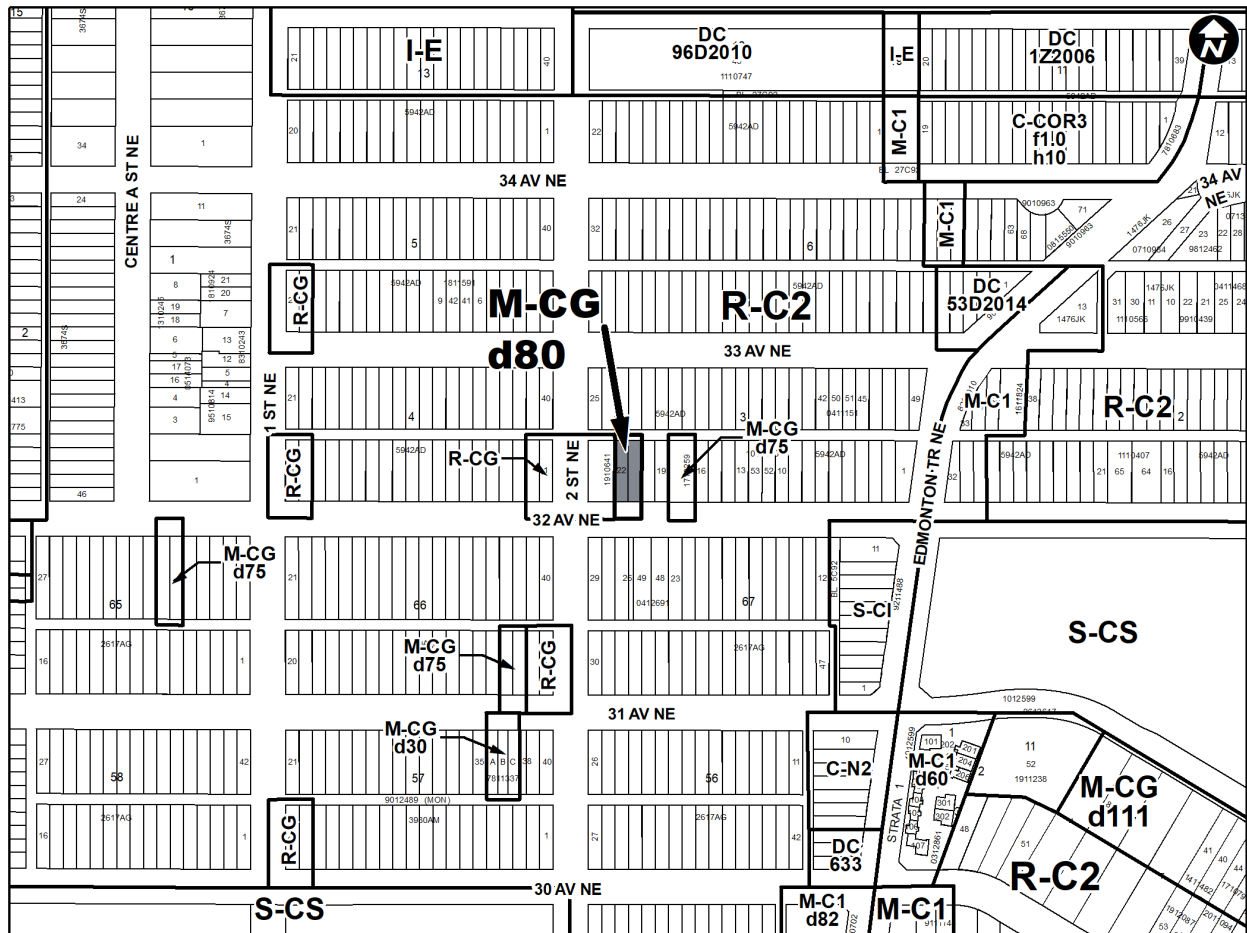
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0084/C2022-0123
BYLAW NUMBER 32D2022

SCHEDULE B



Social Well-Being Advisory Committee Public Member Appointments

RECOMMENDATIONS:

That Council:

1. Appoint the public member nominated by the Calgary Aboriginal Urban Affairs Committee to the Social Wellbeing Advisory Committee for a two-year term expiring at the 2023 Organizational Meeting of Council (Attachment 1);
2. Appoint the public member nominated by the Cultural Leadership Council to the Social Wellbeing Advisory Committee for a two-year term expiring at the 2023 Organizational Meeting of Council (Attachment 1);
3. Direct the City Clerk to make the appointments publicly available following nominee notifications; and
4. Direct that Attachment 1 remain confidential pursuant to Sections 17 (personal information) and 19 (confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

HIGHLIGHTS

- At the 2021 Organizational Meeting of Council, the Calgary Aboriginal Urban Affairs Committee ("CAUAC") and Cultural Leadership Council ("CLC") were unable to submit their nominees for appointment to the Social Wellbeing Advisory Committee ("Advisory Committee").
- This report presents the nominees from CAUAC and CLC (Attachment 1) to fill the two remaining vacancies on the Advisory Committee for Council's consideration.
- What does this mean to Calgarians? Public member representation on Boards, Commissions and Committees brings specific skills and expertise that contribute to good governance, represent stakeholder groups, and provide a variety of perspectives which reflect the diversity of the community.
- Why does it matter? Appointing two public members from CAUAC and CLC to fill the Advisory Committee's vacancies meets the membership requirements of the Advisory Committee's Terms of Reference and ensures that the Advisory Committee has the appropriate membership to fulfill its mandate.
- Strategic Alignment to Council's Citizen Priorities: A well-run city

DISCUSSION

The Advisory Committee's composition seeks to reflect the diversity of Calgarians and consists of 14 members, as follows:

- Six public members with specific knowledge and experience;
- Seven representatives nominated from amongst the membership of other Council or Administration Committees, including CAUAC and CLC; and
- One non-voting Administration member (or their designate) by virtue of their position with The City of Calgary

In preparation for the 2021 Organizational Meeting, CAUAC requested to defer making a nomination until onboarding and orientation of their new members had been accomplished. Additionally, the CLC was unable to put forward a nomination until recently given their meeting schedule.

**City Clerk's Office Report to
Combined Meeting of Council
2022 March 8**

**ISC: UNRESTRICTED
C2022-0192
Page 2 of 2**

Social Well-Being Advisory Committee Public Member Appointments

The recommended CAUAC and CLC nominees for appointment to the Advisory Committee are contained in Attachment 1.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

The City Clerk's Office worked with the Administrative resources who support CAUAC and CLC to bring forward recommended nominees for appointment to the Advisory Committee.

IMPLICATIONS

Social

The Advisory Committee's mandate emphasizes using an intersectional approach by drawing on the different perspectives of its membership. Filling the remaining vacancies aligns with the membership requirements in the Advisory Committee's Terms of Reference and contributes to its ability to fulfill its mandate.

Environmental

Not Applicable.

Economic

Not Applicable.

Service and Financial Implications

No anticipated financial impact.

RISK

No risks identified.

ATTACHMENT

1. Nominees (CONFIDENTIAL)

Department Circulation

| | | |
|--------------------------|------------------------------------|------------------------|
| General Manager/Director | Department | Approve/Consult/Inform |
| Jill Floen | City Solicitor and General Counsel | Inform |

2022 Group One Local Improvement Projects

RECOMMENDATION(S):

That Council:

1. Approve an increase of \$5,479,370 in 2022 budget appropriation to Roads Capital Program 147-148; and
2. Give three readings to Bylaw 1R2022.

HIGHLIGHTS

- This report requests authorization of Bylaw 1R2022 to carry out owner-initiated local improvement (LI) projects in 2022. These projects include laneway paving in residential areas and residential driveway crossings by lowering the height of the curb.
- **What does this mean to Calgarians?** Through the owner-initiated Local Improvement process, The City and property owners facilitate and support efforts to improve neighborhood assets. Local Improvement projects maintain or improve accessibility and enhance appearance without burdening all taxpayers with the full financial responsibility of improving these public spaces.
- **Why does this matter?** All of the projects associated with this bylaw were initiated or requested by adjacent property owners. Adoption of this bylaw is required to facilitate completion of these projects. This is an annual process that The City has been doing for many years. This update affects locations in all Wards from 1-14.
- Local Improvement's are construction projects on City property that Council considers to be a greater benefit to a particular area of the municipality than to the whole municipality. Examples include street or lane paving and driveway crossings.
- Municipalities have a long history of using Local Improvement's to help cover the cost of infrastructure. Local Improvement charges are assessed to adjacent benefiting properties and then added to property taxes until the costs are repaid. The Municipal Government Act (MGA) provides provincial statutory guidelines for Local Improvement administration.
- There is no cost sharing between The City and property owners with respect to laneway paving and driveway crossings. All costs for these improvements are charged to the property owners.
- Strategic Alignment to Council's Citizen Priorities: A city that moves.

DISCUSSION

Local Improvement Bylaws are processed according to the MGA (Sections 392-396) and various policies and guidelines, as follows:

- A petition package to initiate the local improvement is obtained by calling The City of Calgary Operations Centre at 311.
- To be valid, a petition must be signed by at least two-thirds (2/3) of the affected property owners representing at least half (1/2) the assessed value of land.
- The completed petition form is returned to The City for validation.
- When a valid petition is received, the proposed project is included in the next available group of local improvements.

**Transportation Report to
Combined Meeting of Council
2022 March 8**

**ISC: UNRESTRICTED
C2022-0255
Page 2 of 3**

2022 Group One Local Improvement Projects

- A Notice of Intention is mailed to each affected property owner outlining the type of proposed construction, the estimated cost and the property owner's estimated share of the cost.
- Property owners have the right to submit petitions to The City against the proposed local improvements. To be valid, a "petition against" must be signed by at least two-thirds (2/3) of the affected property owners representing at least half (1/2) the assessed value of land.
- A "petition against" must be received within the 30 days of the mailing date of the Notice of Intention.
- If a valid "petition against" is received, The City is prohibited from proceeding with the work (MGA Section 396 (3)). In this case, The City deletes the local improvement from the Local Improvement bylaw.
- In all cases, The City advises affected property owners in writing whether or not the petition is valid.

Bylaw 1R2022 is required for lane paving in residential areas with standard widths and new residential driveway crossings (Attachment 1).

The scope of improvements, program costs and specific tax rates used for the Group One Local Improvement's are set forth in the bylaw. A general listing of tax rates used by The City is included with this report (Attachment 2).

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☒ Public/Stakeholders were informed
- ☐ Stakeholder dialogue/relations were undertaken

Notices of The City's intention to undertake 61 Local Improvement projects were sent to affected property owners on 2021 December 08.

"Petitions Against" were requested and sent out for 14 projects. There was one petition against that was returned for validation and was considered 'invalid'. Council will be informed by Administration at the 2022 March 08 meeting of any petitions received subsequent to the preparation of this report.

If this occurs, it will be recommended that Council identify and approve the withdrawal of any project prior to second reading of the bylaw, direct Administration to recalculate dollar values and amend the bylaw content accordingly. Second and third readings may be given to the bylaw, as amended, with Council's understanding that all changes will be made by Administration and delivered to the City Clerk's office to serve as the legal corporate record.

Affected property owners will be notified in writing of Council's decision.

2022 Group One Local Improvement Projects

IMPLICATIONS

Social

Owner-initiated Local Improvement projects can improve a specific area's livability. They can contribute to increased attractiveness and accessibility. The Local Improvement process provides a mechanism for adjacent residents to improve public infrastructure such as paving a lane, while sharing the cost over numerous properties.

Environmental

Lane paving is an effective means of dust reduction and it offers better drainage and prevents erosion of the lane surface.

Economic

Low effective interest rates, as set by the Province of Alberta (the "Province"), and a 15 year amortization help lower annual costs for affected property owners.

Service and Financial Implications

No anticipated financial impact

The full costs for first time paving of lanes are borne by the property owners. An increase to the 2022 budget of \$5,479,370 is required for Roads Capital Program 147/148, Activity 432395 (Attachment 4). The requested budget will be funded by Local Improvement debt to pay for contract work outlined in the Bylaw 1R2022. The borrowed funds are ultimately repaid by the property owners and are not mill rate supported.

RISK

The City's ability to complete needed Local Improvement projects and provide service in a timely manner could be negatively impacted if the Local Improvement bylaws are not approved. Through the Local Improvement process, property owners have the opportunity to upgrade infrastructure to improve quality of life in their community.

ATTACHMENT(S)

1. Proposed Bylaw 1R2022
2. 2022 Local Improvement Uniform Tax Rates
3. 2022 Petition Against Summary Report
4. Summary of Financial Impact

Department Circulation

| | | |
|-----------------|----------------|------------------------|
| General Manager | Department | Approve/Consult/Inform |
| Doug Morgan | Transportation | Approve |

PROPOSED

C2022-0255
ATTACHMENT 1

BYLAW NUMBER 1R2022

BEING A BYLAW OF THE CITY OF CALGARY TO AUTHORIZE:

- **THE CONSTRUCTION OF THE LOCAL IMPROVEMENTS AS DESCRIBED WITHIN THE ATTACHED SCHEDULE "A"; AND**
- **THE IMPOSING OF A SPECIAL ASSESSMENT AGAINST THE PROPERTIES AFFECTED BY THE CONSTRUCTION OF THE LOCAL IMPROVEMENTS; AND**
- **THE ISSUING OF A DEBENTURE OR DEBENTURES NOT EXCEEDING A CUMULATIVE VALUE OF
\$5,479,370**

WHEREAS the Council of The City of Calgary ("**Council**") has determined it is advisable to pass a bylaw pursuant to Sections 251, 263, and 397 of *The Municipal Government Act* R.S.A. 2000 c.M-26 ("**the Act**") to authorize the financing, undertaking and completing of the local improvements described in the attached Schedule "A";

AND WHEREAS the total cost of constructing the local improvements is estimated to be \$5,479,370 to be paid by the affected property owners;

AND WHEREAS in order to construct and complete the said local improvements, it will be necessary for The City of Calgary ("**The City**") to borrow the sum of \$5,479,370 from the Province of Alberta (the "**Province**") or other lenders to finance the property owners' share of the construction of the local improvements on the terms and conditions referred to in this Bylaw;

AND WHEREAS the estimated lifetime of the local improvements described within the attached Schedule "A" is equal to or in excess of 15 years;

AND WHEREAS the amount of the long term debt of The City as at 2020 December 31 (audited) is \$2,845 million with \$401 million being tax supported debt, \$214 million being self-sufficient tax supported debt and \$2,229 million being self-supported debt and no part of the principal or interest is in arrears;

AND WHEREAS all required approvals for the local improvements have been obtained and the local improvements are in compliance with all acts and regulations of the Province of Alberta;

AND WHEREAS The City has, pursuant to Section 396(1) of the Act, given proper notice of intention to undertake and complete the construction of the local improvements at the locations described in the attached Schedule "A". The cost or a portion thereof to be assessed against abutting (or benefiting) owners shall be in accordance with the attached Schedule "A"

PROPOSED

BYLAW NUMBER 1R2022

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The proper officers of The City are hereby authorized to oversee the construction of the local improvement work as set forth in the attached Schedule "A", and to impose a special frontage assessment against the parcels of land abutting or benefiting the constructed improvements.
2. The proper officers of The City are hereby authorized to issue a debenture or debentures on behalf of The City in an amount not exceeding a cumulative value of \$5,479,370 to finance the property owners' share of the construction of the local improvements.
3. The City shall repay the indebtedness over 15 years in semi-annual equal principal and interest installments calculated at a rate not exceeding the rate fixed by the lender on the date of the of the borrowing, up to a maximum rate of 8%.
4. The City shall levy and raise in each year an amount by way of municipal taxes sufficient to pay the annual principal and interest on the indebtedness.
5. In addition to all rates and taxes, The City shall annually levy the special assessment on all lands affected by the local improvements to cover the property owners' portion of costs set forth in the attached Schedule "A".
6. The indebtedness shall be contracted on the credit and security of The City.
7. The net amount borrowed under this Bylaw shall be applied only to the local improvements specified by this Bylaw.
8. Schedule "A" attached hereto is hereby declared to form part of this Bylaw.
9. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

SCHEDULE "A"

BYLAW NUMBER 1R2022

THE CITY OF CALGARY

LOCAL IMPROVEMENT BYLAW 1R2022

INDEX OF INITIATION/WITHDRAWAL CODES (I/W)

1. PROJECT INITIATED AT REQUEST OF PROPERTY OWNER(S)

INDEX OF SPECIAL ASSESSMENT CODES (S.A.)

1. UNIFORM TAX RATE PROJECT
2. COST PROJECT

NOTES APPLICABLE TO 2022 LOCAL IMPROVEMENT PROJECTS

- INTEREST RATE FACTOR 15 YEARS AT 3% = (APPLICABLE TO UNIFORM TAX RATE PROJECTS ONLY)
- FORMULA FOR DETERMINING ASSESSABLE FRONTAGE OF IRREGULAR SHAPED LOTS:
SHORTEST WIDTH + (35% X (LONGEST WIDTH - SHORTEST WIDTH) EXCEPT FOR 'COST' TYPE
PROJECTS WHICH WILL USE ACTUAL FRONTAGE MEASUREMENTS

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | TOTAL EST. CONSTRUCTION COST | EST.ASSESSABLE METRE | | EST PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | |
|---------------------------------|--------------|-------------|--------------------------|------------------------------------|-------------------------|----------|--|--|-------------------------------|--|----------|
| I/W Code | S.A. Code | WARD NO. | LOCATION DESCRIPTION | | FRONTAGE | FLANKAGE | | | | PER METRE | PER YEAR |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Ward Number - 01 | | | | | | | | | | | |
| Driveway Crossing - Residential | | | | | | | | | | | |
| 2021-700-023 1 | 2 | 01 | 115 SILVER SPRINGS RI NW | 5,200.00 | 9.50 | 0.00 | 547.37 | 5,200.00 | 0.00 | 45.86 | 435.67 |
| TOTAL | | | | 5,200.00 | 9.50 | 0.00 | | 5,200.00 | 0.00 | | 435.67 |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | TOTAL EST. CONSTRUCTION COST | EST. ASSESSABLE METRE | | EST.PROPERTY PAYOUT RATE (PER METRE) | EST.PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | |
|---------------------------|--------------|-------------|--|------------------------------------|--------------------------|----------|--|---------------------------------------|-------------------------------|--|-----------|
| I/W Code | S.A. Code | WARD NO. | LOCATION DESCRIPTION | | FRONTAGE | FLANKAGE | | | | PER METRE | PER YEAR |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Ward Number - 02 | | | | | | | | | | | |
| Asphalt Paving 8m laneway | | | | | | | | | | | |
| 2021-656-015 1 | 1 | 02 | LANEWAY BEHIND 297-413 NOLANFIELD WY NW. BEHIND 10-70 NOLANFIELD HT NW AND BEHIND 246-334 NOLAN HILL DR NW | 264,174.91 | 667.26 | 0.00 | 435.50 | 264,174.91 | 0.00 | 36.49 | 24,348.32 |
| 2021-656-017 1 | 1 | 02 | LANEWAY BEHIND 5-85 NOLANFIELD LN NW; 5-89 NOLANFIELD WY NW; 102-130 NOLAN HILL DR NW | 179,038.42 | 452.22 | 0.00 | 435.50 | 179,038.42 | 0.00 | 36.49 | 16,501.51 |
| TOTAL | | | | 443,213.33 | 1,119.48 | 0.00 | | 443,213.33 | 0.00 | | 40,849.83 |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | LOCATION DESCRIPTION | TOTAL EST. CONSTRUCTION COST | EST. ASSESSABLE METRE | | EST. PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | |
|---------------------------|--------------|-------------|---|----------------------|------------------------------------|--------------------------|-----------|---|--|-------------------------------|--|--|
| I/W Code | S.A. Code | WARD NO. | FRONTAGE | | | FLANKAGE | PER METRE | | | | PER YEAR | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Ward Number - 03 | | | | | | | | | | | | |
| Asphalt Paving 8m laneway | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| 2021-656-014 1 | 1 | 03 | LANEWAY BEHIND 2-30 COVEMEADOW CR NE; 66-110 COVEMEADOW CR NE; 146-178 COVEMEADOW CR NE; 222-290 COVEMEADOW CR NE | 175,772.16 | 443.97 | 0.00 | 435.50 | 175,772.16 | 0.00 | 36.49 | 16,200.47 | |
| TOTAL | | | | 175,772.16 | 443.97 | 0.00 | | 175,772.16 | 0.00 | | 16,200.47 | |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | TOTAL EST. CONSTRUCTION COST | EST. ASSESSABLE METRE | | EST. PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | | | | | |
|---------------------------------|--------------|-------------|----------------------|------------------------------------|--------------------------|----------|---|--|-------------------------------|--|----------|--|--|--|--|
| I/W Code | S.A. Code | WARD NO. | LOCATION DESCRIPTION | | FRONTAGE | FLANKAGE | | | | PER METRE | PER YEAR | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| Ward Number - 04 | | | | | | | | | | | | | | | |
| Driveway Crossing - Residential | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| 2021-700-031 1 2 | | 04 | 5864 DALFORD HL NW | 2,600.00 | 5.70 | 0.00 | 456.14 | 2,600.00 | 0.00 | 38.21 | 217.80 | | | | |
| 2021-700-034 1 2 | | 04 | 3211 CONRAD CR NW | 2,900.00 | 5.00 | 0.00 | 580.00 | 2,900.00 | 0.00 | 48.59 | 242.95 | | | | |
| | | | | | | | | | | | | | | | |
| TOTAL | | | | 5,500.00 | 10.70 | 0.00 | | 5,500.00 | 0.00 | | 460.75 | | | | |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | TOTAL EST. CONSTRUCTION COST | EST. ASSESSABLE METRE | | EST. PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | |
|------------------------------|--------------|-------------|--|------------------------------------|--------------------------|----------|---|--|-------------------------------|--|------------|
| I/W Code | S.A. Code | WARD NO. | LOCATION DESCRIPTION | | FRONTAGE | FLANKAGE | | | | PER METRE | PER YEAR |
| | | | | | | | | | | | |
| Ward Number - 05 | | | | | | | | | | | |
| Asphalt Paving 6.1m laneway | | | | | | | | | | | |
| 2021-655-004 1 1 | | 05 | LANEWAY BEHIND 8-160 CORNERSTONE AV NE; 224-304 CORNERSTONE PS NE | 150,175.20 | 446.95 | 0.00 | 369.60 | 150,175.20 | 0.00 | 30.96 | 13,837.57 |
| 2021-655-010 1 1 | | 05 | LANEWAY BEHIND 505-593 SAVANNA BV NE; 168- 268 SAVANNA RD NE; 105-165 SAVANNA ST NE | 165,920.16 | 493.81 | 0.00 | 369.60 | 165,920.16 | 0.00 | 30.96 | 15,288.36 |
| Asphalt Paving 9.14m laneway | | | | | | | | | | | |
| 2021-660-004 1 1 | | 05 | LANEWAY BEHIND 4-30 SADDLETREE CL NE; 68-104 SADDLETREE CL NE; 113-149 SADDLETREE CL NE | 109,069.25 | 275.49 | 0.00 | 435.50 | 109,069.25 | 0.00 | 36.49 | 10,052.63 |
| 2021-660-006 1 1 | | 05 | LANEWAY BEHIND 1-49 MARTINDALE CR NE; 69A- 97 MARTINVIEW CR NE | 123,139.89 | 311.03 | 0.00 | 435.50 | 123,139.89 | 0.00 | 36.49 | 11,349.48 |
| 2021-660-007 1 1 | | 05 | PAVING BEHIND 14-106 SADDLEMEAD CL NE; 126- 218 SADDLEMEAD GR NE | 174,560.68 | 440.91 | 0.00 | 435.50 | 174,560.68 | 0.00 | 36.49 | 16,088.81 |
| 2021-660-009 1 1 | | 05 | LANEWAY BEHIND 6029-6047 MARTINGROVE RD NE; 5-27 MARTINGROVE PL NE; 12-32 MARTINGROVE ME NE | 118,495.86 | 299.30 | 0.00 | 435.50 | 118,495.86 | 0.00 | 36.49 | 10,921.46 |
| 2021-660-010 1 1 | | 05 | LANEWAY PAVING BEHIND 36- 84 FALMERE CO NE AND BEHIND 172-238 FALMERE WY NE | 183,650.77 | 463.87 | 0.00 | 435.50 | 183,650.77 | 0.00 | 36.49 | 16,926.62 |
| 2021-660-011 1 1 | | 05 | LANEWAY BEHIND 70-110 SADDLETREE DR NE; 5- 105 SADDLETREE CL NE; 8382-8482 SADDLERIDGE DR NE | 265,766.46 | 671.28 | 0.00 | 435.50 | 265,766.46 | 0.00 | 36.49 | 24,495.01 |
| TOTAL | | | | 1,290,778.27 | 3,402.64 | 0.00 | | 1,290,778.27 | 0.00 | | 118,959.94 |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | LOCATION DESCRIPTION | TOTAL EST. CONSTRUCTION COST | EST.ASSESSABLE METRE | | EST.PROPERTY PAYOUT RATE (PER METRE) | EST.PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | | | | | |
|---------------------------------|--------------|------------------------|----------|----------------------|------------------------------------|-------------------------|-----------|--|---------------------------------------|-------------------------------|--|--------|--|--|--|--|
| I/W Code | S.A. Code | WARD NO. | FRONTAGE | | | FLANKAGE | PER METRE | | | | PER YEAR | | | | | |
| Ward Number - 06 | | | | | | | | | | | | | | | | |
| Driveway Crossing - Residential | | | | | | | | | | | | | | | | |
| 2021-700-015 1 | 06 | 163 ASPEN SUMMIT VW SW | | 4,500.00 | 7.90 | 0.00 | 569.62 | 4,500.00 | 0.00 | 47.72 | 376.99 | | | | | |
| TOTAL | | | | | 4,500.00 | 7.90 | 0.00 | | 4,500.00 | 0.00 | | 376.99 | | | | |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | TOTAL EST. CONSTRUCTION COST | EST. ASSESSABLE METRE | | EST. PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | |
|------------------------------|--------------|-------------|---|------------------------------------|--------------------------|----------|---|--|-------------------------------|--|-----------|
| I/W Code | S.A. Code | WARD NO. | LOCATION DESCRIPTION | | FRONTAGE | FLANKAGE | | | | PER METRE | PER YEAR |
| | | | | | | | | | | | |
| Ward Number - 07 | | | | | | | | | | | |
| Asphalt Paving 4.88m laneway | | | | | | | | | | | |
| 2021-650-002 1 | | 07 | LANEWAY BEHIND 602-658 27 AV NW; 601-657 28 AV NW | 147,688.80 | 439.55 | 0.00 | 369.60 | 147,688.80 | 0.00 | 30.96 | 13,608.47 |
| Asphalt Paving 6.1m laneway | | | | | | | | | | | |
| 2021-655-006 1 | | 07 | LANEWAY BEHIND 2326-2440 7 AV NW; 2203-2419 9 AV NW | 167,912.64 | 499.74 | 0.00 | 369.60 | 167,912.64 | 0.00 | 30.96 | 15,471.95 |
| 2021-655-012 1 | | 07 | LANEWAY BEHIND 11-23 17 ST NW; 1812-1918 WESTMOUNT BV NW; 1801-1915 BROADVIEW RD NW | 168,705.60 | 502.10 | 0.00 | 369.60 | 168,705.60 | 0.00 | 30.96 | 15,545.02 |
| 2021-655-013 1 | | 07 | LANEWAY BEHIND 2905 2 ST NW; 402-470 28 AV NW; 405-465 29 AV NW | 178,096.80 | 530.05 | 0.00 | 369.60 | 178,096.80 | 0.00 | 30.96 | 16,410.35 |
| 2021-655-016 1 | | 07 | LANEWAY BEHIND 1205-1239 18 ST NW; 1216-1240 18A ST NW | 87,205.44 | 259.54 | 0.00 | 369.60 | 87,205.44 | 0.00 | 30.96 | 8,035.36 |
| 2021-655-017 1 | | 07 | LANEWAY BEHIND 2604-2642 6 AV NW; 2603-2641 7 AV NW | 109,381.44 | 325.54 | 0.00 | 369.60 | 109,381.44 | 0.00 | 30.96 | 10,078.72 |
| TOTAL | | | | 858,990.72 | 2,556.52 | 0.00 | | 858,990.72 | 0.00 | | 79,149.87 |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | TOTAL EST. CONSTRUCTION COST | EST. ASSESSABLE METRE | | EST. PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | |
|---------------------------------|--------------|---|----------------------|------------------------------------|--------------------------|----------|---|--|-------------------------------|--|----------|
| I/W Code | S.A. Code | WARD NO. | LOCATION DESCRIPTION | | FRONTAGE | FLANKAGE | | | | PER METRE | PER YEAR |
| | | | | | | | | | | | |
| Ward Number - 08 | | | | | | | | | | | |
| Asphalt Paving 6.1m laneway | | | | | | | | | | | |
| 2021-655-005 1 1 | 08 | LANEWAY BEHIND 1515 46 AV SW; 4703-5019 14A ST SW; 4708-5024 15 ST SW. | 258,027.84 | 767.94 | 0.00 | 369.60 | 258,027.84 | 0.00 | 30.96 | 23,775.42 | |
| 2021-655-007 1 1 | 08 | LANEWAY BEHIND 4604 16 ST SW; 1632-1636 ALTADORE AV SW; 1623-1631 45 AV SW | 39,732.00 | 118.25 | 0.00 | 369.60 | 39,732.00 | 0.00 | 30.96 | 3,661.02 | |
| 2021-655-008 1 1 | 08 | LANEWAY BEHIND 3108 & 3178 20 ST SW; 2001-2039 30 AV W; 2002-2040 31 AV SW | 102,832.80 | 306.05 | 0.00 | 369.60 | 102,832.80 | 0.00 | 30.96 | 9,475.31 | |
| 2021-655-009 1 1 | 08 | LANEWAY BEHIND 1907 37 AV SW; 3803-3821 18 ST SW; 3804-3824 19 ST SW | 60,217.92 | 179.22 | 0.00 | 369.60 | 60,217.92 | 0.00 | 30.96 | 5,548.65 | |
| 2021-655-018 1 1 | 08 | LANEWAY BEHIND 1906 & 1960 40 AV SW; 4001-4019 18 ST SW; 4002-4020 19 ST SW | 64,313.76 | 191.41 | 0.00 | 369.60 | 64,313.76 | 0.00 | 30.96 | 5,926.05 | |
| Driveway Crossing - Residential | | | | | | | | | | | |
| 2021-700-026 1 2 | 08 | 2444 SOVEREIGN CR SW | 2,700.00 | 4.20 | 0.00 | 642.86 | 2,700.00 | 0.00 | 53.86 | 226.21 | |
| 2021-700-030 1 2 | 08 | 3015 & 3017 25 AV SW | 5,600.00 | 9.40 | 0.00 | 595.74 | 5,600.00 | 0.00 | 49.91 | 469.15 | |
| TOTAL | | | 533,424.32 | 1,576.47 | 0.00 | | 533,424.32 | 0.00 | | 49,081.81 | |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | TOTAL EST. CONSTRUCTION COST | EST. ASSESSABLE METRE | | EST. PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | |
|---------------------------------|--------------|-------------|---|------------------------------------|--------------------------|----------|---|--|-------------------------------|--|-----------|
| I/W Code | S.A. Code | WARD NO. | LOCATION DESCRIPTION | | FRONTAGE | FLANKAGE | | | | PER METRE | PER YEAR |
| | | | | | | | | | | | |
| Ward Number - 09 | | | | | | | | | | | |
| Asphalt Paving 6.1m laneway | | | | | | | | | | | |
| 2021-655-011 1 | 1 | 09 | LANEWAY BEHIND 902 21 ST SE; 2101-2139 8 AV SE; 2104-2138 9 AV SE | 102,412.80 | 304.80 | 0.00 | 369.60 | 102,412.80 | 0.00 | 30.96 | 9,436.61 |
| 2021-655-014 1 | 1 | 09 | LANEWAY BEHIND 408-480 36 AV SE & 3620 BLACKBURN RD SE | 88,102.56 | 262.21 | 0.00 | 369.60 | 88,102.56 | 0.00 | 30.96 | 8,118.02 |
| Driveway Crossing - Residential | | | | | | | | | | | |
| 2021-700-035 1 | 2 | 09 | 104 LYNNVIEW WY SE | 2,000.00 | 3.00 | 0.00 | 666.67 | 2,000.00 | 0.00 | 55.85 | 167.55 |
| TOTAL | | | | 192,515.36 | 570.01 | 0.00 | | 192,515.36 | 0.00 | | 17,722.18 |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | TOTAL EST. CONSTRUCTION COST | EST. ASSESSABLE METRE | | EST.PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | |
|---------------------------------|--------------|-------------|---|------------------------------------|--------------------------|----------|--|--|-------------------------------|--|-----------|
| I/W Code | S.A. Code | WARD NO. | LOCATION DESCRIPTION | | FRONTAGE | FLANKAGE | | | | PER METRE | PER YEAR |
| | | | | | | | | | | | |
| Ward Number - 10 | | | | | | | | | | | |
| Asphalt Paving 6.1m laneway | | | | | | | | | | | |
| 2021-655-019 1 | 1 | 10 | LANEWAY BEHIND 517-547 WHITELAND DR NE | 45,205.44 | 134.54 | 0.00 | 369.60 | 45,205.44 | 0.00 | 30.96 | 4,165.36 |
| Asphalt Paving 9.14m laneway | | | | | | | | | | | |
| 2021-660-001 1 | 1 | 10 | LANEWAY BEHIND 1043-1083 MAITLAND DR NE; 916-1027 MAITLAND WY NE | 175,522.74 | 443.34 | 0.00 | 435.50 | 175,522.74 | 0.00 | 36.49 | 16,177.48 |
| 2021-660-008 1 | 1 | 10 | LANEWAY BEHIND 3700-3932 WHITEHORN DR NE; 21-31 WHITAKER BA NE; 120-156 WHITAKER CL NE | 187,027.88 | 472.40 | 0.00 | 435.50 | 187,027.88 | 0.00 | 36.49 | 17,237.88 |
| Driveway Crossing - Residential | | | | | | | | | | | |
| 2021-700-019 1 | 2 | 10 | 3527 42 ST NE | 1,300.00 | 3.00 | 0.00 | 433.33 | 1,300.00 | 0.00 | 36.30 | 108.90 |
| TOTAL | | | | 409,056.06 | 1,053.28 | 0.00 | | 409,056.06 | 0.00 | | 37,689.62 |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | TOTAL EST. CONSTRUCTION COST | EST. ASSESSABLE METRE | | EST. PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | |
|---------------------------------|--------------|-------------|---|------------------------------------|--------------------------|----------|---|--|-------------------------------|--|-----------|
| I/W Code | S.A. Code | WARD NO. | LOCATION DESCRIPTION | | FRONTAGE | FLANKAGE | | | | PER METRE | PER YEAR |
| | | | | | | | | | | | |
| Ward Number - 11 | | | | | | | | | | | |
| Asphalt Paving 9.14m laneway | | | | | | | | | | | |
| 2021-660-002 1 | 1 | 11 | LANEWAY BEHIND 5924 LOCKINVAR RD SW; 5807-5931 LONDONDERRY CR SW. | 60,506.93 | 152.83 | 0.00 | 435.50 | 60,506.93 | 0.00 | 36.49 | 5,576.77 |
| Laneway Paving | | | | | | | | | | | |
| 2021-661-001 1 | 2 | 11 | LANEWAY BEHIND 412-524 46 AVENUE SW AND BEHIND 4612 5 ST SW. | 94,700.00 | 14.00 | 0.00 | 6,764.29 | 94,700.00 | 0.00 | 566.63 | 7,932.82 |
| Driveway Crossing - Residential | | | | | | | | | | | |
| 2021-700-013 1 | 2 | 11 | 49 HAYSBORO CR SW | 4,000.00 | 6.40 | 0.00 | 625.00 | 4,000.00 | 0.00 | 52.36 | 335.10 |
| 2021-700-020 1 | 2 | 11 | 1219 BEVERLEY BV SW | 4,400.00 | 7.80 | 0.00 | 564.10 | 4,400.00 | 0.00 | 47.26 | 368.63 |
| 2021-700-022 1 | 2 | 11 | 10403 MAPLEMONT RD SE | 3,100.00 | 5.40 | 0.00 | 574.07 | 3,100.00 | 0.00 | 48.09 | 259.69 |
| 2021-700-024 1 | 2 | 11 | 1036 KERFOOT CR SW | 5,100.00 | 9.30 | 0.00 | 548.39 | 5,100.00 | 0.00 | 45.94 | 427.24 |
| 2021-700-027 1 | 2 | 11 | 640 WILDERNESS DR SE | 4,400.00 | 7.90 | 0.00 | 556.96 | 4,400.00 | 0.00 | 46.66 | 368.61 |
| 2021-700-028 1 | 2 | 11 | 1119 89 AV SW | 1,500.00 | 3.80 | 0.00 | 394.74 | 1,500.00 | 0.00 | 33.07 | 125.67 |
| 2021-700-029 1 | 2 | 11 | 1115 89 AV SW | 1,600.00 | 4.00 | 0.00 | 400.00 | 1,600.00 | 0.00 | 33.51 | 134.04 |
| TOTAL | | | | 179,306.93 | 211.43 | 0.00 | | 179,306.93 | 0.00 | | 15,528.57 |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | TOTAL EST. CONSTRUCTION COST | EST. ASSESSABLE METRE | | EST. PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | |
|-----------------------------|--------------|-------------|--|------------------------------------|--------------------------|----------|---|--|-------------------------------|--|-----------|
| I/W Code | S.A. Code | WARD NO. | LOCATION DESCRIPTION | | FRONTAGE | FLANKAGE | | | | PER METRE | PER YEAR |
| | | | | | | | | | | | |
| Ward Number - 12 | | | | | | | | | | | |
| Asphalt Paving 6.1m laneway | | | | | | | | | | | |
| 2021-655-015 1 | 1 | 12 | LANEWAY BEHIND 262 --290 MARQUIS CO SE; 307-331 MARQUIS CO SE | 53,138.40 | 158.15 | 0.00 | 369.60 | 53,138.40 | 0.00 | 30.96 | 4,896.32 |
| Asphalt Paving 8m laneway | | | | | | | | | | | |
| 2021-656-006 1 | 1 | 12 | LANEWAY PAVING BEHIND 551-579 MAHOGANY BV SE; 148-168 MARQUIS GR SE; 16-44 MARQUIS GR SE | 80,124.27 | 202.38 | 0.00 | 435.50 | 80,124.27 | 0.00 | 36.49 | 7,384.85 |
| 2021-656-007 1 | 1 | 12 | LANEWAY BEHIND 17-41 MARQUIS HT SE; 24-44 MARQUIS LI SE; 463-491 MAHOGANY BV SE. | 77,887.37 | 196.73 | 0.00 | 435.50 | 77,887.37 | 0.00 | 36.49 | 7,178.68 |
| 2021-656-010 1 | 1 | 12 | LANEWAY BEHIND 102-166 AUBURN MEADOWS WK SE; 140-224 AUBURN MEADOWS BV SE | 110,055.06 | 277.98 | 0.00 | 435.50 | 110,055.06 | 0.00 | 36.49 | 10,143.49 |
| 2021-656-011 1 | 1 | 12 | LANEWAY BEHIND 24 COPPERSTONE HE SE; 80-184 COPPERPOND PR SE; 92-172 COPPERSTONE GD SE | 176,492.72 | 445.79 | 0.00 | 435.50 | 176,492.72 | 0.00 | 36.49 | 16,266.88 |
| 2021-656-012 1 | 1 | 12 | LANEWAY BEHIND 41-89 NEW BRIGHTON HT SE; 1629-1677 NEW BRIGHTON DR SE | 85,971.86 | 217.15 | 0.00 | 435.50 | 85,971.86 | 0.00 | 36.49 | 7,923.80 |
| 2021-656-013 1 | 1 | 12 | LANEWAY BEHIND 5-57 COPPERPOND AV SE; 171-227 COPPERPOND ST SE | 103,748.22 | 262.05 | 0.00 | 435.50 | 103,748.22 | 0.00 | 36.49 | 9,562.20 |
| TOTAL | | | | 687,417.90 | 1,760.23 | 0.00 | | 687,417.90 | 0.00 | | 63,356.22 |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | LOCATION DESCRIPTION | TOTAL EST. CONSTRUCTION COST | EST. ASSESSABLE METRE | | EST. PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | |
|---------------------------------|--------------|-------------|---|----------------------|------------------------------------|--------------------------|-----------|---|--|-------------------------------|--|--|
| I/W Code | S.A. Code | WARD NO. | FRONTAGE | | | FLANKAGE | PER METRE | | | | PER YEAR | |
| | | | | | | | | | | | | |
| Ward Number - 13 | | | | | | | | | | | | |
| Asphalt Paving 8m laneway | | | | | | | | | | | | |
| 2021-656-009 1 | 1 | 13 | LANEWAY BEHIND 67-127 BRIDLECREST MR SW; 4-64 BRIDLECREST ST SW. | 124,236.56 | 313.80 | 0.00 | 435.50 | 124,236.56 | 0.00 | 36.49 | 11,450.56 | |
| Asphalt Paving 9.14m laneway | | | | | | | | | | | | |
| 2021-660-003 1 | 1 | 13 | LANEWAY BEHIND 5-45 SHAWBROOKE BA SW; 61- 97 SHAWBROOKE CI SW; 133-137 SHAWBROOKE CI SW; 227-451 SHAWBROOKE CI SW | 222,651.87 | 562.38 | 0.00 | 435.50 | 222,651.87 | 0.00 | 36.49 | 20,521.25 | |
| Driveway Crossing - Residential | | | | | | | | | | | | |
| 2021-700-016 1 | 2 | 13 | 113 SHANNON CR SW | 3,500.00 | 9.30 | 0.00 | 376.34 | 3,500.00 | 0.00 | 31.53 | 293.23 | |
| TOTAL | | | | 350,388.43 | 885.48 | 0.00 | | 350,388.43 | 0.00 | | 32,265.04 | |

PROPOSED

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | | | | TOTAL EST. CONSTRUCTION COST | EST. ASSESSABLE METRE | | EST. PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | CITY SHARE (EXCL. INT.) | PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3 % | |
|---------------------------------|--------------|-------------|---|------------------------------------|--------------------------|----------|---|--|-------------------------------|--|------------|
| I/W Code | S.A. Code | WARD NO. | LOCATION DESCRIPTION | | FRONTAGE | FLANKAGE | | | | PER METRE | PER YEAR |
| | | | | | | | | | | PER METRE | PER YEAR |
| Ward Number - 14 | | | | | | | | | | | |
| Asphalt Paving 8m laneway | | | | | | | | | | | |
| 2021-656-008 1 1 | | 14 | LANEWAY BEHIND 12-60 LEGACY MAIN ST SE; 16-104 LEGACY ME SE; 150-238 LEGACY ME SE | 156,582.41 | 395.50 | 0.00 | 435.50 | 156,582.41 | 0.00 | 36.49 | 14,431.80 |
| 2021-656-016 1 1 | | 14 | LANEWAY BEHIND 151-259 LEGACY ME SE; 3-53 LEGACY GA SE | 165,723.97 | 418.59 | 0.00 | 435.50 | 165,723.97 | 0.00 | 36.49 | 15,274.35 |
| Driveway Crossing - Residential | | | | | | | | | | | |
| 2021-700-014 1 2 | | 14 | 404 129 AV SE | 3,900.00 | 12.40 | 0.00 | 314.52 | 3,900.00 | 0.00 | 26.35 | 326.74 |
| 2021-700-018 1 2 | | 14 | 1168 LAKE PLACID DR SE | 3,500.00 | 6.20 | 0.00 | 564.52 | 3,500.00 | 0.00 | 47.29 | 293.20 |
| 2021-700-021 1 2 | | 14 | 12335 LAKE MORAINÉ RI SE | 3,500.00 | 6.10 | 0.00 | 573.77 | 3,500.00 | 0.00 | 48.07 | 293.23 |
| 2021-700-025 1 2 | | 14 | 111 LAKE MEAD PL SE | 6,500.00 | 12.60 | 0.00 | 515.87 | 6,500.00 | 0.00 | 43.22 | 544.57 |
| 2021-700-032 1 2 | | 14 | 107 LAKE LUCERNE CR SE | 3,600.00 | 6.30 | 0.00 | 571.43 | 3,600.00 | 0.00 | 47.87 | 301.58 |
| TOTAL | | | | 343,306.38 | 857.69 | 0.00 | | 343,306.38 | 0.00 | | 31,465.47 |
| GRAND TOTAL | | | | 5,479,369.86 | 14,465.30 | 0.00 | | 5,479,369.86 | 0.00 | | 503,542.43 |

PROPOSED

BYLAW NUMBER 1R2022

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1R2022
FINANCING SUMMARY

TOTAL LOCAL IMPROVEMENT FINANCING REQUIRED FOR

| | |
|-----------------------|-------------|
| PROPERTY OWNERS SHARE | 5,479,370 * |
|-----------------------|-------------|

| | |
|------------|---------|
| CITY SHARE | 0.00* * |
|------------|---------|

| | |
|-----------------------------------|--------------|
| TOTAL ESTIMATED CONSTRUCTION COST | 5,479,370* * |
|-----------------------------------|--------------|

| | |
|--|--------------|
| TOTAL LEVY AUTHORIZED BYLAW NO. 1R2022 | 5,479,370* * |
|--|--------------|

* Amount rounded to nearest dollar

PROPOSED

**THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
AUDIT TRAIL
PETITION SUMMARY
BYLAW 1R2022**

BYLAW NUMBER 1R2022

| | |
|--|----|
| NUMBER OF PROJECTS PETITIONED AGAINST: | 14 |
| NUMBER OF PETITIONS AGAINST VALIDATED: | 1 |
| NUMBER OF PETITIONS AGAINST NOT VALIDATED: | 13 |

PROPOSED

BYLAW NUMBER 1R2022

THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
2022 PETITION AGAINST SUMMARY
BYLAW 1R2022

| PROJECT NUMBER | PETITION AGAINST | DATE RECEIVED | WARD NO. | TYPE OF IMPROVEMENT LOCATION REFERENCE | VALID SIGN. % | VALID LAND % | STATUS |
|-------------------|---------------------|------------------|-------------|--|------------------|-----------------|---------|
| 2021-655-011 | 2021-12-007 | 2022-01-07 | 09 | Asphalt Paving 6.1m laneway LANEWAY BEHIND 902 21 ST SE; 2101-2139 8 AV SE; 2104- 2138 9 AV SE | 54.17 | 53.71 | INVALID |

PROPOSED

THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
2022 OUTSTANDING PETITION AGAINST SUMMARY
BYLAW 1R2022

BYLAW NUMBER 1R2022

| PROJECT NUMBER | PETITION NUMBER | DEADLINE DATE | DESCRIPTION |
|-------------------|--------------------|------------------|---|
| 2021-660-011 | 2021-12-019 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |
| 2021-655-013 | 2022-01-006 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |
| 2021-655-017 | 2022-01-001 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |
| 2021-655-005 | 2021-12-017 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |
| 2021-655-018 | 2021-12-003 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |
| 2021-655-014 | 2022-01-002 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |
| 2021-660-001 | 2021-12-009 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |
| 2021-660-002 | 2021-12-004 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |
| 2021-656-012 | 2021-12-006 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |
| 2021-656-009 | 2021-12-020 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |
| 2021-660-003 | 2021-12-010 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |
| 2021-656-008 | 2021-12-005 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |
| 2021-656-016 | 2021-12-025 | 2022-01-07 | PETITION AGAINST HAS NOT BEEN RETURNED FOR VALIDATION |

**CITY OF CALGARY
2022 LOCAL IMPROVEMENT UNIFORM TAX RATES
FOR PROJECTS UP TO AND INCLUDING 2022 May 31**

| RESIDENTIAL CONSTRUCTION | | | | | | |
|--------------------------|--|------------|------------------|----------------|----------------|----------------|
| LOCAL | | | | PROPERTY | | PROPERTY |
| IMPROVEMENT | DESCRIPTION | PERIOD OF | UNIFORM TAX RATE | OWNERS' SHARE | ANNUAL LEVY | OWNERS' LEVY |
| <u>TYPE CODE</u> | <u>OF IMPROVEMENT</u> | ASSESSMENT | PER ASSESSABLE | PER ASSESSABLE | PER ASSESSABLE | PER ASSESSABLE |
| | | YEARS | METRE | METRE | METRE | METRE |
| | <u>Asphalt Work – New Construction</u> | | \$/m | \$/m | \$/m | \$/m |
| 650/655 | Less than or equal to 7 Metres wide | 15 | 369.60 | 369.60 | 30.96 | 30.96 |
| 656/660 | Greater than 7 Metres wide | 15 | 435.50 | 435.50 | 36.49 | 36.49 |

“PETITION AGAINST” SUMMARY REPORT

Overview of 2022 Group One Local Improvement Projects/ “Petitions Against” by Ward

| Ward # | Local Improvement Projects | Projects for which “Petitions Against” were requested* | Projects for which “Petitions Against” were returned* | “Petitions Against” | |
|-------------------|----------------------------|--|---|---------------------|----------|
| | | | | Valid | Invalid |
| 1 | 1 | 0 | 0 | 0 | 0 |
| 2 | 2 | 0 | 0 | 0 | 0 |
| 3 | 1 | 0 | 0 | 0 | 0 |
| 4 | 2 | 0 | 0 | 0 | 0 |
| 5 | 8 | 1 | 0 | 0 | 0 |
| 6 | 1 | 0 | 0 | 0 | 0 |
| 7 | 6 | 2 | 0 | 0 | 0 |
| 8 | 7 | 2 | 0 | 0 | 0 |
| 9 | 3 | 2 | 1 | 0 | 1 |
| 10 | 4 | 1 | 0 | 0 | 0 |
| 11 | 9 | 1 | 0 | 0 | 0 |
| 12 | 7 | 1 | 0 | 0 | 0 |
| 13 | 3 | 2 | 0 | 0 | 0 |
| 14 | 7 | 2 | 0 | 0 | 0 |
| City Total | 61 | 14 | 1 | 0 | 1 |

* Multiple petitions requested/returned for a given project are combined and presented as one

SUMMARY OF FINANCIAL IMPACT

**Program 147 – 148 / Activity 432395 – LI Paving and Driveway Crossings
Funded by Property Owners**

Group One Bylaws Requiring Debenture Borrowing

| Bylaw No. | Budget Program / Activity No. | Estimated Total Cost |
|-----------------------------|--|---------------------------------|
| 1R2022 | 147 - 148/ 432395 | \$5,479,370 |
| Total Bylaw Requirement | | \$5,479,370 |
| Total Funding Requirement | | \$5,479,370 |
| Increase In Budget Required | | \$5,479,370 |

Residential Permit Parking Provision for Older Large Buildings

RECOMMENDATIONS

That Council:

1. Adopt proposed amendments to Calgary Parking Policies (Council Policy CP2021-04) as identified in italics in Attachment 2.
2. Give three readings to bylaw 14M2022 (Attachment 3) to amend bylaw 26M96 "Calgary Traffic Bylaw".

HIGHLIGHTS

- Adjustments to the Residential Permit Parking (RPP) Program are recommended to enable multi-residential (greater than 20 unit) properties older than 1945 to continue to participate in the program.
- What does this mean to Calgarians? Supporting older properties with this program will offset any detraction they may have due to a lack of on-site parking.
- Why does this matter? The change addresses a potential inequity for older buildings which were designed and constructed prior to the dominant use of the car for travel (pre-car), as well as the establishment of parking requirements. Some of these properties are also listed on the Inventory of Evaluated Historic Resources as having heritage value in the public interest.
- Policy and bylaw adjustments are proposed (Attachments 2 and 3) that would enable one multi-residential "flex" permit per unit for these buildings, similar to other medium density properties (less than 20 units).
- The number of buildings that would become again eligible for permits is modest and impacts to available street parking can be managed through existing tools.
- An option for a market rate street pass would offer an additional option for residents.
- Council approved the recommendations in report TT2020-1346 which made changes to both Calgary Parking Policies (Policy CP2021-04) and Traffic Bylaw 26M96 to revise the RPP program to exclude large, multi-residential buildings from receiving permits in the future.
- Strategic Alignment to Council's Citizen Priorities: A city that moves
- Background and Previous Council Direction is included as Attachment 1.

DISCUSSION

At the 2021 January 18 meeting of Council, Council approved the recommendations of report TT2020-1346, which made significant changes to the Residential Permit Parking (RPP) program (Attachment 1). Prior to approval, the RPP program had never been formally documented as a policy and largely functioned as a collection of rules developed over time. The policy was developed to increase financial sustainability, improve customer service and consistency, better use street space and support the objectives of the Municipal Development Plan and Calgary Transportation Plan.

Historically, multi-residential buildings had not been treated consistently with respect to eligibility for permits. In high-density areas, there is also not sufficient street space to designate exclusively for parkers from these buildings, and most buildings have on-site parking for residents. The RPP changes set a new limit that sees buildings greater than 4 stories or over 20

Residential Permit Parking Provision for Older Large Buildings

units no longer eligible for permits. Smaller, multi-residential buildings will be transitioned to a maximum of 1 flex pass per unit that can be used either for personal or visitor parking.

Implementation Actions

To implement the approved direction, as of January 2022, residents who currently do not have a permit who reside in an ineligible building are no longer able to obtain a new RPP permit for street parking.

Residents who currently have a permit and live at an address that is no longer eligible for permits will be able to renew their permit for 2022, but will be advised in the coming months that the permit will not be renewed in the future. Permits renew on a two-year cycle; expiry would occur over 2023-2024.

Roughly 4500 households are impacted by the above changes.

In implementing the first step, the City and Calgary Parking Authority (CPA) have received feedback from affected residents, which was anticipated. Some of the challenges raised have been:

- Landlords have onboarded new tenants who assumed residential permits would continue to be available.
- Some citizens have sold properties with an expectation of access to the program for future owners.
- Some past permit holders have let their permits lapse and are finding upon renewal that they are not able to apply for a new permit (CPA is enabling renewal if the lapse is less than 30 days).
- Older properties developed prior to the establishment of parking requirements lack on-site parking in the pre-car era.

As a result of the above, Administration was asked to explore what possibility to allow permit privileges to continue for older properties lacking on-site parking. Staff reviewed data for parking provisions for older, large multi-residential buildings built prior to 1945. It was found that the number of large buildings built prior to this date was few and they did not exceed the 20-unit limit significantly in most cases. A preliminary analysis of eligibility indicated that making this change would see approximately 300 additional permits remain eligible. This would be a modest impact that can be addressed in the short term and does not fundamentally alter the intention of keeping the program focused on lower-density buildings. Amendments to Calgary Parking Policies (Attachment 2) and Traffic Bylaw 26M96 (Attachment 3) facilitate this change.

It is important to note for older properties that the date of construction does not mean that no parking exists on-site. Buildings were free to determine how much parking was built or have added on-site parking over time. The land use bylaws at the time also did not contain any parking requirements. Thus, some buildings have never had on-site parking as a result.

Administration, through the original RPP review, noted that some cities (e.g. Toronto) do require evidence that there is not sufficient on-site parking prior to making residential street permits available. This is typically focused on single-family homes. Administration feels this would be challenging to assess for multi-residential buildings. There would be a significant administrative

Residential Permit Parking Provision for Older Large Buildings

element to track what parking is available at multi-residential properties, how it is being used, and why it is not being provided to potential RPP applicants.

Should Council approve Administration's recommendation, the proposed eligibility change would be implemented in two stages. The first stage would be to allow residents in now eligible older buildings to resume applying for new residential permits in the short term. This would be implemented following Council's decision. Applicants would be advised that the permit will be for one year only, at which time there will not be an option for renewal. This treatment is similar to other residents who have existing permits that will become ineligible in 2023/2024.

Once the permit has expired, the second stage would be to employ a market rate permit which could be offered to residents in older, large multi-residential buildings. This would offer an option for those who desire parking beyond what is available to them through the RPP program. The market permit would take into context the cost of the surrounding parking options as well as available capacity in the area. This would be treated as a pilot with older, large multi-residential properties. Depending on the results of the pilot, it could be made available to other properties at a future point. This would position the permit as a last resort once other options, such as on-site parking have been exhausted, but parking is still needed. Different prices for parking are already enabled by existing policy and bylaw provisions.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☐ Stakeholder dialogue/relations were undertaken

Public engagement was completed as part of the original program review. These proposed changes are in response to feedback from owners and occupants of older properties who are challenged to find alternate parking given the lack of on-site parking provided for these properties.

IMPLICATIONS

Social

The criteria for this provision include some sites which are listed on the Inventory of Evaluated Historic Resources. By allowing the exemption outlined in this report, this may assist with the retention of older buildings which supports the objectives of section 2.3.3. of the Municipal Development Plan as well as the Calgary Heritage Strategy.

Environmental

The proposed changes do facilitate auto usage by residents who would otherwise be required to find alternate arrangements if parking is not available. However, the properties in question generally have a limited amount of on-site parking. Therefore, many residents already take advantage of alternate forms of transportation.

**Operational Services Report to
Combined Meeting of Council
2022 March 8**

**ISC: UNRESTRICTED
C2022-0308
Page 4 of 4**

Residential Permit Parking Provision for Older Large Buildings

Economic

The market permit option would enable parking to be available when there is a critical need and on-site parking options have been exhausted.

Service and Financial Implications

No anticipated financial impact

\$0

Enabling permits for these locations would be aligned with fees for other permit holders. The market rate option, if there is significant interest, would increase the amount of revenue received from parking permit fees.

RISK

It is possible, given the specific focus on increasing eligibility for older properties, that there may be more permits issued to residents in these buildings than there was prior to the policy revisions, or that there may be additional requests to expand the scope of eligibility for the program.

ATTACHMENTS

1. Previous Council Direction, Background
2. Proposed Changes to Section 4.1.1 of Calgary Parking Policies
3. Proposed Bylaw 14M2022

Department Circulation

| | | |
|--------------------------|----------------------|------------------------|
| General Manager/Director | Department | Approve/Consult/Inform |
| D. Morgan | Operational Services | Approve |

Previous Council Direction, Background

Minutes from 2021 January 18 Combined Meeting of Council

11.4.2 Residential Parking Program Review, TT2020-1346

Moved by Councillor Davison

Seconded by Councillor Woolley

That with respect to Report TT2020-1346, the following be adopted:

That Council:

1. Approve changes and additions to residential parking policies by:

- a) Adopting changes to the Calgary Parking Policies TP017 contained in Attachment 1; and
- b) Rescinding the Visitor Parking Permit Policy LUP005 (Attachment 2);

3. Freeze permit fees at the current levels for the remainder of the budget cycle (2021-2022) to provide economic relief;

4. Review the program fees and cost recovery ratio in preparation for each four year budget cycle;

5. Give three readings to the Proposed Bylaw 6M2021 in Attachment 3 to amend bylaw 26M96 "Calgary Traffic Bylaw";

6. Abandon bylaw 45M2020 that was before Council on 2 November 2020 (Attachment 4); and

ROLL CALL VOTE:

For: (5) Councillor Keating, Councillor Demong, Councillor Colley-Urquhart, Councillor Chahal, and Councillor Carra

Against:
(2) Councillor Farkas, and Councillor Magliocca

MOTION CARRIED

Moved by Councillor Davison

Seconded by Councillor Woolley

That with respect to Report TT2020-1346, the following be adopted:

That Council:

2. Endorse fee option A contained in Attachment 1 as the policy fee structure;

ROLL CALL VOTE:

For: (8) Councillor Davison, Councillor Keating, Councillor Colley-Urquhart, Councillor Farrell, Councillor Chahal, Councillor Woolley, Councillor Carra, and Mayor Nenshi

Against: Councillor Chu, Councillor Gondek, Councillor Farkas, Councillor Demong,
(6) Councillor Sutherland, and Councillor Magliocca

MOTION CARRIED

Moved by Councillor Davison

Seconded by Councillor Woolley

That with respect to Report TT2020-1346, the following be adopted:

That Council:

7. Explore reduction or elimination of planning and development fees related to building off-street parking for Calgarians in residential permit parking zones where on-street parking has been reduced or eliminated to return to the Standing Policy Committee on Planning and Urban Development no later than Q4 2021 with an update.

ROLL CALL VOTE:

For: (10) Councillor Chu, Councillor Farkas, Councillor Davison, Councillor Keating,
Councillor Demong, Councillor Colley-Urquhart, Councillor Sutherland, Councillor
Chahal, Councillor Magliocca, and Mayor Nenshi

Against:
(4) Councillor Gondek, Councillor Farrell, Councillor Woolley, and Councillor Carra

MOTION CARRIED

**Proposed Changes to Section 4.1.1 of
Calgary Parking Policies (CP2021-04)**

New text shown in *italics*.

15. Permits may be issued to a resident on a block with parking restrictions within a residential parking zone under one of the following classes.
- a. Resident of a ground-oriented dwelling:
 - i. Residents are eligible for a permit for each vehicle registered to the address up to a maximum of three permits.
 - ii. Residents are eligible for a maximum of two permits issued for visitors unless located within an interface area.
 - iii. Residents within an interface area are not eligible for visitor permits.
 - b. Resident of a multi-residential dwelling:
 - i. Residents are eligible for a maximum of one permit if:
 - 1. The building is less than four stories in height, and
 - 2. Has 20 or fewer dwelling units.

Or:

 - 3. *The building was built before 1945, regardless of the height and number of dwelling units.*

The permit is usable either by a vehicle registered to the address or a visitor unless the residence is located within an interface area where the permit is usable only for a vehicle registered to the address.
 - ii. Residents of multi-residential dwellings four stories or taller or with more than 20 dwelling units are ineligible for permits *unless the building was built before 1945*.
 - iii. Notwithstanding policy (15, b, ii) residents of a multi-residential building that have a residential parking permit(s) as of December 1, 2021 will remain eligible until the earlier of:
 - 1. They no longer live at that address, or
 - 2. December 31, 2022.

16. Notwithstanding policy (15), residents of particular buildings or areas are ineligible when they are:
- a. Located in an area where there is an area specific policy contained in in section 5 of this document unless that section specifies participation,
 - b. In a building that is guided by the zero parking or significant parking reductions policy section 4.2.1 of this document,
 - i. For the purposes of this section a significant reduction is considered 50 per cent or more.
 - ii. *buildings built prior to 1945 are considered not have not been guided by policy and may be considered eligible at the discretion of the Traffic Engineer.*
 - c. In a building deemed ineligible as a condition of a development permit or statutory planning document,
 - d. In a building that has 25 per cent or more commercial space at ground-level as measured by frontage (or flankage) of the commercial space.

BYLAW NUMBER 14M2022
**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND BYLAW 26M96,
THE CALGARY TRAFFIC BYLAW**

WHEREAS Council has considered C2022-0308 and considers it necessary to amend Bylaw 26M96, the Calgary Traffic Bylaw, to address the impact of the residential parking permits program to residents of older buildings within residential parking zones;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Bylaw 26M96, the Calgary Traffic Bylaw, as amended, is hereby further amended.
2. Section 20(a) is amended by adding the following at the end of the definition of *“large multi-family building”* after the word “units”:

“but does not include such a building if it was built prior to 1945”.
3. Section 20(d) is amended by adding the following at the end of the definition of *“small multi-family building”* after the word “units”:

“and includes a larger building that was built prior to 1945”.
4. By adding the following after section 23(2):

“(2.1) For greater certainty, the exclusion from eligibility in section 23(2)(a) does not include residents of buildings that were built prior to 1945.”.
5. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

Addressing Street Harassment in Calgary

RECOMMENDATIONS:

That the Community Development Committee recommend that Council:

1. Give three readings to the proposed amendments to the Public Behaviour Bylaw 54M2006 with a proposed effective date of 2022 June 1;
2. Direct Administration to conduct a public awareness campaign in collaboration with community partners and businesses; and
3. Direct Administration to pursue membership with the United Nations Women's Safe Cities and Safe Public Spaces Global Initiative.

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2022 FEBRUARY 9:

That Council:

1. Give three readings to **Proposed Bylaw 15M2022** to amend the Public Behaviour Bylaw 54M2006 with a proposed effective date of 2022 June 1;
2. Direct Administration to conduct a public awareness campaign in collaboration with community partners and businesses; and
3. Direct Administration to pursue membership with the United Nations Women's Safe Cities and Safe Public Spaces Global Initiative.

HIGHLIGHTS

- Council directed Administration to assess The City of Calgary's ability and options to address street harassment, including undertaking engagement, reviewing related public safety bylaws, and determining jurisdiction to enact a bylaw. Council has the authority through Section 7 of the *Municipal Government Act* to enact bylaws with respect to safety, health and welfare of people and the protection of people and property. The proposed amendments to the Public Behaviour Bylaw (Attachment 1) to deal with street harassment are within that authority. A public awareness campaign and membership with the United Nations Women's Safe Cities and Safe Public Spaces Program Global Initiative would bolster The City's ability to address street harassment.
- **What does this mean to Calgarians?** The proposed recommendations use collaboration, education and enforcement to address behaviour that infringes on Calgarians' ability to enjoy public spaces and feel safe in communities.
- **Why does it matter?** The proposed recommendations deter negative behaviour, help victims, and make it clear that street harassment will not be tolerated in Calgary. They foster the Social Wellbeing Policy principles of equity and prevention.
- To inform the recommendations, Administration engaged with Calgarians and community partners, conducted public opinion research, scanned Canadian cities, researched legislation in international jurisdictions and peer-reviewed literature, and analyzed The City's existing public safety bylaws through an equity lens.
- Through engagement, Administration heard that Calgarians have been victims of street harassment. Public opinion research (Attachment 2) suggests that most of those surveyed

Addressing Street Harassment in Calgary

felt that all Calgarians have a responsibility to reduce street harassment and that The City needs to play a role in its prevention.

- Currently, there is no provincial legislation or City of Calgary bylaw that addresses street harassment in an effective and comprehensive manner.
- On 2020 December 15, Council approved Notice of Motion PFC2020-1370 (Attachment 3), directing Administration to address street harassment.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

Street harassment is a systemic, cultural, and intergenerational issue that is prevalent in society as an expression of power. It denies victims safe access to public spaces and forces them to alter behaviour out of fear, anxiety, and other psychological and physical harms. Victims of street harassment may learn to associate their identity with powerlessness.

Definition

Administration defines 'Harass' as to "*communicate with a person in a manner that could reasonably cause offence or humiliation, including conduct, comment, or actions that refers to the person's race, religious beliefs, colour, disability, age, ancestry, place of origin, marital status, source of income, family status, gender, gender identity, gender expression, sexual orientation, and includes a sexual solicitation or advance*".

Information Sources

The recommendations of this report, intended to provide ways for The City to address street harassment, are informed by:

1. *International and Municipal Scans*: Cities were evaluated, both local and international, to understand how street harassment is being addressed in their communities (Attachment 4).
2. *Public Opinion Research*: Calgarians were surveyed to understand their perception of, and experience with, street harassment.
3. *Equity Analysis Bylaw Review*: City bylaws related to public safety were analyzed using an equity lens that revealed gaps with respect to street harassment (Attachment 5).
4. *Engagement*: Calgarians, internal staff and committee members were engaged through a survey to share views on what defines street harassment, existing gaps, and potential actions in addressing this issue (Attachment 6).
5. *Community Partner Engagement*: Community partners shared how they view street harassment, its causes, and ways they support victims.
6. *Peer-reviewed research*: Research was examined for concepts and direction to further understand the sociological pieces at play with this problem.

Findings

Public opinion research revealed that nearly 45 per cent of Calgarians surveyed feel that street harassment has a moderate to major impact on their quality of life. London, Ontario and Edmonton, Alberta address harassment, hate and racism through municipal bylaws. Both of these cities as well as Vancouver, Halifax and Montreal are members of United Nations Women's Safe Cities and Safe Public Spaces Global Initiative, which works with women's

Addressing Street Harassment in Calgary

organizations and governments to develop, implement and evaluate approaches to prevent and respond to harassment against women and girls in public spaces. While this initiative is gender specific, it may be extended to represent the entire population of Calgary.

Calgary, like many other municipalities, uses several municipal bylaws to address some aspects of street harassment. However, existing bylaws fail to hold the offender accountable or address the underlying causes of street harassment. Through engagement, Calgarians expressed that bylaws, public awareness, and collaboration with community partners are potential ways to address street harassment. The public opinion research noted that Calgarians aged 18-34 are more likely to mention education and awareness campaign to reduce street harassment, rather than increased police presence. A conversation with community partners emphasized the importance of using unconventional ways of addressing this issue such as working with youth, restorative justice, and bystander awareness.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION

- ☒ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☒ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

Administration engaged Calgarians and the Gender Equity Diversity and Inclusion subcommittee of the Social Wellbeing Advisory Committee to understand impacts of street harassment on quality of life. The engagement focused on defining street harassment, understanding existing gaps and identifying potential actions to address this issue.

The engagement with the subcommittee provided strategic direction for this project. Street harassment has a compounding impact over time and interviewing victims about their personal experiences can trigger unintended reactions. Therefore, an organization-level approach was used to engage with Calgarians as it focused on the government's role in dealing with street harassment.

To gather data, a survey was sent to the following groups:

1. Community Partners that support victims of street harassment: These organizations filled out the survey and forwarded it to clients with lived experience.
2. Community Peace Officers and Calgary Police Officers: These internal stakeholders understand ongoing challenges of enforcement and have firsthand knowledge in working with the existing bylaws and laws.
3. The Anti-racism Program and the Indigenous Relations Office: The Anti-Racism Action Committee advises on the development and implementation of a community-based anti-racism strategy and engages with stakeholders on systemic racism. The Calgary Aboriginal Urban Affairs Committee provides recommendations on policies that are meant to support Indigenous people. Both committees filled in the survey and forwarded it to their members.

A What We Heard Report, outlining the findings from both the internal and external engagement was shared with all contributors (Attachment 6).

Addressing Street Harassment in Calgary

IMPLICATIONS

Social

Addressing street harassment holistically will provide an environment that supports the wellbeing, comfort, and safety of Calgarians. The proposed recommendations allow The City to advance the Social Wellbeing Principle of prevention as they aim to reduce incidents of street harassment. The proposed amendment to the Public Behaviour Bylaw advances the Social Wellbeing Principle of equity as it supports the diverse population of Calgary. Addressing street harassment is a social need that requires a municipal response to encourage a safe community.

Environmental

Not Applicable

Economic

Addressing street harassment may promote growth in Business Improvement Areas and support revival of Calgary's downtown by addressing perceived lack of safety due to harassment.

Service and Financial Implications

Existing operating funding - base

There are no current operating budget impacts associated with this report. If Council approves the recommendation, additional costs associated with bylaw enforcement would be absorbed into the existing operating budget. Administration may request additional resources during the 2023-2026 Service Plans and Budget deliberations if required to implement recommendations.

RISK

There is a risk that the proposed amendments to the Public Behaviour Bylaw could be challenged in court. To mitigate that risk, the bylaw is considerate of the Charter of Rights and Freedoms and Administration is prepared to defend the bylaw if a court challenge is made. Administration will ensure that the issuance of any violation tickets is appropriate and can withstand a legal challenge.

ATTACHMENTS

1. **Proposed Bylaw 15M2022**
2. Public Opinion Research
3. Notice of Motion
4. International and Municipal Scan
5. Equity Analysis Bylaw Review and Feedback from Gender Equity Diversity Inclusion
6. Summary of Engagement – What We Heard

Department Circulation

| | | |
|--------------------------|------------|------------------------|
| General Manager/Director | Department | Approve/Consult/Inform |
| Jill Floen | Law | Inform |

PROPOSED

CD2022-0213
ATTACHMENT 1

BYLAW NUMBER 15M2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE PUBLIC BEHAVIOUR BYLAW 54M2006

WHEREAS Council has considered CD2022-0213;

AND WHEREAS Council considers that street harassment is a systemic, cultural, and intergenerational issue that is prevalent in society as an expression of power, that denies victims safe access to public spaces and that forces them to alter behaviour out of fear, anxiety, and other psychological and physical harms;

AND WHEREAS pursuant to section 7 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, Council may pass bylaws respecting:

- (a) the safety, health and welfare of people and the protection of people and property;
- (b) people, activities and things in, on or near a public place or place that is open to the public;

AND WHEREAS Council deems it necessary to amend Bylaw 54M2006, the Public Behaviour Bylaw, to address street harassment;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Bylaw 54M2006, the Public Behaviour Bylaw, is hereby amended.
2. In subsection 2(1), after subsection c) the following is added as subsection c.1):
 - “c.1) “harass” means to communicate with a person in a manner that could reasonably cause offence or humiliation, including conduct, comment, or action that refers to the person’s race, religious beliefs, colour, disability, age, ancestry, place of origin, marital status, source of income, family status, gender, gender identity, gender expression, sexual orientation, and includes a sexual solicitation or advance;”.

3. The following is added after section 7 as section 7.1:

“HARASSMENT

- 7.1 No person shall harass another person in any public place.”.

PROPOSED

BYLAW NUMBER 15M2022

4. In **SCHEDULE "A" – SPECIFIED PENALTIES**, under the headings indicated, after:

| SECTION | OFFENCE | SPECIFIED PENALTY |
|---------|---------|----------------------|
|---------|---------|----------------------|

| | | |
|----|---------------------------------|----------|
| "7 | Carry a visible knife in public | \$50.00" |
|----|---------------------------------|----------|

the following is added:

| SECTION | OFFENCE | SPECIFIED PENALTY |
|---------|---------|----------------------|
|---------|---------|----------------------|

| | | |
|------|------------|------------|
| "7.1 | Harassment | \$500.00". |
|------|------------|------------|

5. This Bylaw comes into force on June 1, 2022.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Public Opinion Research

Methodology

- On behalf of The City, Leger conducted telephone interviews with a randomly selected sample of 504 Calgarians, aged 18 years or older, from September 23 to October 3, 2021.
- The survey sample included numbers from both landlines (31% of completed surveys) and cell phones (69%) to obtain a random and statistically representative sample of Calgarians.
- Data were weighted to be representative of adult Calgarians in terms of age, gender, and quadrant.
- The margin of error for the total sample is $\pm 4.4\%$, 19 times out of 20.
- Certain subgroups of the population are not represented in the survey due to the methodology, including those not able to complete a telephone survey (e.g., those not fluent in English, those with cognitive disabilities) and those without a phone (e.g., Calgarians experiencing homelessness, those who do not own a phone for other reasons). Calgarians under the age of 18 are also not included in this research.
- The definition of street harassment used in the survey was “Any unwelcomed comments, gestures, and actions directed at a person on a street or in a public space because of their actual or perceived gender, gender expression, sexual orientation, ethnicity, race, or religion and that are disrespectful, demeaning, alarming, and/or insulting.”

Key Findings

- Nearly two-thirds (63%) of Calgarians agree that street harassment is a serious problem in Calgary.
- Four-in-five (79%) agree The City needs to do more to prevent street harassment.
- About three-in-five (62%) Calgarians have witnessed street harassment in Calgary.
- Around one-half (53%) of Calgarians have personally experienced street harassment in Calgary. Among these citizens, about one-quarter (26%) experience it monthly or more often and three-in-five (61%) have experienced it in the past year.
- Majority of Calgarians (91%) agree that some people in Calgary are more at risk than others of experiencing street harassment.
- Top activities avoided to reduce the chances of experiencing street harassment are being in public places when dark (55%), going alone (46%), or taking transit at certain times (46%).
- Calgarians who identify as being of Asian descent are more likely than those who identify as ‘Canadian’ or of European descent to say they avoid going somewhere alone (59% vs. 40% and 44%, respectively) and being in areas where there are few people (58% vs. 39% and 43%, respectively).
- Nearly one-half (45%) of Calgarians say street harassment has a moderate (28%) or major (17%) negative impact on their quality of life.
- Residents of the Northeast are more likely than those of the Southwest and Northwest to say it has a major negative impact on their quality of life (29% vs. 13% and 13%, respectively), as are those who wear religious dress compared to others (60% vs. 43%, respectively).
- Those who wear religious dress are more likely than others to agree The City needs to do more to prevent street harassment (90% vs. 78%, respectively), and say that street harassment has a major negative impact on their quality of life (60% vs. 43%).

Public Opinion Research

- Racialized or Indigenous persons are more likely than other Calgarians to witness street harassment (74% versus 62%).
- Measures perceived to be the most effective in reducing street harassment are more lighting in public spaces (90% effective), working with school boards to educate youth (87%), emergency buttons that alert security or 9-1-1 (86%), and an increased police presence (86%).
- When asked what The City could do to make public spaces safer and reduce the chances of street harassment, the top mentions were an increased police presence (32%), more lighting (17%), and an educational awareness campaign (17%).
- Seven-in-ten Calgarians (69%) agree a bylaw will be effective in reducing street harassment.
- Those 35 years of age or older were more likely to mention an increased police presence (35% 35 to 64 and 44% 65 or older vs. 22% 18 to 34), while 18 to 34 year old were more likely than those 35 to 64 to mention an educational awareness campaign (24% vs. 12%, respectively).
- Members of the LGBTQ2S+ community are less likely than other Calgarians to think an increased police presence on streets and in public places is/would be effective (70% vs. 88% others) and more likely to say a safe walk program is/would be effective (92% vs. 80% others).
- Females are more likely than males to think more lighting in public spaces, visible security cameras, cameras, a campaign to educate people about street harassment and a bylaw to address street harassment would be effective measures.
- While Calgarians tend to feel safe on Calgary's streets and in public spaces, street harassment affects citizens overall and is disproportionately experienced by certain segments of the population such as females, racialized or Indigenous persons, people who wear clothing or symbols that indicate their religion, and members of the LGBTQ2S+ community.



NOTICE OF MOTION

RE: Street Harassment

Sponsoring Councillor(s): Druh Farrell

WHEREAS the City of Calgary has a responsibility to support the well-being, comfort, and safety of Calgarians in public spaces;

AND WHEREAS, in 2017, The Government of Canada launched It's Time: Canada's Strategy to Prevent and Address Gender-Based Violence, which informs policy makers and service providers on practical knowledge and best practices to prevent gender-based violence;

AND WHEREAS *It's Time* adopted an intersectional approach to fill gaps in policies and supports particularly for Indigenous women, immigrant and refugee women, women of colour, and other marginalised sectors of the female population that are historically at greater risk of gender-based violence;

AND WHEREAS gender-based violence is not limited to physical violence, and can take many forms including neglect, discrimination, and harassment;

AND WHEREAS street harassment has been defined as unwelcome comments, gestures, and actions forced on a stranger in a public place because of their actual or perceived sex, gender, gender expression, or sexual orientation, and that are disrespectful, demeaning, alarming, and/or insulting;

AND WHEREAS Statistics Canada reports that one in three women, 15 years of age or older, were victims of unwanted sexual behaviour while they were in a public place in the past 12 months;

AND WHEREAS the 2018 *Survey on Safety in Public and Private Spaces* shows that unwanted sexual behavior in public spaces result in women avoiding certain places, changing routine to avoid certain people or situations, and carrying items to defend themselves or alert others;

AND WHEREAS, while the 2017 *Taking Action to End Violence Against Young Women and Girls in Canada* report recommended that the Government of Canada strengthen the harassment offence provisions in the *Criminal Code*, no implementation has occurred to-date and municipalities are left to fill this gap;

AND WHEREAS there are no provincial laws against street harassment in Alberta;

AND WHEREAS several municipalities across Canada, including Vancouver, Edmonton, and London, regulate street harassment through bylaws;

AND WHEREAS City of Calgary's Calgary Transit Bylaw (4M81), Municipal Complex Bylaw (38M2012), and Parks & Pathways Bylaw (11M2019) already prohibit some forms of street harassment in certain places;

AND WHEREAS City of Calgary does not have a bylaw that broadly addresses street harassment through a gender-based lens;

AND WHEREAS *The Canadian Charter of Rights and Freedoms* states that everyone has the right to life, liberty and security of the person and the right not to be deprived thereof except in accordance with the principles of fundamental justice;

AND WHEREAS Section 7 of the *Municipal Government Act* grants Council the authority to enact bylaws relating to the safety, health, and welfare of a municipality's people;

AND WHEREAS, in 2019, The City of Calgary approved the Gender Equity Diversity and Inclusion Strategy that includes direction to implement Gender Based Analysis Plus to address the different impacts of policies, programs, and services on diverse Calgarians;

NOW THEREFORE BE IT RESOLVED that City Council directs City Administration to review current bylaws related to public safety, through Gender Based Analysis Plus, and identify existing gaps with respect to street harassment;

AND FURTHER BE IT RESOLVED that, as part of the review, City Administration engage with Calgarians and the Social Wellbeing Advisory Committee on the topic of street harassment and its resulting impacts on quality of life;

AND FURTHER BE IT RESOLVED that City Administration determine whether the City of Calgary has the jurisdiction required to enact a constitutionally defensible bylaw that addresses street harassment, especially for certain groups that are at greater risk;

AND FURTHER BE IT RESOLVED that City Administration report to City Council through the Standing Policy Committee on Community & Protective Services no later than Q1 2022.

International and Municipal Scan

Municipal

- An online survey was sent to 51 municipalities across Canada with a population of 100,000 or greater (as per Statistics Canada 2016). The survey comprised five multiple choice questions and five descriptive questions. The focus of the survey was to understand how street harassment is defined, what the different enforcement tools are, how street harassment is reported, and what kind of programs and initiatives are being undertaken by other municipalities to address street harassment. **50 per cent (25/51) of municipalities responded and, of those 25 respondents, seven have indicated they are addressing street harassment in some form.** The following is a summary of municipalities that are addressing street harassment in some way.

| Municipality | Legislation | Reporting | Victim Support |
|--------------|---|---|---|
| London, ON | <ol style="list-style-type: none"> 1. Public Nuisance Bylaw 2. <i>No person shall, in a Public Place, unnecessarily interfere with another person's use and enjoyment of the Public Place by using abusive or insulting language as a personal invective.</i> 3. <i>"Public Place" is defined as: "Public Place" includes a Highway, public park, or other lands to which the public has access as of right or by invitation and includes private property that is exposed to public view.</i> | <ol style="list-style-type: none"> 1. Service London Call Centre | <ol style="list-style-type: none"> 1. Plain clothes officer program 2. Community watch 3. Awareness/education campaigns |
| Edmonton, AB | <ol style="list-style-type: none"> 1. Public Nuisance Bylaw 2. <i>In this section, "communicate" and "communication" includes but is not limited to words spoken, written, or recorded electronically or electro-magnetically or otherwise as well as gestures, signs or other visible representations.</i> 3. <i>A person shall not, in a public place, communicate, cause or permit communication, with any person in a way that causes the person, reasonably in all the circumstances, to feel harassed.</i> | <ol style="list-style-type: none"> 1. 311 2. 911 3. Police non-emergency | <ol style="list-style-type: none"> 1. Fund civic partners but don't operate programs themselves when providing street harassment victim supports or resources. |

International and Municipal Scan

| | | | |
|----------------|---|--|---|
| Brampton, ON | <ol style="list-style-type: none"> 1. Public Nuisance Bylaw 136-2019 2. In Brampton, street harassment would be defined under this existing Bylaw and the actions would fall under one of the Public Nuisance activities: <i>"screaming, spitting, yelling, shouting or using profane or abusive language or gestures"</i>. 3. Successfully using an Administrative Monetary Penalty System when enforcing this bylaw. | <ol style="list-style-type: none"> 1. 311 2. Police non-emergency | <ol style="list-style-type: none"> 1. Rely on external agencies in providing street harassment victim supports or resources. |
| Oshawa, ON | <ol style="list-style-type: none"> 1. Nuisance Bylaw 2. Although street harassment is not defined specifically, the following wording in Nuisance Bylaw includes: <i>"(iii) fighting, screaming, yelling or using profane or abusive language or gestures;"</i> | <ol style="list-style-type: none"> 1. Municipal Call Centre without 311 designation | <ol style="list-style-type: none"> 1. Rely on external agencies in providing street harassment victim supports or resources. |
| Winnipeg, MB | <ol style="list-style-type: none"> 1. Panhandling Bylaw 2. This is City of Winnipeg's primary tool against public harassment with the focus on targeting people who harass for money. | <ol style="list-style-type: none"> 1. 911 2. Police non-emergency | <ol style="list-style-type: none"> 1. Community watch 2. Awareness/education campaigns 3. Uniformed beat patrol program 4. Rely on external agencies in providing street harassment victim supports or resources. 5. Working with Winnipeg Business Improvement Zone and Downtown Community Safety partners. |
| Hamilton, ON | <ol style="list-style-type: none"> 1. The City of Hamilton's Police Service addresses any street harassment issues. 2. The City of Hamilton uses Licensing Bylaw to address an issue of harassment by licensed business owners. | <ol style="list-style-type: none"> 1. Customer Contact Centre | |
| Sherbrooke, QC | <ol style="list-style-type: none"> 1. The City of Sherbrooke is in the process of looking into a municipal bylaw and enforcement tools for police. | <ol style="list-style-type: none"> 1. 911 2. Police non-emergency | <ol style="list-style-type: none"> 1. Directly fund and operate victim supports/resources. 2. Community watch 3. Awareness/education campaigns |

International and Municipal Scan

International Bylaws & Legislation

| Country | Legislation | What does it do? |
|---------|--|--|
| USA | Most states draw on the following categories of law to address the enforcement and regulation of street harassment: Disorderly conduct/Disturb the peace/Nuisance laws; Harassment laws; Loitering laws; Menacing/Stalking/Following/Intimidation laws; Prostitution & Sexual extortion laws; Voyeurism/Unlawful filming/photography laws; Profanity laws (swearing) etc. | <ol style="list-style-type: none"> 1. Many of these laws separate out verbal, physical and biased harassment experiences. 2. There is little to no mention of gender and/or race for harassment unless specifically referring to hate crime laws. 3. All of the laws are enforced with criminal proceedings (all statutory) and punishment involving either fines, jail time or both. |
| France | Loi Schiappa (2018) | <ol style="list-style-type: none"> 1. First example of legislation that recognizes and punishes sexism in French Law. 2. Enables police officers and transportation officers to ticket and fine individuals that they see sexually harassing. 3. Mechanism to reprimand the behavior 4. Suggests that sexism is unacceptable 5. It has two components – establishes an ability to punish perpetrators and raises awareness 6. Fines can be doled out on the spot, no legal proceedings for victims and no need to report it. |
| UK | Harassment Act 1997 | <ol style="list-style-type: none"> 1. There is a lot of work to try to amend the law to make it more applicable and accessible to supporting women feeling safe in public |
| Belgium | Loi Sexisme (2014) | <ol style="list-style-type: none"> 1. Criminalizes sexual harassment if perpetrators are caught in the act. 2. Can be fined 1000 euros, with potential for imprisonment. 3. Evidence not required for the complaint to be filed with the courts. |
| Italy | Article 609 bis | <ol style="list-style-type: none"> 1. Covers stalking, sexual harassment and sexual assault 2. A 'crime against moral freedom' to manage an individual's right to feel safe and secure in their community. |

International and Municipal Scan

| | | |
|-------------|---|--|
| New Zealand | Human Rights Act 1993 - A lengthy legal process of mediation – with outcomes noted of compensation, apologies, or training. | 1. Protects people from sexual harassment in employment (including unpaid work), education and vocational training, provision of goods and services, land, housing, and accommodation, access to public places, vehicles, and facilities, government services. |
| Chile | Sexual Harassment Law (2020) | 1. Enacted after statistics said ¾ women were publicly harassed, protests following #MeToo in 2018, other jurisdictions acting similarly. |
| Australia | Sex Discrimination Act 1984 , Racial Discrimination Act 1975 , Disability Discrimination Act 1992 , Age Discrimination Act 2004 | 1. Each Act distinguishes between different root causes of discrimination, but they are all nestled under an Anti-discrimination Framework. |
| Philippines | Safe Spaces Act (Bawal Bastos Law) | 1. Gender-based sexual harassment committed in public spaces, training, public institutions, workplaces, and online spaces. |

Enforcement

| Country | Enforcement? (Y/N) | How do they enforce? |
|---------------|---|--|
| France | Y – Euro110-885 on 1 st offence Repeat = Euro 3500 | <ul style="list-style-type: none"> Police and transportation officers have the power to ticket on the spot. |
| UK | Y | <ul style="list-style-type: none"> Police and courts are required to enforce. |
| Australia | Y – with possible imprisonment | <ul style="list-style-type: none"> Must go through the Human Rights commission. |
| New Zealand | Y – with possible imprisonment | <ul style="list-style-type: none"> Must be formally brought forward via the Human Rights commission. |
| United States | Y – it ranges from State to State and the degree of offense committed but all can have either fines and/or jail time | <ul style="list-style-type: none"> Require police reporting and charges to be upheld in courts systems. |
| Philippines | Y – only for 2 nd and 3 rd offence (possible imprisonment) 1 st = gender sensitivity training. | <ul style="list-style-type: none"> Officers can enforce on the spot with tickets. |

International and Municipal Scan

| | | |
|---------|---|---|
| Belgium | Y - fined 1000 euros, imprisonment as a potential for committing the act. | <ul style="list-style-type: none">• Officers enforce and it goes through the court system, as it is a criminal offence. |
|---------|---|---|

Equity Analysis and Feedback from Gender Equity Diversity Inclusion

Equity Analysis

Background:

Administration was asked to review current municipal bylaws related to public safety, through Equity Analysis, and identify existing gaps with respect to street harassment. This is an analytical tool that helps understand system inequalities and how diverse people experience various policies and programs. This document includes key findings based on the application of Equity Analysis on six public safety bylaws.

Key Findings:

1. Pan handling Bylaw 3M99:

- a. Panhandling is a form of street harassment. Panhandling bylaw partially addresses street harassment as it does not consider all aspects of street harassment such as cat calling.

2. Street Bylaw 20M88:

- a. Does not address street harassment concerns in its entirety. The public safety aspect of this bylaw addresses issues around weapons and other unsafe equipment. There are other sections which deal with unauthorized soliciting or sales on a street or roadway which some may consider harassment especially when pedestrians are pursued.
- b. Some sections of the bylaw can address some behaviours such as '*A person shall not throw an object of any description over or upon any portion of a street*'. A successful charge was obtained when a person was observed throwing items at a vulnerable person on the street from their balcony. This action was considered harassment and was dealt with using this section of the Street Bylaw.

3. Parks and Pathways Bylaw 11M2019:

- a. Partially addresses street harassment. It may not consider all aspects of street harassment, however it addresses the safety and welfare of Calgarians using parks and works towards ensuring there is no inappropriate activity which is inconsistent with the purpose of park, unreasonably disturbs the use or enjoyment of the park or is likely to cause injury to any person using the park.
- b. This bylaw is restricted only to certain locations that are defined as a park or natural area in the bylaw.

4. Municipal Complex Bylaw 38M2012:

- a. Similar to the Parks and Pathway Bylaw, this bylaw restricts street harassment to specific locations (i.e. Municipal Complex Property).

5. Calgary Transit Bylaw 4M81:

- a. Similar to the Municipal Complex Bylaw and the Parks and Pathway Bylaw, this bylaw restricts street harassment to transit property and infrastructure only. An act of street harassment taking place outside a Transit vehicle or Transit property would not be addressed under this bylaw.

6. Public Behaviour Bylaw 54M2006:

- a. Administration recommends that the Public Behaviour Bylaw be amended to address street harassment as it applies at every 'public place' in the City of Calgary.

Equity Analysis Plus Tool:

Equity Analysis and Feedback from Gender Equity Diversity Inclusion

A. What ASSUMPTIONS are we making?

| Current Approach | Learnings and/or Future Strategies |
|--|--|
| <ul style="list-style-type: none"> Acceptable behaviour is based on societal norms. Bylaws are intentionally broad to minimize leaving any person/group behind. The bylaw will be consistently applied and enforced. People know the bylaw exists and have knowledge of it. The bylaw will change behaviour. People know how to report an incident. Complainants understand they have a role in enforcing the bylaw (i.e. attending court or giving a statement). Bylaws protect citizens and make people feel safe. People who carry some form of weapon are always criminals. | <ul style="list-style-type: none"> Collect credible data to inform assumptions. Educate public on bylaw to increase their knowledge (plain language). Provide Equity Analysis training to community peace officers. Identify strategies to connect offenders to resources. |

B. Who could be left BEHIND?

| Current Approach | Learnings and/or Future Strategies |
|--|--|
| <ul style="list-style-type: none"> Lack of accessibility (visual, language) to understanding the bylaw OR how the rules apply in different spaces (public vs. private) and what is reasonable behaviour. Individuals experiencing vulnerabilities. Lack of access to digital technology (digital equity). | <ul style="list-style-type: none"> Communicate (in a variety of languages, on a variety of platforms (signage, media ads in other languages/papers)). Address challenges with access to technology with Digital equity program which is underway. Educate (develop sessions for newcomers). |

C. Who did we CONNECT/COLLABORATE with?

| Current Approach | Learnings and/or Future Strategies |
|--|---|
| <ul style="list-style-type: none"> Administration works with municipal prosecutors, Calgary Police Service, Citizen Oversight Committee and Citizen Advisory Committee to draft amendments to the bylaw which are then proposed to Council. Administration doesn't collaborate with individuals experiencing vulnerabilities and who receive tickets. Administration collaborates with municipal prosecutors. | <ul style="list-style-type: none"> Consult through inclusive group of stakeholders to ensure diverse opinions (community partners and internal City stakeholders). Identify strategies to connect offenders with resources. Examine expanding responsibilities and engagement of citizen oversight committee to include equity analysis. |

D. What DATA did we look at?

Equity Analysis and Feedback from Gender Equity Diversity Inclusion

| Current Approach | Learnings and/or Future Strategies |
|--|---|
| <ul style="list-style-type: none"> Inconsistent collection of demographic data (on victim and offender) and inability to report via disaggregated data. Inconsistent anecdotal (qualitative) reporting and trends available. Victims are not reporting certain types of offences and incidents. Limited data available on non-ticketed interactions (education or warnings given). | <ul style="list-style-type: none"> Collect offender and victim demographics Work with enforcement partners to share anecdotal/intelligence information. Develop questions for 311 operators to ask if complainant has been harassed when reporting. Improve Customer Service Request reporting and searching capabilities. Collect consistent and regular data on non-ticketed offences. |

E. How are we ensuring EQUALITY of outcomes? How are we EVALUATING?

| Current Approach | Learnings and/or Future Strategies |
|---|--|
| <ul style="list-style-type: none"> We are not collecting the right type of data to be able to review our bylaw through an equality lens and therefore unable to evaluate the impact of those bylaws. Peace officers assess the situation (with individuals experiencing vulnerabilities, youth, repeat offenders) and use discretion to fine, educate or warn. Inability to track recidivism rates from data. Reliance on officer experience versus quantitative data. Inconsistent ability to report and monitor based on data being collected. | <ul style="list-style-type: none"> Train community peace officers on using equity and not equality. Evaluate existing and new bylaw through the equity analysis lens and use enhanced data. Utilize alternative justice program other than issuing fines. Investigate whether consistent compulsory questions should be asked at 311 (and other intake avenues) across all public safety behaviour bylaw. Improve qualitative and quantitative data. Review data to understand performance of bylaw and reviewing data collection methodology. |

Feedback from Gender Equity Diversity Inclusion

Council directed Administration to engage with Calgarians and the Social Wellbeing Advisory Committee on the topic of street harassment and its resulting impacts on quality of life. Below is the feedback we received from Gender Equity Diversity and Inclusion which is a subcommittee of the Social Wellbeing Advisory Committee.

| Date | What we heard | What we did |
|--------------------------|--|---|
| Meeting 1 (April) | <ul style="list-style-type: none"> Consider a tighter, useful, and focused definition of street harassment, in line with current academic and activist practices. Change the title of the report from 'Gender Based Violence' as it is misleading. Frame how this work intersects with harassment experienced not just based on | <ul style="list-style-type: none"> Engage Calgarians to understand their perspective on defining street harassment. Change title to "Addressing Street Harassment in Calgary". Engage intersectional participants. |

Equity Analysis and Feedback from Gender Equity Diversity Inclusion

| | | |
|------------------------|--|--|
| | gender identity, but other factors, such as race, religion etc. | |
| | <ul style="list-style-type: none"> Look for or source data about the problem in Calgary and enable a data-informed response. Consider representative survey, which would help provide a baseline and definition for the issue. Defining street harassment and collecting data should occur before pursuing any other response. | <ul style="list-style-type: none"> Conduct a statistically representative telephonic market research on addressing street harassment. |
| | <ul style="list-style-type: none"> Include and address the legal side of the issue. Review Canadian municipalities of best existing bylaws/ordinances. | <ul style="list-style-type: none"> Draft a constitutionally defensible bylaw. Conduct municipal scan of Canadian municipalities with population over 100,000 to understand best practices. |
| | <ul style="list-style-type: none"> Work with other levels of government on this issue through public education (and/or a public education campaign). Leveraging youth could further its success (it may be helpful to connect with the Wise Guyz program at Centre for Sexuality). | <ul style="list-style-type: none"> Report recommends working in collaboration with businesses, community partners and other business units. Engage and conduct one on one interview with Centre for Sexuality and other diverse organizations supporting victims of street harassment. |
| Meeting 2 (May) | <p>Administration asked for Gender Equity Diversity and Inclusion's feedback on the barriers and mitigations for the engagement with Calgarians.</p> <ol style="list-style-type: none"> Who do we speak with to learn more about street harassment? Are there any additional limitations we didn't consider? What challenges do you see for us only connecting with agencies/service providers? <p>Gender Equity Diversity and Inclusion suggested:</p> <ul style="list-style-type: none"> Taking a targeted approach with agency engagement positions the work from a systems perspective versus an individual perspective. In-depth one on one interview with victims is not advisable because of the expertise required and its invasiveness. Use a survey instead of in-person/virtual engagement. Ask agencies engaged to distribute the survey to their clients within the programs, instead of having just agencies speak on their behalf. | <ul style="list-style-type: none"> Use targeted approach with agencies to talk about systemic concerns. Create additional survey that the agencies can share with their clients to get firsthand information from the victims. |

Equity Analysis and Feedback from Gender Equity Diversity Inclusion

| | | |
|--|--|--|
| | <p>Administration asked what Gender Equity Diversity and Inclusion thinks about an action-based approach versus an impact-based approach for the engagement for street harassment?</p> <p>Gender Equity Diversity and Inclusion suggested:</p> <ul style="list-style-type: none">• It supports the approach of engagement around action.• Provide options for action when engaging participants.• Participants need to understand what is possible/feasible, particularly if participants are unfamiliar with City processes or issue responses.• Need to define 'street' before engagement begins. | <p>Focus options and actions based on environmental scan of other municipalities and current state.</p> <p>Gather feedback on:</p> <ul style="list-style-type: none">- Working definition as used in the Notice of Motion- Current gaps in addressing street harassment- Potential Actions for the municipality to consider <ul style="list-style-type: none">• Present options for actions in the survey. |
|--|--|--|

Summary of Engagement - What We Heard

Project overview

In December 2020, Council passed a Notice of Motion directing Administration to research, engage, and provide a recommendation report on whether a bylaw can be created to address street harassment. In the Notice of Motion, street harassment is defined as: “unwelcome comments, gestures, and actions forced on a stranger in a public place because of their actual or perceived sex, gender, gender expression, or sexual orientation, and that are disrespectful, demeaning, alarming, and/or insulting.”

As part of the recommendation, Administration collected input on the definition, existing gaps, and potential actions. This report is a summary of *what we heard* during that engagement and *what we did* based on the feedback.

Engagement overview

The engagement asked for feedback, by means of a survey, about:

- Definition: Opinion on the definition used in the Notice of Motion.
- Existing Gaps: What are the gaps in addressing street harassment.
- Potential Actions: What are the actions The City can take to address this issue.

Engage strategy was approved by Gender Equity Diversity and Inclusion – a subcommittee of Social Wellbeing Advisory Committee. The survey was shared directly with community peace officers, Calgary police officers, organizations that support victims of street harassment, the Anti-Racism Program, and the Indigenous Relations Officer. Organizations were encouraged to forward the survey to clients who are willing to share their experience. The Anti-Racism Program and Indigenous Relations Office was requested to provide input while creating the survey. They were also requested to participate in the engagement and send the survey to the Anti-racism Action Committee and the Calgary Aboriginal Urban Affairs Committee.

What we asked

To support the development of options, this engagement approach will keep with a system level scope i.e., it is about the government systems and sutures versus personal accountability (action) approach. We are looking to understand what The City can do versus what a person can or should do. It will connect with agencies, organizations and services providers who are able to identify system issues and needs in addressing street harassment.

What we heard

The following section is an overview of the feedback gathered from three different stakeholders (internal, organizations and clients). In comparing the three sets of feedback collected, there was no significant difference within the data although certain bias and inherent tendencies presented themselves throughout. This is most notable when pulling out the top three themes for each stakeholder group.

Top three themes between the three groups of stakeholders

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Summary of Engagement - What We Heard

| Questions | Internal | External | External Clients |
|--|---|---|---|
| DEFINITION What is missing, should be changed or requires further clarification in the working definition? Why? (internal stakeholders) or In your opinion, does this [working definition] accurately describe street harassment? Why or why not? (external stakeholders) | 1. Not inclusive 2. Additional Terminology 3. Not Enforceable and Requires further clarification (tie) ¹ | 1. Additional terminology 2. Needs elaboration 3. Further clarification | 1. Additional terminology 2. Needs elaboration 3. Further clarification |
| GAPS From an enforcement perspective, what are the gaps for addressing street harassment in Calgary? (internal stakeholders) Or In your opinion, what are the gaps for addressing street harassment in Calgary? (external stakeholders) | 1. Ability to enforce 2. More bylaws/laws 3. Subjective experience | 1. Accountability 2. Education and Awareness 3. Reporting and Societal Norms / Social services (tied) | 1. Enforcement 2. Education and Awareness 3. Societal Norms |
| ACTIONS: What actions do you think would help address these gaps? Please check all that apply. | 1. Public Education 2. Updates to existing bylaws 3. Awareness Campaigns | 1. Awareness Campaigns 2. Public education 3. Building support through community partnerships | 1. Creation of a new bylaw specific to street harassment AND Public Education 2. Awareness Campaign 3. Building support through community partnerships AND Building support through advocacy groups |

¹ There is a tie between two points.
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Summary of Engagement - What We Heard

| Questions | Internal | External | External Clients |
|---|---|---|--|
| Please elaborate on why you think these action(s) would work to address the gaps. | <ol style="list-style-type: none"> 1. Increased awareness 2. Behaviour won't change without enforcement 3. Multi faceted Mental health & addictions (tied) | <ol style="list-style-type: none"> 1. Public awareness 2. Addressing the issues/causes 3. Knowledge is power | <ol style="list-style-type: none"> 1. Education helps awareness and creates better behaviour 2. Consequences / Accountability deterrents 3. Builds a strong community |

What we heard, what we did

The engagement was open for input from July to September 6, 2021. It was opened again for a week in November to include the Calgary Aboriginal Urban Affairs Committee members who were unable to participate in September due to a technical issue.

- In total, the internal portal page was visited 210 times and we received 31 surveys from staff.
- In total, the external portal page was visited 463 times and we received 101 surveys.

Below is a short overview of the range of input received followed by how the project has incorporated that input into the decision making, and if not, then why.

| What We Heard | What We Did |
|---|--|
| DEFINITION | |
| <ol style="list-style-type: none"> 1. Not Inclusive 2. Needs clarification 3. Requires additional terminology | <ol style="list-style-type: none"> 1. Feedback from engagement to use intersectionality lens was similar to the strategic direction provided by Gender Equity Diversity Inclusion subcommittee. 2. As part of creating the bylaw, a broader perspective was used to minimize leaving any person/group behind. |
| CURRENT GAPS | |
| <ol style="list-style-type: none"> 1. More Bylaws 2. Accountability 3. Societal Norms 4. Education and Awareness 5. Reporting 6. Enforcement and Ability to Enforce | <ol style="list-style-type: none"> 1. Amending the Public Behaviour bylaw to include street harassment as an offence and an unacceptable behaviour. 2. This amendment will make an offender accountable for their inappropriate conduct in public places. 3. This amendment makes it clear that harassment is not accepted in our community. This and other initiatives to address street harassment will gradually change societal |

Summary of Engagement - What We Heard

| | |
|--|---|
| | <p>norms.</p> <p>4. A pilot project is being proposed as a recommendation to increase public awareness of street harassment in collaboration with business community and other community partners.</p> <p>5. “Increasing the ability to enforce” refers to the ability of a community peace officer to take action should the perpetrator refuse to provide an ID. This bylaw falls under Municipal Government Act which is regulated by the province. It is outside the realm of this project scope.</p> |
| POTENTIAL ACTIONS | |
| <ol style="list-style-type: none"> 1. Public education and awareness campaigns 2. Updates to existing bylaws/ create new bylaws 3. Building support through community partnerships 4. Consequences / accountability deterrents 5. Builds a strong community | <ol style="list-style-type: none"> 1. Themes in the current gaps and potential actions are very closely linked and therefore information for ‘what we did’ for potential actions have been covered in current gaps. |

Next steps

- Recommendations to address street harassment will be presented to the Community Development Committee on 2022 February 9 and to the Strategic Council on 2022 February 28.

Summary of Input

Internal City of Calgary Staff

When asked about the working definition, most thought it required revisions or none of it should be kept citing the following: it was not inclusive, non-enforceable (or not an enforcement issue), subjective, and additional terminology or elaborations was needed.

The largest gap for addressing street harassment was the ability to enforce and that more bylaws (laws) or authority was needed.

Awareness campaigns and public education along with staff training ranked high next to updating of existing City of Calgary bylaws.

External Organizations

Many respondents wanted to keep the entire working definition but felt it was incomplete and wanted further clarification or elaboration with some terminology removed and other terminology added. The definition was subjective, non-inclusive, and lacking in relevant verbiage. This group of stakeholders identified gaps in addressing street harassment were lack of social services, the ability to report as well as the consequences of reporting. They wanted more education and the creation of safe spaces for all.

Summary of Engagement - What We Heard

Actions to help address street harassment would create more empathy, shift public opinion, and increase knowledge for everyone. Most respondents in this group wanted initiatives to address the root causes of harassment (e.g. mental health and addictions, societal norms, etc.) and not necessarily more enforcement.

External Clients or Members

Most respondents in this group did not find the working definition of Street Harassment to be accurate or thought parts of it were accurate but required further clarification, elaboration and additional terminology.

Stakeholders believed the gaps in addressing street harassment lay within enforcement, including but not limited to reporting process, the legal system and the Calgary Police Service. The majority believe education helps to build awareness and encourages better behaviour. As well, there is a strong sentiment that consequences and more accountability would help in addressing street harassment.

Stakeholders want safe spaces and a city free from fear. There is concern most people who experience street harassment won't complete this survey (or have access to it) or are in contact with any of the partner organizations. The feedback from this group supports the knowledge that people with lived experience are often traumatized and feel they have no safe place to go – either to avoid it, find assistance, or report it.

The What We Heard Report and the outlining the findings from both the internal and external engagement. The report can also be found [here](#).



Report Number: EC2022-0249

Meeting: Executive Committee

Meeting Date: 2022 February 22

NOTICE OF MOTION

RE: REMEDYING LEGAL NON-CONFORMING USE OF SEMI-DETACHED HOMES

Sponsoring Councillor(s): Councillor Sharp, Councillor Carra, Councillor Walcott, Councillor Wong

WHEREAS approximately 162 semi-detached homes across Calgary were rendered as “legal non-conforming uses” by zoning changes after construction;

AND WHEREAS non-conforming status prevents any change or intensification of these sites, including the ability to add a secondary suite or legalize an existing secondary suite;

AND WHEREAS bringing existing suites into compliance, creates safer communities and more affordable housing options for Calgarians;

AND WHEREAS the maximum fee revenue foregone for the approximately 162 land use redesignations of \$810,000 and any costs associated will be funded within the Development Approvals and Building Safety services lines operating budget within Planning & Development, and the revenue foregone will likely be lower as not every homeowner will choose to pursue a redesignation of their land.

NOW THEREFORE BE IT RESOLVED that Council directs Administration to waive the fee of redesignating land use from R-C1 to R-C2 on sites with semi-detached homes that have been existing on lots designated as R-C1 since 2008, such land use redesignation enabling the semi-detached homes to become legal conforming uses.

AND FURTHER BE IT RESOLVED that Council directs Administration to update the Fee Schedule to reflect the described waiver of fees.

Attachment:

1. Notice of Motion - Checklist

NOTICE OF MOTION CHECKLIST

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion: Remedying legal non-conforming use of semi-detached homes

There are two classifications of a Notice of Motion (Check the one that applies):

☒

Regular

☐

Urgent (Include details in Urgency Rationale box below)

☐

Is this Notice of Motion Confidential? (Include details in Procedural box below)

| |
|--|
| Financial and Other Resource Capacity |
| Up to \$810,000 in revenue could be foregone if all affected homeowners come forward. Finance has reviewed this notice of motion. |
| Legal / Legislative |
| Legal has reviewed this notice of motion. |
| Technical Content |

| |
|---|
| N/A |
| Procedural (Including reasons for confidentiality) |
| N/A |
| Other Considerations |
| <p>Community Planning aided in the drafting of this notice of motion.</p> <p>The zoning changes were made after the construction of the affected properties, leaving homeowners potentially subject to fees for redesignating land through no fault of their own.</p> |
| Urgency Rationale |
| N/A |



Report Number: EC2022-0264

Meeting: Executive Committee

Meeting Date: 2022 February 22

NOTICE OF MOTION

RE: Leaves for Public Members of Boards, Commissions and Committees

Sponsoring Councillor(s): Jasmine Mian, Kourtney Penner, Jennifer Wyness, Gian-Carlo Carra, and Sonya Sharp

WHEREAS Council has given previous direction to ensure the members of City of Calgary Boards, Commissions, and Committees (BCCs) reflect the diverse nature of Calgary's population;

AND WHEREAS Council wants to continue to encourage all Calgarians to see themselves as valuable members of BCCs regardless of stage in life or life circumstances;

AND WHEREAS in 2018 Council passed a Bylaw providing for maternity and parental leave for members of Council;

AND WHEREAS the City has no standing policy or terms of reference for members of BCCs with regards to leave-of-absence or a pause in term;

AND WHEREAS members of BCCs may require a pause in their term, or deferral of their acceptance for a number of reasons, not limited to parental leave, medical leave, bereavement leave, caregiver leave;

NOW THEREFORE BE IT RESOLVED that council direct administration to provide recommendations regarding a Council policy to address leaves of absence for Public Members of BCCs, with consideration given to the categories of Job-Protected Leaves in the Alberta Employment Standards Code, and report back to Council through the Executive Committee no later than the end Q2 2022.

Attachment(s):

1. Notice of Motion Checklist

References:

Government of Alberta, 2022 *Employment standards rules – Job-protected leaves* [Employment standards rules – Job-protected leaves | Alberta.ca](#)

City of Calgary, 2021 *Governance and Appointments of Boards, Commissions and Committees* [Governance and Appointments of Boards, Commissions and Committees](#)

City of Calgary, 2018 *BEING A BYLAW OF THE CITY OF CALGARY TO PROVIDE FOR MATERNITY AND PARENTAL LEAVE FOR MEMBERS OF COUNCIL* [Maternity and Parental Leave for Members of Council Bylaw](#)

NOTICE OF MOTION CHECKLIST

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion: Leaves for Public Members of Boards, Commissions and Committees

There are two classifications of a Notice of Motion (Check the one that applies):

☐ **Urgent (Include details in Urgency Rationale box below)**

☐ Is this Notice of Motion Confidential? (Include details in Procedural box below)

| |
|---|
| Financial and Other Resource Capacity |
| n/a |
| Legal / Legislative |
| Law was consulted in the drafting of this Notice. |

| |
|--|
| Technical Content |
| n/a |
| Procedural (Including reasons for confidentiality) |
| City Clerks was consulted in the drafting of this Notice. |
| Other Considerations |
| Calgary Neighbourhoods was consulted in the drafting of this Notice. |
| Urgency Rationale |
| n/a |

Clerk's Note to
Combined Meeting of Council
2022 March 08

ISC: UNRESTRICTED
EC2022-0262

**RE: Notice of Motion - Calgary Beth Tzedec Congregation Society- City Owned
Land Acquisition - 35 Shawville BV SE, EC2022-0262**

Excerpt from the Minutes of the Regular Meeting of the Executive Committee held
February 22:

“Administration in attendance during the Closed Meeting discussions with respect to Notice of
Motion EC2022-0262:

Clerks: K. Martin and L. Kearnes. City Manager: D. Duckworth. Advice: K. Black, C. Berry, and
T. Benson.

Moved by Councillor McLean

That with respect to Notice of Motion EC2022-0262, the following be approved, **after
amendment:**

That **Revised** Notice of Motion EC2022-0262, be forwarded to the 2022 March 8 Combined
Meeting of Council for consideration, and that the Closed Meeting discussions be held
confidential pursuant to Sections 24 (Advice from officials) and 25 (Disclosure harmful to
economic and other interests of a public body) of the *Freedom of Information and Protection of
Privacy Act*, to be reviewed by 2037 February 22.

For: Councillor Demong, Mayor Gondek, Councillor Sharp, Councillor Spencer, Councillor
(8) Pootmans, Councillor McLean, Councillor Mian, and Councillor Penner

MOTION CARRIED”

Clerk's Note to
Combined Meeting of Council
2022 March 08

ISC: UNRESTRICTED
EC2022-0266

**RE: Notice of Motion - Calgary Islamic Centre SW Masjid Mosque - Portion of City
Owned Land Adjacent to 5615 14 AV SW, EC2022-0266**

Excerpt from the Minutes of the Regular Meeting of the Executive Committee held
February 22:

“Administration in attendance during the Closed Meeting discussions with respect to Notice of
Motion EC2022-0266:

Clerks: K. Martin and L. Kearnes. City Manager: D. Duckworth. Advice: K. Black, C. Berry, and
T. Benson.

Moved byCouncillor Pootmans

That with respect to Notice of Motion EC2022-0266, the following be approved:

That Notice of Motion EC2022-0266 be forwarded to the 2022 March 8 Combined Meeting of
Council for consideration, and that the Closed Meeting discussions be held confidential
pursuant to Sections 24 (Advice from officials) and 25 (Disclosure harmful to economic and
other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, to
be reviewed by 2037 February 22.

For: Councillor Demong, Mayor Gondek, Councillor Sharp, Councillor Spencer, Councillor
(8) Pootmans, Councillor McLean, Councillor Mian, and Councillor Penner

MOTION CARRIED”

BRIEFING

Page 1 of 1

Item # 16.1

City Clerk's Briefing to

Combined Meeting of Council
2022 March 08

ISC: UNRESTRICTED
C2022-0155

Assessment Review Board – Public Member Resignation

PURPOSE OF BRIEFING

This briefing is to advise Council of the resignation of Bruno Boccaccio, a public member of the Assessment Review Board ("the Board"), effective 2022 January 14.

SUPPORTING INFORMATION

This Board is an impartial tribunal that hears formal complaints against the assessment of properties, businesses, local improvements and brownfield property exemptions and deferrals, as determined by The City of Calgary.

There are currently 40 appointed public members of the Board, which the General Chairman has confirmed is sufficient to meet quorum requirements for the anticipated 2022 hearing volume. The General Chairman recommends that the position remain vacant until the annual recruitment campaign, which will be conducted from mid-August to mid-September 2022.

In accordance with the Council policy on *Governance and Appointments of Boards, Commissions and Committees* (CP2016-03), a letter signed by the Mayor will be sent to the public member to thank them for their service on the Board.

NO ATTACHMENT

BRIEFING

Page 1 of 1

Item # 16.2

Audit Resource Management Briefing to

**Combined Meeting of Council
2022 March 08**

**ISC: UNRESTRICTED
C2022-0319**

Recruitment of City Auditor

PURPOSE OF BRIEFING

To provide Council with an update with respect to the recruitment for a City Auditor.

SUPPORTING INFORMATION

The position of City Auditor has been vacant since 2021 September due to the retirement of the former City Auditor, Katharine Palmer. Liz Ormsby, Deputy City Auditor is currently serving as Acting City Auditor for an interim period until 2022 July 31.

Pursuant to the Audit Committee Bylaw 33M2020, Section 5(g) Audit Committee has the authority to recommend the appointment of a City Auditor to Council for approval. A Working Group consisting of Audit Committee Chair Richard Pootmans, Audit Committee Vice-Chair Terry Wong and public member Ms. Lori Caltagirone are providing oversight to the recruitment.

Through a competitive process, the Working Group obtained the services of an experienced external search firm, Leaders International (formerly known as Davies Park) to assist in this recruitment. The Working Group's initial meeting with Leaders International was held on 2022 February 17. A position profile, advertising strategy and project timelines are in development following discussions at the kick-off meeting. Human Resources are supporting this project and will ensure The City's principles of equity, diversity and inclusion are applied to this recruitment.

In addition to the search and advertising provided by the external consultant, Human Resources will advertise the position on Calgary.ca with direction for interested applicants to apply to Leaders International. The posting will be open for both internal and external applicants.

Audit Committee anticipates they will make a recommendation to Council for appointment of a City Auditor before the end of 2nd Quarter 2022. Should a revision to this timeline be necessary Council will be updated.

ATTACHMENT

None