



AGENDA

CALGARY PLANNING COMMISSION

February 9, 2023, 1:00 PM
IN THE COUNCIL CHAMBER

Members

Director D. Hamilton, Chair
Director K. Fromherz, Vice-Chair
Councillor A. Chabot
Councillor J. Mian
Commissioner N. Hawryluk
Commissioner F. Mortezaee
Commissioner C. Pollen
Commissioner S. Small
Commissioner J. Tiedemann
Commissioner J. Weber
Mayor J. Gondek, Ex-Officio

SPECIAL NOTES:

Public are encouraged to follow Council and Committee meetings using the live stream [Calgary.ca/WatchLive](https://www.calgary.ca/WatchLive)

Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
 - 3.1 DECLARATIONS - CONFLICT OF INTEREST
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2023 January 26
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None

5.2 Land Use Amendment in Ogden (Ward 9) at 7228 Ogden Road SE, LOC2022-0203, CPC2023-0118

6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS
None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Greenview Industrial Park (Ward 4) at 207 – 36 Avenue NE, LOC2022-0094, CPC2023-0039

7.2.2 Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2022-0119, CPC2023-0092

7.2.3 Land Use Amendment, and Outline Plan in Keystone Hills (Ward 3) at 14111 – 15 Street NE, LOC2022-0009, CPC2023-0117

7.2.4 Land Use Amendment in Parkdale (Ward 7) at 805 – 27 Street NW, LOC2022-0182, CPC2023-0079

7.2.5 Land Use Amendment in Bowness (Ward 1) at 9400 – 48 Avenue NW, LOC2022-0183, CPC2023-0119

7.2.6 Policy Amendments and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2022-0131, CPC2022-1329

7.3 MISCELLANEOUS ITEMS
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
None

9.2 URGENT BUSINESS

10. BRIEFINGS
None

11. ADJOURNMENT



INDEX FOR THE 2023 FEBRUARY 09 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



CALGARY
**PLANNING
COMMISSION**
CENTENNIAL

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CONSENT AGENDA

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

Jennifer Miller

COMMUNITY:

Millican-Ogden (Ward 9)

FILE NUMBER:

LOC2022-0203 (CPC2023-0118)

PROPOSED REDESIGNATION:

From: Direct Control (DC) District

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

MUNICIPAL ADDRESS:

7228 Ogden Road SE

APPLICANT:

Bryon Heisler

OWNER:

Bryon Heisler

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3 Jules Hall

COMMUNITY: Keystone Hills (Ward 3)

FILE NUMBER: LOC2022-0009 (CPC2023-0117)

PROPOSED OUTLINE PLAN: Subdivision of 21.65 hectares ± (53.50 acres ±)

PROPOSED REDESIGNATION: From: Multi-Residential – High Density Low Rise (M-H1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Commercial – Community 2 f0.3h16 (C-C2f0.3h16) District and Direct Control (DC) District

To: Commercial – Regional 3 f0.3h16 (C-R3f0.3h16) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Direct Control (DC) District to accommodate residential dwellings, accessed from grade and Direct Control (DC) District to accommodate a significant reduction in the minimum density for dwelling units

MUNICIPAL ADDRESS: 14111 – 15 Street NE

APPLICANT: B&A Planning Group on

OWNER: Melcor Developments

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.4 Jennifer Duff

COMMUNITY: Parkdale (Ward 7)

FILE NUMBER: LOC2022-0182 (CPC2023-0079)

PROPOSED REDESIGNATION: From: Direct Control (DC) District

To: Direct Control (DC) District to accommodate a Children’s Health Centre with guidelines

MUNICIPAL ADDRESS: 805 – 37 Street NW

APPLICANT: O2 Planning and Design

OWNER: Wood’s Christian Homes

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.5 Jennifer Miller

COMMUNITY: Bowness (Ward 1)

FILE NUMBER: LOC2022-0183 (CPC2023-0119)

PROPOSED REDESIGNATION: From: Direct Control (DC) District
To: Direct Control (DC) District to accommodate a Children’s Health Centre with guidelines

MUNICIPAL ADDRESS: 9400 – 48 Avenue NW

APPLICANT: O2 Planning and Design

OWNER: Wood’s Home Society

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.6 Quadri Adebayo

COMMUNITY: South Calgary (Ward 8)

FILE NUMBER: LOC2022-0131 (CPC2022-1329)

PROPOSED POLICY AMENDMENTS: Amendments to the South Calgary/Altadore Area Redevelopment Plan
Amendments to the Marda Loop Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Mixed Use – General (MU-1f3.6h23) District

MUNICIPAL ADDRESS: 1918, 1922, 1924, 1928, 1932, 1936, and 1940 – 33 Avenue SW

APPLICANT: Sarina Developments

OWNER: 2067429 Alberta Limited (Nazim Virani)
Trang Thi Thu Dang
Erick Alarcon Loya

ADMINISTRATION RECOMMENDATION: **APPROVAL**



MINUTES

CALGARY PLANNING COMMISSION

**January 26, 2023, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair
Director K. Fromherz, Vice-Chair
Councillor A. Chabot
Councillor J. Mian (Partial Remote Participation)
Commissioner N. Hawryluk
Commissioner F. Mortezaee
Commissioner C. Pollen (Remote Participation)
Commissioner S. Small (Partial Remote Participation)
Commissioner J. Tiedemann (Partial Remote Participation)
Commissioner J. Weber
Councillor T. Wong (Partial Remote Participation)

ALSO PRESENT: A/ Principal Planner S. Jones
CPC Secretary J. Palaschuk
Legislative Advisor A. de Groot

1. **CALL TO ORDER**

Director Hamilton called the meeting to order at 1:08 p.m.

ROLL CALL

Director Hamilton, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Small, Commissioner Tiedemann, Commissioner Weber, Commissioner Pollen, and Director Fromherz

2. **OPENING REMARKS**

Director Hamilton provided opening remarks and a traditional land acknowledgement.

3. **CONFIRMATION OF AGENDA**

Moved by Director Fromherz

That the Agenda for the 2023 January 26 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Small declared a conflict of interest with respect to Items 7.2.6, 7.2.7, and 7.2.8.

Commissioner Weber declared a conflict of interest with respect to Item 7.2.1.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of Calgary Planning Commission, 2023 January 12

Moved by Commissioner Mortezaee

That the Minutes of the 2023 January 12 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in North Glenmore Park (Ward 11) at 2131 – 50 Avenue SW, LOC2022-0156, CPC2023-0052

Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0052, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.16 acres ±) located at 2131 – 50 Avenue SW Street (Plan 8620AH, Block 17, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

5.3 Land Use Amendment in Rosscarrock (Ward 8) at 1445 – 42 Street SW, LOC2022-0181, CPC2023-0040

A revised Attachment 1 was distributed with respect to Report CPC2023-0040.

Moved by Councillor Mian

That with respect to Report CPC2023-0040, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1445 – 42 Street SW (Plan 5177GE, Block 22, Lot 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 3810 and 4040 – 144 Avenue NW, LOC2022-0075, CPC2023-0034

Commissioner Weber declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2023-0034.

Commissioner Weber left the Council Chamber at 1:14 p.m. and returned at 1:23 p.m. after the vote was declared.

A presentation entitled "LOC2022-0075 –CPC2023-0034 Land Use Amendment and Outline Plan" was distributed with respect to Report CPC2023-0034.

Moved by Councillor Chabot

That with respect to Report CPC2023-0034, the following be approved:

That the Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 3810 and 4040 – 144 Avenue NW (Plan 7510325, Block 1; Portion of SE1/4 Section 1-26-2-5) to subdivide 2.42 hectares \pm (6.00 acres \pm) with conditions (Attachment 2); and
2. Recommend that Council give three readings to the proposed bylaw for the redesignation of 1.76 hectares \pm (4.35 acres \pm) located at 3810 and 4040 – 144 Avenue NW (Plan 7510325, Block 1; Portion of SE1/4 Section 1-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District to Commercial – Community 1 (C-

C1) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

For: (8): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, and Commissioner Tiedemann

MOTION CARRIED

7.2.2 Land Use Amendment in Highland Park (Ward 4) at 453 and 457 – 35 Avenue NW, LOC2022-0112, CPC2023-0044

A presentation entitled "LOC2022-0112 Land Use Amendment" was distributed with respect to Report CPC2023-0044.

Paul Needham, CivicWorks, addressed Commission with respect to Report CPC2023-0044.

Moved by Commissioner Pollen

That with respect to Report CPC2023-0044, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.13 hectares ± (0.31 acres ±) located at 453 and 457 – 35 Avenue NW (Plan 3674S, Block 9, Lots 55 to 58) from Residential – One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.3 Land Use Amendment in Mount Pleasant (Ward 7) at 501 and 507 – 22 Avenue NW, LOC2022-0113, CPC2023-0055

A presentation entitled "LOC2022-0113 Land Use Amendment" was distributed with respect to Report CPC2023-0055.

Moved by Commissioner Mortezaee

That with respect to report CPC2023-0055, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.11 hectares ± (0.27 acres ±) located at 501 and 507 – 22 Avenue NW (Plan 2934O, Block 30, Lots 37, 38, 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.4 Land Use Amendment in Mount Pleasant (Ward 7) at 527 and 531 – 17 Avenue NW, LOC2022-0155, CPC2023-0017

A presentation entitled "LOC2022-0155 / CPC2023-0017 Land Use Amendment" was distributed with respect to Report CPC2023-0017.

Moved by Commissioner Small

That with respect to Report CPC2023-0017, the following be approved:

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 527 and 531 – 17 Avenue NW (Plan 2934O, Block 1, Lots 25 to 28) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1h20) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.5 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 35 Creston Crescent NW, LOC2022-0146, CPC2023-0026

A presentation entitled "LOC2022-0146 Policy and Land Use Amendment" was distributed with respect to Report CPC2023-0026.

Councillor Wong (Remote Member) joined the meeting at 2:19 p.m.

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0026, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 35 Creston Crescent NW (Plan 2846GW, Block 5, Lot 26) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

For: (9): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.6 Land Use Amendment in Tuxedo Park (Ward 7) at 120 – 17 Avenue NW, LOC2022-0178, CPC2023-0066

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2023-0066, CPC2023-0023, and CPC2023-0041.

Commissioner Small left the Council Chamber at 2:20 p.m. and returned at 7:24 p.m. after the vote was declared.

A presentation entitled "LOC2022-0178 / CPC2023-0066 Land Use Amendment" was distributed with respect to Report CPC2023-0066.

Brian Horton, O2 Planning + Design, addressed Commission with respect to Report CPC2023-0066.

Moved by Councillor Mian

That with respect to Report CPC2023-0066, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 120 – 17 Avenue NW (Plan 1511375, Block 9, Lot 39) from Mixed Use – General (MU-1f4.5h24) District to Mixed Use – General (MU-1f7.0h45) District.S

For: (8): Director Fromherz, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.7 Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2022-0086, CPC2023-0023

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2023-0066, CPC2023-0023, and CPC2023-0041.

Commissioner Small left the Council Chamber at 2:20 p.m. and returned at 7:24 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2023-0023:

- A presentation entitled "LOC2022-0086 Police and Land Use Amendment"
- A presentation entitled "Density Bonusing Rate - Validation".

The following speakers addressed Commission with respect to Report CPC2023-0023:

1. Brian Horton, O2 Planning and Design
2. Edan Lindenback, JEMM Properties
3. Mike Broadfoot, Creative Destruction Lab

By General Consent, Commission modified their afternoon recess from 30 minutes to 15 minutes.

Councillor Wong rose on a Point of Order.

The Chair ruled on the Point of Order.

Commission recessed at 3:16 p.m. and reconvened at 3:34 p.m. with Director Hamilton in the Chair.

ROLL CALL

Director Hamilton, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Tiedemann, Commissioner Weber, Commissioner Pollen, Director Fromherz, and Councillor Wong

Absent from Roll Call: Commissioner Small

Commission recessed at 5:05 p.m. to the Call of the Chair and reconvened at 5:32 p.m. with Director Hamilton in the Chair.

ROLL CALL

Director Hamilton, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Tiedemann, Commissioner Weber, Commissioner Pollen, Director Fromherz, and Councillor Wong

Absent from Roll Call: Commissioner Small

Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0023, Attachment 3 be amended, as follows:

In Section 11 entitled "Motor Vehicle Parking Stall Reduction" of the Direct Control Bylaw, in subsection (1)(a) delete the words "0.5 bicycle parking stalls" and replace with the words "1.0 bicycle parking stalls".

For: (7): Director Fromherz, Councillor Chabot, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Tiedemann, and Commissioner Weber

Against: (1): Councillor Mian

MOTION CARRIED

Moved by Commissioner Weber

That with respect to Report CPC2023-0023, Attachment 3 be amended, as follows:

Delete Section 9 entitled "Density Bonus" of the Direct Control Bylaw and replace with the following:

Density Bonus

- 9 (1)** The maximum floor area ratio may be increased from 2.5 to 9.0 in accordance with the following:
- (a) For the purposes of this section, "cash contribution rate" means: \$19.77 per square metre for the year 2023. The cash contribution rate will be adjusted annually on January 1 by the Development Authority, based on the Statistics Canada Consumer Price Index for Calgary.
 - (b) A density bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:
cash contribution amount = cash contribution rate x total floor area in square metres above the floor area ratio of 2.5.

For: (5): Director Fromherz, Commissioner Hawryluk, Commissioner Pollen, Commissioner Tiedemann, and Commissioner Weber

Against: (3): Councillor Chabot, Councillor Mian, and Commissioner Mortezaee

MOTION CARRIED

Moved by Commissioner Pollen

That with respect to Report CPC2023-0023, the following be approved, **as amended**:

That Calgary Planning Commission recommend that Council:

1. **Give three readings to** the proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and

2. **Give three readings to** the proposed bylaw for the redesignation of 0.11 hectares ± (0.28 acres ±) located at 1001 – 3 Avenue NW and 335 – 9A Street NW (Plan 2448O, Block 2, Lots 21 to 24) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (**Amended** Attachment 3).

For: (6): Director Fromherz, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Tiedemann, and Commissioner Weber

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

MOTION CARRIED

By General Consent, Commission modified the dinner recess from 60 minutes to 50 minutes.

Commission recessed at 6:08 p.m. and reconvened at 7:03 p.m. with Director Hamilton in the Chair.

ROLL CALL

Councillor Chabot, Councillor Mian, Director Hamilton, Commissioner Hawryluk, Commissioner Weber, and Commissioner Tiedemann

Absent from Roll Call: Director Fromherz, Commissioner Pollen, Commissioner Small, and Commissioner Mortezaee

7.2.8 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2203 – 17A Street SW, LOC2022-0194, CPC2023-0041

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2023-0066, CPC2023-0023, and CPC2023-0041.

Commissioner Small left the Council Chamber at 2:20 p.m. and returned at 7:24 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2023-0041:

- A revised Cover Report;
- A revised Attachment 5; and
- A presentation entitled "LOC2022-0194 Land Use and Policy Amendment".

Moved by Commissioner Hawryluk

That with respect to **Revised** Report CPC2023-0041, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.26 acres \pm) located at 2203 and 2207 – 17A Street SW (Plan 8997GC, Block 22, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

For: (6): Director Hamilton, Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.9 Land Use Amendment in Seton (Ward 12) at 19651 – 56 Street SE, LOC2022-0136, CPC2023-0076

A presentation entitled "LOC2022-0136 Land Use Amendment" was distributed with respect to Report CPC2023-0076.

Bryan Romanesky, CITYTREND, addressed Commission with respect to Report CPC2023-0076.

Moved by Councillor Chabot

That with respect to Report CPC2023-0076, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.37 hectares \pm (3.39 acres \pm) located at 19651 – 56 Street SE (Portion of NE1/4 Section 16-22-29-4) from Direct Control (DC) District to Direct Control (DC) District to accommodate the use of self storage facility, with guidelines (Attachment 4).

For: (6): Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.2.10 Land Use Amendment in Mayfair (Ward 11) at 6503 Elbow Drive SW, LOC2022-0083, CPC2022-1313

The following documents were distributed with respect to Report CPC2022-1313:

- A revised Cover Report;
- A revised Attachment 5; and
- A presentation entitled "LOC2022-0083 Land Use Amendment".

Moved by Commissioner Tiedemann

That with respect to **Revised** Report CPC2022-1313, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 6503 Elbow Drive SW (Plan 8375HF, Block 2, portion of Lot 39) from Direct Control (DC) District to Direct Control (DC) District to accommodate commercial uses, with guidelines (Attachment 2).

For: (6): Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Small

That this meeting adjourn at 7:47 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2023 March 7 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in North Glenmore Park (Ward 11) at 2131 – 50 Avenue SW, LOC2022-0156, CPC2023-0052

- Land Use Amendment in Rosscarrock (Ward 8) at 1445 – 42 Street SW, LOC2022-0181, CPC2023-0040
- Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 3810 and 4040 – 144 Avenue NW, LOC2022-0075, CPC2023-0034
- Land Use Amendment in Highland Park (Ward 4) at 453 and 457 – 35 Avenue NW, LOC2022-0112, CPC2023-0044
- Land Use Amendment in Mount Pleasant (Ward 7) at 501 and 507 – 22 Avenue NW, LOC2022-0113, CPC2023-0055
- Land Use Amendment in Mount Pleasant (Ward 7) at 527 and 531 – 17 Avenue NW, LOC2022-0155, CPC2023-0017
- Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 35 Creston Crescent NW, LOC2022-0146, CPC2023-0026
- Land Use Amendment in Tuxedo Park (Ward 7) at 120 – 17 Avenue NW, LOC2022-0178, CPC2023-0066
- Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2022-0086, CPC2023-0023
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2203 – 17A Street SW, LOC2022-0194, CPC2023-0041
- Land Use Amendment in Seton (Ward 12) at 19651 – 56 Street SE, LOC2022-0136, CPC2023-0076
- Land Use Amendment in Mayfair (Ward 11) at 6503 Elbow Drive SW, LOC2022-0083, CPC2022-1313

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2023 February 9 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

Land Use Amendment in Ogden (Ward 9) at 7228 Ogden Road SE, LOC2022-0203

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 7228 Ogden Road SE (Plan 375AM, Block 5, Lot 15 and portions of Lots 14 and 16) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached and duplex dwellings, which would enable the existing uses on site to become legally conforming and allow secondary suites.
- The proposal represents a similar building form and set of uses that is compatible with the character of the existing neighbourhood and is in keeping the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed redesignation is compatible and consistent with the existing neighbourhood, allowing existing housing options to continue.
- Why does this matter? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow existing housing options to continue that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- The proposal is in keeping with the policies of the *Millican-Ogden Community Revitalization Plan*.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Ogden was submitted by the landowner, Bryon Heisler on 2022 November 9. The current land use for this specific parcel has resulted in a non-confirming use on the site. While the current Direct Control (DC) District for this site includes the additional use of live-work units, it is based on the Residential Low Density (R-2) District of Land Use Bylaw 2P80 which does not allow suites. The purpose of this application is to enable the secondary suites to become a legally conforming use (Attachment 2).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and the respective community association was appropriate. The

Land Use Amendment in Ogden (Ward 9) at 7228 Ogden Road SE, LOC2022-0203

applicant confirmed that their intention is simply to legalize the existing secondary suites. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners.

Administration did not receive any letters of opposition or support from the public. No comments from the Millican Ogden Community Association were received. Administration contacted the Community Association to follow up, and no response was received.

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

This proposal may have positive social implications by offering a greater number and variety of dwelling types for Calgarians near existing services and amenities.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stage.

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

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

Planning and Development Services Report to
Calgary Planning Commission
2023 February 09

ISC: UNRESTRICTED
CPC2023-0118
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Land Use Amendment in Ogden (Ward 9) at 7228 Ogden Road SE, LOC2022-0203

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the southeast community of Ogden, on Ogden Road SE, midblock between 72 Avenue SE and 74 Avenue SE. The site is approximately 37 metres deep by 15 metres wide and is serviced by a rear lane. Development in the area consists of single detached and semi-detached dwellings with neighbourhood commercial development located south of the site. There is a freight rail corridor beyond the rear lane to the northeast. Transit Routes 43 (McKnight-Westwinds Station/Chinook Station), 117 (McKenzie Towne Express), 131 (East Bow Express), 151 (New Brighton Express) and 302 (BRT Southeast/City Centre) stop within 450 metres of the site.

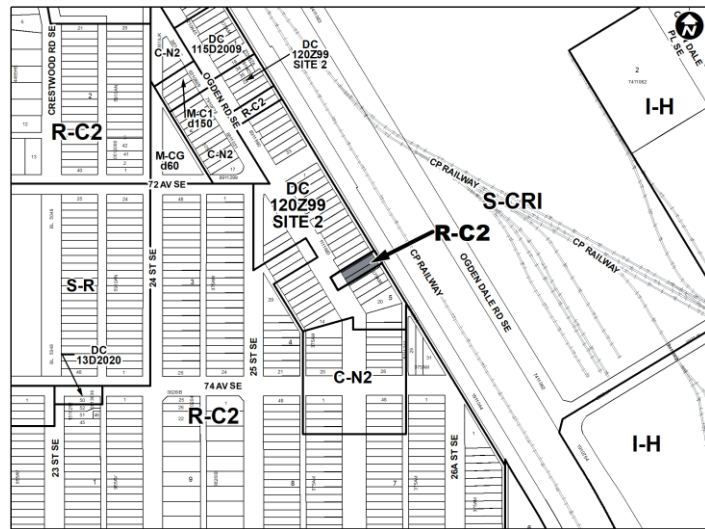
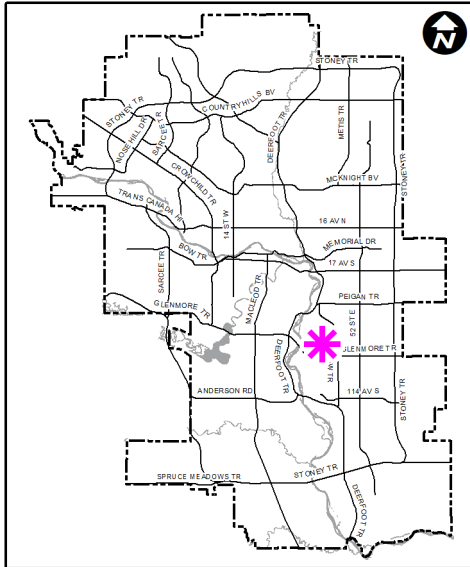
As identified below, the community of Ogden reached its peak population in 1982.

Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	-25.7%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

The existing Direct Control (DC) District (Bylaw [120Z99](#), Site 2) is based on the Residential Low Density (R-2) District of Land Use Bylaw 2P80 with the additional discretionary use of Live-Work. The DC also contains site-specific rules around prohibited uses. The R-2 land use does not allow secondary suites and a land use redesignation is required for the existing secondary suites to become legally conforming uses.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District allows for the low-density housing form of Duplex Dwellings and Semi-detached Dwellings which is consistent with the R-2 District of 2P80. The R-C2 District allows for a maximum building height of 10 metres and two dwelling units. Secondary suites are a permitted use within the R-C2 District. The purpose of this application is to enable the existing semi-detached dwelling and secondary suites to become legally conforming uses with a district that is compatible and similar to the existing neighbourhood context. This is also in alignment with the ARP.

Development and Site Design

If this redesignation is approved by Council, the rules of the R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Transportation

Pedestrian access to the site is available via Ogden Road SE. Bus stops for Routes 117 (McKenzie Towne Express), 131 (East Bow Express), 151 (New Brighton Express) and 302 (BRT Southeast/City Centre) are located 350 metres north on Ogden Rd SE. Bus stops for Route 43 (McKnight-Westwinds Station/Chinook Station) is located 350 metres south on Ogden Road and 76 Avenue SE. A bus stop for Route 302 (BRT Southeast/City Centre) is located 380 metres north on Ogden Road. Street parking is available along Ogden Road SE and vehicular access to the site is via the lane.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP encourages modest redevelopment of Established areas to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Millican-Ogden Community Revitalization Plan (Statutory – 1999)

The application conforms with The [Millican-Ogden Community Revitalization Plan](#) which denotes the area as Low Density Residential or Live & Work. The intent of the Low Density Residential or Live & Work area is to allow residents to live and work on these properties.

Applicant Submission

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

The benefits are the extra low income rental units being available and fully compliant to the City of Calgary basement suite registry

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

Everyone in the neighborhood is wanting more low income units and safe units

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

The whole back area from the alley is all parking. We can fit 6 large vehicles back there

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

o there is not

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

ISC: Protected

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2022-0203

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

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

Its a existing building and the usage purpose hasn't changed since it was built in the 70's, and isn't changing. It's always been 4 suites, the 4 tenants rely on the property for affordable housing and the location

Outreach Strategy

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

Stakeholders

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

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.

How did you close the loop with stakeholders?

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

calgary.ca/planningoutreach

Land Use Amendment in Greenview Industrial Park (Ward 4) at 207 – 36 Avenue NE, LOC2022-0094

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.104 hectares ± (0.26 acres ±) located at 207 – 36 Avenue NE (Plan 5942AD, Block 14, Lots 21 to 24) from Industrial – Edge (I-E) District to Direct Control (DC) District to accommodate additional automotive uses (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the subject parcel to a Direct Control (DC) District to accommodate the additional discretionary uses of Auto Body and Paint Shop and Vehicle Sales - Minor.
- This application aligns with the policies in the *Municipal Development Plan (MDP)* and the *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? This application provides opportunities for economic development and additional service to meet the needs of Calgarians.
- Why does this matter? The proposal would preserve the industrial nature of the vicinity while allowing additional business, investment, and job creation in the area.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2022 May 26 by Superior Drafting & Design on behalf of the landowner, Doan Huu Lam. The 0.104 hectare (0.26 acre) site is located in the Greenview Industrial Park in the northeast quadrant of the city. The subject site is currently developed with an existing auto service building that is intended to be retained.

The proposed Direct Control (DC) District (Attachment 2) is based on the site's existing designation of Industrial – Edge (I-E) District and would allow for the additional discretionary uses of Auto Body and Paint Shop and Vehicle Sales - Minor. As indicated in the Applicant Submission (Attachment 3), the applicant intends to maintain the existing building and convert five of the existing on-site parking stalls for vehicle sales.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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

**Land Use Amendment in Greenview Industrial Park (Ward 4) at 207 – 36 Avenue
NE, LOC2022-0094**

public/interested parties 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 4) for rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners as well.

Administration received one comment from the public expressing concerns about an excess of vehicles being parked along 1 Street NE. The Highland Park Community Association had no objection to the application, and the Thorncliffe Greenview Community Association is in support.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given its location in an industrial area. Public concerns about vehicle parking and business operations will be managed through the development permit and business licensing processes.

Following Calgary Planning Commission, notifications for a 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

There are no social implications based on the proposed application.

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 proposal would allow an additional use that would enable business, investment, and job opportunities in the area while maintaining the integrity of the industrial area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2023 February 09**

**ISC: UNRESTRICTED
CPC2023-0039
Page 3 of 3**

**Land Use Amendment in Greenview Industrial Park (Ward 4) at 207 – 36 Avenue
NE, LOC2022-0094**

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

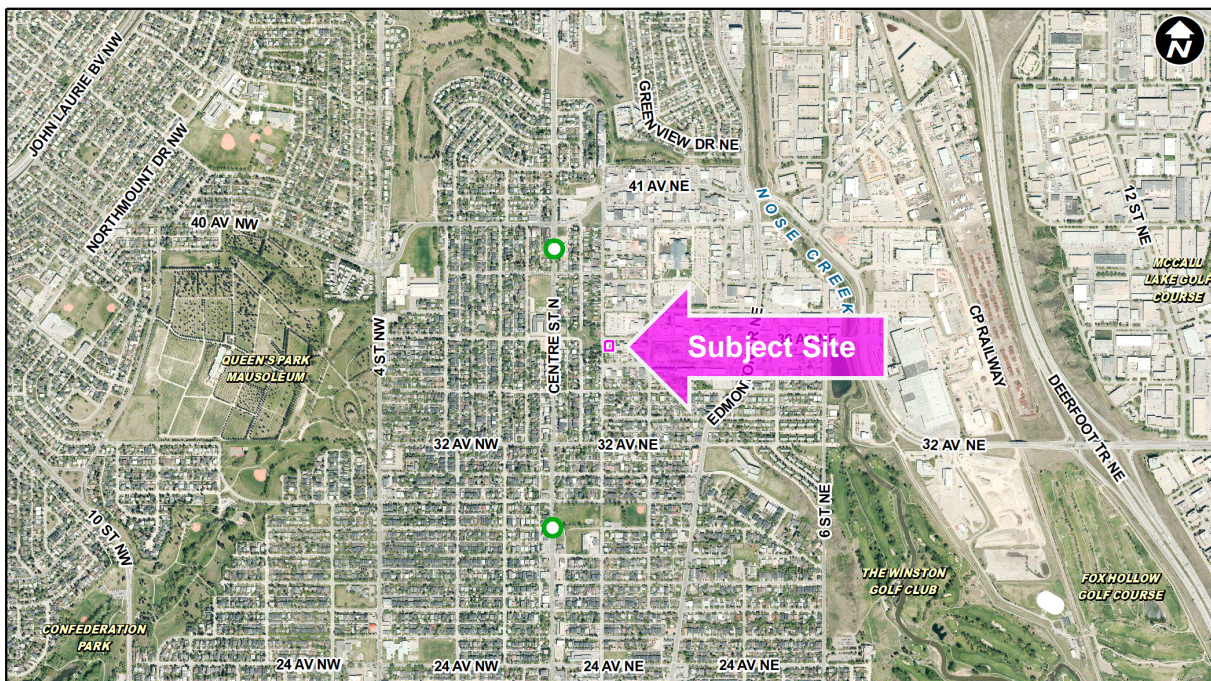
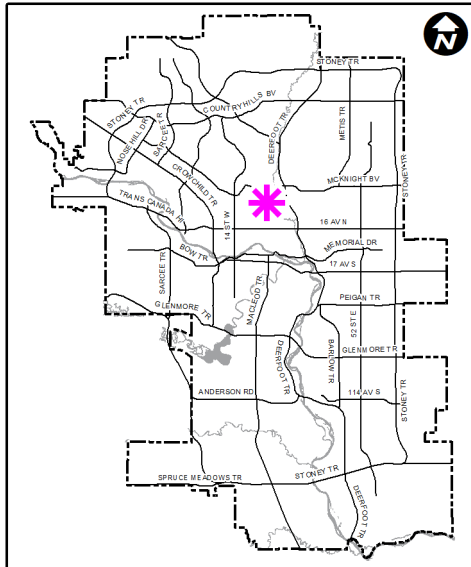
The subject site is located in the community of Greenview Industrial Park, at the southeast corner of the intersection of 1 Street NE and 36 Avenue NE. Surrounding development is characterized by industrial uses to the east, and low density residential to the west. The site is approximately 0.104 hectares in size and is currently developed with a 1-storey auto service building with surface parking.

The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Community Peak Population Table

There is no community population data for Greenview Industrial Park, due to its industrial nature.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The site is currently designated as Industrial – Edge (I-E) District. The I-E District is intended to be located in close proximity to residential areas. It accommodates a range of industrial and commercial uses with a maximum building height of 12 metres.

The application proposes to redesignate the site to a Direct Control (DC) District based on the existing I-E District. The proposed DC District is identical to the I-E District except for the additional discretionary uses of Auto Body and Paint Shop and Vehicle Sales - Minor. Auto Body and Paint Shop is an existing non-conforming use of the site.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, the application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to enable the applicant's proposal due to unique characteristics. The proposed DC District would allow for additional compatible uses while maintaining the I-E District's intended sensitivity to the residential uses across the street, which could not be achieved through the use of a standard land use district in the Land Use Bylaw.

Transportation

Pedestrian and vehicular access to the site is available via 1 Street NE, 36 Avenue NE, and the adjacent rear lane. The area is served by Calgary Transit Route 3 (Elbow Drive – Centre Street) with bus stops along Centre Street N about 550 metres (7-minute walk) from the subject parcel.

Route 3 provides transit service every 10 minutes during the peak hours. The site is located approximately 500 metres (6-minute walk) from the proposed 40 Avenue LRT Station. A Transportation Impact Assessment was not required in support of the land use amendment application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site or the proposal.

Utilities and Servicing

Water, sanitary and storm sewer servicing is available.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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 Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies allow for other uses that support the industrial function of the area, as long as the industrial character is maintained.

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.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (Statutory – 2021)

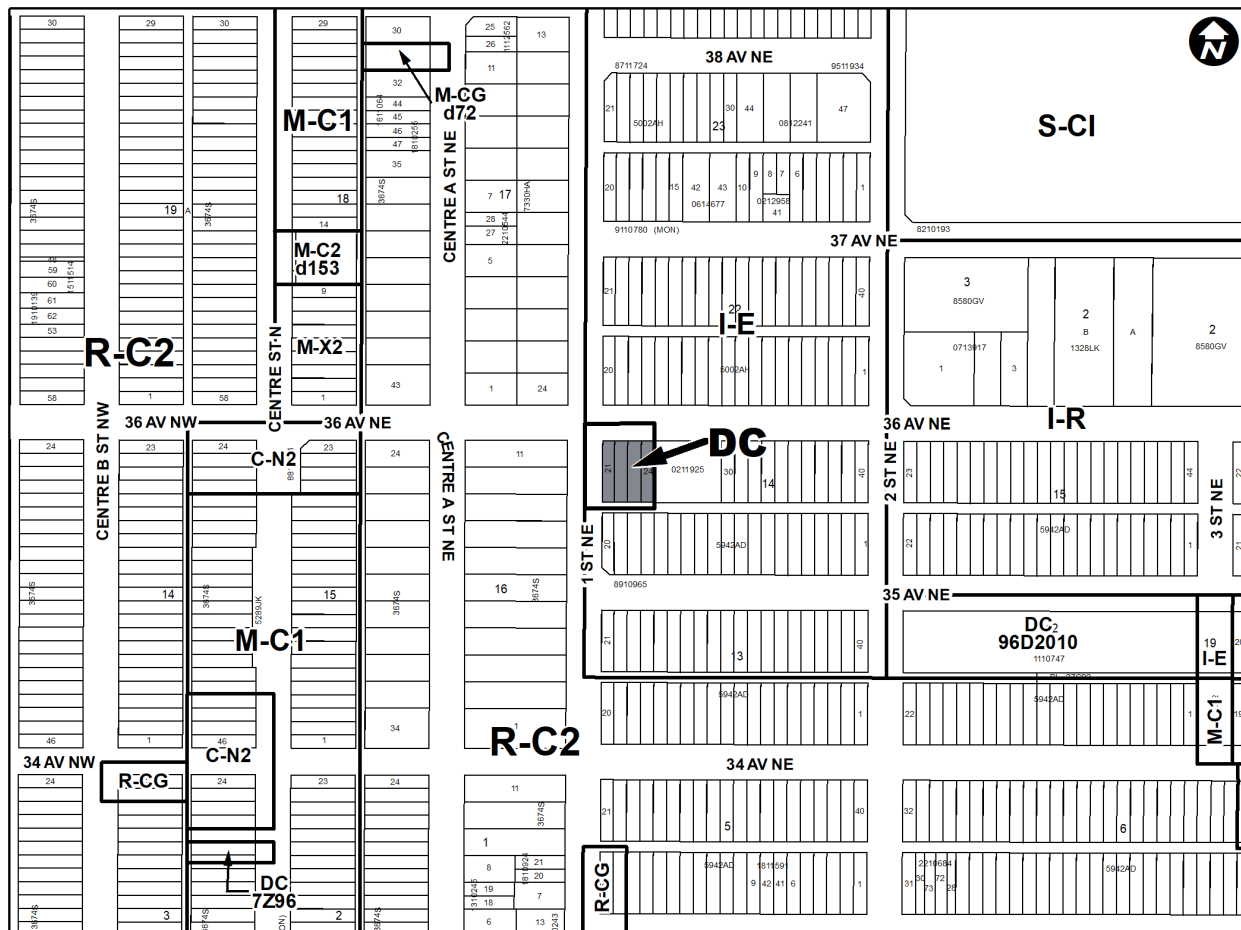
The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Industrial - General category (Map 3: Urban Form) with no building scale modifier (Map 4: Building Scale). The LAP notes that Industrial areas may integrate a limited range of supporting commercial uses where appropriate. The proposed land use amendment is in alignment with applicable policy of the LAP.

Proposed Direct Control District

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

SCHEDULE A



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

- 1 This Direct Control District Bylaw is intended to allow for additional automotive uses.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The *permitted uses* of the Industrial – Edge (I-E) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Industrial – Edge (I-E) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Auto Body and Paint Shop;** and
- (b) **Vehicle Sales – Minor.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – Edge (I-E) District of Bylaw 1P2007 apply in this Direct Control District.

Relaxations

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

TEXT FOR DISCUSSION

Applicant Submission

13 July 2022

We are proposing redesignating the property at 207 - 36 Ave NE Calgary, AB. It is currently designated for autobody work under code I-E, and we propose redesignating it as Direct Control to allow for full service and automotive sales. The site currently has capacity for 17 repair vehicles and we're proposing reducing that to 12 so that 5 sales vehicles can be stored in their place. This proposal will not affect the 3 staff parking spaces, nor will it affect street parking/accessibility. We are not proposing any physical changes to the building or redevelopment of the lot.

Applicant Outreach Summary

May 26, 2022

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

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

We're only adding a designation to a pre-existing site.

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)

N/A

Stakeholders

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

N/A

What did you hear?

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

N/A

How did stakeholder input influence decisions?

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

N/A

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

Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2022-0119

RECOMMENDATION

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 120.69 hectares ± (298.22 acres ±) located at 12323 and 13000 – 68 Street NE, 7880 – 120 Avenue NE, 7990R – 120 Avenue NE, and 6802 Country Hills Boulevard NE (Portion of NE1/4 Section 26-25-29-4; Portion of Plan 0211305, Block 2, Lot 1; NW1/4 Section 25-25-29-4; Plan 0211306, Block 3, Lot 1; Portion of Plan 1510745, Block A) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Commercial – Neighbourhood 2 (C-N2) District, Mixed Use – General (MU-1h11) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District.

HIGHLIGHTS

- This application seeks to redesignate lands in the community of Cornerstone to allow for residential, commercial, and mixed-use development, an elementary school, wetland conservation, open spaces and stormwater management.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Cornerstone Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for increased diversity in housing opportunities, and more compact development in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- No development permit has been submitted at this time.
- Council previously approved the associated outline plan (LOC2014-0173, see Attachment 2) and this land use amendment application is proceeding now that mobility connections are available.

DISCUSSION

This land use amendment and outline plan application was submitted on 2022 July 5 by Stantec Consulting on behalf of the landowner, Northpoint East Development Corporation. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intention is to provide a complete community offering a quality public realm, a range of housing types and affordability levels, and recreational opportunities to promote healthy and active lifestyles.

The 120.69 hectares ± (298.22 acres ±) site is located in the northeast community of Cornerstone. Calgary Planning Commission approved the associated outline plan (LOC2014-0173) on 2015 June 4 but the land uses for the subject site were not approved as a part of that application because the street network leading to the site was not constructed yet. The

Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2022-0119

proposed uses reflect those of the approved outline plan (Attachments 2 and 4) and seeks changes to some of the designations of the outline plan to reflect uses that have become available since 2015 such as the R-G and MU-1 Districts.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and the respective community association was appropriate. The applicant determined that outreach would not take place because this land use amendment reflects a continuation of this area's current land uses. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

This application was circulated to the Federation of Calgary Communities and Rocky View County, neither of which responded. There is no community association in the area.

Administration received twenty-five letters of opposition to the proposed land use amendment. All respondent letters objected to a perceived loss of the central wetland area and some mentioned other open space, traffic and property value concerns. Administration clarified with respondents that the wetland area is being preserved as a part of this application and there were no additional concerns identified. Administration considered the other relevant planning issues specific to the application and has determined the proposal to be appropriate.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and policy 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 application enables the continuation of development in the community of Cornerstone and provides a future framework for neighbourhood development and the location of a school site. The development of these lands will enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2022-0119

Environmental

This application does include actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050* (see Attachment 1 for information). A large wetland area is being protected in its natural state as a part of this application.

Economic

The proposed land use amendment would enable the development of new residential, institutional, and commercial areas. The development would provide housing opportunity, support local business, and employment opportunities and is consistent with the *Cornerstone Area Structure Plan*.

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. Approved Outline Plan
3. Applicant Submission
4. Proposed Land Use District Map
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Cornerstone which is an actively developing part of the city. The lands are bound by Stoney Trail to the north and east and by other developing portions of Cornerstone to the west and south. Adjacent land uses include neighbourhoods to the west (Redstone, Skyview Ranch and Cityscape); agricultural lands and acreage residential to the north and east beyond Stoney Trail; and neighbourhoods to the south (other phases of Cornerstone and Cornerbrook, with Saddle Ridge further south).

The subject site is approximately 120.69 hectares (298.22 acres) in size. Vehicular access to the site will be available through Cornerstone Boulevard NE at both the northwest and southeast ends. Cornerstone Boulevard NE will traverse the site, paralleling Stoney Trail NE as it curves. The development proposed for this site complements other development in Cornerstone and will enable development in the last segment of the northeast within the City's ring road. Other features of the proposal include:

- medium and low density residential in the form of apartments, townhouses, rowhouses and semi and single detached homes;
- a Neighbourhood Activity Centre (NAC) central to the outline plan that provides community commercial and an open space for neighbourhood activity;
- a primary school site and associated playfields;
- preservation of a large wetland area; and
- a block-based grid street network that fosters strong pedestrian and cycling connectivity.

This proposed land uses provides a logical extension and connection to the street and block pattern in adjacent developing neighbourhood areas while respecting the natural wetland area. The main connections to adjacent parts of the community are at the northwest and southeast ends of the subject site.

The subject site is currently undeveloped and has been used for agricultural purposes. The site contains one large wetland complex along the entire southwest boundary. The site is relatively flat and generally drains from north to south.

Community Peak Population Table

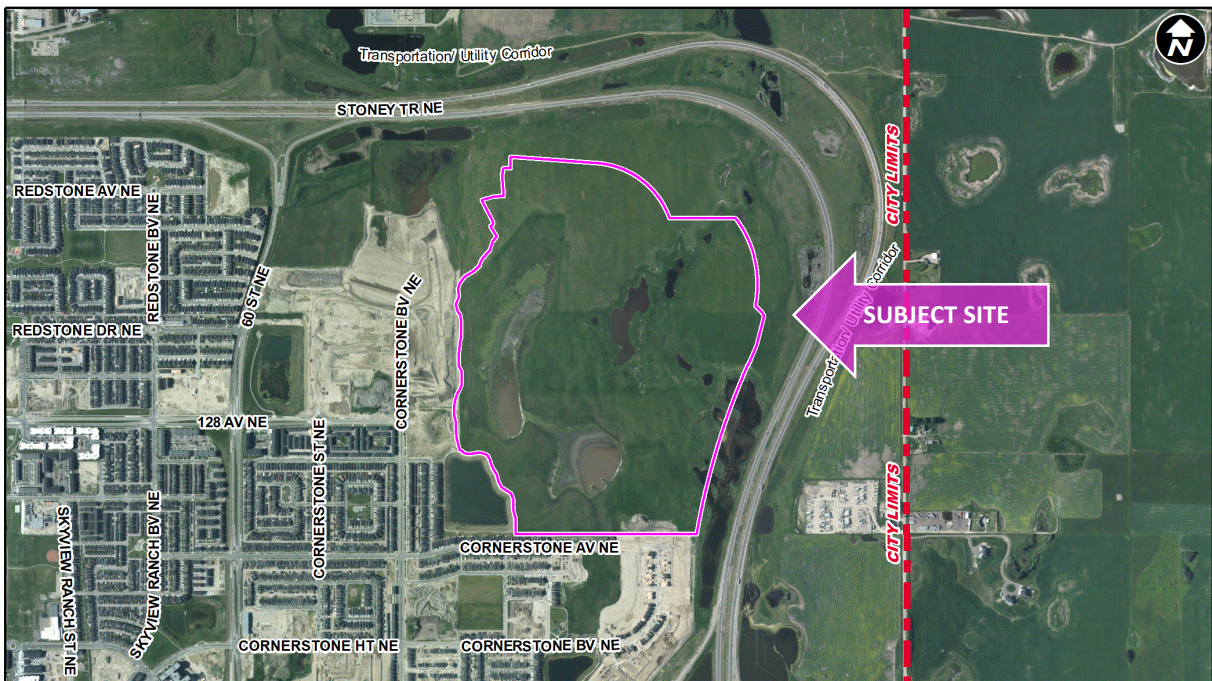
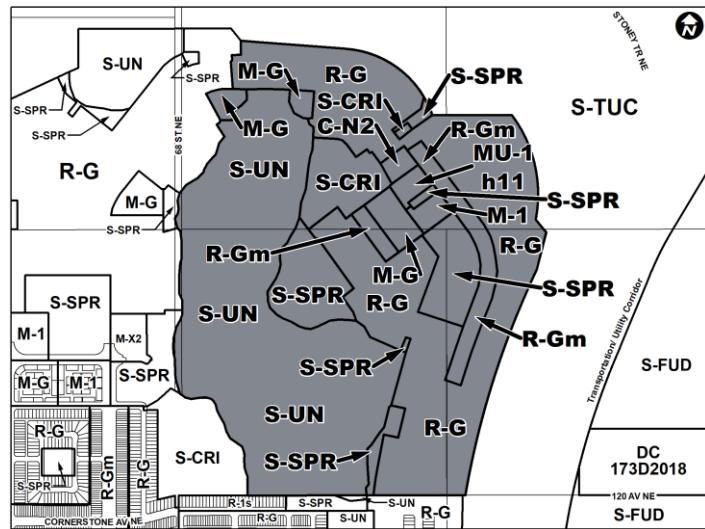
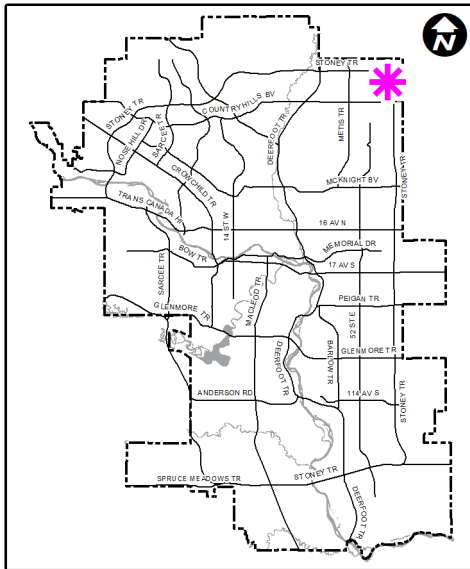
As identified below, the community of Cornerstone reached its peak population in 2019.

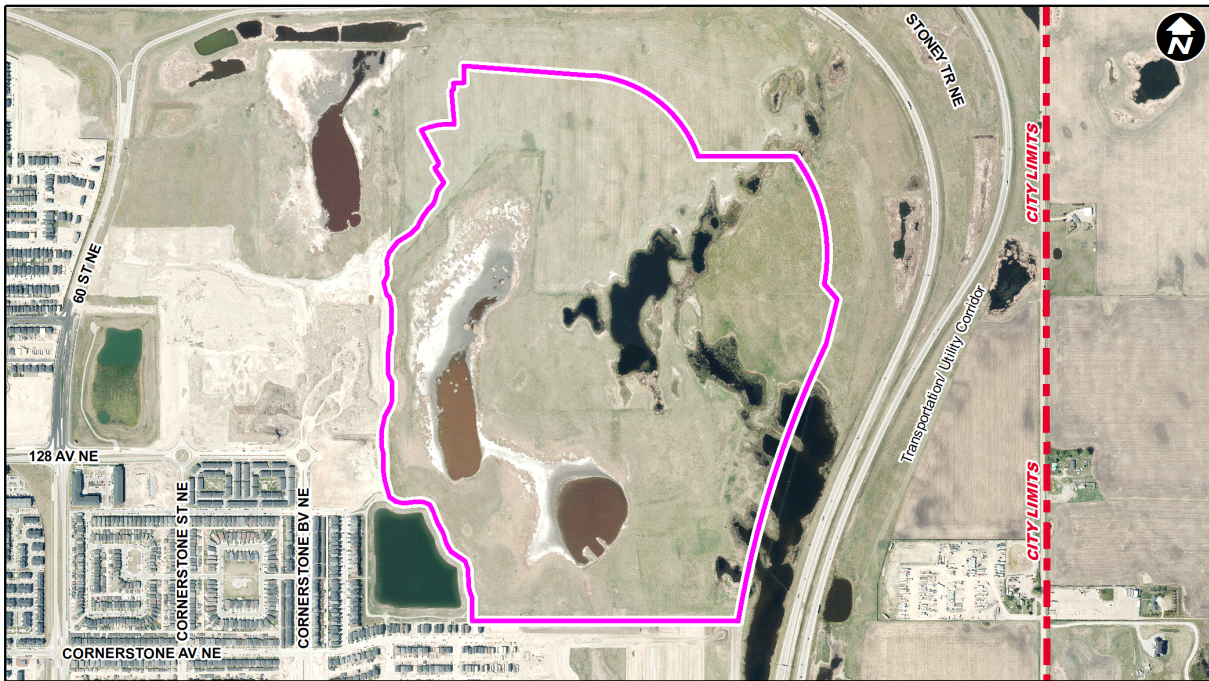
Cornerstone	
Peak Population Year	2019
Peak Population	2,648
2019 Current Population	2,648
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Demographic and socio-economic information is not yet available as this is a developing new community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The Cornerstone outline plan was approved by CPC on 2015 June 4 to provide guidance for the subdivision and development of 477 hectares \pm (1,180 acres \pm) of land. This application is proposing a redesignation of 120.69 hectares \pm (298.22 acres \pm) or 25% of the total outline plan area. The proposed uses reflect those of the approved outline plan (see Attachments 2 and 4) and seeks changes to some of the designations of the outline plan to reflect uses that have become available since 2014. The delineation of blocks and areas of sites remain unchanged. Attachment 2 shows the location of this site within the overall outline plan area. This part of the outline plan was not redesignated initially because the leading mobility connections were not yet available.

The existing land use is the Special Purpose – Future Urban Development (S-FUD) District which is intended for lands awaiting urban development and utility servicing.

This application proposes several residential, commercial, mixed-use, and special purpose districts on these lands:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – Low Profile (M-1) District
- Commercial – Neighbourhood 2 (C-N2) District;
- Mixed Use – General (MU-1h11) District;

- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

The proposed R-G and R-Gm Districts are intended to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in these Districts is 12.0 metres. R-Gm differs from R-G in that R-Gm designated lands are not intended to accommodate single detached dwellings except where subdivision results in remnant single lots. R-G District sites comprise 46.16 hectares \pm (114.06 acres \pm) and R-Gm District sites comprise 4.89 hectares \pm (12.08 acres \pm) of the proposed redesignation area.

The proposed M-G District is a multi-residential designation that is intended primarily for townhouses and fourplexes where some or all the units have direct access to grade. The M-G District is intended to be applied in close proximity or adjacent to low-density residential areas and has a maximum height of 12 metres. M-G District sites comprise 2.98 hectares \pm (7.37 acres \pm) of the proposed redesignation area.

The M-1 District allows multi-residential development of low height and medium density and it is intended to be in close proximity or adjacent to low density residential development. The M-1 District allows for a maximum building height of 14.0 metres. There is no listed maximum floor area ratio (FAR). The M-1 District has a minimum density of 50 units per hectare and a limit of 148 units per hectare. The M-1 District site comprises 0.89 hectares \pm (2.20 acres \pm) of the proposed redesignation area.

The proposed C-N2 District is intended to allow for small scale commercial development with potential for residential uses on upper floors at a compatible scale to nearby residential areas. While still supporting neighbourhood commercial, vehicular access is permitted to be direct to building frontages and limited automotive uses are also allowed. The C-N2 District allows for a maximum building height of 10 metres and a maximum FAR of 1.0 to ensure compatibility with adjacent neighbourhood areas. The C-N2 District site comprises 0.68 hectares \pm (1.68 acres \pm) of the proposed redesignation area.

The proposed MU-1 District is intended to accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. While commercial uses are permitted, provision of commercial uses is not required. MU-1h11 District has no floor-area ratio limit and a height limit of 11 metres. This height limit was established to complement adjacent development. The MU-1 District site comprises 0.83 hectares \pm (2.04 acres \pm) of the proposed redesignation area.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This District is proposed for the stormwater pond and associated infrastructure as well as a lift station and will be designated as a Public Utility Lot (PUL) pursuant to the *Municipal Government Act* (MGA). S-CRI District sites comprise 4.81 hectares \pm (11.88 acres \pm) of the proposed redesignation area.

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

playfields is located in the eastern portion of the plan area and is approximately 3.34 hectares (8.25 acres) in size. Throughout the subject site, parks are provided that serve varying functions and recreational opportunities. Small to medium size parks are provided in five locations across the site, either as pocket parks or as complementary space to the natural area. S-SPR District sites comprise 11.17 hectares \pm (27.59 acres \pm) of the proposed redesignation area.

The proposed S-UN District is intended for lands that provide for naturally significant landforms, natural vegetation, or wetlands. In addition, the S-UN District is used for lands that preserve existing characteristics of a natural plant or animal community or lands that are undergoing naturalization. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. A major wetland complex along with the applicable setback, that is approximately 48.29 hectares (119.32 acres) in size, will be protected through this application.

Density and Intensity

This application follows the layout of the Cornerstone outline plan (LOC2014-0173) but makes some minor changes to the land uses. Direct Control Districts based on R-2 and R-2M have been changed to R-G and R-Gm and MX-1 sites have been changed to MU-1. These changes represent either an increased intensity of allowable development or an equivalent intensity. The outline plan had a density range of 21.03 to 28.23 units per hectare \pm (8.5 to 11.4 units per acre \pm). The outline plan conditions also require a density phasing plan with each subdivision to demonstrate compliance with the minimum required densities and variety of housing policies as required by planning policy. The density and intensity proposed in this application aligns with City planning policies.

Transportation

The subject site is bounded by Stoney Trail NE to the north and east and by developing lands to the west and south. Convenient access to Stoney Trail NE is available via Country Hills Boulevard NE and 60 Street NE to the south and west of the subject lands. Primary access to the site will be available through Cornerstone Boulevard NE at both the northwest and southeast ends. Cornerstone Boulevard NE will traverse the site, paralleling Stoney Trail NE as it curves. The street network within the subject site was established through the Cornerstone Outline Plan (LOC2014-0173) and no changes are proposed with this application.

When the outline plan was approved, land use amendments were to be provided in phases because important area-wide street connections were yet to be constructed. The street connections necessary to support development on the subject site are now in place. Administration is currently working with the area developers to construct the last remaining area-wide street connections in the northeast.

Pedestrian connectivity has been provided throughout the site through a series of local, multi-use and regional pathways as well as sidewalks. These connect to adjacent neighbourhoods and also loop around the wetland.

The area is not currently served by transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include a bus route running through the subject site. Transit in the area will provide local and regional service through and around the plan area, and later be adjusted to connect with the future Blue Line LRT extension and MAX BRT services.

A Transportation Impact Assessment (TIA) was submitted to establish street classifications and intersection configurations for the plan area as part of the outline plan process. The TIA was reviewed and accepted by Administration.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed with the Cornerstone outline plan (LOC2014-0173). This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past. Two abandoned oil and gas wells were evaluated during the outline plan process and the appropriate setback will be determined as a condition of subdivision. Wetlands and appropriate setbacks were established through the outline plan process and are being protected as a part of this land use amendment application.

Utilities and Servicing

The site is currently not serviced. The overall utilities and servicing for this development area have been previously planned with the Cornerstone Outline Plan (LOC2014-0173). The proposed change in use does not significantly impact the proposed services for the area which have been checked to confirm that they have capacity to service the proposed development. As a condition of the subdivision, the developer will be required to enter into a Development Agreement to construct the necessary servicing and pay applicable off-site levies, charges and fees prior to development of the sites. Further utility servicing details will be determined at the appropriate tentative plan and development permit stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

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

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the Rocky View County/City of Calgary IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within a Developing Planned Greenfield areas with an existing Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed land use amendment meets the MDP's more specific policy direction, including the New Community Planning Guidebook. This includes design and policy consistency related to: integrating a mix of dwelling types and land uses; including activity centres within neighbourhoods; using a grid based, connected street pattern and complete streets in the

subdivision design; protecting and integrating elements of the ecological network into the design; and meeting minimum intensity and density targets.

Calgary Climate Strategy (2022)

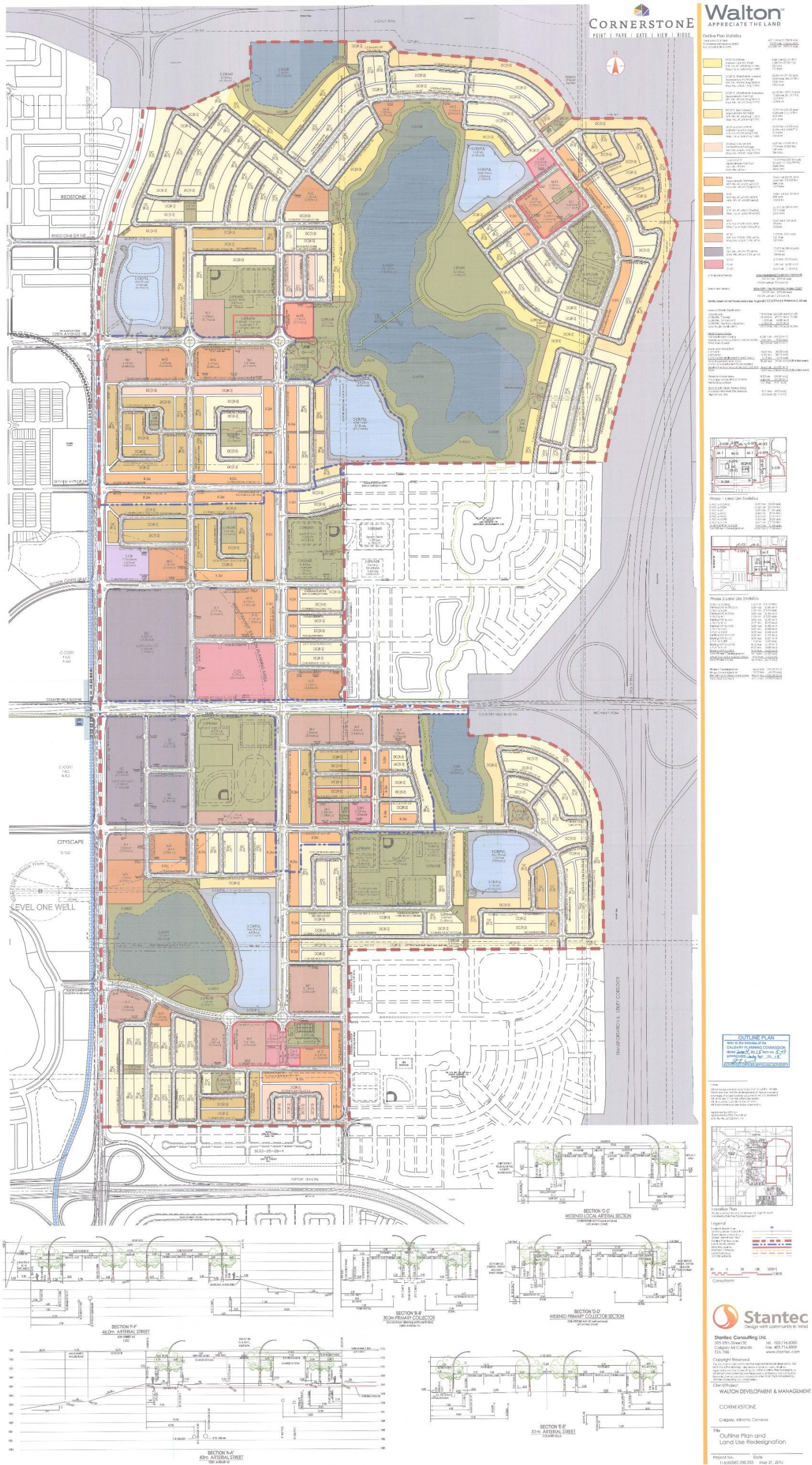
This application includes actions that specifically address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Green Infrastructure will be considered throughout the development permit and overall design process, including formalizing the existing wetland areas as environmental reserve and preserving a significant portion of the subject lands as natural space going forward. Green Mobility is supported by the land use for realizing the Neighbourhood Activity Centre (NAC), which incorporates transit supportive developments and focuses higher densities in proximity to neighbourhood services, amenities, and key neighbourhood open space areas. This application does not include any specific actions that address Food Security objectives; however, individual home builders can, and often do, implement strategies at the specific lot/house level. Further opportunities to align with urban agriculture strategies (such as community gardens in local open spaces, etc.), will be explored by the future site developer(s) and future community group(s), where possible. Further opportunities to align development with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Cornerstone Area Structure Plan (Statutory – 2014)

The subject site is located within the [Cornerstone Area Structure Plan](#) (ASP). The ASP identifies the subject lands as predominantly residential, commercial and mixed-use, with a NAC policy area in the central-northeast portion of the subject site. This application fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area, and the provision of a joint-use site which is anticipated to contain an elementary school and associated playfields. This application aligns with the applicable ASP policies.

Approved Outline Plan

This is the outline plan that was approved under LOC2014-0173 on 2015 June 4 by Calgary Planning Commission.



Applicant Submission

2022 July 5



On behalf of Anthem Properties (Anthem), Stantec Consulting Ltd. (Stantec) is submitting the following application to redesignate ±120.69 ha (±298.22 ac) of land located in Northwest Calgary at 13000 68 ST NE, legally described as Plan 0211305, Block 2, Lot 1, and NW Sec 25, Twp 25, Rge 29, Mer 4 (subject lands). The subject lands are located in the northeastern portion of the developing community of Cornerstone, south and west of Stoney TR NE, and north of Cornerstone AV NE.

The vision for the Cornerstone Outline Plan is to develop a socially, environmentally, and fiscally responsible community that offers a unique sense of place achieved through a comprehensive approach to community design. This complete community offers a quality public realm, range of housing diversity and affordability, and recreational opportunities to promote healthy and active lifestyles. Residents will be able to use active transportation on the network of streets, pathways, and trails. The subject lands within the Cornerstone Outline Plan are designed to protect and integrates significant ecological features into the design of the community. The attached land use application has been developed in alignment with the New Community Guidebook, Calgary Transportation Plan, Cornerstone Area Structure Plan, and Cornerstone Outline Plan.

As per the original Outline Plan approval (LOC2014-0173), a staged land use approach has been developed to support a progressive and successful implementation model for the individual phases of the Cornerstone Outline Plan. Previous staged land use amendments have included:

Application	Cornerstone OP Phases	Application No.	Approval Date
Cornerstone Outline Plan	-	LOC2014-0173	Jul 04, 2015 (CPC)
Stage 1 & 2 Land Use	1 & 2	LOC2014-0173	Jul 20, 2015 (Council)
Stage 3 Land Use	2, 4, & 6	LOC2016-0093	Jan 17, 2017 (Council)
Stage 4 Land Use	3, 5, & 7	LOC2016-0094	Jan 17, 2017 (Council)
Stage 5 Land Use	9 & 11	LOC2016-0095	Jan 17, 2017 (Council)
Stage 6 Land Use	8, 10, & 19	LOC2018-0147	Jan 14, 2019 (Council)

This application represents Stage 7 of the staged implementation of the Cornerstone Outline Plan and includes Phases 13, 15a, 15b, and 16.

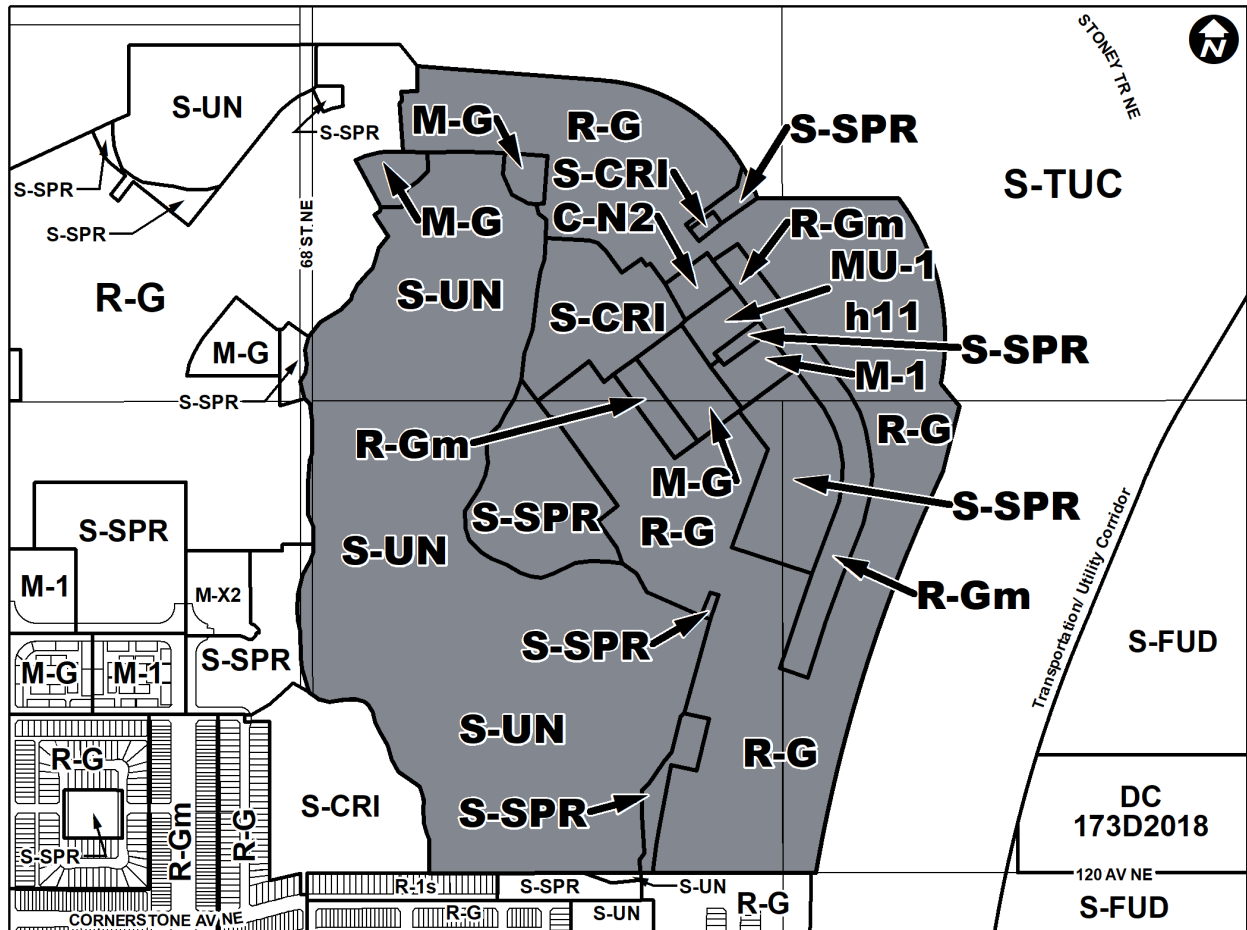
Residential densities will be transit-supportive with higher densities located in proximity to the Neighbourhood Activity Centre (NAC), which provides convenient neighbourhood-scale amenities to nearby neighbourhoods and features a mix of higher densities, open space, and amenities.

All lands within this application are currently zoned S-FUD. The land use districts of R-G, R-Gm, M-G, M- 1, MU-1, C-N2, S-SPR, S-CRI, S-UN are proposed for the subject lands.

One minor revision is proposed to the Cornerstone Outline Plan as part of this application. The R-Gm block end in the central-western region of the Plan Area has been rotated to face the north-south running street (Cornerstone BV NE). This rotation is to allow for a secondary emergency access between the northern and southern portions of the Plan Area. This improves the connectivity for emergency vehicles from the existing Outline Plan, remaining in alignment with the land use objectives of the Cornerstone Outline Plan.

Please note, an abandoned CNOOC (formerly Nexen) pipeline right-of-way (Plan 501JK) is located in the eastern portion of the subject lands. This north-south running abandoned pipeline will be removed in in Q3 2022.

Proposed Land Use District Map



Applicant Outreach Summary

2023 January 19



LOC2022-0119 Engagement Summary

File: LOC2022-0119
Date: January 19, 2023

On behalf of Anthem Properties (Anthem), Stantec Consulting Ltd. (Stantec) submitted an application to redesignate land located in Northwest Calgary at 13000 68 ST NE, legally described as Plan 0211305, Block 2, Lot 1, and NW Sec 25, Twp 25, Rge 29, Mer 4, in July of 2022.

APPLICATION AREA CONTEXT

The subject lands are located in Northeast Calgary, within the northeastern portion of the developing community of Cornerstone. The subject lands consist of ±120.69 ha (±298.22 ac) of land and are generally bound by Stoney TR NE to the east and north, and Cornerstone AV NE to the south.

LOC2022-0119 BACKGROUND

Planning for the community of Cornerstone began nearly 10 years ago, with the development of the Cornerstone Area Structure Plan. The vision for the Cornerstone Outline Plan (OP) was to develop a socially, environmentally, and fiscally responsible community that offers a unique sense of place achieved through a comprehensive approach to community design. The Cornerstone OP was approved in 2015 (file number LOC2014-0173) and a staged land use redesignation approach has been used to develop individual phases of the Cornerstone OP since.

This proposed Land Use Amendment aligns with the approved Outline Plan that has been in place since 2015 with no changes to the layout originally approved. The land uses proposed match the existing, approved plan for the community and redesignation is a required step in the development process. Minor updates to specific land uses have been included to reflect updates to The City of Calgary's Land Use Bylaw since 2015.

ENGAGEMENT

Following submission of the application on July 4, 2022, a Proposed Land Use Change sign was installed in the community on July 25, 2022:

The graphic is a sign for a proposed land use change. It features the City of Calgary logo in the top left corner. The main heading is "PROPOSED LAND USE CHANGE" in large, bold, white letters on a dark green background. Below the heading is a map of the area with a red-shaded region indicating the proposed change. To the right of the map, there is a list of permitted uses: "A change is proposed at multiple properties (see map) to allow for: • Single detached, semi-detached, and/or rowhouse homes (R-G and R-GM Districts), townhouse, townhouse or multi-residential units (M-O, M-T, MU-1 Districts), commercial and mixed use development in the form of stores and multi-residential buildings (C-H2 and MU-1 Districts), public open space which includes wetlands, parks, pathways and stormwater ponds (S-LN, S-CR) and S-SPR Districts. • This application is being reviewed under the Municipal Development Plan and the Cornerstone Area Structure Plan." At the bottom left, there is a call to action: "Tell Us What You Think" with a deadline of "August 15, 2022" and a website "calgary.ca/developmentmap". At the bottom right, there is contact information: "Applicant Contact Information: Name: Marcus Paterson, Phone: (403) 207-7531".

January 19, 2023
Page 2 of 2

FOLLOW UP COMMUNITY CONVERSATIONS AND INFORMATION SHARING

Following the installation of the notification sign in the community, we heard feedback from the Ward Councilor and community members with questions and concerns as to what was going to happen with development in the community and the existing natural areas within the redesignation lands.

As a result, we door knocked in the community on Friday, August 12th, distributed the attached information sheet (Attachment 1), and answered a number of questions regarding the application with residents in the blocks adjacent to the current storm pond and the SW corner of the amendment area:



Through conversations with residents, the shared information sheet was also distributed to the community Facebook page. Residents noted appreciating the additional information and confirmation that the wetland and natural areas would be retained, and that development was proceeding in alignment with the 2015 plans.

Anthem has continued to engage with various community members, City staff, and Ward offices since the fall of 2022 as any additional questions have arisen.

Attachment: Attachment 1.0 - Resident Communication Letter

Design with community in mind

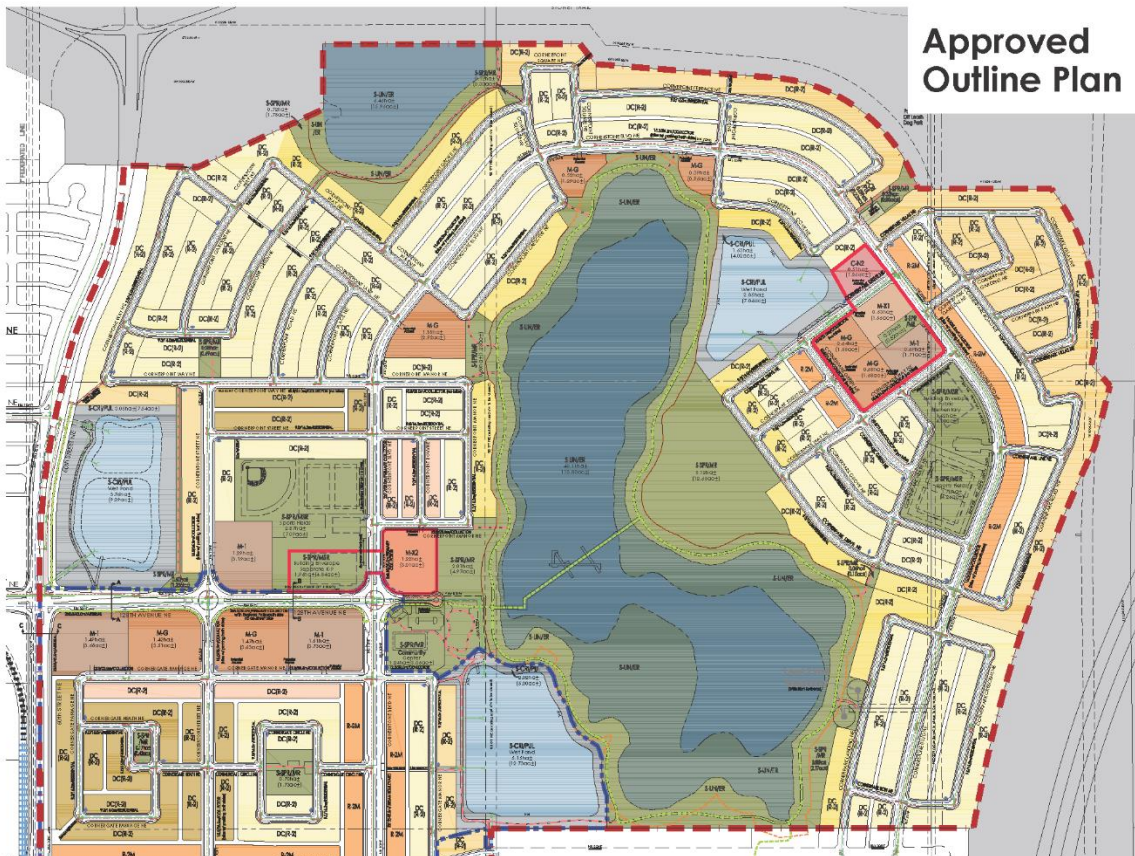


PROPOSED LAND USE CHANGE IN YOUR NEIGHBOURHOOD (LOC2022-0119)

Development History of your Neighbourhood

Planning for the community of Cornerstone began nearly 10 years ago, with the development of the Cornerstone Area Structure Plan. The purpose of an Area Structure Plan is to provide high-level planning direction for a community.

Following the approval of an Area Structure Plan by City Council, smaller areas of development are planned in more detail under separate Outline Plan phases. An Outline Plan for your community was approved in 2015 (file number LOC2014-0173).

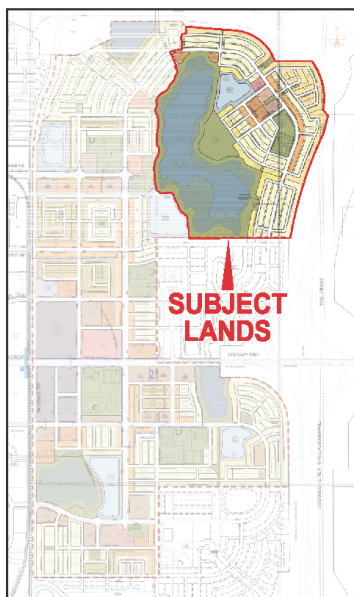


What is the Purpose of the Proposed Land Use Change?

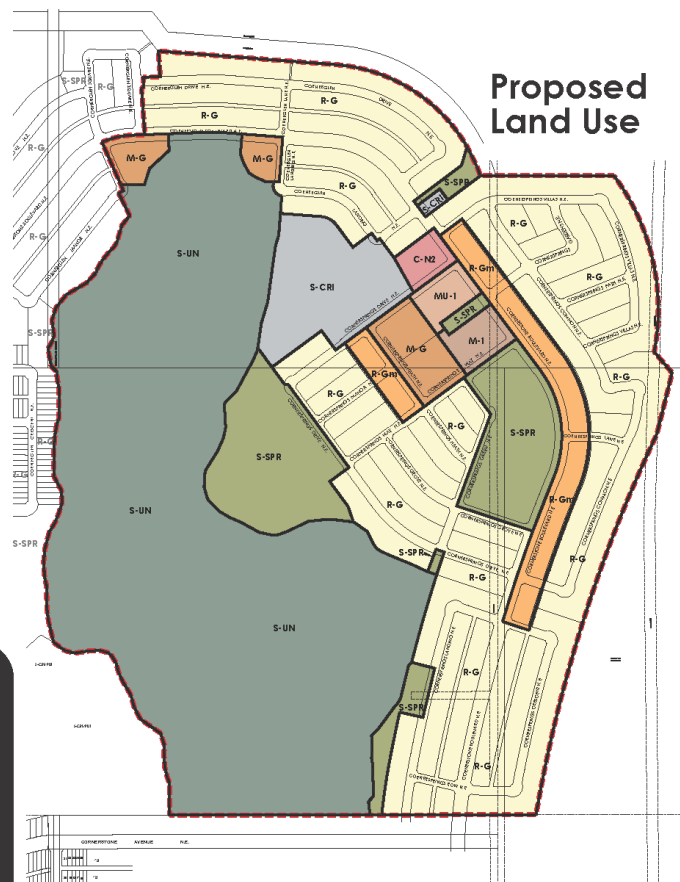
The purpose of the proposed Land Use Amendment is to re-zone the current, undeveloped land to land uses that will permit the next phase of development of your community. Importantly, the proposed Land Use Amendment aligns with the approved Outline Plan that has been in place since 2015. The land uses proposed match the existing, approved Outline Plan for your community and what was planned in 2015 is what will be built in the coming years.

What Does This Mean for Me?

- The land uses that were approved in 2015 remain the same. The wetlands, park spaces, and design of the community align with the existing, approved plans for development.
- The Land Use Amendment process is a process required to transition land designed for future urban development to developable land. This application does not change the approved plans for development but is required by The City of Calgary for development to proceed.



Location Plan
Located within Approved Cornerstone OP (20c2014171)



Who Do I Contact If I Have Questions?

City of Calgary Planning Department
403-268-5311
Referencing File LOC2022-0119

Or you can contact the applicant directly
Marcus Paterson
Senior Planner, Stantec
(403) 207-7531



Land Use Amendment, and Outline Plan in Keystone Hills (Ward 3) at 14111 – 15 Street NE, LOC2022-0009

RECOMMENDATIONS:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) to subdivide 21.65 hectares \pm (53.50 acres \pm) with conditions (Attachment 6).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 6.48 hectares \pm (16.02 acres \pm) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Multi-Residential – High Density Low Rise (M-H1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to Commercial – Regional 3 f0.3h16 (C-R3f0.3h16) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.
3. Give three readings to the proposed bylaw for the redesignation of 6.74 hectares \pm (16.65 acres \pm) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Commercial – Community 2 f0.3h16 (C-C2f0.3h16) District to Direct Control (DC) District to accommodate residential dwellings, accessed from grade, with guidelines (Attachment 5).
4. Give three readings to the proposed bylaw for the redesignation of 2.43 hectares \pm (6.01 acres \pm) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District and Direct Control (DC) District to Direct Control (DC) District to accommodate a significant reduction in the minimum density for dwelling units, with guidelines (Attachment 6).

HIGHLIGHTS

- The proposed land use will rearrange the commercial and residential uses within the plan area, as a result of changes to the Airport Vicinity Protection Area Regulations to provide for better opportunities of development locations within the site. The application also seeks to provide for a regional park, to be maintained by the Calgary Parks Foundation.
- The proposal reflects a change in the location of uses within Community D of the Keystone Hills site while still aligning with the policies of the *Municipal Development Plan (MDP)* and the *Keystone Hills Area Structure Plan (ASP)*.
- What does this mean to Calgarians? Ultimate development of this area will provide comprehensive services at a local level, together with employment, leisure and living opportunities in a variety of forms.
- Why does this matter? This will provide greater housing choice, close to local services and employment opportunities.

Land Use Amendment, and Outline Plan in Keystone Hills (Ward 3) at 14111 – 15 Street NE, LOC2022-0009

- No development permit has been submitted at this time.
- Council previously approved LOC2016-0234 for similar land uses to those proposed.

DISCUSSION

This land use amendment and outline plan application was submitted on 2022 January 18 by B&A Planning Group on behalf of the landowner, Melcor Developments. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intention is to provide land uses consistent with this Regional Retail Centre and Industrial/Employment Area, together with associated residential uses and a regional park.

This 21.65 hectare (53.50 acre) site is located in Community D of the Keystone Hills area of Calgary at 14111 15 Street NE and forms a portion of the previously approved 81 acre Outline Plan. The proposed uses reflect the existing approval of LOC2016-0234 and seeks changes to some of the locations of those uses and street design components within the site. A new regional park is also included in this application.

The proposed changes to land uses and locations (relating to 16.98 hectares (41.96 acres)) comes as a direct result of changes to the Noise Exposure Forecast areas in the Airport Vicinity Protection Area (AVPA) Regulations, in 2021 August. This has provided an opportunity to better locate uses within the general area and create a more walkable residential community connected to local commercial and regional park amenities.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Relevant public groups 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 relevant public groups. As there is no Community Association in this location outreach involved providing information and updates to adjacent landowners. In addition, the applicant is working closely with the Calgary Parks Foundation on the design, provision and future maintenance of the Regional Park. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

No public comments were received at the time of writing this report. There is no community association for the subject site.

**Land Use Amendment, and Outline Plan in Keystone Hills (Ward 3) at 14111 – 15 Street
NE, LOC2022-0009**

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Keystone Hills and provides a future framework for residential development, employment opportunities, retail (regional and local) and leisure activities (in the form of a new regional park). The development of these lands will enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. However, the applicant has indicated that they will work with the City to explore opportunities during development. Connections to the Rotary/Mattamy Greenway are contemplated and the storm pond will provide efficiencies in stormwater management.

Economic

The proposed land use amendment would enable the development of 304 residential dwelling units and approximately 61,500 square metres of commercial space (including retail, office and industrial uses). The development would provide housing opportunity, and employment and retail opportunities consistent with the Keystone Hills ASP.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Land Use Amendment Map
3. Applicant Submission
4. Applicant Outreach Summary
5. Proposed Direct Control District (C-C2)
6. Proposed Direct Control District (M-H1)
7. Proposed Outline Plan
8. Proposed Outline Plan Conditions of Approval
9. Proposed Outline Plan Data Sheet

**Planning & Development Services Report to
Calgary Planning Commission
2023 February 9**

**ISC: UNRESTRICTED
CPC2023-0117
Page 4 of 4**

**Land Use Amendment, and Outline Plan in Keystone Hills (Ward 3) at 14111 – 15 Street
NE, LOC2022-0009**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject lands, 13971 and 14111 – 15 Street NE, are situated in the northeast quadrant of the city in the developing community of Keystone Hills. When fully built out, Keystone Hills is envisioned to be a community of 60,500 (Keystone Hills Area Structure Plan, Table 1) with a wide range of local services and employment; diverse housing stock; and passive leisure opportunities. The site is currently an undeveloped greenfield.

The area is bound by 144 Avenue NE to the north, 15 Street NE to the east, 11 Street NE alignment to the west, the remainder of 13971 – 15 Street NE and the Stoney Trail Transportation Utility Corridor to the south. To the west of the plan area, 11 Street NE will directly connect to the planned Stoney Trail NE interchange.

The application is for an amended Outline Plan and changes to the land use and outline plan approved in 2019 (LOC2016-0234). In 2021 August, changes were made to the Noise Exposure Forecast (NEF) contours of the Airport Vicinity Protection Area providing a new opportunity to optimize the community layout. Changes as a result of this application are intended to reflect new opportunities to relocate residential land uses, reclassify and redesign internal streets and to provide for a new regional park. Table 1 of the Keystone Hills Area Structure Plan (ASP) notes an anticipated population for Community D, where this site is located, of 100 and 5,600 anticipated jobs, but also notes that population and employment generation will be determined through the Outline Plan and Land Use Amendment process.

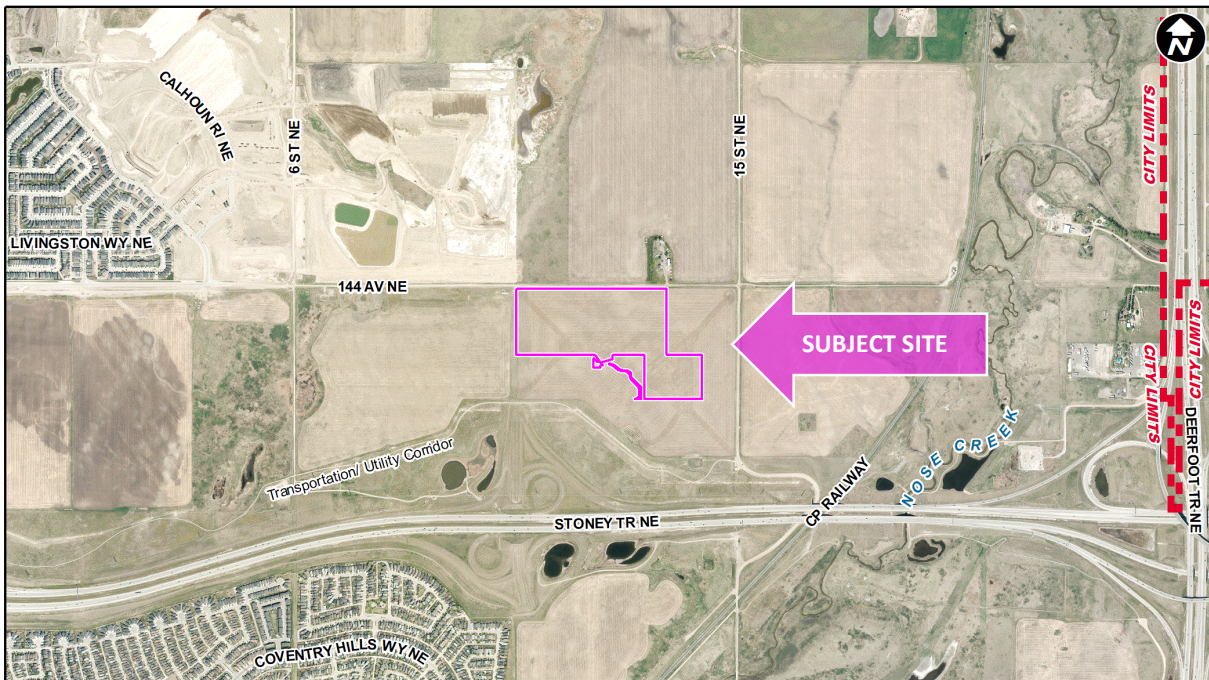
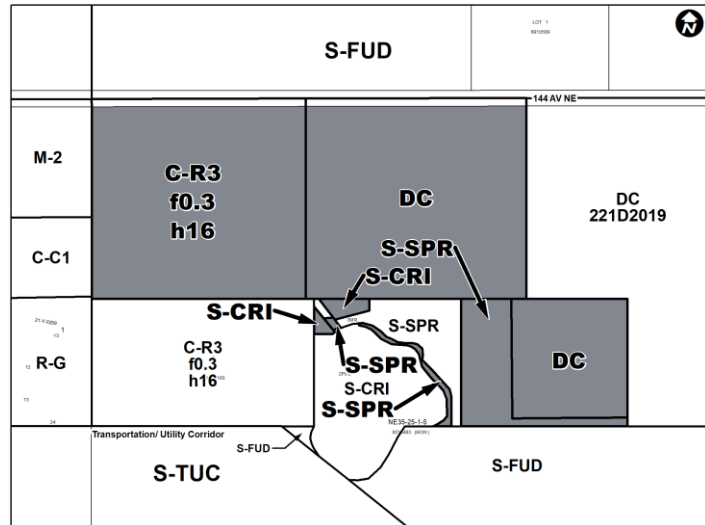
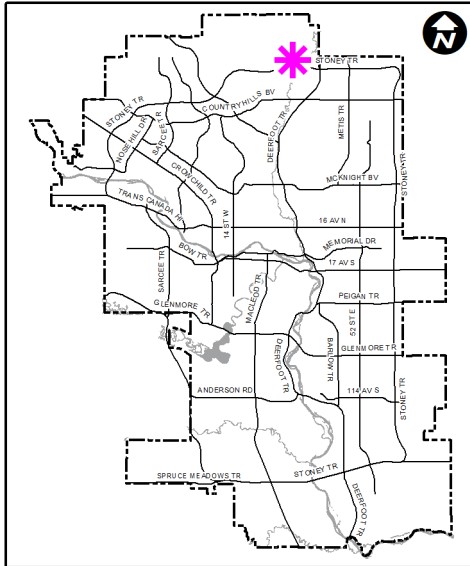
Surrounding land uses provide a mix of retail, commercial, industrial and recreational lands. Directly west of the site, west of 11 Street NW, are Multi-Residential – Medium Profile (M-2), Residential – Low Density Mixed Housing (R-G) and Commercial – Community 1 (C-C1) Districts. North of 144 Avenue NW is Special Purpose – Future Urban Development (S-FUD) District. The lands to the east are currently Industrial – Business (I-B) District. On 2022, September 13, Council approved changes to the Municipal Development Plan and Area Structure Plan for those lands, to enable residential development. South of the subject lands are lands reserved for Future Urban Development (S-FUD) and Special Purpose – Transportation and Utility Corridor (S-TUC) Districts. There is a Land Use amendment application on these lands, principally for Industrial – Commercial (I-C) District.

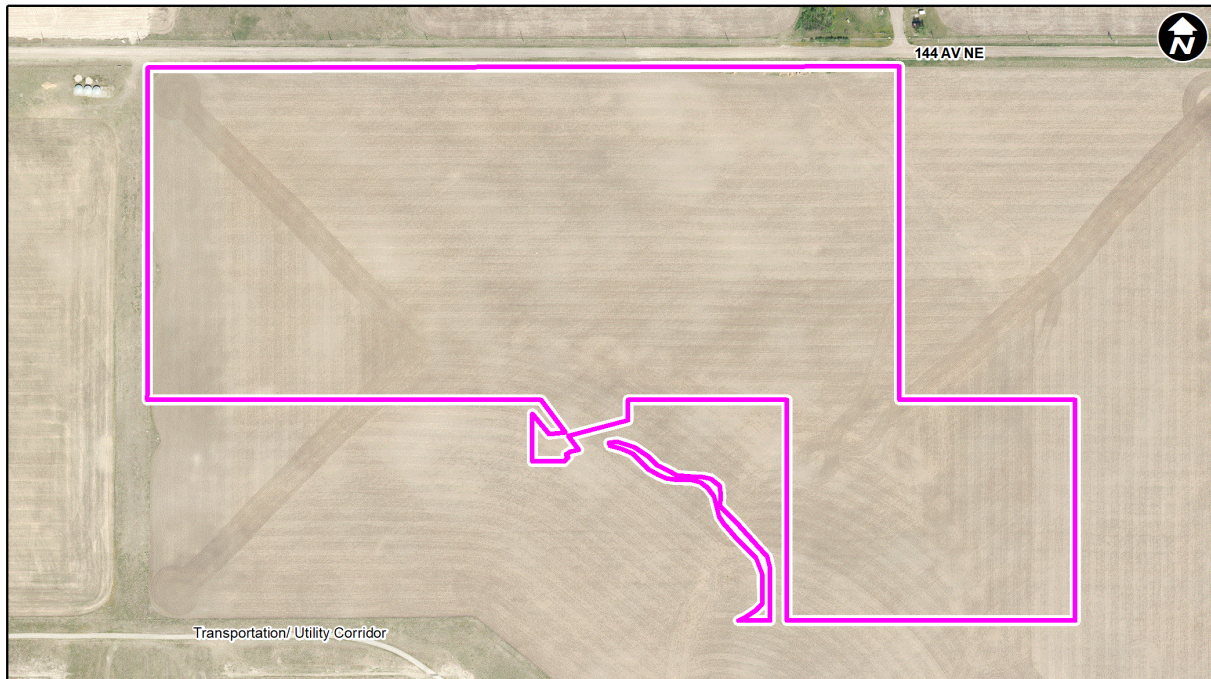
This application proposes areas of large change to the approved Outline Plan, as well as land use amendments to lands located within it. The previously approved Outline Plan included 32.5 hectares (81.18 acres). The proposed Outline Plan changes will modify 66% of the approved Outline Plan Area (reflecting a new / amended outline plan of 21.65 hectares / 53.50 acres). These changes were needed to reflect the new design of street infrastructure / cross sections, the provision of additional Municipal Reserve and the creation of supporting conditions to better reflect the new location of residential uses in the plan area. Proposed Land use amendments will impact 52% of the previously approved area. The proposed land use amendments to 16.98 hectares (41.96 acres) include all original lands except for two of the original sites: the southwest corner of the site is being retained as Commercial – Regional 3 f0.3h16 (C-R3f0.3h16) District, and the area relating to [Bylaw 221D2019](#), providing for employment and light industrial uses will be retained. In addition, this application does not propose to change the land uses associated with and around the storm pond.

Community Peak Population Table

Not available because the area is a newly developing community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The land uses, approved under LOC2016-0234 are shown on the current land use map (Attachment 7) and are a mix of multi-residential, commercial, and park and utility districts. The location of these uses were based on local policy and because the AVPA Noise Exposure Forecast contours prohibited some land uses in the proposed locations on the site. The AVPA regulations changed in 2021 August, enabling a more suitable location of uses, shown in the current application.

The proposed Commercial – Regional 3 f0.3 h16 (C-R3f0.3h16) District is intended to replace the previously approved [Bylaw 220D2019](#) and M-H1 Districts. This will be in the north-western corner and is considered to provide appropriate scale retail development in this recognized Regional Commercial location. The proposed modifiers reflect what was previously approved as the C-C2 land use that this replaces. The C-R3 District is characterized by comprehensively designed subdivisions on larger areas of land, including buildings, uses, vehicle access and pedestrian features on sites that link with each other and adjacent parcels, provide pedestrian access to public transit and between buildings and pedestrian amenities and provide flexibility through the modifiers offered.

The proposed DC District based on the Multi-Residential – High Density Low Rise (M-H1) District provides an alternate location for residential uses in the plan area closer to the Municipal Reserve amenities and interior of the site and allows for a reduction in the minimum number of

dwelling units. The applicant has identified that a density of 150 dwellings per hectare would require up to 5 storeys of building height, which they have determined would be less desirable than a 3-4 storey height development and this results in the proposed reduction in minimum number of dwellings, set against the standard M-H1 District. LOC2016-02234 provided a residential capacity for the site of 441 dwelling units. The current application amends that figure to a minimum of 304 dwelling units and a potential maximum of 471 (Attachment 9) (which still exceeds the ASP density figures). While Administration would have preferred to retain the density represented in the previous approval, it is acknowledged that the proposed changes still exceed the minimum density requirement of the Area Structure Plan and, there are opportunities for other density in the plan area as well. A maximum Floor Area Ratio of 3.0 is also imposed in the proposed DC District.

The proposed DC District based on the Commercial – Community 2 f2.0h26 (C-C2f2.0h26) District, allows for at grade residential units which is not ordinarily available in the C-C2. The remainder of the C-C2 'cell' continues to be intended to provide local retail and employment opportunities.

Pursuant to Section 20 of Land Use Bylaw 1P2007, these applications for DC Districts have been reviewed by Administration and have been determined to be necessary. The use of the Direct Control Districts allow for the applicant's proposed development, to provide innovative residential developments at grade in an area which includes retail uses and to provide for the unique characteristics and the delivery of the stated ASP policies of people per hectare. This proposal allows for the applicants intended development while retaining the C-C2 and M-H1 base Districts to accommodate form and scale of residential development that could not be achieved through the use of a standard land use districts in the Land Use Bylaw. The draft bylaws are provided at Attachments 5 and 6.

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

The proposed Special Purpose – City and Regional Infrastructure (S-CRI) District, is to provide an expanded Public Utility Lot (PUL) as part of the servicing for the storm pond.

The proposed Special Purpose – School, Park and Community reserve (S-SPR), is intended to provide for open space and recreational facilities, with parcels of varying sizes and uses. In this case, the S-SPR lands will provide a new Regional Park to provide an additional amenity to the area and an outdoor resource for the residential component of the area, linking to existing regional path infrastructure. The applicant is working with the Calgary Parks Foundation on the park design to take advantage of their expertise and future maintenance.

Subdivision Design

The outline plan contemplates the subdivision of large parcels served by a grid street network and internal private streets. The large parcels have been designed to accommodate comprehensive site developments. Future development applications will be required to provide for a comprehensive development permit and / or be accompanied with detailed concepts of how the individual cells will develop. The outline plan area and layout are the same as the

previous approval (LOC2016-0234), with the key change being the road classifications from a more industrial/commercial style; to roads that accommodate sidewalks and are more residential in nature. This is due to the proposed relocation of the residential land uses within the site. This will result in a more walkable residential community better located to take advantage of park space, employment opportunities, retail uses and services within the area. This includes changes to Keystone Link NE, 140 Avenue NE, Keystone Street NE and Keystone Way NE. All of these changes are captured on the proposed Outline Plan (Attachment 7). In addition, the intersection with lands to the east (Keystone Avenue NE), in the south-eastern corner of the site is consistent with the recently approved intersection relating to the Pacific Lands.

The land uses associated with this application are similar to those previously approved under LOC2016-0234. The principal difference is their location within the wider site. The changes in location are as a result to changes in the AVPA NEF contours. This has enabled a better location for the multi-residential component of the overall development to an area more centrally located within the site and adjacent to the proposed regional park and retail area. This, in turn, has allowed the location of Regional Commercial opportunities to the north-western portion of the site, at the intersection of 144 Avenue NE and 11 Street NE. This is considered a more favourable location for larger regional serving commercial uses such as a grocery store.

The other commercial use include as part of this application includes the centrally located DC site (based on C-C2f2.0h26). It includes more local community commercial uses and opportunities for residential development. The change from the standard C-C2 District to one that enables at grade residential creates the opportunity to provide townhome forms of residential development in close proximity to a more pedestrian scaled main street retail area. Additional details in Attachments 2, 5 and 7.

The applicant submitted a development concept plan which was reviewed by the City's Urban Design and Open Space Team. This plan is only conceptual therefore the Conditions of Approval (Attachment 8) retain a requirement for development concepts to be submitted to the satisfaction of the Development Authority. The Development Authority will explore key areas of interest, such as gateways to development, important streets including Main street, at grade activation with compatible uses; amenity spaces and building Interfaces of important streets. The focus at the development permit stage will be for continued efforts to ensure a consistent, inter-connected and high quality development is produced.

One notable difference between the previous approval and this application is the provision of an area of Municipal Reserve (MR) for the new Regional Park. The MR provision is below the 10% maximum therefore a cash in lieu option for the additional MR (amounting to 3.9% of the total provision and equating to 3.08 acres) has been placed as a condition of approval. Since the approval of LOC2016-0234, the applicant has been collaborating with the Calgary Parks Foundation (to utilize their expertise in the design of park space) to prepare concepts for this area, now included adjacent to the proposed multi-residential M-H1 based DC District. The Municipal Reserve park design, at a conceptual level, and the general approach to providing a regional park at this site, has been accepted by all interested parties.

Density and Intensity

Both the MDP and the Keystone Hills ASP identify a minimum residential density for neighbourhood areas of 20 units per hectare (8 units per acre). The anticipated residential density for the M-H1 DC area is 118 units per hectare (48 units per acre). The DC District, based on C-C2, also includes the potential for at grade residential development. The applicant

has included a range of density for the residential units in the plan area as between 30.9 units per hectare (17.5 units per acres), generating 304 dwellings; and 63.2 units per hectare (27.1 units per acre) with represents 471 dwellings. The anticipated residential density meets the minimum density target of both the MDP and ASP.

At build-out, the subject area is expected to incorporate 40,000 m² of retail, 14,800 m² office accommodation, ± 304 to 471 residential units, a 415 room hotel and other associated home based and child care uses. This results in an anticipated 87 people and jobs per hectare. This compares to the ASP minimum target in Neighbourhood D, of 60 people and jobs per hectare. The exact level of density (in terms of people and jobs per hectare) will be determined through future development stages.

A copy of the Outline Plan Form and Data Sheet is included in Attachment 9.

Transportation

The Outline Plan has been amended to reflect the changes in land use locations within the area. The relocation of residential land uses to a more central location has presented the opportunity to provide a more pedestrian friendly road network, including improved sidewalks and streets designed to complement these residential uses. In addition, the cross section for Keystone Avenue has been amended to align with the proposed changes to Keystone Boulevard within the Pacific lands on the east side of 6 Street NE (a 24.0m Collector Street with multi-use pathway)

Streets and Access

The subject site is bounded by 144 Avenue NE to the north, 15 Street NE to the east, Stoney Trail N to the south, and 11 Street NE to the west. Administration previously worked with the applicant to develop a transportation network of arterial, collector and industrial standard streets that were refined to accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network.

The plan area is well-connected to the regional transportation network and is in close proximity to both Stoney Trail N and Deerfoot Trail N/QEII Highway. To the west of the plan area, 11 Street NE will directly connect to the planned Stoney Trail NE interchange. In support of the New Community Growth Strategy, the City is advancing the 11 Street NE full interchange with Stoney Trail in support of the Keystone Hills ASP lands. The interchange is anticipated to be constructed and opened in 2023. In conjunction with the advancement of the full interchange, construction of 11 Street NE by the area developers is underway to tie into the interchange, realizing the value of infrastructure investment made by the City in support of the Keystone Hills ASP area development.

Transit

This area is currently not served by any existing transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus routes running through the Keystone Hills ASP lands, providing local and regional service through and around the plan area, and later phased to support the future Green Line extension along Centre Street N and cross-town bus rapid transit services. Transit service introduction to new communities is balanced with service increases in existing communities with ridership growth, including potential introduction of evening and weekend service. Construction of 144 Avenue NE along the north boundary of and to the west of the plan area by the Developer and by the

neighbouring developers will enable the introduction and eventual enhancement of transit service as the community builds out. The arterial road network (144 Avenue NE) as well as the parallel collector network in the lands will provide a connection for east Keystone Hills to the future Green Line station south of 144 Avenue NE and Centre Street N.

Environmental Site Considerations

Environmentally Significant Areas occur in or near the outline plan area; in the form of potential, previously disturbance wetlands Condition 7 of the Conditions of Approval (Attachment 8), requires Water Act approval prior to development. Land cover in the outline plan area consists of mainly cultivated fields and a few class 1 ephemeral waterbodies. A Biophysical Impact Assessment was submitted accompanying LOC2016-0234 and approved by the City of Calgary Parks department in 2017. All mitigations outlined in the approved report shall be followed for this Outline Plan.

A Phase 1 Environmental Site Assessment (ESA) was completed by the applicant in 2013 November. Both on-site and off-site items of potential environmental concern (IPECs) were identified. On-site IPECs consist of wastes such as wood, fence wire, used tires, a battery, a pick-up truck capper and scrap metal. These wastes are located in and around the remnants of a concrete building foundation of the former airport beacon complex within the outline plan area.

Off-site IPECs consist of two sour gas pipelines situated north and east of the outline plan area and a railway line located to the east. These items will be addressed during the site's redevelopment stages in more detail.

Utilities and Servicing

Sanitary, storm, and water servicing infrastructure is available to service the development area. Water servicing will be provided by extending the existing water network from the south side of Stoney Trail to the outline plan area. Sanitary servicing will be provided by connecting to the existing 1050 sanitary trunk within the Transportation and Utility Corridor at the south-east of the plan area. Stormwater will be managed through the proposed stormwater facility as shown on the proposed outline plan.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

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

The site is within the Policy Area on Map 1: Plan Area of the [Rockyview County/City of Calgary Intermunicipal Development Plan](#) (IDP). Rocky View County was contacted through the review of this application for their comments and no concerns were identified. The proposal is consistent with the policies of IDP.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the eastern half of the subject site as being located within the 25 - 30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas, which have recently been updated. The proposed land uses do not conflict with the provisions of the AVPA. Future Development Permit applications will be circulated to the Calgary Airport Authority, Nav Canada and Transport Canada and reviewed in the context of the regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject lands are located within a Future Greenfield Area as identified on the Urban Structure Map of the [Municipal Development Plan](#) (MDP). The MDP indicates that future greenfield development should achieve a minimum intensity threshold of 60 people and jobs per gross developable hectare. This application anticipates a minimum intensity of approximately 87 people and jobs per hectare.

The proposed redesignation and associated outline plan meets the following *Municipal Development Plan* objectives (Section 3.6.2):

- Land use diversity;
- People and job intensity;
- Mix of local and regional retail;
- Parks within walkable proximity to all residences; and
- Creating a connected, multi-modal street network.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing further analysis and provision of suitably appropriate measures during the submission of future Development Permit applications.

Improving Calgary's Entranceways: A Guide for Development Adjacent to Entranceways (Non-statutory – 2012)

These lands are subject to the City's Entranceway policies as contained in the [Guide for Development Adjacent to Entranceways](#). The policies apply to all roads designated as Entranceways Routes including the entire length of the "Ring Road". The development of the subject lands will have to observe the Entranceway guidelines given the location adjacent to Stoney Trail. Further analysis and application of the policies will be required at development permit stage.

The land uses proposed adjacent or in areas immediately visible from entranceways need to provide for higher quality development opportunities. The proposed land uses are therefore consistent with the guidelines of this guide. This will be further reviewed at the development permit stage.

Keystone Hills Area Structure Plan (Statutory – 2012)

The [Keystone Hills ASP](#) provides more direction with detailed policies and guidelines for development. The subject lands are identified as both industrial/employment area and a regional retail centre on Map 5: Land Use Concept; as well as Community D on Map 6: Community and Neighbourhood Concept.

This application fulfils the policy objectives of the area by providing retail uses, employment uses, recreational / institutional uses and residential uses, either in alignment with or exceeding the policies.

Section 6.10 of the ASP deals specifically with Retail Centres and notes that: *The Regional Retail Centre should consist of*

- i. between 9,300 m² (100,104 ft²) and 46,500 m² (500,522 ft²), plus or minus 5 per cent, of Retail Uses; and*
- ii. between 9,300 m² (100,104 ft²) and 46,500m² (500,522 ft²), plus or minus 5 per cent, of Employment Uses”.*

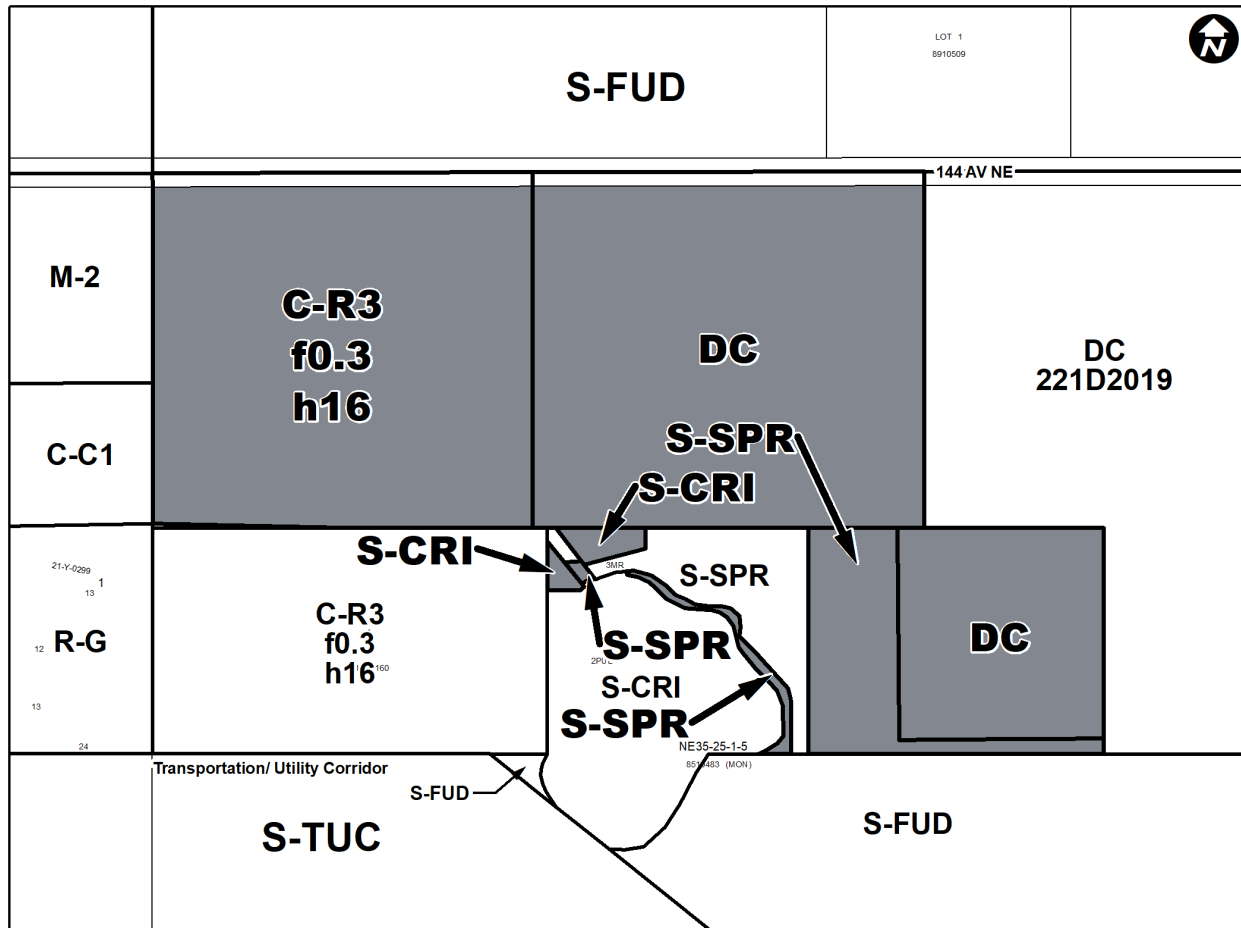
The Land Use Statistics table in Attachment 7 indicates that the proposed land uses will exceed the minimum figures recommended in the ASP. In addition, the policy notes that the composition of the Regional Retail Centre can include compatible uses as deemed appropriate by the Approving Authority. The existing land uses demonstrate that the land use components of this application are consistent with the ASP Retail Centre policies.

Section 6.11 identifies the composition of the Industrial/Employment Area:

- a. “The Industrial/Employment Area should be comprised of light industrial and industrial-supportive uses.*
- b. Employee-supportive uses such as restaurants, retail sales, child care, health services and other uses to support local employees should be provided.*
- c. The Industrial/Employment Area may also contain Employment Uses (offices) where it does not compromise the viability of development in the Major Activity Centre. The following location criteria for office uses in the Industrial/Employment Area should be considered:*
 - i. Office Uses should be located adjacent to major roads, transit routes and/or open space amenities; and*
 - ii. Office Uses should be located in close proximity to services and amenities (restaurants, entertainment, parks, recreational facilities, etc.)”*

Other uses, deemed compatible by the Approving Authority, can also be contained in the Industrial/Employment area. This application meets the requirements of local policy as it is consistent with minimum intensity thresholds and provides a strong mix of uses within this 21.65 hectares (53.50 acre) site. Continued efforts at future development stages will focus on community, built form, and streetscape design and activation, establishing important pedestrian connections and associated infrastructure, and incorporation of appropriate climate resilience measures.

Proposed Land Use Amendment Map



Applicant Submission

Keystone Hills – Melcor – Land Use Redesignation

APPLICANT'S SUBMISSION

APPLICATION PURPOSE & INTENT

On behalf of Melcor Developments ("Melcor"), B&A Planning Group ("B&A") is submitting a Land Use Redesignation application for +/- 16.98 hectares (41.96 acres) of land within Community D of the Keystone Hills Area Structure Plan (ASP). This site is described by the ASP as a Regional Retail Centre and Industrial / Employment Area.

This application is intended to achieve two purposes:

- To adjust the location of commercial and residential uses within the plan, in accordance with changes to the Airport Vicinity Protection Area (AVPA), while continuing to align with the intent of the original Outline Plan approval and the policies of the Keystone Hills ASP; and
- To give land use to a proposed regional park amenity space which was not included under the original Outline Plan approval.

OUTLINE PLAN UPDATE

The site is located within the approved Outline Plan LOC2016-0234, approved in October 2019. As a result of the inclusion of new Municipal Reserve lands, an updated Outline Plan is required.

In addition, through the Internal Team Review (ITR) process for this Land Use application, Administration made comments on the approved road cross-sections in the LOC2016-0234 Outline Plan, specifically the Industrial roadways of Keystone Way NE, Keystone Street NE and Keystone Link NE. These Industrial road sections were revised to offer street parking and wider, separate sidewalks in keeping with the pedestrian-oriented neighbourhood character of the area.

As a result of the road boundary changes, an outline plan application was submitted with the Land Use Redesignation for the areas of the plan that have been updated since the 2019 approval.

BACKGROUND

The subject lands are located within the approved Keystone Hills Outline Plan and Land Use LOC2016-0234, approved in 2019. The majority of the site has existing land uses approved in 2019, with the exception of the 1.36 hectare (3.6 acre) parcel which is designated S-FUD (Special – Future Urban Development).

As approved in 2019, this site was envisioned as a regional retail and employment centre with a pedestrian-scale design focus and mixed-use development. This area is seen as an opportunity to create something more than just auto-oriented big box highway retail, but instead to create a destination that draws pedestrian traffic as well. Key contributors to this design vision included:

- Conceptual Private Streets and a Private High Street. The locations and cross-sections for these streets are illustrated on the approved Outline Plan. These private streets are intended to break

up large parcels within the plan and provide key pedestrian/cycling connections within commercial and employment areas.

- A set of Design Guidelines which were prepared by Melcor in support of the application. While this document was not a part of the approved application package and is not binding, it illustrates Melcor's commitment to development of the site in alignment with guiding principles and design elements. This Design Guidelines package has been included as *Appendix C*, intended for information only.
- Connection to the Rotary / Mattamy Greenway to the south of the site.
- The provision of a regional park space amenity, something not typically seen in retail and employment centres. This amenity is intended to draw regional users to the site, but also to create unique and vibrant interfaces with the surrounding retail high street uses.

APPROVED LAND USES

The approved land uses for the Keystone Hills Outline Plan include the following:

- M-H1 (Multi-Residential High Density Low Rise): the AVPA boundary at the time meant this was the only possible location for residential development.
- C-R3 (Commercial Regional): located adjacent to the transportation and utility corridor, this site would provide large format retail appropriate to the highly visible highway context.
- DC (C-C1) (Community Commercial 1): two separate sites intended for pedestrian-scale retail with the potential for dwelling units above. The Direct Control district removed auto-oriented uses from the list.
- C-C2 (Community Commercial 2): higher-intensity pedestrian-oriented retail and mixed use with a retail high street and the potential for office / dwelling units above.
- DC (I-C): (Industrial Commercial): commercial and employment uses with a high-quality aesthetic and no external nuisances, appropriate for interface with adjacent commercial/residential. The Direct Control district includes minimum thresholds for employment use square footage to ensure the overall Keystone Hills development stays within the designated mix and proportion of uses prescribed by the Keystone Hills ASP.

LAND USE AMENDMENT RATIONALE

At the time of the 2019 approval, two unique constraints existing which have since changed:

1. The original vision for the regional park amenity required additional negotiation to realize, since the proposed amenities are above and beyond what is normally considered for Municipal Reserve space. In the time since the 2019 approval, Melcor has collaborated with Parks Foundation, a non-profit organization, to begin making the original vision a reality. A finalized design for the exact amenities to be included in this park space is still to be completed; Melcor and Parks Foundation plan to work with the City of Calgary and conduct stakeholder engagement to determine the best uses for this site.
2. The Provincial government recently made changes to the Airport Vicinity Protection Area (AVPA) which affect this site. Noise Exposure Forecast (NEF) contours are boundaries which prohibit certain uses in proximity to the Calgary International Airport in order to limit noise impacts. At

the time of the 2019 approval, the NEF 30 contour bisected the northwest portion of the plan. This meant residential uses were prohibited everywhere in the plan except for the small northwest parcel designated M-H1 for multi-residential. Preferentially, multi-residential would be located closer to the retail high street and open space amenities, however this was not possible at the time of the original application. The recent change to the boundaries means that the entire plan area is now outside the NEF 30 contour, and as such residential is now permitted throughout the plan area. This presents an opportunity to arrange the residential and retail uses in a more logical pattern and promote a more integrated mix of uses within the plan, while still aligning with the original vision and with the Keystone Hills ASP.

With these changes, Melcor has prepared an updated Land Use Proposal which brings residential units closer to the heart of the centre and in closer proximity to the Park Amenity. The proposal is a reconfiguration of the pieces to enable a more successful centre.

POLICY ALIGNMENT

This site is described by the ASP as a Regional Retail Centre and Industrial / Employment Area. The boundaries of these two areas are not exact, however the site as approved under LOC2016-0234 met the policies relevant to both of these areas. This current Land Use application will also continue to align with the relevant policy since the primary intent of the application is to adjust the *locations* of the uses within the plan without significantly altering the use mix and parameters. The three relevant ASP policies are given below, and the description of this plan's alignment with these policies is given in **red**.

Keystone Hills ASP 6.10.1.2c. (Retail Centre Policies)

The Regional Retail Centre should consist of

- i. between 9,300 m² (100,104 ft²) and 46,500 m² (500,522 ft²), plus or minus 5 per cent, of Retail Uses; and**
- ii. between 9,300 m² (100,104 ft²) and 46,500m² (500,522 ft²), plus or minus 5 per cent, of Employment Uses.**

Upon amendment Melcor's full Keystone Hills project will provide an estimated:

- 40,000 m² of Retail and;
- 21,550m² of Industrial / Office (Employment Uses) based on the proposed land uses and densities as provided in *Appendix A Intensity Statistics*.

This estimate is similar to the proposed balance under the approved plan and remains within the parameters for the Retail Centre Policy.

Keystone Hills ASP 6.10.1.3d. (Retail Centre Policies)

The Regional Retail Centre may include the following:

- i. Retail Uses in Retail, Small Format, Retail, Medium Format, and Retail, Large Format, and other similar uses;**
- ii. Employment Uses, including Office Uses and compatible light industrial uses;**
- iii. Cultural, Recreational and Institutional Uses; and**
- iv. other compatible uses as deemed appropriate by the Approving Authority.**

- Melcor's Keystone Hills includes Retail Uses, Employment Uses and Recreational/ Institutional Uses in alignment with the above policy.
- The approved uses within the approved LOC2016-0234 included M-H1, C-C1 and C-C2. Each of these uses allow for residential dwellings in some capacity and were approved based on consideration by Administration that multi-residential dwellings are compatible uses with a Retail Centre, especially when provided in a mixed-use setting.
- This current Land Use Redesignation proposes the same or similar uses in a slightly different configuration.
- Therefore, the amended plan still complies with the above policy.

Keystone Hills ASP 6.12.3 (Industrial / Employment Area Policies)

- a. The Industrial/Employment Area should be comprised of light industrial and industrial-supportive uses.
 - b. Employee-supportive uses such as restaurants, retail sales, child care, health services and other uses to support local employees should be provided.
 - e. The Industrial/Employment Area may also contain Employment Uses (offices) where it does not compromise the viability of development in the Major Activity Centre.
- Melcor's approved Outline Plan LOC2016-0234 (Keystone Hills) included a portion of the Industrial/Employment area
 - Melcor's Keystone Hills met the above policies through the provision of a 16.68 acre DC I-C (Industrial Commercial) site.
 - This DC I-C site is not being changed as part of this Land Use application, and thus the overall Melcor lands will continue to meet the above policy.

We kindly request the support of Calgary Planning Commission and City Council on these applications which will improve the Regional Centre.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Keystone Hills Melcor Land Use

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

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

This application is a minor amendment to an approved Outline Plan. Melcor conducted outreach to all adjacent landowners: Genstar, Ahmadiyya Movement In Islam, Gill Developments, Pacific/Partners Group and Espositos.

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)

Throughout the application the adjacent neighbours were circulated the application information and offered to meet and discuss the application. When the plan was being finalized in late 2022 additional correspondence occurred as a final update. No concerns were raised by the adjacent landowners.

Given the nature of the site - within an undeveloped greenfield area, a formal Information Session was not planned.

Stakeholders

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

Genstar Developments
Ahmadiyya Movement In Islam
Gill Developments
Partners Group
The Esposito Family

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.

There were no concerns with the proposed application.

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.

NA

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)

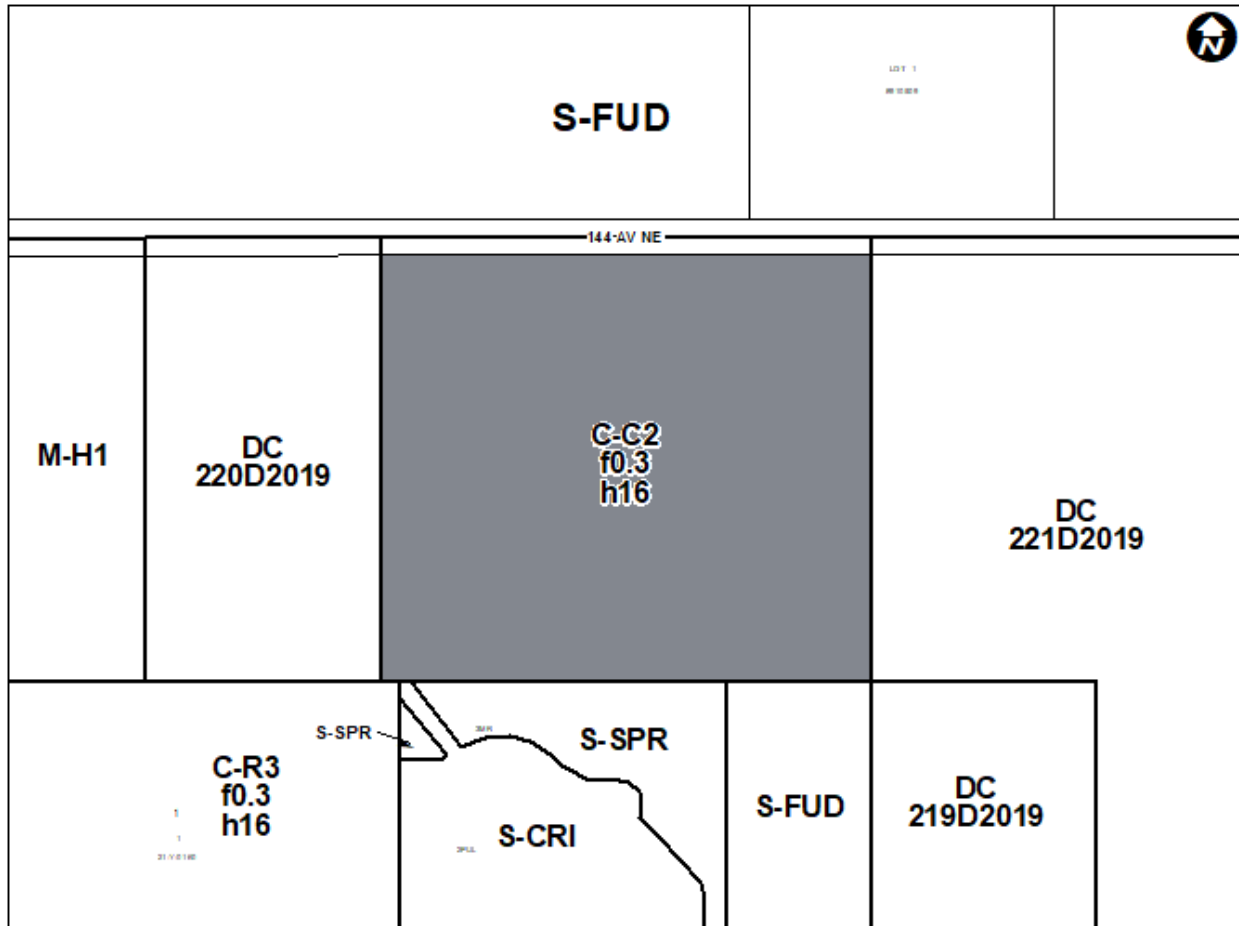
Final emails were provided in late 2022 advising of the final revisions to the Outline Plan.

calgary.ca/planningoutreach

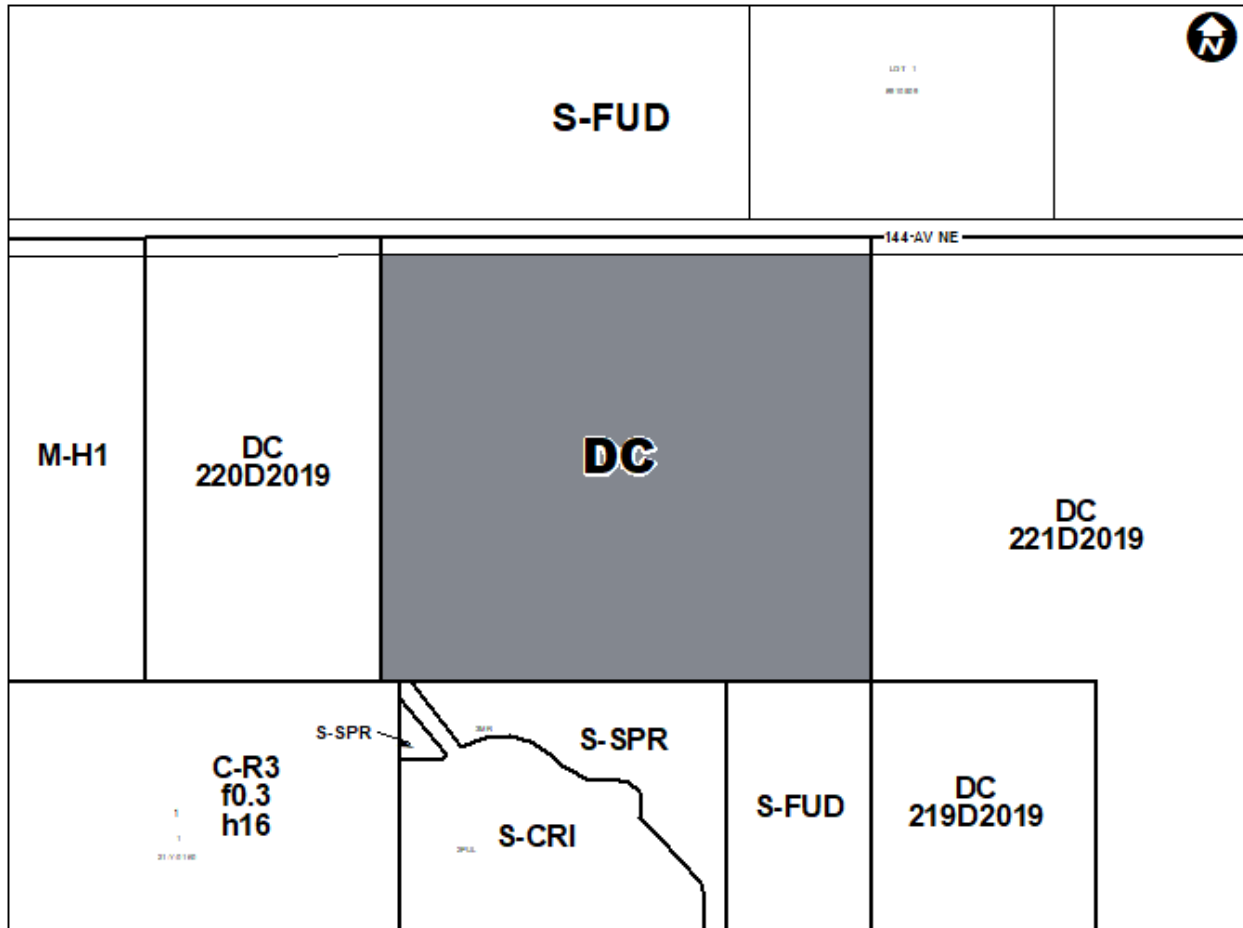
Proposed Direct Control District (C-C2)

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

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow residential uses to be located on the ground floor of buildings.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The *permitted uses* of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

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

Building Height

- 8 The maximum **building height** is 26.0 metres.

Location of Uses Within Buildings

- 9 **Dwelling Units** and **Live Work Units** may be located on the ground floor of a **building**.

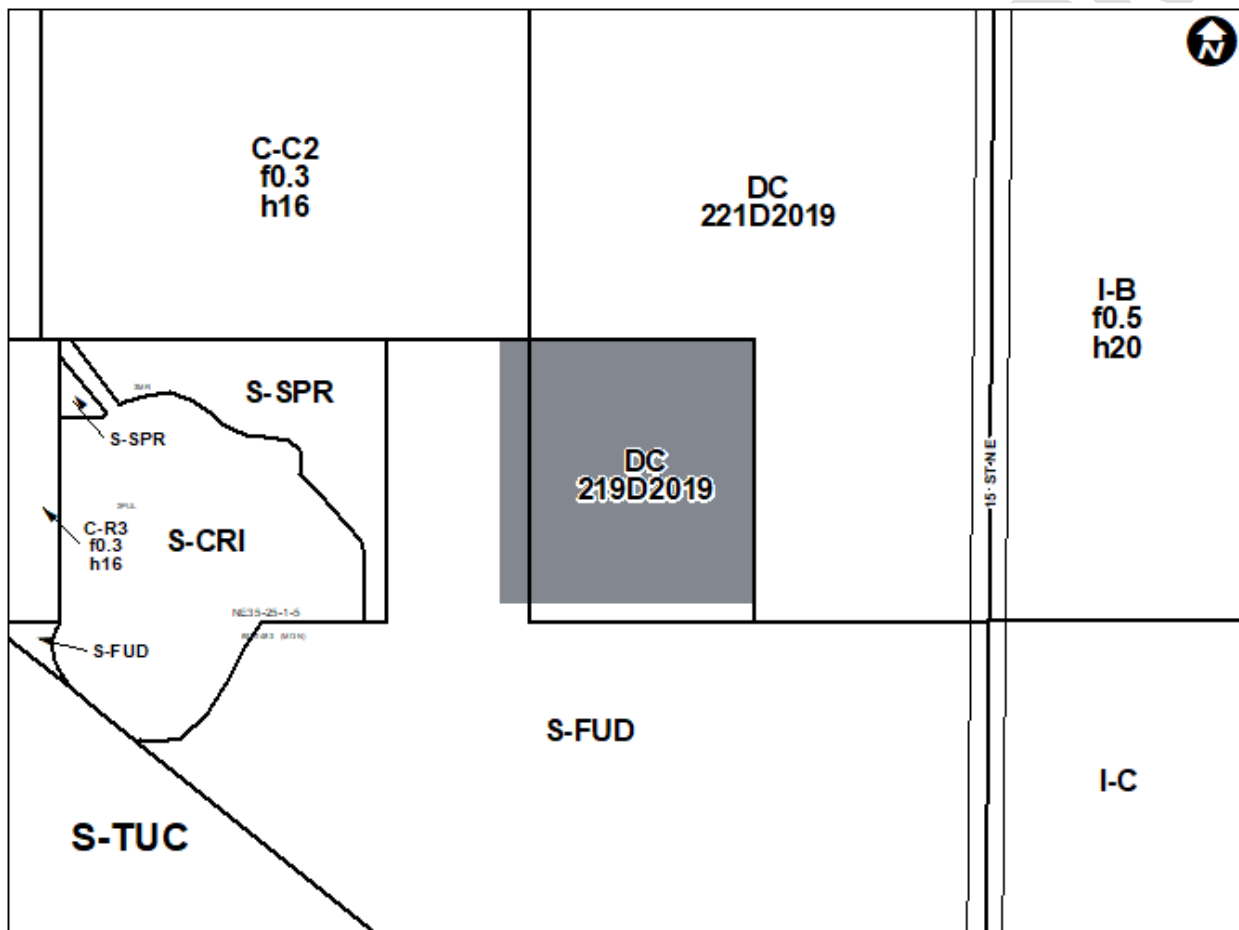
Relaxations

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

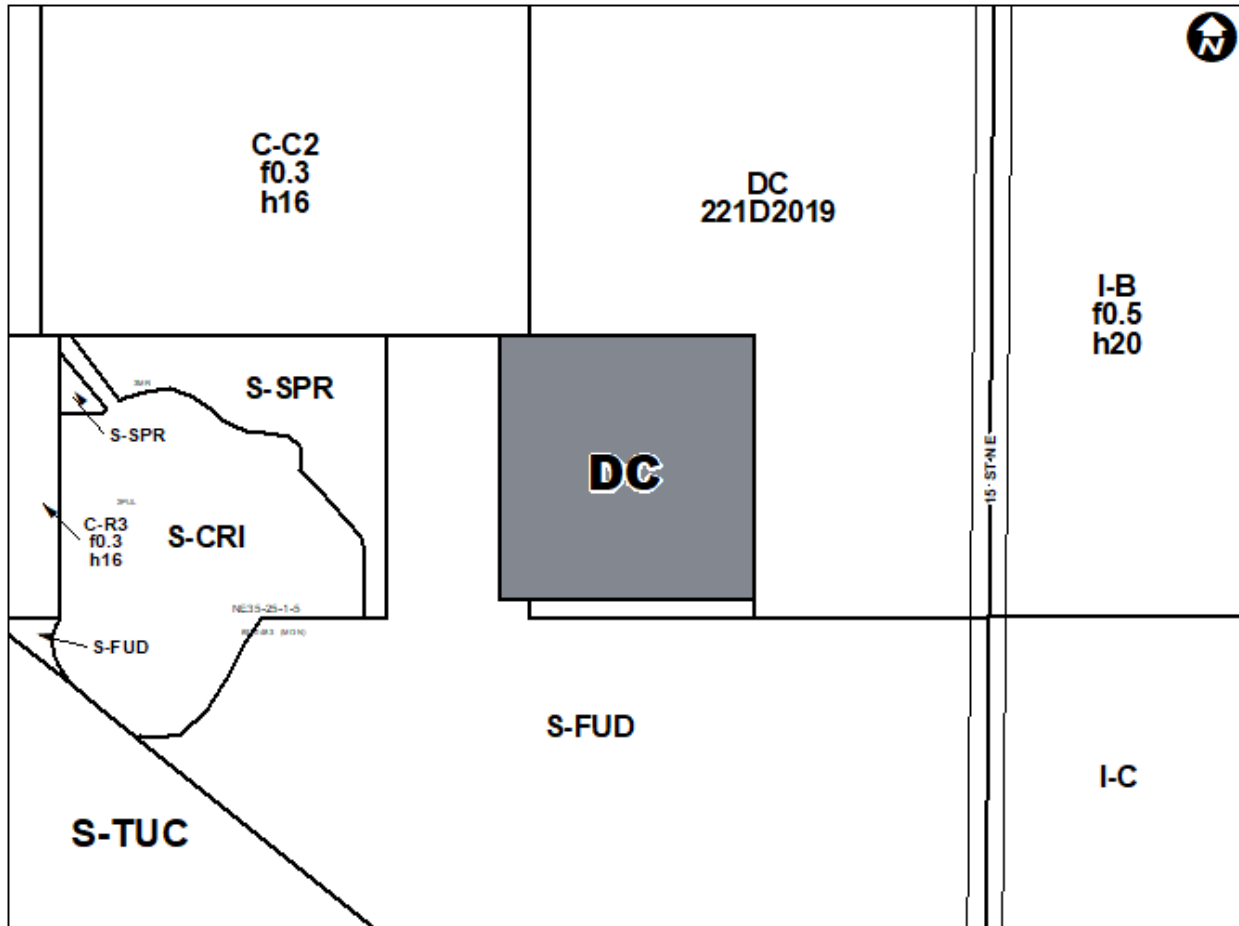
Proposed Direct Control District (M-H1)

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

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow a reduction in the minimum density requirement for residential units.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

5 The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum **floor area ratio** is 3.0.

Density

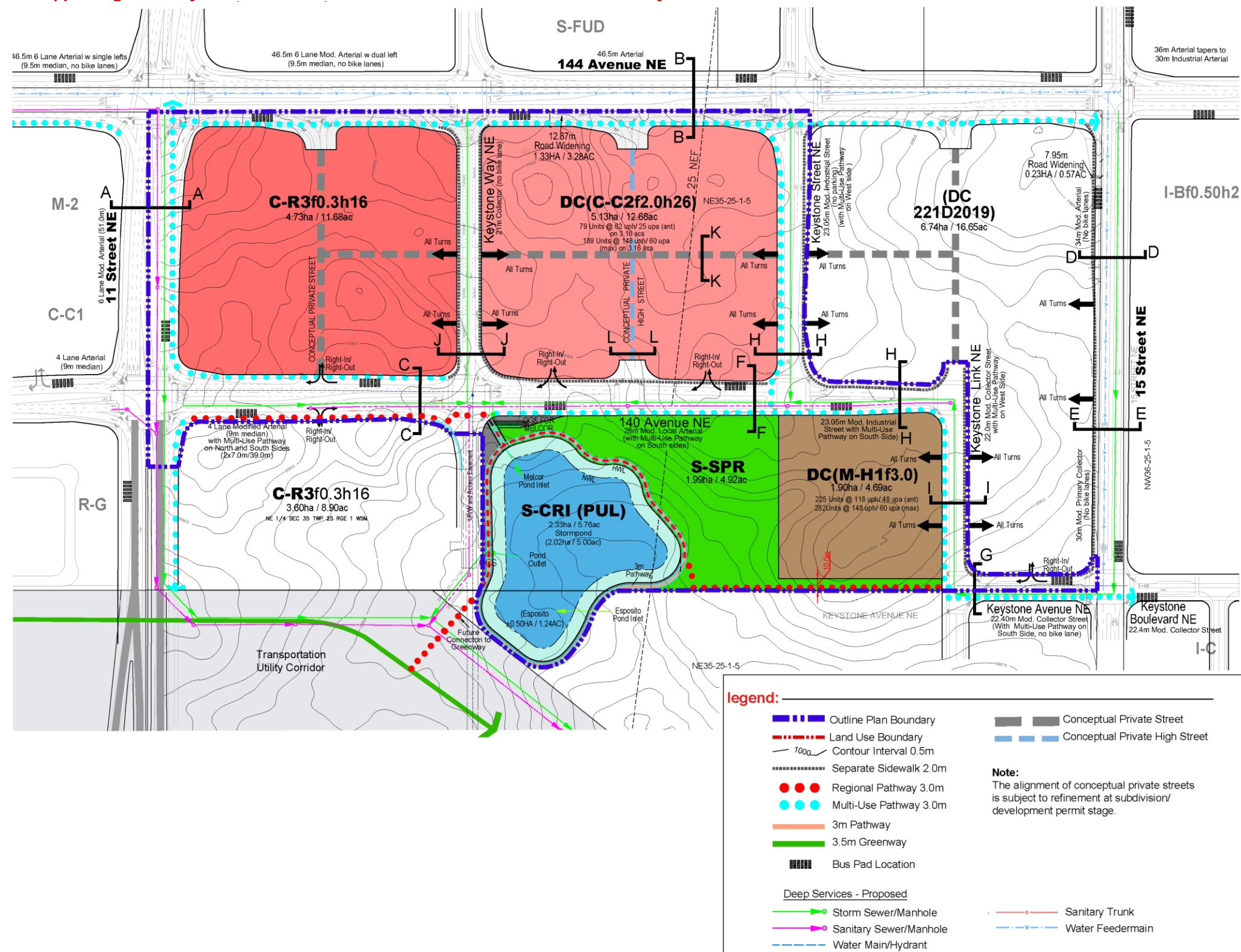
8 The minimum density is 118 **units** per hectare.

Relaxations

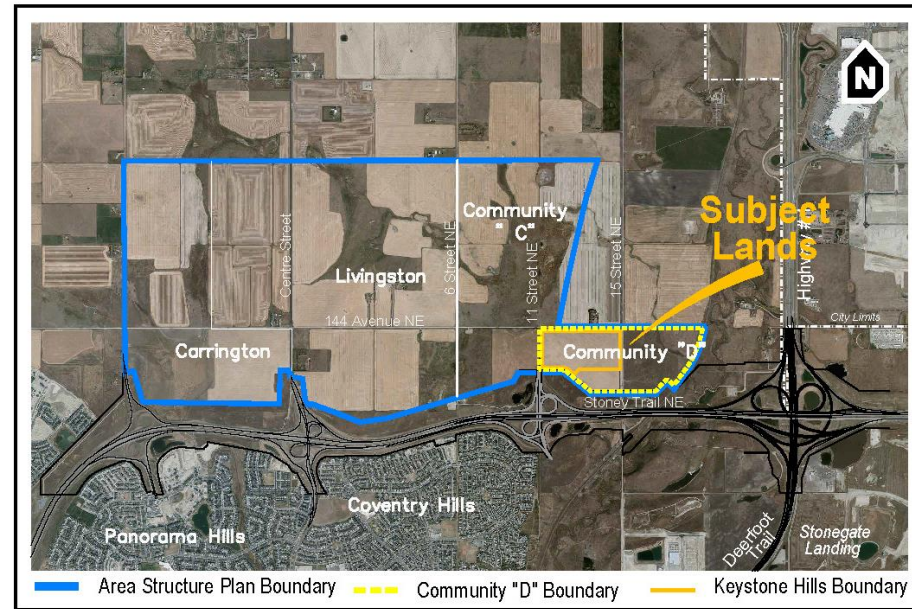
9 The **Development Authority** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Proposed Outline Plan

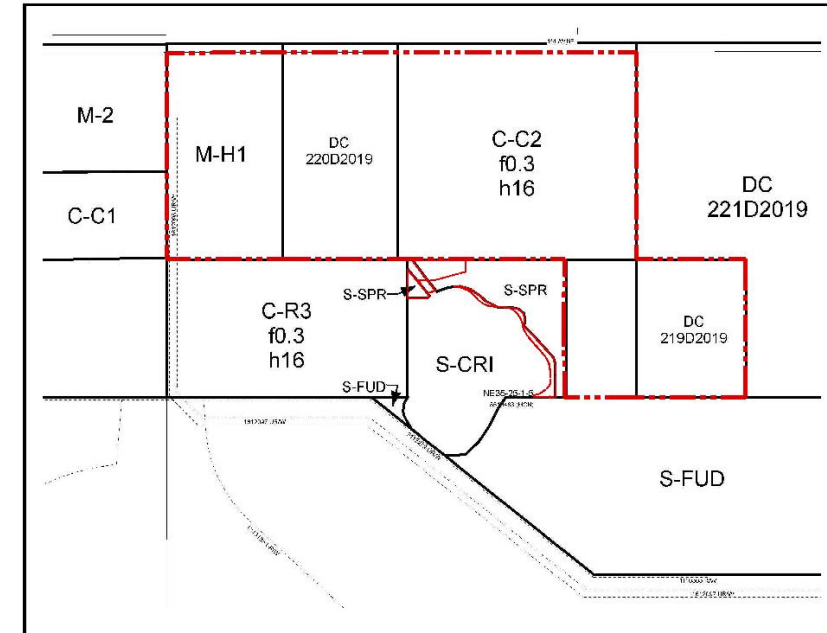
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



Context Map



Existing Land Use



Note:
Includes new proposed land use lines (in red)

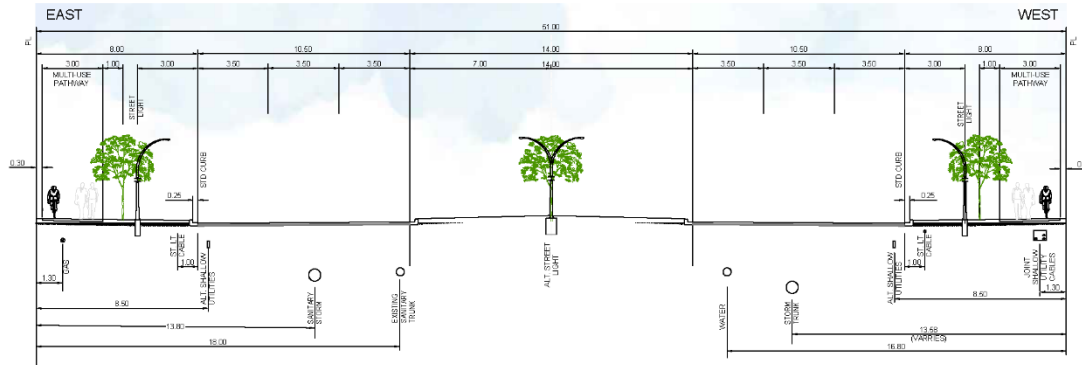
Proposed Land Use Redesignation



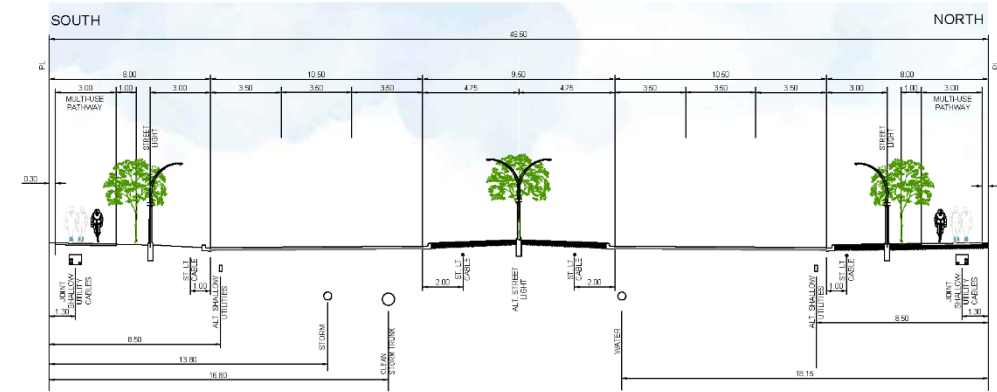
Legend:

- DC(M-H1f3.0) - Multi-Residential - High Density Low Rise District
- DC(C-C2f2.0h26) - Commercial - Commercial Community 2 District
- CR3f0.3h16 - Commercial - Regional 3 District
- S-CRI(PUL) - Public Utility Lot / Stormpond
- S-SPR(MR) - Municipal Reserve

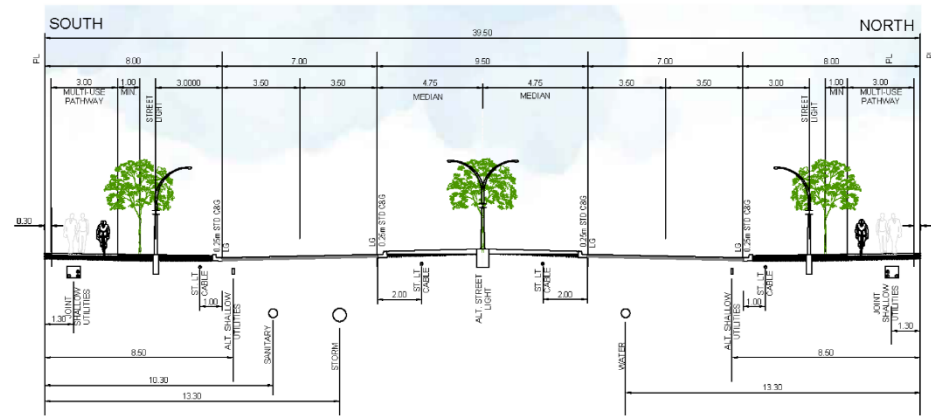
Cross -Sections:



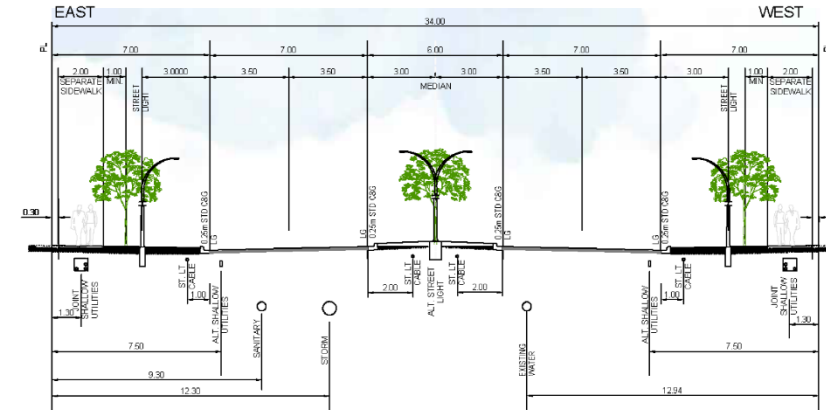
A-A: 11 Street NE
Modified Arterial Street - 6 lanes with Multi-Use Pathway on both sides
(2x10.5m/51.00m)



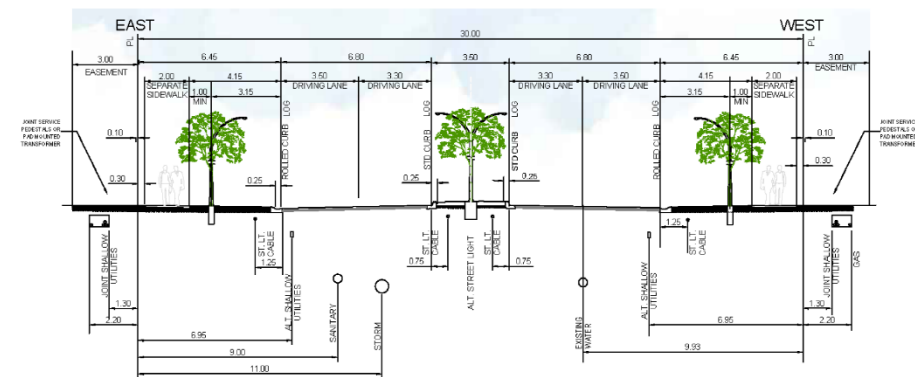
B-B: 144 Avenue NE
Modified Arterial Street - 6 lanes with Multi-Use Pathway on both sides
(2x10.5m/46.50m)



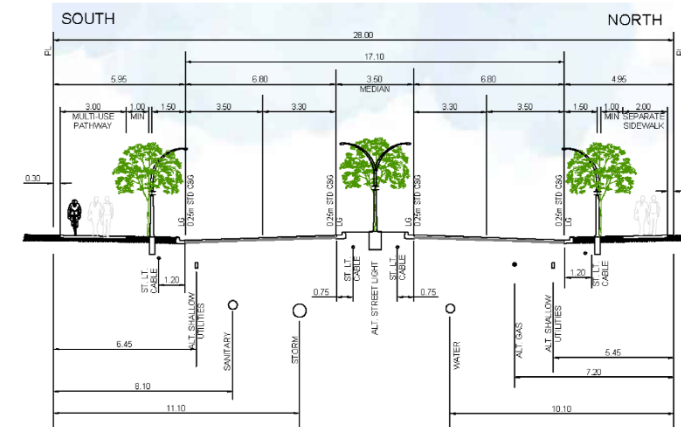
C-C: 144 Avenue NE (between 11 Street and Keystone Way NE)
Modified Arterial Street - 4 lanes with Multi-Use Pathway on both sides
(2x7.0m/39.50m)



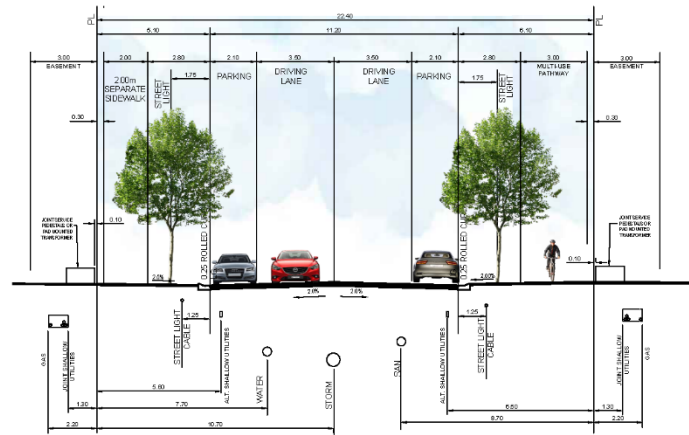
D-D: 15 Street NE (near 144 Avenue NE)
Modified Arterial Street - 4 lanes and separate sidewalks on both sides
(2x7.00m/34.00m)



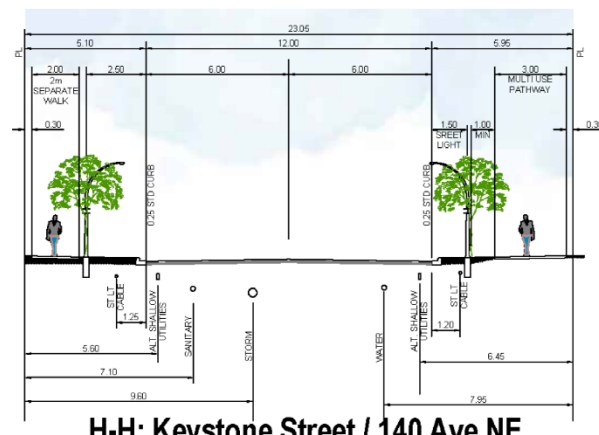
E-E: 15 Street NE (near 144 Avenue NE)
Modified Primary collector Street - 4 lanes and separate sidewalks on both sides
(2x6.80m/30.00m)



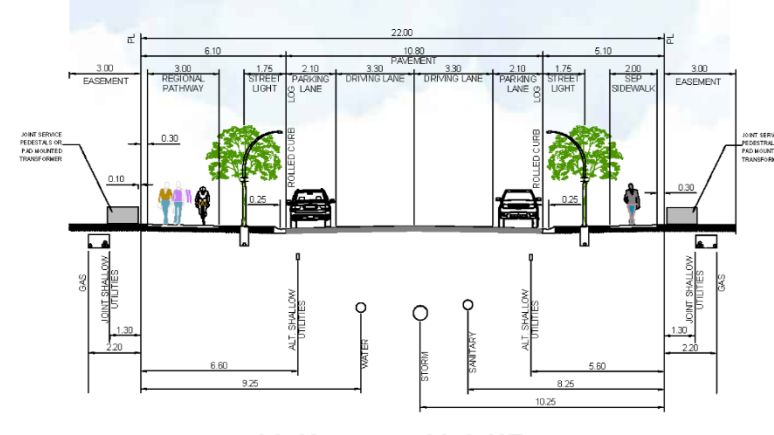
F-F: 140 Avenue NE (between Keystone Way NE and Keystone Street NE)
Modified Local Arterial Street - 4 lanes and Multi-Use Pathway on south side
(2x6.80m/28.00m)



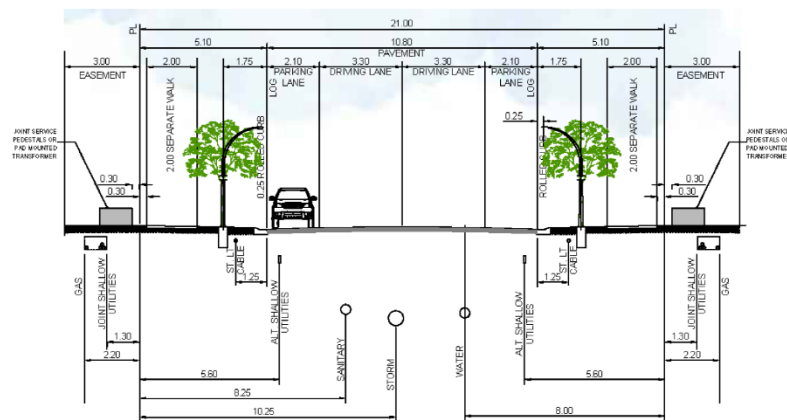
G-G: Keystone Avenue NE
Modified Collector Street - Multi-Use Pathway on south side
(11.20m/22.40m)



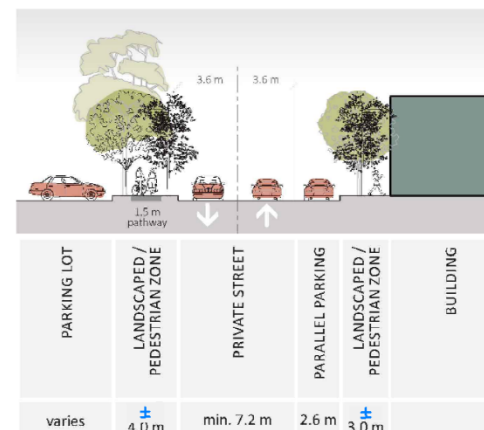
H-H: Keystone Street / 140 Ave NE
Modified Industrial Street (no parking) -
with Multi-Use Pathway (Keystone Street - on West side
& 140Ave NE - on East Side & Separate Sidewalk
(12.00m/23.05m)



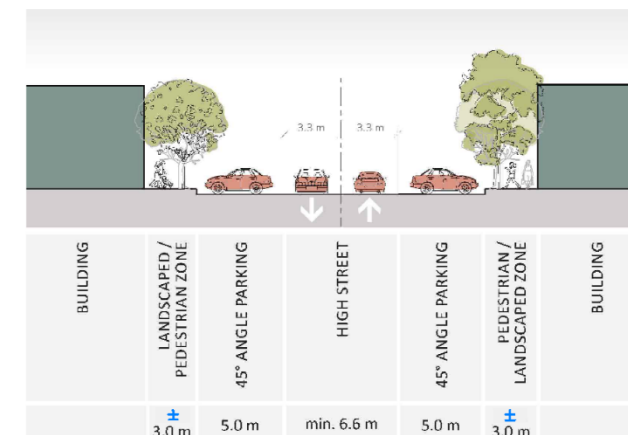
I-I: Keystone Link NE
Modified Collector Street - with Multi-Use Pathway
& Separate Sidewalk
(10.8m/22.00m)



J-J: Keystone Way NE
Collector Street - with separate Sidewalks
on both Sides (10.80m/21.00m)



K-K: Conceptual Private Street
(conceptual to be confirmed at subdivision
and / or development permit stage)



L-L: Conceptual Private High Street
(conceptual to be confirmed at
subdivision and/or
development permit stage)

OUTLINE PLAN STATISTICS					
2023-Jan 25th	upa	Area (ha) (+/-)	Area (ac) (+/-)	Units	% of GDA
Total Area		21.65	53.50		
Melcor Ownership		21.15	52.28		
Esposito Ownership		0.50	1.24		
Gross Developable Area (GDA)		21.65	53.50		97%
Multi-Residential - High Density Low Rise DC(M-H1f3.0) District		1.90	4.69		8.8%
Anticipated number of Units based on 118uph/48upa	48	1.90	4.69	225	
Maximum number of Units based on 148uph/60upa	60			282	
Commercial - Community 2 DC(C-C2f2.0h26) District with Residential		5.13	12.68		23.7%
Anticipated number of Units based on 62uph/25upa on 3.16 acs	25			79	
Maximum number of Units based on 148uph/60upa on 3.16 acs	60			190	
Commercial - Regional 3 C-R3f0.3h16 District		4.73	11.69		21.8%
Public Utility Lot / Stormpond (S-CR/PUL)		2.33	5.76		11%
Stormpond		2.02	4.99		
Total Residential Units				304 ant	
Anticipated Density*		30.9 uph		17.5 upa	
Maximum Density		63.2 uph		27.1 upa	
*The density calculation is based off two residential parcels.					
Municipal Reserve* - 10 % Required on 32.37ha / 79.99 acs *		3.24	8.00		10.0%
Open Space (S-SPR/MR)		1.99	4.92		6.1%
Cash in Lieu		1.25	3.08		3.9%
* Melcor Ownership 32.37ha / 79.99ac (Approved Outline Plan)					
* MR provided only for Melcor Ownership Area. Esposito Ownership to provide MR in future.					
Roadways and Lanes		5.57	13.76		25.7%
Road Widening of 144th Avenue NE (Mod. Arterial 46.5m - 6 lane) - Cross section B		0.93	2.30		
Road Widening of 15th Street NE (Mod. Arterial 34.0m tapers to 30.0m Mod. Primary Collector) - Cross sections D & I		0.00	0.00		
11 Street - Half of ROW (51.0m Mod. Arterial - 6 lanes) cross section A		0.82	2.03		
Mod. Arterial 140 Ave NE with Multi-Use Pathway on North and South Sides - (39.0m) Cross section C		0.88	2.17		
Mod. Local Arterial 140 Ave NE with Multi-Use Pathway on South sides - 28.0m		1.11	2.74		
(between Keystone Way NE & Keystone Street NE) & Keystone Street - Cross-section F					
Mod. Collector Street with Multi-Use Pathway on South Side 22.4.0m - Keystone Avenue - Cross-section G		0.14	0.35		
Mod. Industrial Street 140 Ave NE - east of Keystone Street NE (23.05m) - Cross section H		0.79	1.95		
Mod Collector Street Keystone Street NE (22.0m) - Cross-sections I		0.45	1.11		
Collector Street Keystone Way NE (21.0m) - Cross-sections J		0.45	1.11		
LAND USE STATISTICS					
From	To	Hectares	Acres		
M-H1	C-R3f0.3h16	3.24	8.01		
DC220D2019	C-R3f0.3h16	3.24	8.01		
C-C2f0.3h16	DC(C-C2f2.0h26)	6.59	16.28		
C-C2f0.3h16	RRROW	0.15	0.37		
DC219D2019	DC(M-H1f3.0)	2.12	5.24		
S-SPR(MR)	S-CR(PUL)	0.16	0.40		
S-CR(PUL)	S-SPR(MR)	0.11	0.27		
S-FUD	S-SPR(MR)	1.06	2.62		
S-FUD	DC(M-H1)f3.0	0.31	0.77		
TOTAL		16.98	41.96		
SUMMARY OF LAND USE REDESIGNATION					
DC(M-H1f3.0)		2.43	6.00		
C-R3f0.3h16		6.48	16.01		
DC(C-C2f2.0h26)		6.59	16.28		
RRROW		0.15	0.37		
S-SPR(MR)		1.17	2.89		
S-CR(PUL)		0.16	0.40		
TOTAL		16.98	41.96		
INTENSITY STATISTICS					
Development Form	Assumption	GFA/Units	Scale	Jobs & People	
Retail	50 sq m per employee	40,000	50	800	
Office	25 sq m per employee	14,800	25	592	
Industrial	25-34 sq m/employee	6,750	30	225	
Residential	2.2 people/unit	304	2.2	669	
Home Based Jobs	3.8 jobs/100 people		0.038	25	
Daycare	10 jobs/500 sq m	1,004	0.02	20	
Hotel	1.7 jobs&people/room	415	1.7	500	
				2,831	
				people and jobs per hectare:	
				87	

Outline Plan Conditions of Approval

These conditions relate to Recommendation 1 for the Outline Plan where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.

The following Conditions of Approval shall apply:

Planning

1. A legal agreement shall be entered into between the City and the developer, to the satisfaction of the City Solicitor, deferring the provision of an undetermined amount of Environmental Reserve which may be required upon further subdivision of the residual lands. Said agreement is to be registered against the residual lands by Caveat concurrent with the final instrument.
2. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
3. Prior to affected Tentative Plan approval the proposed community and street names shall be submitted.
4. A Mutual/Pathways/Emergency Access Easement Agreement and right of way plan shall be executed and registered on title concurrent with the registration of the legal plan
5. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer-s expense.
6. At the time of the first Development Permit submission for a cell or a portion of a cell, a concept plan shall be submitted to articulate the concept / vision for the particular cell to the satisfaction of the development authority.
7. Pursuant to Part 4 of the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall provide the City of Calgary Parks Department with a copy of the Water Act approval, issued by Alberta Environment and Parks, for the proposed wetland disturbance. If a wetland is crown-owned, both Public Lands Act approvals and Water Act Approval will be required prior to the disturbance of the wetland.
8. The developer, in collaboration with Calgary Parks Foundation, shall be responsible for the construction of the Municipal Reserve / Municipal School Reserve parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version).
9. This condition requires municipal reserve dedication for the entire outline plan area, encompassing both (LOC2022-0009) and (LOC2016-0234). This includes a total land area of 32.37 ha (80.00 acres). Municipal Reserve is to be dedicated by land for 1.99 ha (+/- 4.92 acres). This also requires a a cash in lieu payment

for additional reserve dedication for 1.25 ha (+/- 3.08 ac), totalling 10% of the gross land area.

10. After public engagement, re-submission of updated landscape concept plans for the MR site to Parks for review and approval. Landscape Concepts shall consist of (but not be limited to) the following:
 - Rendered plans showing the relationships of the major functions/spaces/constructed features with respect to the site and to each other.
 - Preliminary grading info with minimum and maximum slopes, and conceptual contours.
 - Playfield dimensions with required buffers.
 - Coordination with the Staged Master Drainage Plan (SMDP) and overlay of all storm-related infrastructure above and below ground, including but not limited to access roads, inlets, outlets, etc.
 - Existing and proposed utility right-of-way locations.
 - Conceptual planting locations.
 - The proposed linear park must have a minimum width of 10m and up to a maximum width of 20m.
11. Prior to approval of the affected Tentative Plan, finalized Landscape Concepts shall be submitted to Parks for review and approval with the following:
 - A site plan showing general conformance to preliminary landscape concepts, intended park program, site layout, and preliminary planting.
 - Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.
 - Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
12. Prior to the approval of the affected Tentative Plan, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the storm pond complex are located outside of the high water line.
13. Prior to approval of the first tentative plan or stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the grades of existing adjacent parks and open space (MR and/or ER) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks.
14. Prior to Endorsement of the tentative plan, Landscape Construction Drawings that are reflective of the subject Tentative Plan for the proposed Municipal Reserve lands are to be submitted to the Parks Coordinator - Development, Dan Borslein at 403-268-1376 or Dan.Borslein@calgary.ca for review and approval prior to construction.
15. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks- Development Guidelines and Standard

Specifications - Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Parks.

16. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
17. All proposed parks (MR/ER) and Regional/Local Pathways and Trails must comply with the Calgary Parks- Development Guidelines and Standard Specifications: Landscape Construction (current edition).
18. Rehabilitate all portions of the MSR/MR/ER/PUL/TUC lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks.
19. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
20. Parks does not support point source drainage directed towards MR/MSR or ER extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
21. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.
22. All mitigations outlined in the approved Preliminary Natural Site Assessment (PNSA) shall be followed.

Utility Engineering

23. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
24. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
25. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information.
26. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information.
27. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan

area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.

b) Construct the underground utilities and surface improvements along the boundary of the plan area.

c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.

d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required.

e) Construct the MSR/MR within the plan area.

f) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

28. The Staged Master Drainage Plan (SMDP) proposes a staged pond wherein full development of the pond will be completed in two stages. Stage One will be constructed with the first subdivision within the plan area. Stage Two will be required when triggered by Development or when required by the City of Calgary. The first subdivision within the plan area will also require a utility right of way over all parts of the ultimate pond that are not included in Stage One. Further pond details and requirements will be resolved via future subdivision applications.

Mobility Engineering

29. Prior to endorsement of the initial tentative plan, construction drawings shall be approved to the satisfaction the Director, Transportation Planning for 11 Street NE along the west boundary of the Outline Plan.
30. Prior to endorsement of the applicable tentative plan, construction drawings shall be approved to the satisfaction the Director, Transportation Planning for 144 Avenue NE along the north boundary of the Outline Plan.
31. In conjunction with the initial tentative plan application (Phase 1) of development: The Developer shall register a road plan or dedicate the east half of the ultimate right of way for 11 Street (51.0m, 6-lane divided arterial with dual slotted left-turn bays) from Stoney Trail to 144 Avenue NE to the satisfaction of Administration. The dedication of 11 Street NE is required to ensure that regional network access to adjacent lands is available, and to ensure that if conditions or needs for the road network in the area change, construction of the road by the Developer, or adjacent Developers (or The City of Calgary) can occur in a contiguous and timely manner.

32. In conjunction with the Initial Tentative Plan application (Phase 1) of development: The Developer shall register a road plan or dedicate the south half of the ultimate right of way for 144 Avenue (46.5m, 6-lane divided arterial with dual parallel left-turn bays) from 11 Street to 15 Street NE to the satisfaction of Administration. The dedication of 144 Avenue NE is required to ensure that regional network access to adjacent lands is available, and to ensure that if conditions or needs for the road network in the area change, construction of the road by the Developer, or adjacent Developers (or The City of Calgary) can occur in a contiguous and timely manner.
33. In conjunction with the applicable tentative plan, the Developer shall construct the south half of 144 Avenue NE (3 lanes) between 11 Street NE and Keystone Way NE providing local and regional pedestrian, cyclist, and vehicle connection to the transportation network. 144 Avenue NE shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.
34. In conjunction with the initial tentative plan, the Developer shall construct the east half of 11 Street NE between Stoney Trail and 144 Avenue NE, providing local and regional pedestrian, cyclist, and vehicle connection to the transportation network. 11 Street NE shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.
35. In conjunction with the applicable tentative plan, the Developer shall submit cross-sections, for the interim and ultimate grades for 11 Street and 144 Avenue NE adjacent to the outline plan boundary. Cross-sections shall indicate and provide dimensions for any proposed road widening to accommodate grades. Adjustments to the tentative plan boundary may be required to accommodate all necessary right-of-way requirements.
36. In conjunction with the applicable tentative plan, the Developer shall submit cross-sections, for Stoney Trail (TUC) adjacent to the outline plan boundary. Cross-sections shall indicate the existing grades for Stoney Trail (TUC) and how the grades for the proposed adjacent residential development are to tie in. Any back-sloping or other encroachment into the Stoney Trail (TUC) right-of-way will require ministerial consent from the Province of Alberta.
37. Prior to endorsement of the applicable tentative plan: to the satisfaction of Administration remit payment (certified cheque, bank draft) OR provide a Letter of Credit for the pedestrian-actuated crossing signals that are agreed upon by Administration. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the director of, Transportation Planning:
 - where regional pathways or multi-use pathways intersect with the street; and
 - at mid-block crossings.
38. In conjunction with the applicable tentative plan, the Developer shall register road plans for all roadways within the subject lands to the satisfaction of Administration that provides continuous active modes and vehicle routing through

the community with at least two points of public access around the Tentative Plan boundary to the arterial road network. The continuous road network is required to ensure that efficient Transit routing through the plan area can be accommodated, while the two points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.

39. A restrictive covenant shall be registered against the specific lot(s) identified by Administration concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
40. In conjunction with the applicable Tentative Plan, bus bays shall be provided for all transit stops along 144 Avenue and 11 Street NE.
41. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
42. Prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.
43. The Transportation/Utility Corridor (TUC) shall be permanently and prominently signed in accordance with City Councils policy and it shall also be clearly identified on the Land Use Sign for the area.
44. Prior to approval development permits for multi-family sites, a noise attenuation study is required for the development adjacent to all skeletal and arterial roadways, including 11 Street, 144 Avenue and Stoney Trail NE, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval. Note that where sound attenuation is not required adjacent to Arterial and Skeletal roadways, a uniform screening fence shall be provided, in accordance with the 2014 Design Guidelines for Subdivision Servicing.
45. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.
46. A temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of Administration.

47. No vehicular access shall be permitted to 144 Avenue, 11 Street, and Stoney Trail NE from the adjacent lands with the exception of the mid-block private road entrances shown on the plans. A restrictive covenant shall be registered concurrent with the registration of the final instrument of the affected subdivision phase.
48. One (1) access only, centred mid-block, will be permitted to 144 Avenue between 11 Street and Keystone Way NE. The access will be restricted to right turns-in and right turns-out only. A restrictive covenant to that effect shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
49. One (1) access only, centred mid-block, will be permitted to 144 Avenue between Keystone Way and Keystone Street NE. The access will be restricted to right turns-in and right turns-out only. A restrictive covenant to that effect shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
50. No direct vehicular access will be permitted to or from 11 Street NE and a restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
51. Should the C-R3 and DC(C-C2) blocks be further subdivided, Mutual Access and/or Access Easement Agreements and right of way plans for the private road accesses shall be executed and registered on all applicable titles, concurrent with the registration of the final instrument at the Tentative Plan stage.

Outline Plan Data Sheet

DATA SHEET FOR OUTLINE PLANS									
Applicant's Name		Applicant's Address							
B&A Planning Group		600-215 9th Ave SW, Calgary AB, T2P1K3							
Property Owner's Name		Property Owner's Address							
Melcor Developments Ltd		#900, 10310 Jasper Avenue Edmonton, AB T5J 1Y8							
Developer's Name		Developer's Address							
Melcor Developments Ltd		#900, 10310 Jasper Avenue Edmonton, AB T5J 1Y8							
Name of Community/Area				Phase/Stage					
Keystone Hills				Community D					
Legal Description			Municipal Address						
Portion of NE 1/4 35-25-1-W5M			14111 15 Street NE; 13971 15 Street NE						
Area Structure Plan/ Design Brief/ Community Plan					Hectares (ha)	Acres (ac)			
Keystone Hills ASP									
Existing Land Use Districts (Zoning)			Gross Area of Plan		21.65	53.50			
M-H1, DC, C-C2, C-R3, S-SPR, S-CRI, S-FUD			Less: Environmental Reserve						
Proposed Land Use Districts (Zoning)			Land Purchase Area						
C-R3f0.3h16, DC (C-C2f2.0h26), DC (M-H1f3), S-CRI, S-SPR, RROW			Gross Developable Area		21.65	53.50			
		Net Area			Anticipated Number of Lots	Maximum Number of Lots			
		Hectares	Acres						
LOW DENSITY RESIDENTIAL	R-C1L		ha	ac					
	R-C1		ha	ac					
	R-C1N		ha	ac					
	R-C2		ha	ac					
	R-1		ha	ac					
	R-1N		ha	ac					
	R-2		ha	ac					
	R-2M		ha	ac					
	R-MH		ha	ac					
	R-CG		ha	ac					
R-G		ha	ac						
OTHER RESIDENTIAL (comprehensively-designed residential, multi-family, etc.)	Parcel Number					Anticipated # of units	Max # of units		
	Parcel #	DC(M-H1f3)	1.90	ha	4.69	ac	225	282	
	Parcel #	DC(C-C2f2.0h26)	5.13	ha	12.68	ac	79	190	
	Parcel #			ha		ac			
OTHER LAND USES	Industrial			ha		ac			
	Commercial		4.73	ha	11.69	ac	21.8	%	
	Other			ha		ac		%	
ROADS	Credit		5.57	ha	13.76	ac	25.7	%	
	Non-Credit			ha		ac		%	
	Public Utility Lot		2.33	ha	5.76	ac	11	%	
RESERVES	Credit		1.99	ha	4.92	ac	9.4	%	
	Non-Credit			ha		ac		%	
DENSITY			Projected			Maximum			
	Total Number of Units		304			471			
	Overall Density of Outline Plan		30.9	uph	17.5	upa	63.2	uph	27.1
*All the percentages are based on gross developable area									

Land Use Amendment in Parkdale (Ward 7) at 805 – 27 Street NW, LOC2022-0182

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 2.62 hectares ± (6.46 acres ±) located at 805 – 37 Street NW (Plan 9311982, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Children’s Health Centre, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate this parcel to a DC District to allow for the additional discretionary use of Children’s Health Centre, in addition to the uses listed in the Multi-Residential – Contextual Grade-Oriented (M-CG) District to accommodate the continuation and expansion of an existing use.
- The proposal aligns with the *Municipal Development Plan* and *South Shaganappi Communities Area Plan*.
- What does this mean to Calgarians? This application would provide for the expansion of the existing adolescent care centre.
- Why does this matter? The proposal would enable the existing facility to provide their services to more children in need of care.
- A development permit for an additional building has been submitted and is under review.
- There is no previous Council direction on this site.

DISCUSSION

This application, in the northwest community of Parkdale, was submitted by O2 Planning and Design on behalf of the owner, Wood’s Christian Homes, on 2022 October 7. The Applicant Submission indicates the owner intends to increase accommodations for children on site to a maximum of 50 residents and to diversify programming (Attachment 3).

This 2.62 hectare site is located on 37 Street NW and directly south of 16 Avenue NW. The site is currently developed as an adolescent care centre. This campus-style development of eight low-rise buildings includes four cottage buildings, each providing beds for eight residents (32 residents total), and four buildings to provide for programming and administrative functions. The existing DC District allows for a maximum of 32 residents and the proposed DC District would allow for an increase to 50 residents.

A development permit for a new Children’s Health Centre building to accommodate 10 additional residents was submitted on 2022 December 20 and is under review.

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

Land Use Amendment in Parkdale (Ward 7) at 805 - 27 Street NW, LOC2022-0182

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 relevant public groups and respective community association was appropriate. In response, the applicant provided a project website, hand-delivered approximately 50 postcards to immediate neighbours, and hosted a public virtual information session. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

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

The Parkdale Community Association replied to Administration's standard circulation form and indicated support of the application.

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

IMPLICATIONS

Social

The proposed application enables the expansion of an existing adolescent care centre which will allow the facility to provide mental health services to more children in need of care.

Environmental

This application does not include any specific actions that address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stage.

Economic

The proposed land use amendment supports the expansion of a local non-profit organization and will provide for additional employment opportunities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning & Development Services Report to
Calgary Planning Commission
2023 February 09**

**ISC: UNRESTRICTED
CPC2023-0079
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Land Use Amendment in Parkdale (Ward 7) at 805 - 27 Street NW, LOC2022-0182

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Parkdale and is west of 37 Street NW and south of 16 Avenue NW. The site is approximately 2.62 hectares (6.46 acres) in size, is a triangular shaped parcel, and is currently developed with an adolescent care centre that has been in operation for approximately 30 years. The existing development is in a campus-style form of eight low-rise buildings. Four buildings house 32 residents; four buildings are used for programming and administrative functions. Vehicle access to the site is provided from 37 Street NW and there is direct access from the site to a regional pathway on the north side.

Low-density residential dwellings designated as the Residential – Contextual One / Two Dwelling (R-C2) District are located across 37 Street NW to the east and institutional and health care developments, designated as Special Purpose – Community Institution (S-CI) District and Direct Control (DC) District, are located to the south and west of the subject site. The Foothills Hospital is located approximately 250 metres east of the site and the Alberta Children’s Hospital is located approximately 850 metres north of the site.

Community Peak Population Table

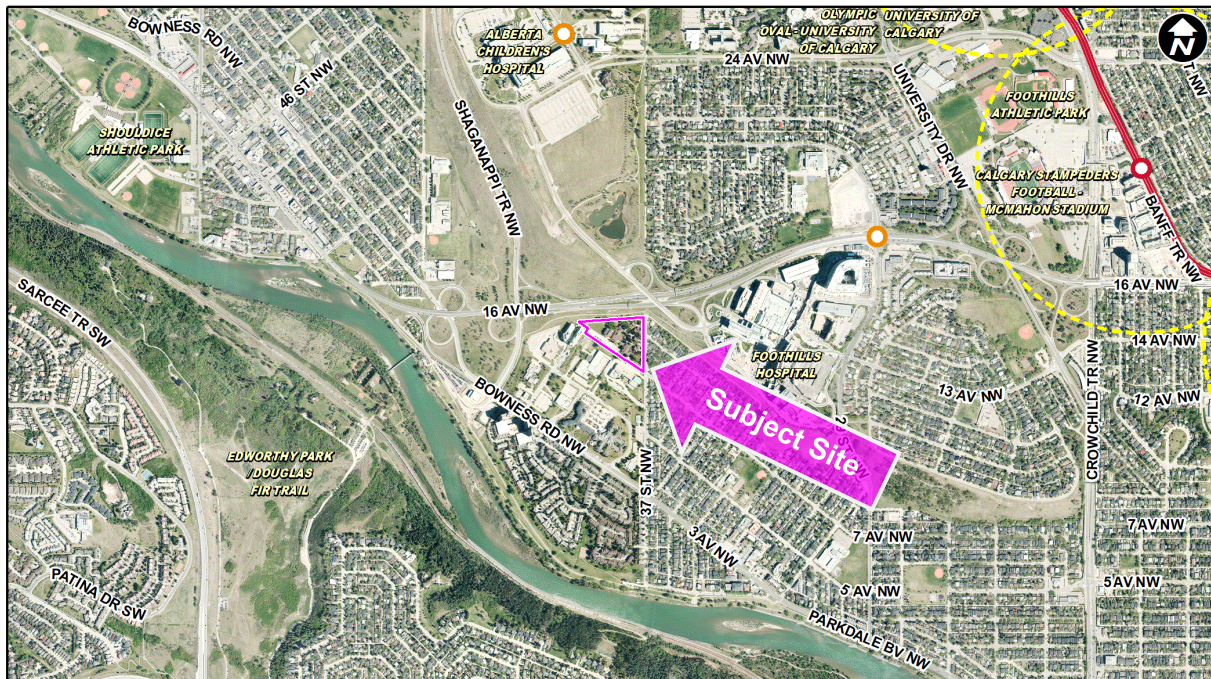
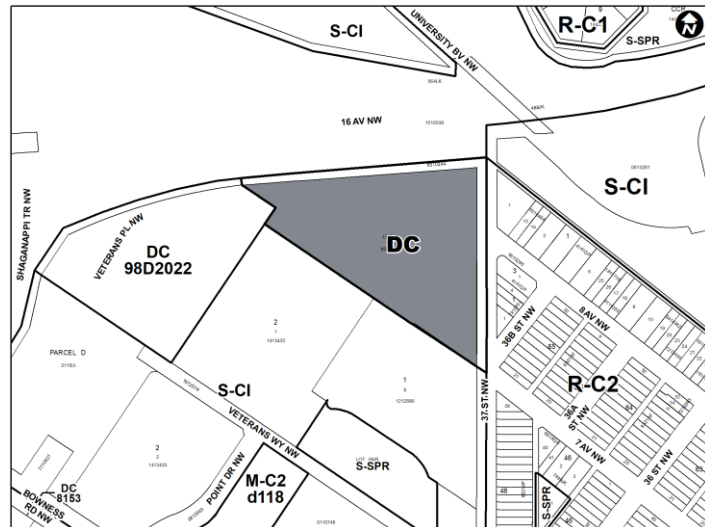
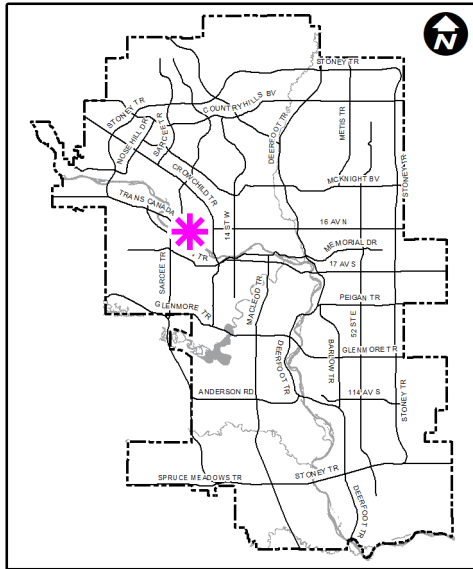
As identified below, the community of Parkdale reached its peak population in 2018, and the population has slightly decreased since then.

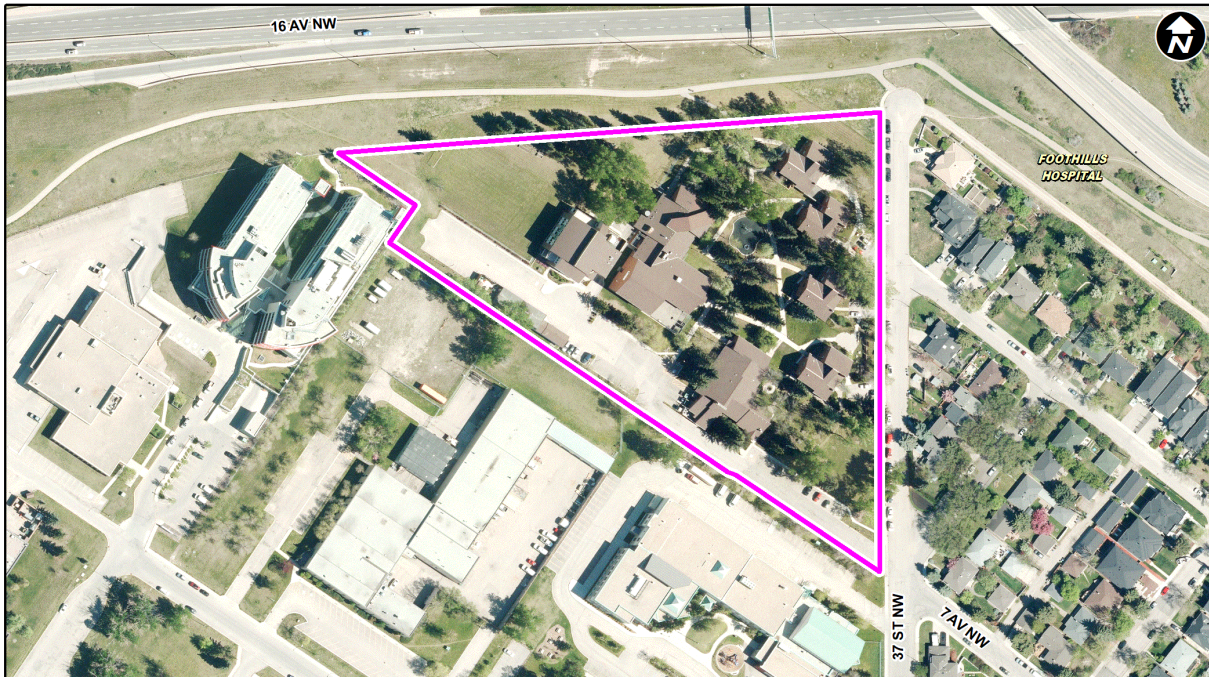
Parkdale	
Peak Population Year	2018
Peak Population	2,602
2019 Current Population	2,566
Difference in Population (Number)	-36
Difference in Population (Percent)	-1.38%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw [24Z2006](#)) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80 with the additional discretionary use of Adolescent Care Centre. There are also some specific site design and building orientation rules which are related to the Adolescent Care Centre use. The DC District limits the site to four residential structures each containing a maximum of eight bedrooms (32 total).

The proposed DC District is based on the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District with the additional discretionary defined use of Children’s Health Centre. The DC District is intended to:

- Allow for the additional use of Children’s Health Centre;
- Define the Children’s Health Centre use;
- Provide use specific rules related to the Children’s Health Centre to allow a maximum of 50 residents, retain the existing maximum building height of 15 metres and to provide minimum parking requirements; and
- Allow for multi-residential development of low height and low density if the Children’s Health Centre ceases operations.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 7 through 10 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007, where the DC District does not provide for specific regulation. Sections

8 through 10 include use rules on the maximum number of residents, building height and minimum number of motor vehicle parking stalls. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that can normally be relaxed can also be relaxed in the same way that they would be in a standard district.

Administration considered whether a base land use district and existing defined use in Land Use Bylaw 1P2007 would accommodate the proposal. While the Residential Care use could accommodate the existing activities on the site, Residential Care could also allow the site to provide services to adults in addition to children, which could be seen as more intense. A more intense use is not the intent of this application and administration was comfortable that a new defined use of Children's Health Centre was appropriate in this circumstance. Any new defined uses require a direct control district to implement them.

Development and Site Design

A development permit has been submitted and is under review. The rules of the proposed DC District, including the rules of the M-CG base district, provide guidance for this development permit and any future expansion and redevelopment of the site including appropriate uses, building height, landscaping and parking. Other key factors that are being considered during the review of the development permit application include the following:

- interface along both 37 Street NW and the regional pathway to the north;
- accessibility throughout the site; and
- building massing, shadowing and the relationship with the residential parcels to the east.

Transportation

Pedestrian access to the site is available from existing sidewalks along 37 Street NW and the regional pathway to the north. All required parking, as specified by the proposed DC District and Land Use Bylaw 1P2007, will be provided on site. The primary vehicle access to the site is from 37 Street NW and will be retained for any future expansion or redevelopment. Bus stops for bus Routes 1 and 40 are located on Bowness Road NW within 500 metres (six-minute walk) from the subject site. Bus stops for Routes 8 and 90 are located on Hospital Drive within 600 metres (seven-minute walk) from the subject site.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established area as identified on Map1: 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, and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

South Shaganappi Communities Area Plan (Non-Statutory – 2011)

Development of the site is guided by the [South Shaganappi Communities Area Plan](#). The proposed land use redesignation proposes a modest intensification within the inner city and is in keeping with the general direction provided by this plan. The proposed land use amendment specifically aligns with Strategic Objective S.03 which is to “Create strong neighbourhoods and complete communities within South Shaganappi that are socially cohesive, inclusive and have sufficient, accessible and quality services, amenities and infrastructure”.

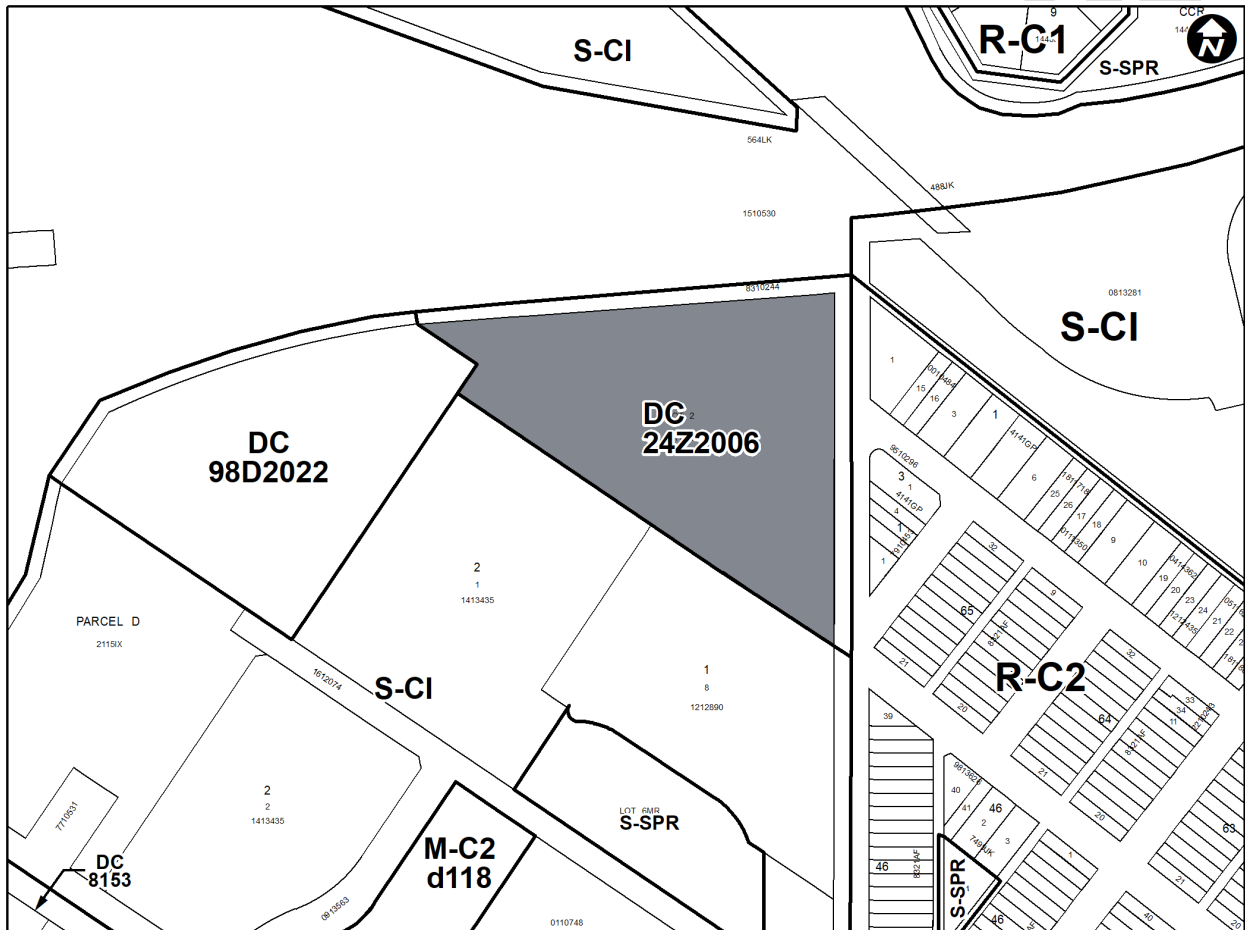
South Shaganappi Communities Local Area Planning Project (Area 13)

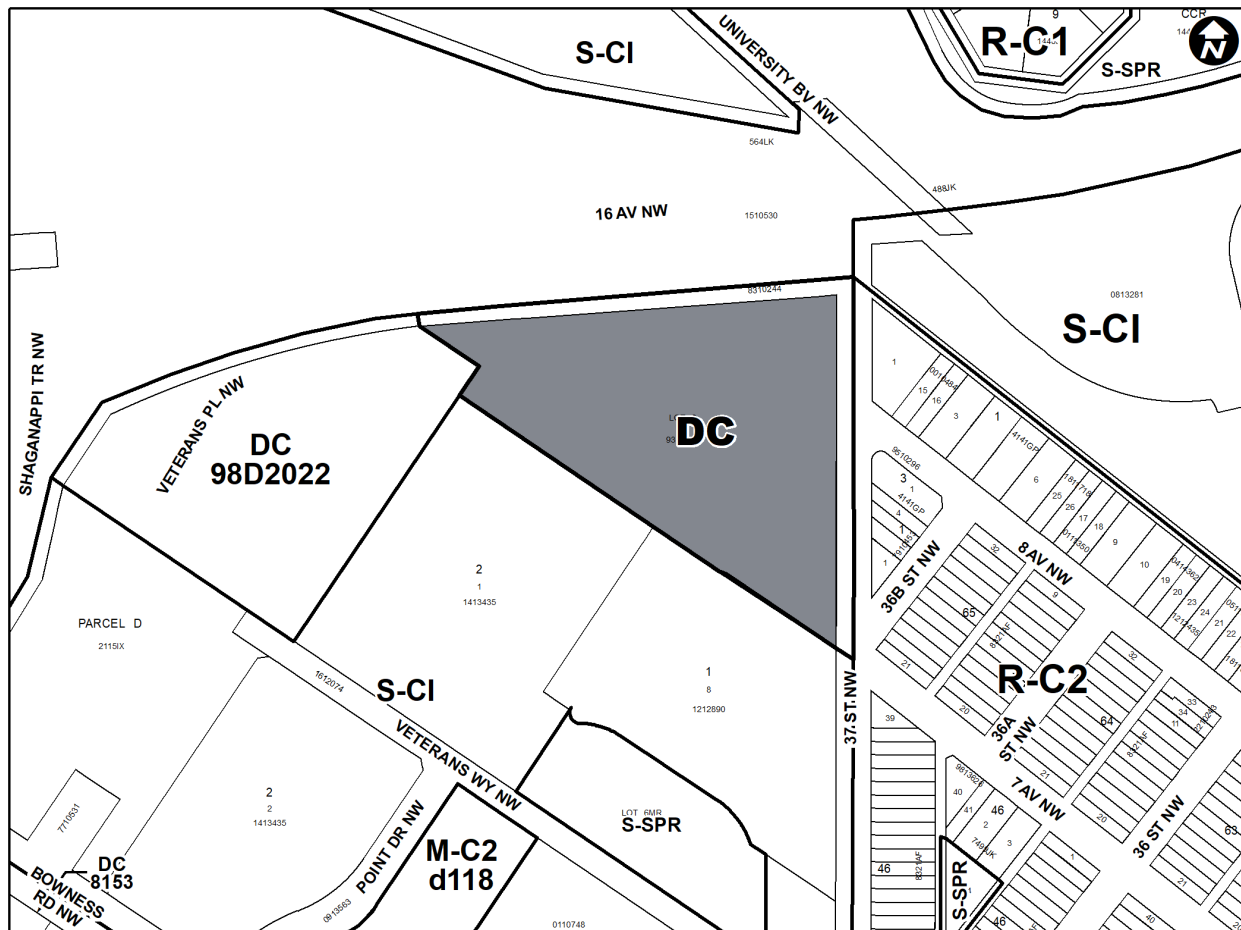
There is no existing local area policy of this site. Area 13 (South Shaganappi Communities) which includes Parkdale and surrounding communities, has been identified on the [City Planning and Policy Roadmap](#) and is currently planned to launch in 2023. Planning applications will be accepted for processing throughout the local area planning process.

Proposed Direct Control District

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

SCHEDULE A



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

- 1 This Direct Control District Bylaw is intended to allow for the additional use of Children's Health Centre.

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.

Defined Uses

- 4 In this Direct Control District:
- (a) **"Children's Health Centre"** means a *use*:
 - (i) where social, physical or mental care is provided to children who live full time in the facility;

- (ii) that has at least one staff person at the facility at all times when at least one resident is within the facility;
- (iii) that may provide programming for the social, creative, educational and physical development of children;
- (iv) that may include temporary accommodations for family or guardians; and
- (v) that may include the administrative functions associated with the **use**.

Permitted Uses

5 The **permitted uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Children’s Health Centre.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Use Rules

8 The maximum number of residents for a **Children’s Health Centre** is fifty (50).

Building Height for Children’s Health Centre

9 The maximum **building height** for a **Children’s Health Centre** is 15.0 metres.

Required Motor Vehicle Parking Stalls for Children’s Health Centre

10 The minimum number of **motor vehicle parking stalls** for **Children’s Health Centre** is 1.0 **motor vehicle parking stalls** per three (3) residents.

Required Bicycle Parking Stalls for Children’s Health Centre

11 There is no requirement for **bicycle parking stalls – class 1** or **class 2** for **Children’s Health Centre**.

Relaxations

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

Applicant Submission

2022-10-07

O2

Applicant Statement

On behalf of Wood's Homes Society, O2 is proposing to amend the Land Use Bylaw (LUB) to redesignate a property located at 805 37 Street NW to expand mental health programs and services in the neighbourhood of Parkdale. Wood's Homes has been in operation since 1914, providing treatment and support for youth with mental health challenges through campus style locations inclusive of therapy buildings, living quarters, administrative buildings, and a school. The Parkdale Campus currently provides four live-in treatment 'cottages' with 8 beds per structure totaling 32 bedrooms to provide mental support for youth.

Existing residential structures are aging and need replacement, creating an opportunity for Wood's Homes to both respond to the growing demand for youth mental health care through increasing on-site cottage capacity at the Parkdale campus. The on-site expansion would result in the replacement of existing structures and the construction of five 10-bedroom cottages housing a maximum of 50 beds. In addition, a new maintenance facility will be constructed on the western edge of the site whereas no permanent facility exists today. This application will be submitted concurrently with another application for a similar site on the Bowness Campus also operated by Wood's Homes.

A land use redesignation is required to amend the existing Direct Control District (24Z2006) to redefine 'Adolescent Care Centre' to align with the 'Children's Health Centre' definition used in the Bowness application, increase bed capacity from 32 beds to 50 beds to support program expansion, and increase the maximum building height of the cottages and enable temporary structures to house youth during construction. In addition, the land use redesignation will bring the DC Bylaw into conformity with the current 1P2007 Land Use Bylaw.

Access to the site is supported by public transportation and road infrastructure located directly south on Bowness Road NW and 37 Street NW, enabling convenient connections for employees and visitors to access the site. Additional bus routes are located on West Campus Blvd NW including the MAX BRT Orange route providing direct access to the subject site and support services such as Foothills Medical Centre and Alberta Children's Hospital. Community amenities such as an outdoor fitness park provide recreation opportunities for existing and future youth residing on the site. The proposed expansion of the Parkdale campus location is consistent with the existing policy context of the Shaganappi Communities Area Plan, supporting the development of community, health, and social care facilities to meet the needs of area residents.

The proposed land use redesignation will enable Wood's Homes to upgrade older structures on site and increase accommodations for youth to support on site programming and accept additional youth in need of care.

The proposed land use amendment will:

- Respond to the growing demand for youth participating in mental health programming by increasing bed capacity on site.
- Enable Wood's Homes to diversify programming and accept additional youth in need of care
- Provides an opportunity to upgrade existing aging structures to provide the highest quality care and support for youth

The appended Draft Direct Control District is based on the existing 367DC2017 on the Bowness Campus site, with minor revisions to allow it to achieve the above noted objectives.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 805 37 Street NW

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

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

Outreach Strategy

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

O2 provided the following engagement tactics:

1. Project Website - Overview of the proposed application including a virtual comment response for stakeholders to comment on the application from the convenience of their home.- no comments were received through the website to date.
2. Postcard Drop - Approximately 50 Postcards were hand delivered to immediate neighbours to spread awareness of upcoming virtual engagement sessions and development on the subject site.
3. Notice Sign - provided the standard city-required notice sign on the subject site to emphasize future development on the site.
4. Information Sessions
Community Association Meeting - held in person November 8th, 2022 with 4 CA members in attendance.
Community Information Session - held virtually on December 6th, 2022 with 2 residents in attendance.
5. Site Visit with Ward 7 Councillor
Met with Councillor Wong at the Parkdale Campus to conduct a site visit in person on Friday October 28th, 2022.

Stakeholders

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

We connected with the following stakeholder groups:

1. Administration
2. Parkdale Community Association
3. Immediate residents/neighbours
4. Ward Councillor discussion

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.

Community feedback was overly positive in support of the expansion of the Woods Homes operation.

Key feedback:

1. Eager to support continued mental health services in Parkdale
2. Appreciative of early and regular community engagement.

Questions/Concerns:

1. Confirmation there are no shadowing impacts for immediate neighbours.
2. Confirmation of available parking on site compared to increase in bed capacity.
3. Questions related to construction and timing of a development permit application.

How did stakeholder input influence decisions?

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

The applicant team conducted a shadow study to confirm there are no shadowing impacts for immediate neighbours. The shadow study was circulated to the Parkdale Community Association and shared in the wider community as part of the virtual information session provided for area residents.

Parking will be provided as part of the DTR response, however the applicant team has conducted a review of estimated parking counts to confirm no additional parking is required to support the increase in bed capacity.

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)

Woods Homes provides semi-regular updates to neighbours and will be providing periodic updates on the progress of both the land use application and future development permit applications on site to maintain transparency with the wider community.

calgary.ca/planningoutreach

Land Use Amendment in Bowness (Ward 1) at 9400 – 48 Avenue NW, LOC2022-0183

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 13.14 hectares ± (32.47 acres ±) located at 9400 – 48 Avenue NW (Plan 8911515, Block 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Children’s Health Centre with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for an increase in the number of residents on site.
- This proposal aligns with the *Municipal Development Plan* and the *Bowness Area Redevelopment Plan*.
- What does this mean to Calgarians? This application would allow for the expansion of the existing Children’s Health Centre.
- Why does this matter? The proposal would enable the existing facility to respond to the growing demand for services.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This application, in the northwest community of Bowness, was submitted by O2 Planning and Design on behalf of the owner, Wood’s Home Society on 2022 October 7. The Applicant Submission indicates that the owner intends to increase accommodations for children on site to a maximum of 40 residents (Attachment 3).

This 13.14 hectare site is located at the northwest corner of 33 Avenue NW and 48 Avenue NW. The site is currently developed as a Children’s Health Centre, which is a campus-style development with 8 existing buildings. This includes four residential cottages (32 residential beds total), an administration building, a therapy building, a school building and a maintenance building. In the short term, the residential cottages will be replaced with two new cottages. In the long term, the existing school will be replaced. The existing DC District allows for a maximum of 32 residents and the proposed DC District would allow for an increase to 40 residents.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Land Use Amendment in Bowness (Ward 1) at 9400 – 48 Avenue NW, LOC2022-0183

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 relevant public groups and respective community association was appropriate. In response, the applicant provided a project website, conducted a postcard drop, and hosted two virtual information sessions. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

One letter of opposition was received regarding development of the Douglas Fir Sanctuary (Site 1 of the DC District). Under the existing and the proposed DC District, no development will be permitted on the Douglas Fir Sanctuary, which is identified as a provincial historic resource and is recognized as a significant natural area. Through the development review process the applicant has also been informed that the application will require Historical Resources Act approval. The proposed expansion and redevelopment of the Children's Health Centre will be fully contained within Site 2 of the DC District.

The Bowness Community Association replied to Administration's standard circulation form indicating they had no comments or concerns. The Community Association did not provide any additional response.

IMPLICATIONS

Social

The proposed application enables the expansion of an existing Children's Health Centre which will allow the facility to provide mental health services to more children in need of care.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stage.

Economic

The proposed land use amendment supports the expansion of a local non-profit organization.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2023 February 09**

**ISC: UNRESTRICTED
CPC2023-0119
Page 3 of 3**

Land Use Amendment in Bowness (Ward 1) at 9400 – 48 Avenue NW, LOC2022-0183

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the northwest community of Bowness and is located at the northwest corner of 33 Avenue NW and 48 Avenue NW. The site is approximately 13.14 hectares (32.47 acres) in size and is currently developed with a Children’s Health Centre in a campus-style form with eight low-rise buildings. This includes four buildings to house 32 residents in total, and four buildings for programing and administrative functions. Vehicle access to the site is provided from 48 Avenue NW.

Low-density residential dwellings designated as the Residential – Contextual One Dwelling (R-C1) District are located east of the site. The site is buffered by undeveloped Special Purpose Districts to the south (Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District). The site is buffered by Special Purpose – Recreation (S-R) District lands known as Bowness Park to the north. The site identified as Direct Control (DC) Site 1 on the location maps comprises part of a provincial historic resource known as the Douglas Fir Sanctuary.

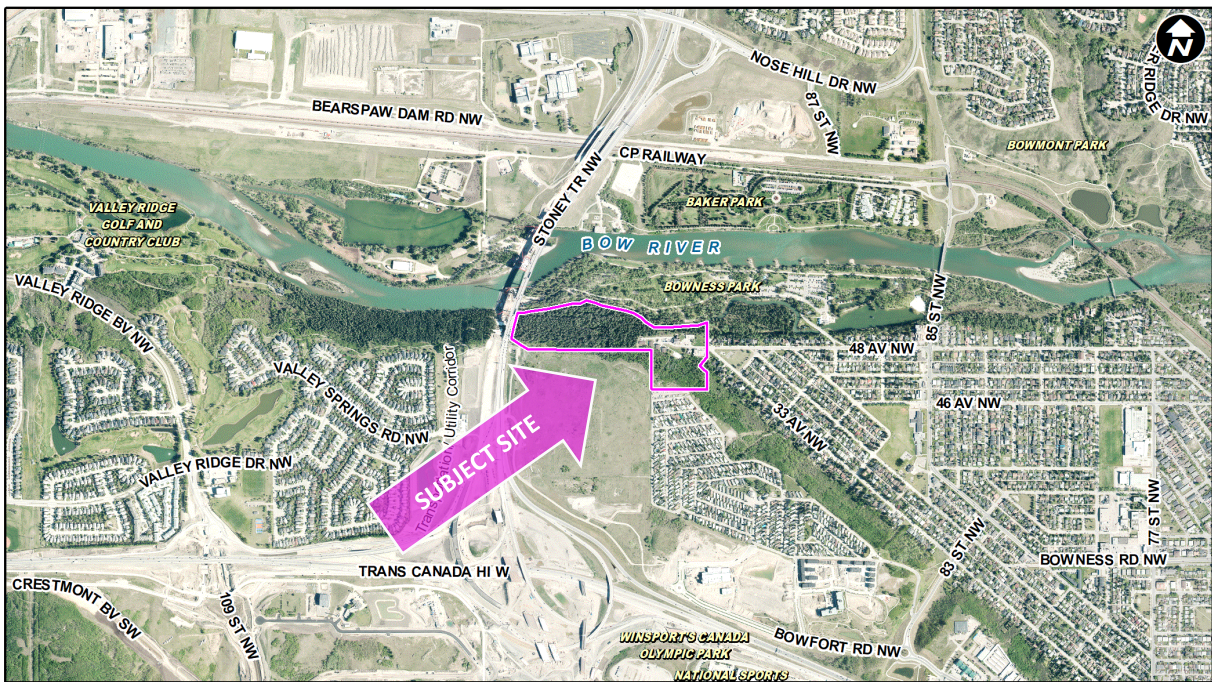
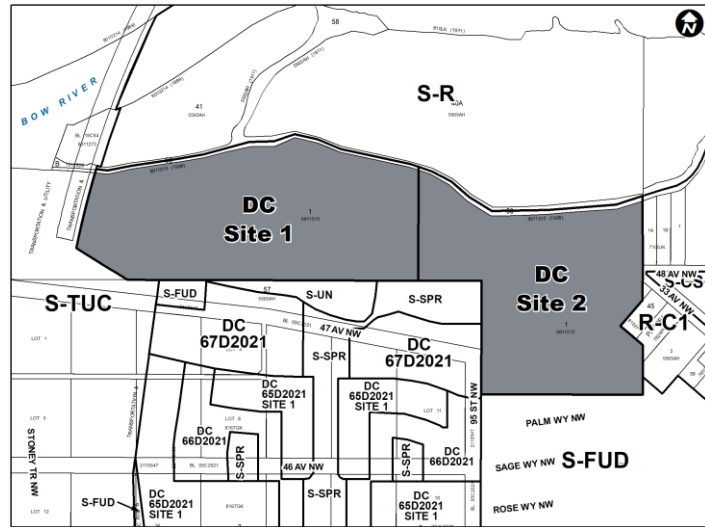
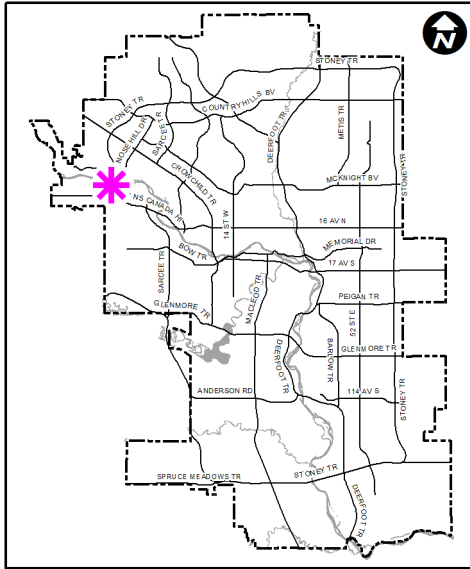
As identified below, the community of Bowness reached its peak population in 1982.

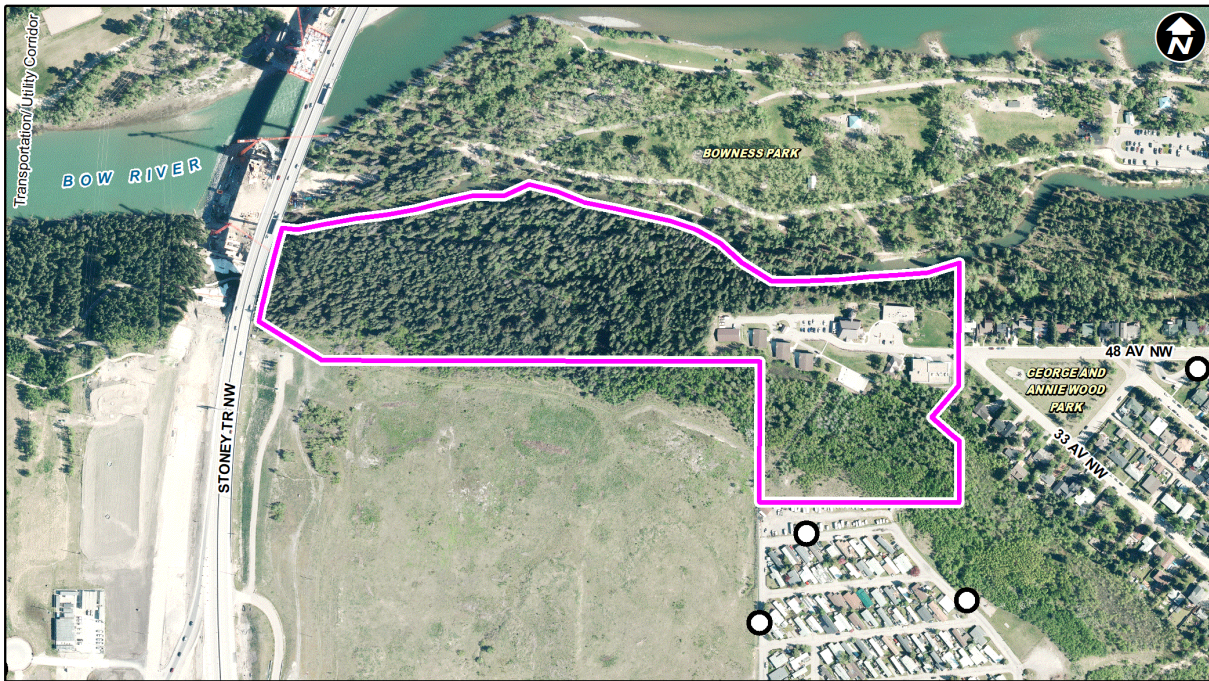
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw [367D2017](#)) is based on the Special Purpose – Urban Nature (S-UN) District (Site 1) and the Multi-Residential – Contextual Grade-Oriented (M-CG) District (Site 2) of Land Use Bylaw 1P2007 with the additional discretionary use of Children’s Health Centre. The DC District limits the site to a maximum of 32 residents in the facility. The purpose of this application is to provide a new DC District to allow for additional residents on the site and facilitate future expansion and redevelopment of the site.

Site 1 of the proposed DC District is based on the rules of the S-UN District. This allows for development that respects and complies with the Alberta Ministerial Order pursuant to the Historical Resources Act protecting the trees, shrubs and vegetation on the western, undeveloped portion of the site. This is not proposed to change as part of the new DC District.

Site 2 of the proposed DC District is based on the rules of the M-CG District with the additional defined discretionary use of Children’s Health Centre. The DC District is intended to:

- Define the Children’s Health Centre use;
- Allow for the continued operation, redevelopment and expansion of the existing Children’s Health Centre;
- Increase the maximum building height from 12m to 14m for Children’s Health Centre;
- Increase the maximum of residents to 40;
- Provide minimum parking requirements; and

- Allow for multi-residential development of low height and low density if the Children's Health Centre ceases operations.

The proposed DC District includes Section 17 which is a rule that allows the Development Authority to relax Sections 12 through 15 of the DC District. Section 12 incorporates the rules of the M-CG District in Bylaw 1P2007 for Site 2, where the DC District does not provide for specific regulation. Sections 13 through 15 contains rules for the maximum number of residents, maximum height and the minimum number of motor vehicle parking stalls. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of Section 17 is to ensure that the rules of Bylaw 1P2007 that can normally be relaxed in a standard land use district can also be relaxed in the same way for this DC district.

Administration considered whether a base land use district and existing defined use in Land Use Bylaw 1P2007 could accommodate the proposal. While the Residential Care use could accommodate the proposal, it would also allow the site to provide services to adults, in addition to children, which could be seen as a more intense use. A more intense use is not the intent of this application and Administration was comfortable that the defined use of Children's Health Centre was appropriate in this circumstance.

Development and Site Design

The rules of the proposed DC District, including the rules of the S-UN and M-CG Districts, would provide guidance for the future expansion and redevelopment of the site including appropriate uses, building height, landscaping and parking. Other key factors that will be considered during the review of the development permit application include:

- Building massing, shadowing and the relationship of development with the S-R District lands (including the Bow River Pathway) to the north;
- A geotechnical assessment and biophysical impact assessment to assess drainage, slope stability, existing flora and considerations related to the physical impact of the proposal; and
- An accessible on-site loading and unloading area for Calgary Transit.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 33 Avenue NW. All required parking, as specified by the proposed DC District and Land Use Bylaw 1P2007, will be provided on site. The primary vehicle access to the site is from 48 Avenue NW and will be retained for any future expansion or redevelopment. A bus stop for Route 1 (Bowness/Forest Lawn) is located at the Bowness Terminal, 250 metres (a three-minute walk) east of the site.

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

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Bowness Area Redevelopment Plan (Statutory - 2019)

The [Bowness Area Redevelopment Plan](#) (ARP) contains policies related to the preservation and protection of the Wood's Douglas Fir Tree Sanctuary and Slopes. Section 9.3 of the ARP indicates that protection of this environmentally sensitive area will take precedence over any development or pedestrian trail, and that an environmental impact assessment with full public participation shall be undertaken prior to determining how the area will be managed.

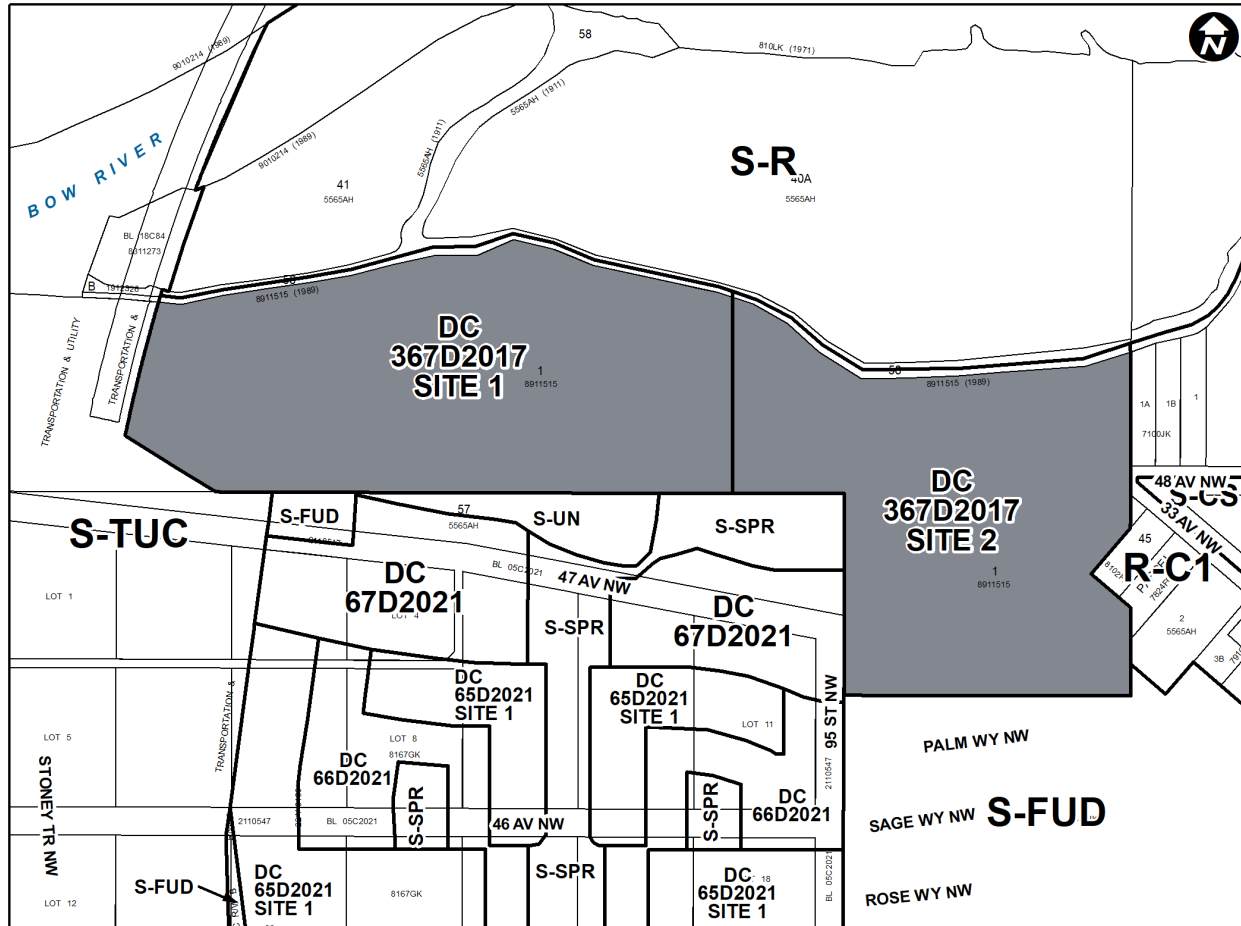
Sites 1 and 2 of the DC District are shown as Institutional in the ARP's Map 2, Land Use Policy Areas. Section 11.3 of the ARP contains policies related to expansion and states that any expansion of an existing facility should be compatible with the neighbouring uses in terms of building character, scale and traffic generation. New or expanded institutional uses which would address identified community needs are encouraged (for example, needs of children, senior citizens, single parents).

Administration has determined that this proposal is compatible and in alignment with the policies of the ARP.

Proposed Direct Control District

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

SCHEDULE A



4 In this Direct Control District:

- (a) **“Children’s Health Centre”** means a *use*:
- (i) where social, physical or mental care is provided to children who live full time in the facility;
 - (ii) that has at least one staff person at the facility at all times when at least one resident is within the facility;
 - (iii) that may provide programming for the social, creative, educational and physical development of children;
 - (iv) that may include temporary accommodations for family or guardians; and
 - (v) that may include the administrative functions associated with the *use*.

Site 1 (6.07 ha ±)

Application

5 The provisions in sections 6 through 8 apply only to Site 1.

Permitted Uses

6 The *permitted uses* of the Special Purpose - Urban Nature (S-UN) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District, with the exception of:

- (a) **Park Maintenance Facility – Small.**

Discretionary Uses

7 There are no *discretionary uses* in this Direct Control District.

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Special Purpose – Urban Nature (S-UN) District of Bylaw 1P2007 apply to Site 1.

Site 2 (7.07 ha ±)

Application

9 The provisions in sections 10 through 17 apply only to Site 2.

Permitted Uses

10 The *permitted uses* of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

11 The *discretionary uses* of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) **Children’s Health Centre.**

Bylaw 1P2007 District Rules

- 12 Unless otherwise specified, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Use Rules

- 13 The maximum number of residents for a **Children’s Health Centre** is forty (40).

Building Height for Children’s Health Centre

- 14 The maximum *building height* for **Children’s Health Centre** is 14.0 metres.

Required Motor Vehicle Parking Stalls for Children’s Health Centre

- 15 The minimum number of *motor vehicle parking stalls* for **Children’s Health Centre** is 1.0 stall per three (3) residents.

Required Bicycle Parking Stalls for Children’s Health Centre

- 16 There is no requirement for *bicycle parking stalls – class 1* or *class 2* for **Children’s Health Centre**.

Relaxations

- 17 The *Development Authority* may relax the rules contained in Sections 12 through 15 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Statement

On behalf of Wood's Homes Society, O2 is proposing to amend the Calgary Land Use Bylaw (LUB) to redesignate a property located at 9400 48 Avenue NW to expand mental health programs and services in the neighbourhood of Bowness. Wood's Homes has been in operation since 1914, providing treatment and support for youth with mental health challenges through campus style locations inclusive of therapy buildings, living quarters, administrative buildings, and a school. The Bowness Campus currently provides four live-in treatment 'cottages' with 8 beds per structure totaling 32 bedrooms to provide mental support for youth.

Existing residential structures are aging and need replacement, creating an opportunity for Wood's Homes to both respond to the growing demand for youth mental health care through increasing on-site cottage capacity at the Bowness campus. The on-site expansion would result in the replacement of existing structures and the construction of two cottages with 16 beds and 24 beds respectively, housing a maximum of 40 beds. Updated security and safety measures will be included in the redevelopment of the site, enabling Wood's Homes to better protect staff and monitor access of clients to and from the subject site. This application will be submitted concurrently with another application for a similar site on the Parkland Campus also operated by Wood's Homes.

To enable the expansion of services, a land use redesignation is required to amend the existing Direct Control District (367D2017) to enable an increase in bed capacity from 32 beds to 40 beds to support program expansion, additional intake, and care of youth. The expansion will take place on the existing development footprint, identified as DC Site 2 under the current DC Bylaw and will not impact or impede on the existing Douglas Fir Tree Sanctuary.

Access to the site is supported by existing public transportation and road infrastructure located east on 48 Avenue and 33 Avenue NW to enable convenient connections for employees and visitors to access the site. Community amenities such as Bowness Park provide multi-use paths to support active travel and recreation for existing and future youth residing on the site. The proposed expansion of the Bowness campus location is consistent with the existing policy context of the Bowness Area Redevelopment Plan, supporting the "Institutional" designation of the site to enable the development vision.

The proposed land use redesignation will enable Wood's Homes to upgrade older structures on site and increase accommodations for youth to support on site programming and accept additional youth in need of care.

The proposed land use amendment will:

- Respond to the growing demand for youth participating in mental health programming by increasing bed capacity on site.
- Enable Wood's Homes to diversify programming and accept additional youth in need of care
- Provide an opportunity to upgrade existing aging structures to provide the highest quality care and support for youth



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 9400 48 Ave NW Bowness

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)

O2 advanced the following engagement tactics:

1. Project Website - to provide an overview of the proposed application including a virtual comment response for stakeholders to comment on the application from the convenience of their home. To date there have been no comments received through the website.
2. Postcard Drop - Prepared 50 postcards advertising upcoming virtual engagement and the proposed development on site. The postcards were hand delivered to area residents.
3. Notice Sign - provide the standard city-required notice sign on the subject site to emphasize future development on the site.

Stakeholders

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

We will connect with the following stakeholder groups:

1. Administration
2. Bowness Community Association
3. Immediate residents/neighbours
4. Ward Councillor discussion

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.

Community Feedback was positive from both the Community Association and the wider community. Neighbours were mostly concerned with the preservation of the Douglas Fir Tree Sanctuary, however given the area will be preserved there was strong support for the expansion of mental health services on the site.

Key comments of support:

1. Appreciate early and regular communication on behalf of the applicant and Woods Homes
2. Supportive of program expansion and land use application.

Comments:

1. Confirmation the Douglas Fir Tree Sanctuary will remain open and preserved.

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.

Residents and the wider community were supportive of the application. The applicant team provided confirmation the Douglas Fir Tree Sanctuary would not be impacted by the minor expansion of bed capacity on the site.

Given the positive feedback, no revisions to the application were made.

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)

Woods Homes provides semi-regular updates to neighbours and will be providing periodic updates on the progress of both the land use application and future development permit applications on site to maintain transparency with the wider community.

calgary.ca/planningoutreach

Policy Amendments and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2022-0131

RECOMMENDATIONS:

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw for amendments to the Marda Loop Area Redevelopment Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 0.35 hectares \pm (0.86 acres \pm) located at 1918, 1922, 1924, 1928, 1932, 1936, and 1940 – 33 Avenue SW (Plan 4479P, Block 59, Lots 9 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) District.

HIGHLIGHTS

- The proposed policy amendments and land use amendment would allow for a mixed-use development comprising of commercial/retail/residential uses at grade with additional residential uses above.
- The proposal would allow for an appropriate Main Street development that will transition to a low density residential area and is in keeping with the Neighbourhood Main Street policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for additional housing options for inner-city living with access to transit and would allow for a more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional residential densification and promote commercial and employment opportunities to activate this part of South Calgary.
- Amendments to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) and the *Marda Loop Area Redevelopment Plan* (MLARP) are required to accommodate the proposal.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southwest community of South Calgary, was submitted by Sarina Developments on behalf of the landowners, 2067429 Alberta Limited (Nazim Virani), Trang Thi Thu Dang, and Erick Alarcon Loya on 2022 July 20. Initially, this submission was to amend the existing land use to a Mixed-Use General (MU-1f4.0h26) District. However, following feedback from affected public groups and City Administration, the applicant has since amended the application to reduce the land use district modifiers to a Mixed-Use General (MU-1f3.6h23) District on 2022 Oct 28.

The 0.35-hectare site is a corner parcel located at the northeast corner of 19 Street SW and 33 Avenue SW. The site is directly north of the Avenue 33 Building at the eastern gateway of the

Policy Amendments and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2022-0131

Marda Loop ARP area. The subject site is located within the South Calgary/Altadore ARP and represents a transition between the South Calgary/Altadore and Marda Loop ARPs. The proposed policy amendment would move the site from the South Calgary/Altadore ARP boundary into the Marda Loop ARP boundary. The proposed Mixed-Use General (MU-1f3.6h23) District would allow for a mixed-use development at a maximum building height of 23 metres, up to six storeys. The proposed MU-1 District would also allow for a maximum building floor area of approximately 12,493 square metres along a Neighbourhood Main Street (33 Avenue SW).

No development permit application has been submitted at the time of writing this report, however, as noted in the Applicant Submission (Attachment 4), the intent is to apply for a development permit for a mixed-use building comprising a mix of commercial and residential on the ground floor with residential dwelling units above.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant distributed 3,000 project memos to residents within a 200-metre radius of the subject site, along with 11 mailed letters to nearby residents. The applicant also placed additional signage on the site which provided supplementary information to The City's standard site signage. The applicant used additional outreach methods, such as open house sessions (held on 16 August 2022, 06 December 2022, and 14 December 2022), pop-up booths and a project information website that allowed for feedback.

The applicant also reached out to the Marda Loop Community Association (CA), the Marda Loop Business Improvement Area (BIA) and the Ward 8 Councillor's Office to share the project information. Additional information can be found in the Applicant Outreach Summary (Attachment 5).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 49 letters of opposition and three letters of support from the public. Those

in opposition noted the following areas of concern:

- Shadowing and massing impacts due to proximity to low density residential houses to the north and east of this development,
- Privacy issues and noise impacts,
- Increased density and the strain on public infrastructure,

Policy Amendments and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2022-0131

- Additional traffic, pedestrian and cyclist safety issues, including parking congestion issues on 33 Avenue SW and nearby streets,
- Access challenges to the rear lane for nearby dwellings,
- Preference for a maximum building height of 16 metres or four-storeys,
- Impact on neighbourhood character and the natural environment due to removal of trees and vegetation,
- Impact on land value, and,
- A preference to defer any land use amendment until the ARP is updated through the Local Area Plan program.

An online petition that includes over 800 signatures, noting the above areas of concern as reasons for opposition to this redesignation request, has also been received by Administration.

The Marda Loop BIA responded to a follow-up request for comments from Administration on 2022 Dec 16. The BIA indicated their support for the proposed application at 4 - 5 storeys, with specific recommendations for appropriate setbacks if the building height will be up to 6 storeys. The BIA would also like to see a concurrent development permit application that will guarantee the proposed height and the future built form and design. The Business Improvement Area Response can be found in Attachment 6.

The Marda Loop CA did not respond to a follow-up request for comments from Administration at the time of writing this report.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate given its location along an MDP-identified Neighbourhood Main Street, the local context of redevelopment that has taken place in the area and its location in a significant activity node in the community. The building and site design, number of units, shadowing of adjacent properties, setbacks and step backs from existing residential development, offsite and onsite transportation and mobility concerns, and waste management will be reviewed at the future development permit application stage.

Following Calgary Planning Commission, notifications for a 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 district would allow for additional housing option and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community.

Policy Amendments and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2022-0131

Environmental

This application does not include any actions that specifically address the objectives of the *Climate Resilience Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed policy and land use amendment would enable the development of additional residential dwelling units and commercial spaces along a Main Street corridor. The proposal would provide opportunities to support local business and employment opportunities within South Calgary and nearby communities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no know risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
3. Proposed Amendment to the Marda Loop Area Redevelopment Plan
4. Applicant Submission
5. Applicant Outreach Summary
6. Business Improvement Area Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

Located at the northeast corner of 19 Street SW and 33 Avenue SW, the parcel is 91.3 metres wide and 38 metres deep with an approximate size of 0.35 hectares (0.85 acres). The site slopes downward from west to east, then north to south, with the lowest elevation at the southeast corner along 33 Avenue SW and the highest elevation at the northwest corner along 19 Street SW. The site contains seven residential parcels that are mostly developed with single detached dwellings (one storey) and detached garages with rear lane access.

The subject site is located in the southwest community of South Calgary. Lands to the west of the site form a part of a larger geographical area known as Marda Loop that consists of commercial and residential development of varied forms and intensities. The site is situated along a Neighbourhood Main Street (33 Avenue SW) at the eastern gateway of the Marda Loop Plan area. This location currently functions as a transition node between the South Calgary community and the Marda Loop community.

The subject site is within a five-minute walk of commercial and retail amenities located along 33 Avenue SW. Nearby bus stops also provide direct connection to downtown and Mount Royal University. Surrounding development is characterized by single and semi-detached dwellings to the north and east and designated as Residential – Contextual One / Two Dwelling (R-C2) Districts. The parcels to the west are designated as Mixed Use - Active Frontage (MU-2f3.0h16) Districts containing commercial and retail developments.

Surrounding development is characterized by single and semi-detached dwellings to the north and east and are designated as Residential – Contextual One / Two Dwelling (R-C2) Districts. The parcels to the west are designated as Mixed Use - Active Frontage (MU-2f3.0h16) Districts containing commercial and retail developments. To the south is a parcel designated Direct Control (DC) District ([Bylaw 140D2014](#)). This DC District is based on the Multi-Residential – High Density Low Rise (M-H1) District with a maximum height of 18 metres and a maximum floor area ratio of 3.0. This site is currently developed with a five-storey mixed-use development (Avenue 33 building) and is adjacent to R-C2 parcels containing single-detached houses to the east. On 8 Dec 2014, during Council's approval of the application for this DC District, the site was also transferred from the South Calgary/Altadore Plan area into the Marda Loop Plan to manage the building height transition and built form articulation with adjacent low-density developments.

Ongoing redevelopment has occurred within the South Calgary community along 33 Avenue SW to the east of the subject site with buildings that are either occupied, under construction, approved or planned. A six-storey building is currently under construction at the corner of 16 Street SW and 33 Avenue SW (three blocks east of the subject site), also referred to as The Hudson building. The land use district for this site was approved by Council on 5 Oct 2020 (Bylaw 137D2020) for a Mixed-Use General (MU-1) District with a maximum height of 20 metres and a maximum floor area ratio of 3.5. The development permit (DP2021-4340) was approved on 28 Oct 2021.

The Harrison building site, at the corner of 18 Street SW and 33 Avenue SW (one block to the east of Avenue 33 Building), has been developed with a five-storey building. This parcel is designated as a Mixed-Use General (MU-1) District with a maximum height of 20 metres and a maximum floor area ratio of 3.0. Additional six-storey mixed-use buildings exist further west of

the subject site within the Marda Loop community such as The Shoppes of Marda Loop (one block west), and the Arc 33 and Courtyard 33 buildings which are located two blocks west of the subject site.

Community Peak Population Table

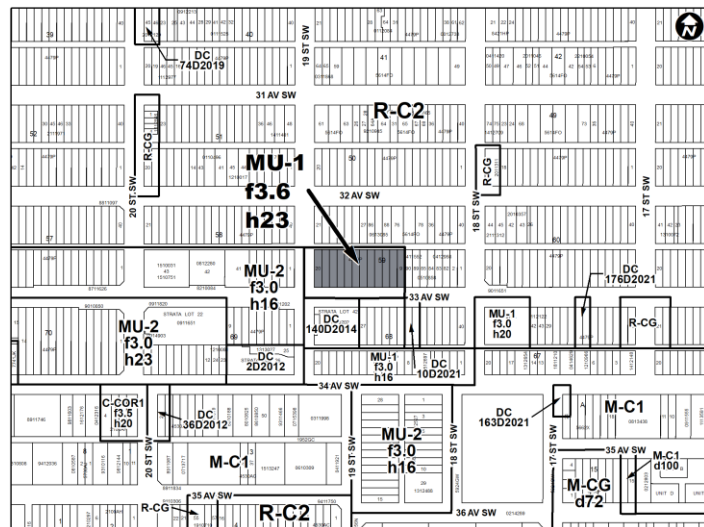
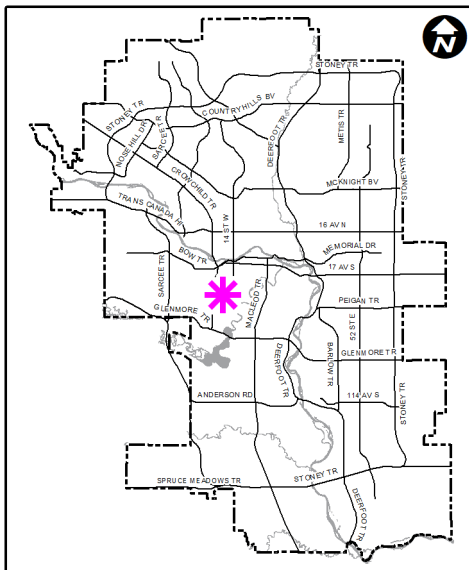
As identified below, the community of South Calgary reached its peak population in 2019.

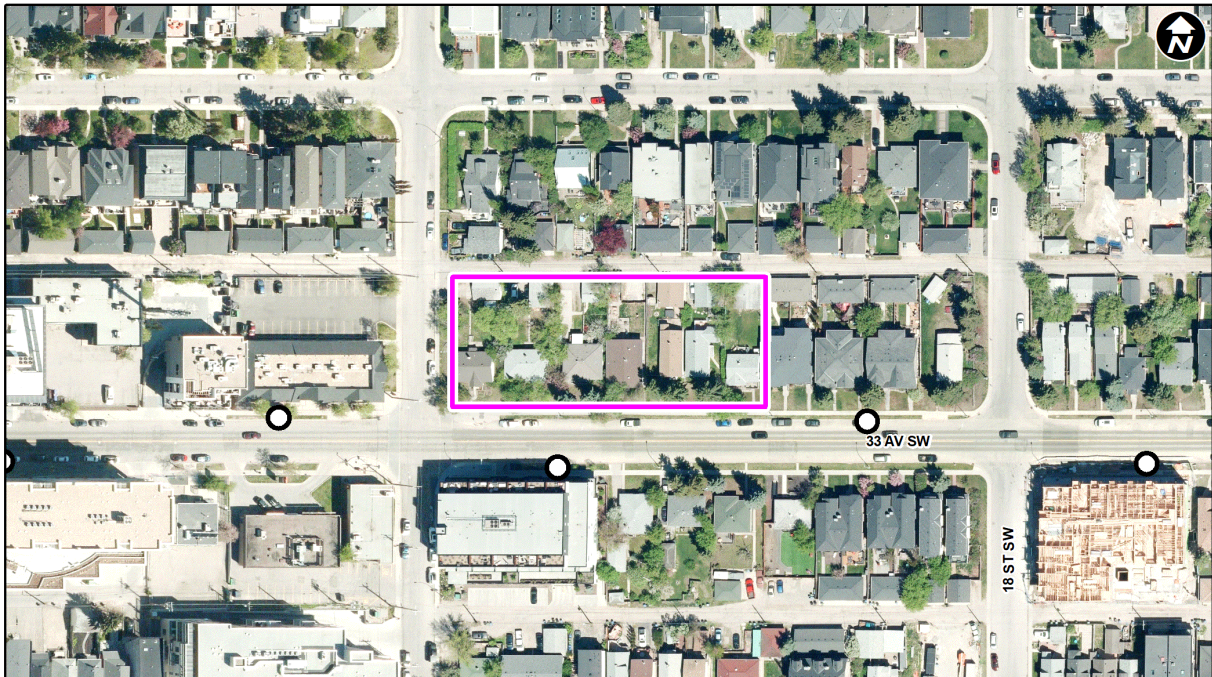
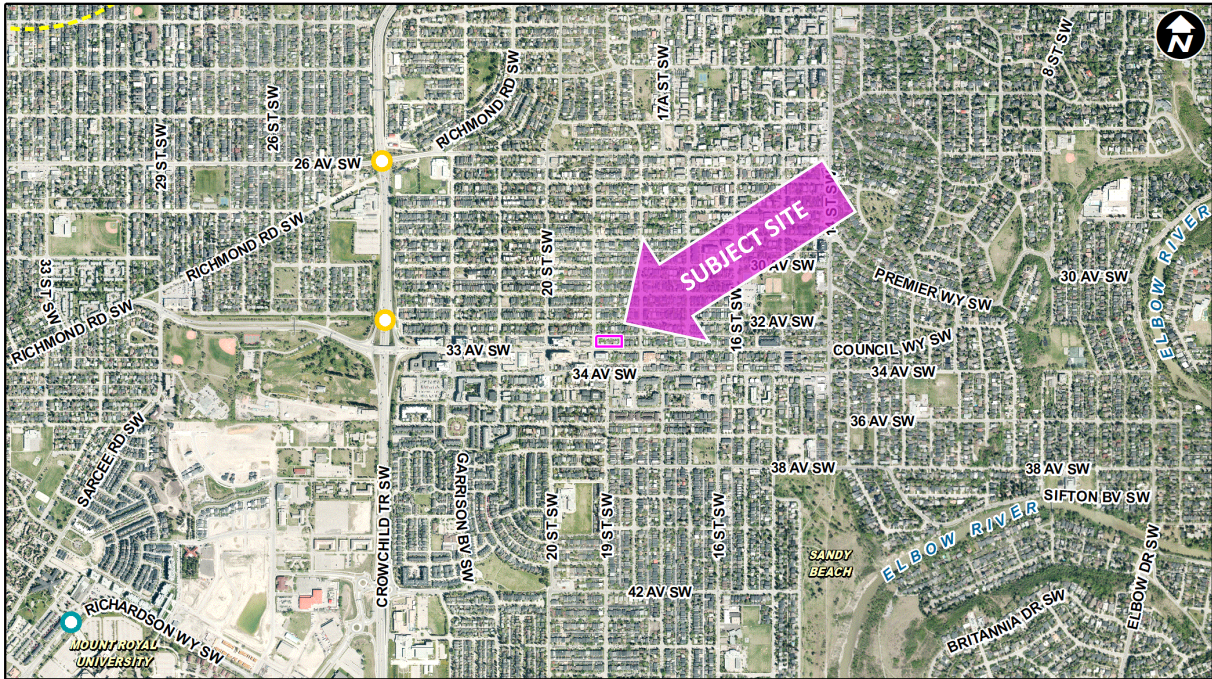
South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

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 Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, and duplex dwellings including secondary suites. The R-C2 District allows for a maximum building height of 10.0 metres (2-3 storeys) and a maximum of two dwelling units. Secondary suites are permitted within the R-C2 District.

The proposed Mixed-Use General (MU-1f3.6h23) District is intended to accommodate a mixed-use development comprising of commercial/retail/residential on the ground floor with residential dwelling units above at a maximum building height of 23.0 metres (up to 6-storeys). The proposed land use will allow for a maximum building floor area of approximately 12,493 square metres through a floor area ratio of 3.6.

The MU-1 District is designed to be adjacent to low density residential development with specific rules for setbacks and maximum height at the shared property line or lane. This district is intended to be located along commercial streets where both the residential and commercial uses are supported at-grade, facing the commercial street. The MU-1 District also responds to local area context by establishing maximum building heights for individual parcels.

Administration suggested to the applicant that they consider a maximum building height of 20 metres; however, the applicant indicated that it was not feasible due to the inherent slope challenges of the site and would negatively impact the ground floor commercial units. The applicant also noted that a reduction to 20 metres would limit the ability to maintain large setbacks and step-backs from the low-density residential interface at the north and east portions of the site.

Administration considered the applicant's rationale in concert with similar mixed-use buildings that have been approved along 33 Avenue SW and feel that an appropriate building design could be achieved at 23 metres if the subject site is transferred into a current local policy document that can better manage the future development/built form of the site (i.e., the Marda Loop Plan area).

The 23-metre height is measured from the lowest grade of the site (the southeast corner) to the highest point of the building when measured vertically. A policy amendment would enable building step-back and setback rules so that an appropriate transition from the neighbouring parcel to the east and rear lane are achieved. The application of considerable building step-backs between the floors (specifically between floors 1-4 and floors 4-6) to break up the massing will ensure that the scale of the building will not detract from the pedestrian feel at street-level. The significant step back of the top floor will eliminate its visibility from the pedestrian level.

In consideration of the applicant's design intent, the proposed project was reviewed by the Urban Design Review Panel (UDRP) for early comments on 2022 Dec 15. The UDRP supported the project and provided detailed suggestions for improvement at the development permit stage.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed MU-1f3.6h23 District will provide guidance for future site development including appropriate uses, building configuration, parcel coverage, building massing and height, landscaping, waste management 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:

- articulation of built form and physical separation from low-density residential sites,
- mitigating shadowing, overlooking, and privacy concerns to adjacent residential neighbour,
- integrating a Main Streets streetscape design along 33rd Avenue SW,
- ensuring a pedestrian-oriented built interface along both 33 Avenue SW and 19 Street SW, and
- the interface with the rear lane and access into the site.

Transportation

The site fronts onto 33 Avenue SW which is a Main Street corridor between Crowchild Trail SW and 14 Street SW. Pedestrian connectivity in the neighbourhood is provided through sidewalks on 33 Avenue SW and 19 Street SW.

The subject site is well-served by cycling infrastructure with existing on-street bicycle lanes on 20 Street SW, providing north-south connectivity into downtown and to the Glenmore Reservoir. The Main Streets project proposes east-west connectivity via a multi-use pathway on 34 Avenue SW.

The proposed development is located on the Primary Transit Network. Transit Stops for Route 7 (Marda Loop) and Route 22 (Richmond Road SW) are located on 33 Avenue SW within a one-minute walk of the subject site. The parcel is also 750m (13-minute walking distance) away from Transit Stop #3382 on Crowchild Trail with access to the BRT MAX Yellow (Route 304), providing Transit service to downtown and Mount Royal University.

Transit service to downtown, Mount Royal University, and 304 - Max Yellow Bus Rapid Transit stop on Crowchild Trail SW, are provided by local bus stops within less than one-minute walk of the subject site. Stops for westbound Route 7 (Marda Loop)/Route 22 (Richmond Road SW) and eastbound Route 7 (Marda Loop) are located on 33 Avenue SW approximately within 60 metres walking distance.

Vehicle access to the subject site would be provided from the rear lane. On-street parking is also available on both 33 Avenue SW and 19 Street SW. There are currently no parking restrictions adjacent to the subject site. The parcel is not located within an existing Residential Parking Permit (RPP) Zone.

A Transportation Impact Assessment (TIA) was provided along with the land use redesignation application. Key findings include the recommendation for a new Rectangular Rapid Flashing Beacon (RRFB) on the west leg of 19 Street and 33 Avenue SW to enhance the pedestrian crossing. New traffic signals remain unwarranted with future development volumes.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management are being reviewed in detail through 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site as being within the 'Developed Inner City Residential Area' as well as within 33 Avenue SW 'Neighbourhood Main Street'. The land use policies encourage low to moderate density increase that is consistent and compatible with the existing character of the neighbourhood. Infill redevelopments are anticipated within this area, and the MDP notes that such proposals be reviewed on their own merits, on a parcel-by-parcel basis. The MDP also provides direction for respecting and enhancing neighbourhood character by ensuring that infill developments complement the established character of the area and do not create dramatic contrasts in the physical development pattern.

As indicated on Map 2 of the MDP, 33 Avenue SW is also identified as part of the 'Primary Transit Network'. The MDP encourages grade-oriented housing, low scale apartments and mixed-use retail buildings within the Neighbourhood Main Street, with the highest densities occurring near transit stops and in locations where they merge with Activity Centres, other Main Streets, and Future Comprehensive Plan Areas identified through a local area planning process. An appropriate transition between the Neighbourhood Main Street and the adjacent residential areas should generally occur at a rear lane or public street. These transitions should be sensitive to the scale, form, and character of surrounding areas while still creating opportunities to enhance connectivity to the community.

The proposal aligns with the MDP policies that 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 Strategy (2022)

This application does not include any specific actions that address the objectives of [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

South Calgary/Altadore Area Redevelopment Plan (Statutory 1986) & Marda Loop Area Redevelopment Plan (Statutory 2014)

The site is subject to the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP) which identifies the site as 'Residential Conservation' land use classification (Map 2: Land Use Policy). This land use classification is for family-oriented low-profile infill developments in the form of single and semi-detached units, and duplex dwellings with built forms based on the R-C2 District.

Lands located to the west, including the adjacent parcel south of the subject site, fall within a boundary of the [Marda Loop Area Redevelopment Plan](#) (MLARP). The main elements that the MLARP addresses are:

- establishes a coherent and consistent vision for the area to guide its development and improvement;
- translates strategic policies from the Municipal Development Plan and Calgary Transportation Plan to the local area level;
- establishes a design and land use framework to achieve the vision;
- provides a clear design approach for new development, which will guide decision makers including Council, Calgary Planning Commission, Administration and the Subdivision & Development Appeal Board on Outline Plan/Land Use Amendment and Development Permit applications; and
- provides the basis on which development proposals will be evaluated.

Proposed Policy Amendments

To accommodate the proposal, Administration recommends adjusting the MLARP's boundary to include the subject lands. As a result, it is recommended that the South Calgary/Altadore ARP is amended to exclude these lands.

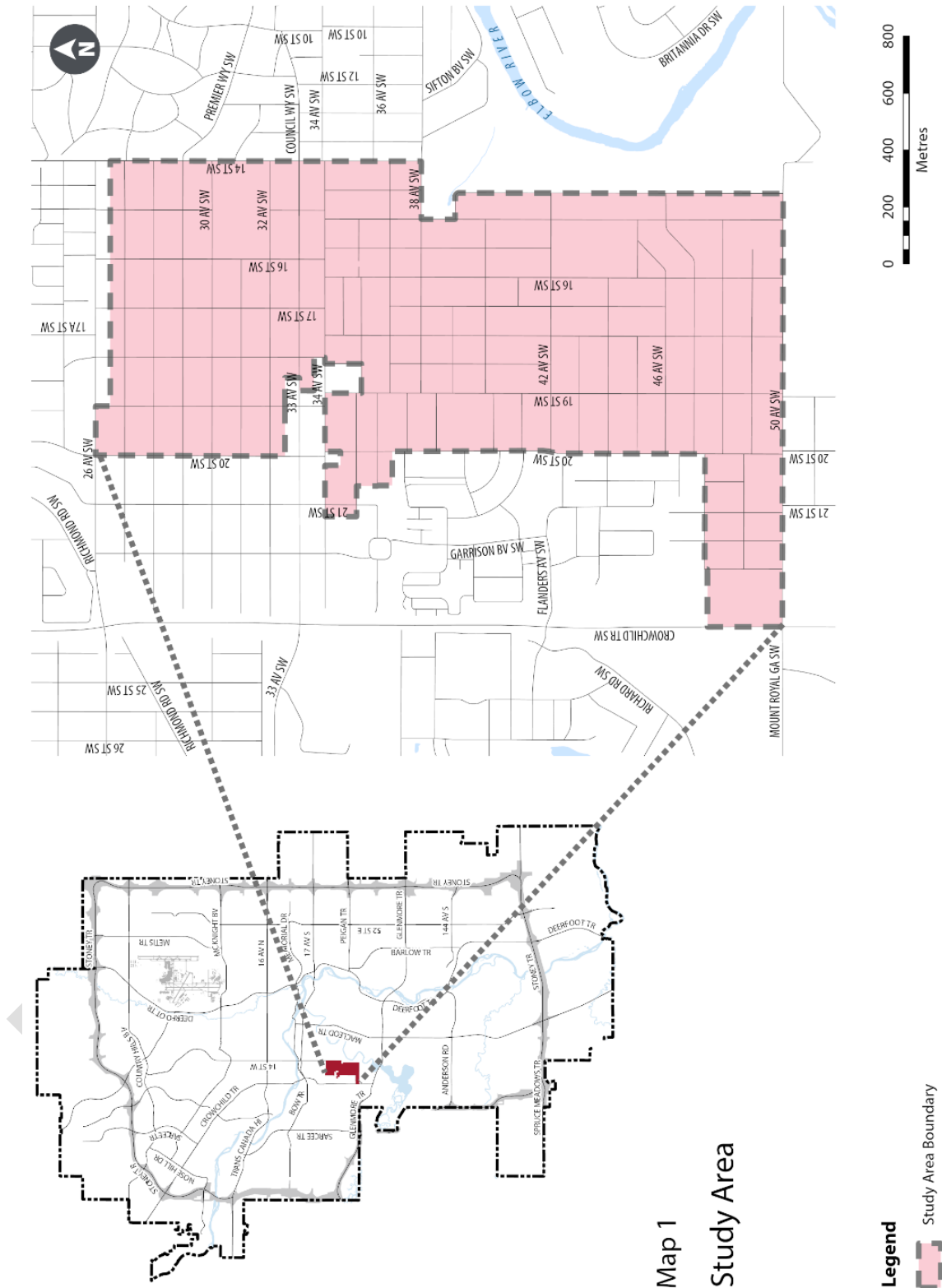
While Administration considered amending only the South Calgary/Altadore ARP, the expansion of the Marda Loop ARP's boundary to include this site is viewed as the most logical solution to accommodate this application. This is because the Marda Loop ARP, unlike the South Calgary/Altadore ARP, includes current and comprehensive policies intended to guide mixed-use redevelopment along the Main Street.

Proposed Amendments to the South Calgary/Altadore Area Redevelopment Plan

1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
 - a) Delete existing Map 1 entitled 'Study Area' and replace with revised Map 1 entitled 'Study Area' attached as Schedule "A".
 - b) Delete existing Map 2 entitled 'Land Use Policy' and replace with the revised Map 2 entitled 'Land Use Policy' attached as Schedule "B".
 - c) Delete existing Map 3 entitled 'Sites Requiring Implementation Action' and replace with Map 3 entitled 'Sites Requiring Implementation Action' attached as Schedule "C".
 - d) Delete existing Map 4 entitled 'Area School Facilities & Park / Open Space' and replace with revised Map 4 entitled 'Area School Facilities & Park / Open Space' attached as Schedule "D".
 - e) Delete existing Map 5 entitled 'Transportation System' and replace with revised Map 5 entitled 'Transportation System' attached as Schedule "E".

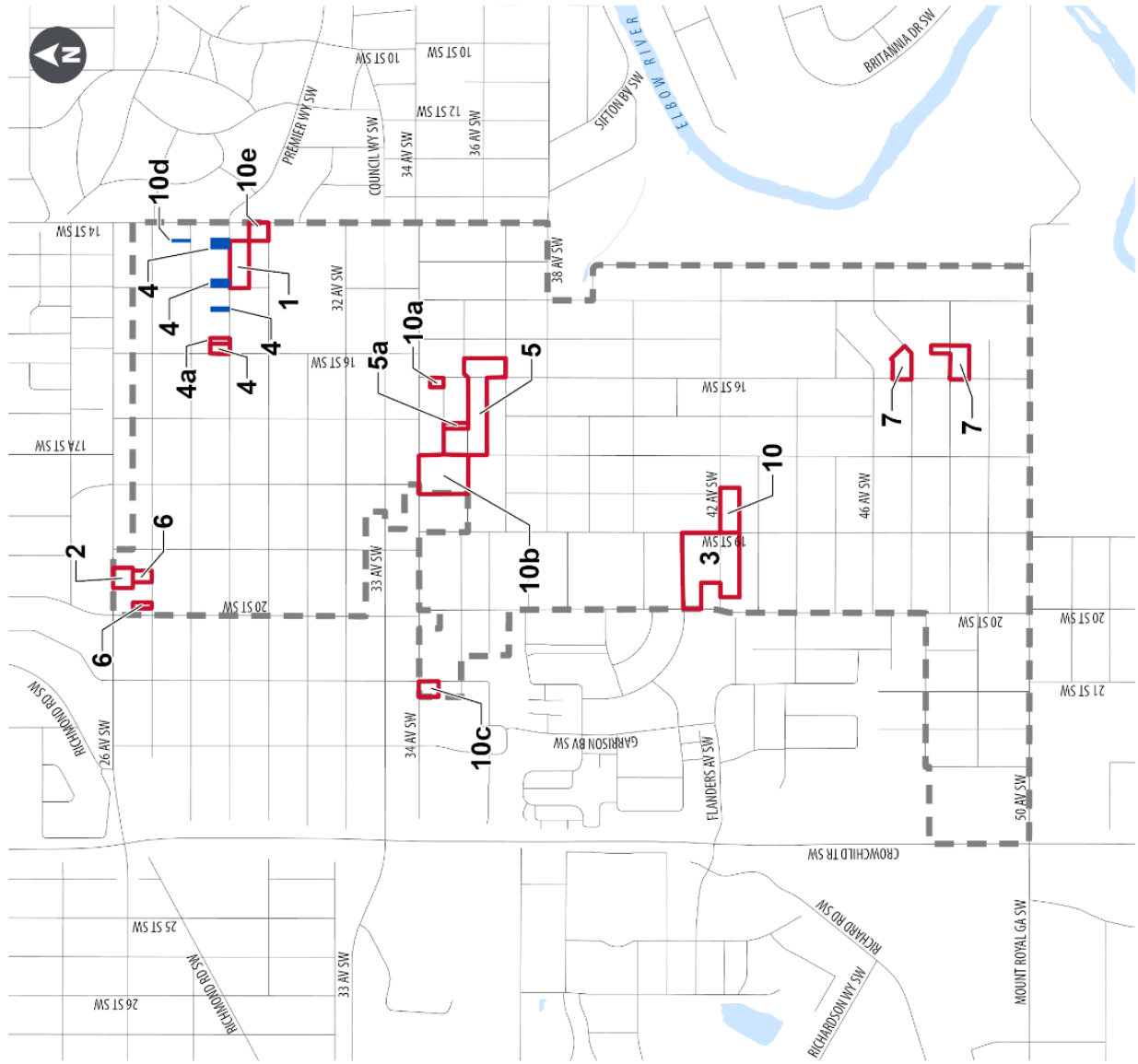
SCHEDULE A

Map 1: Study Area






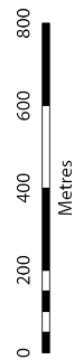
SCHEDULE C

Map 3: Sites Requiring Implementation Action



Map 3
Sites Requiring
Implementation Action

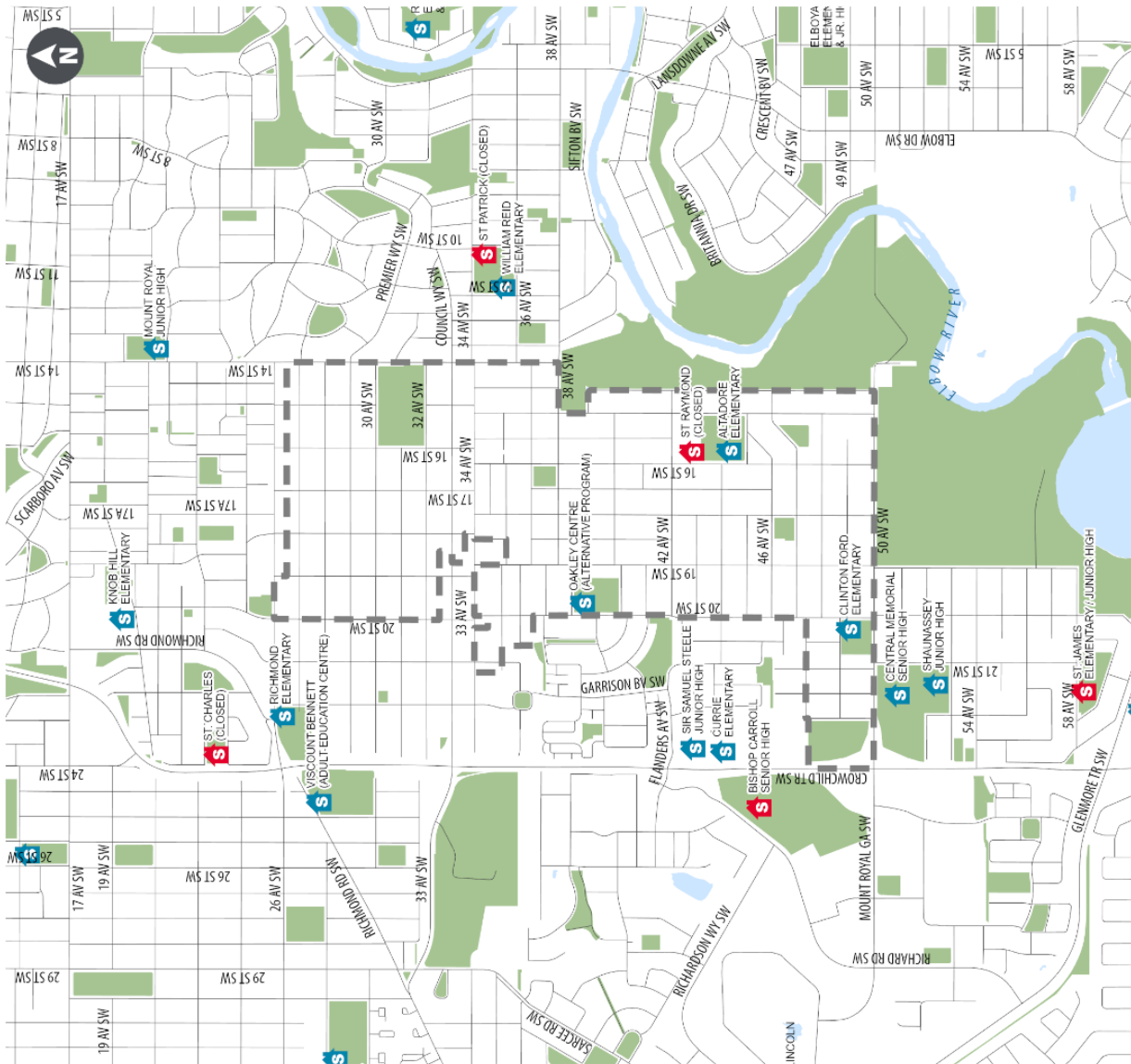
- Legend**
-  Study Area Boundary
 -  Site Number (See Action Required Sections 2.4.2 & 3.4.2)
 -  RM-4/75



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

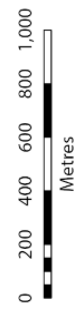
SCHEDULE D

Map 4: Area School Facilities & Park / Open Space



Map 4
Area School Facilities
& Park / Open Space

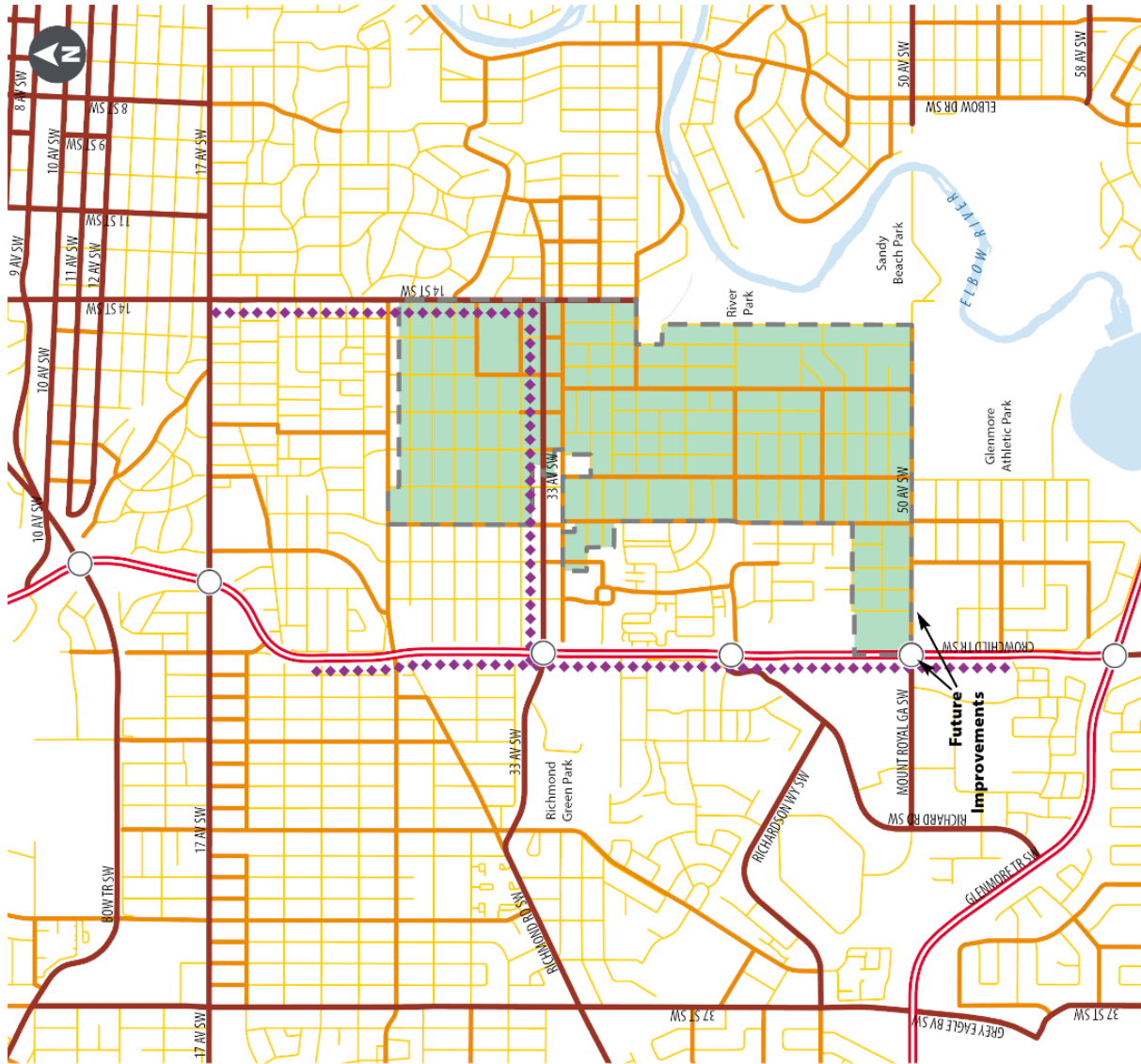
- Legend**
- Study Area Boundary
 - Calgary Board of Education
 - Separate School
 - Parks & Open Space



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

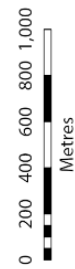
SCHEDULE E

Map 5: Transportation System



Map 5
Transportation System

- Legend**
- Study Area Boundary
 - Skeletal Road
 - Major Street
 - Collector Street
 - Local Road
 - Truck Route
 - Interchange



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

Proposed Amendments to the Marda Loop Area Redevelopment Plan

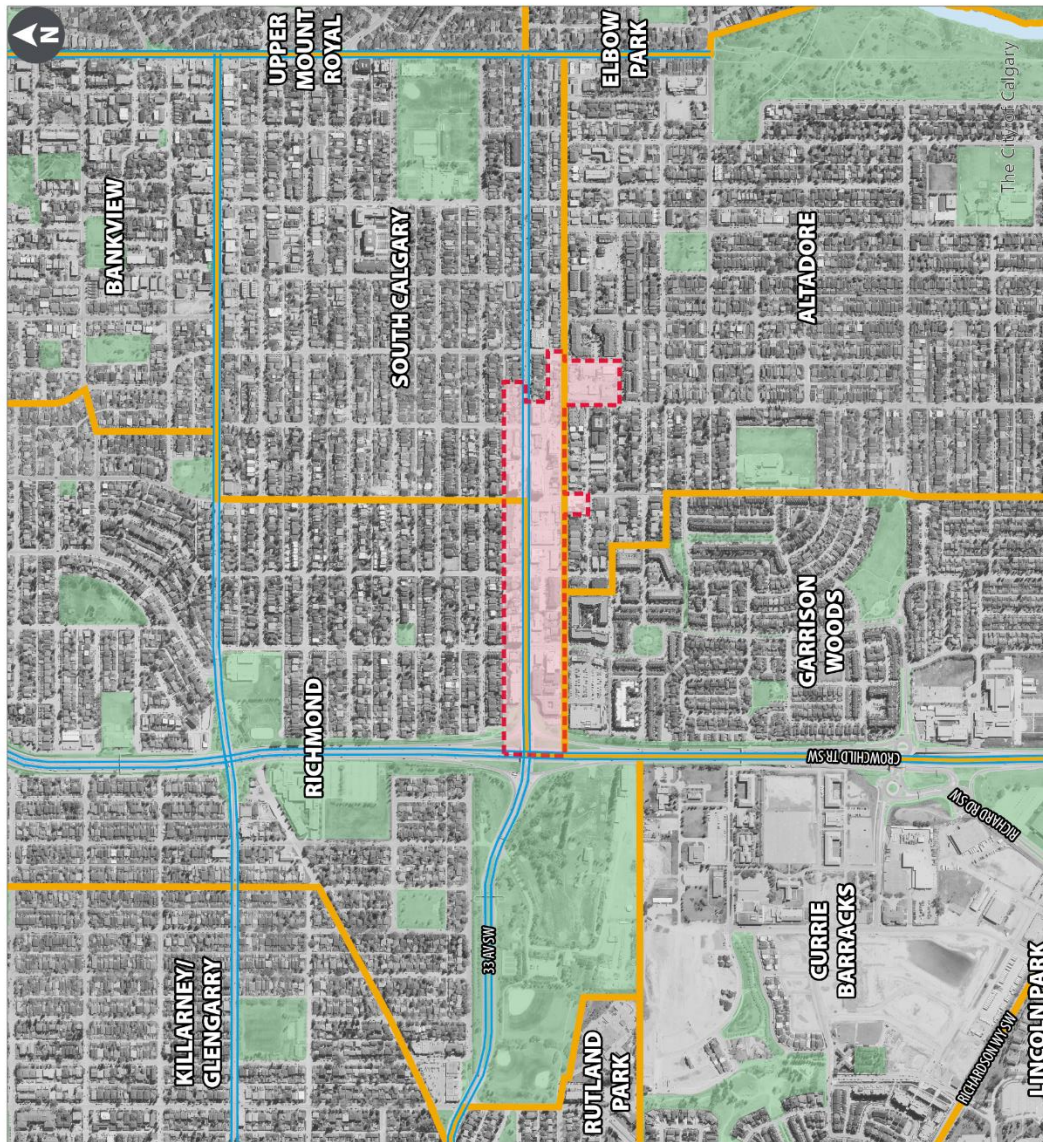
1. The Marda Loop Area Redevelopment Plan attached to and forming part of Bylaw 3P2014, as amended, is hereby further amended as follows:
 - a) Delete existing Map 1.1 entitled 'Plan Area Location and Boundary' and replace with the revised Map 1.1 entitled 'Plan Area Location and Boundary' attached as Schedule "A".
 - b) Delete existing Figure 1.1 entitled 'Air Photo' and replace with the revised Figure 1.1 entitled 'Air Photo' attached as Schedule "B".
 - c) Delete existing Map 1.2 entitled 'Existing Land Use' and replace with the revised Map 1.2 entitled 'Existing Land Use' attached as Schedule "C".
 - d) Delete existing Map 3.1 entitled 'Land Use Policy Areas' and replace with the revised Map 3.1 entitled 'Land Use Policy Areas' attached as Schedule "D".
 - e) Delete existing Map 4.1 entitled 'Public Realm' and replace with the revised Map 4.1 entitled 'Public Realm' attached as Schedule "E".
 - f) Delete existing Map 4.2 entitled 'Maximum Building Heights' and replace with the revised Map 4.2 entitled 'Maximum Building Heights' attached as Schedule "F".
 - g) In Section 4.2.2 Building Massing & Form, Policy 2, in the fourth bullet, at the end of the sentence add the following:

"along with design elements such as walkways, trees, planters, and art features."
 - h) In Section 4.2.4 Building Entry & Access, after Policy 1, add the following and renumber the subsequent policies accordingly:

"2. Slope adaptive design strategies (e.g. the use of gently sloped ramps combined with clear step placement, patios and planters, interior steps or ramps) should be applied to accommodate any grade changes and provide a seamless transition between the public sidewalk and the building frontage."
 - i) Delete existing Map 5.1 entitled 'Mobility' and replace with the revised Map 5.1 entitled 'Mobility' attached as Schedule "G".

SCHEDULE A

Map 1.1: Plan Area Location and Boundary

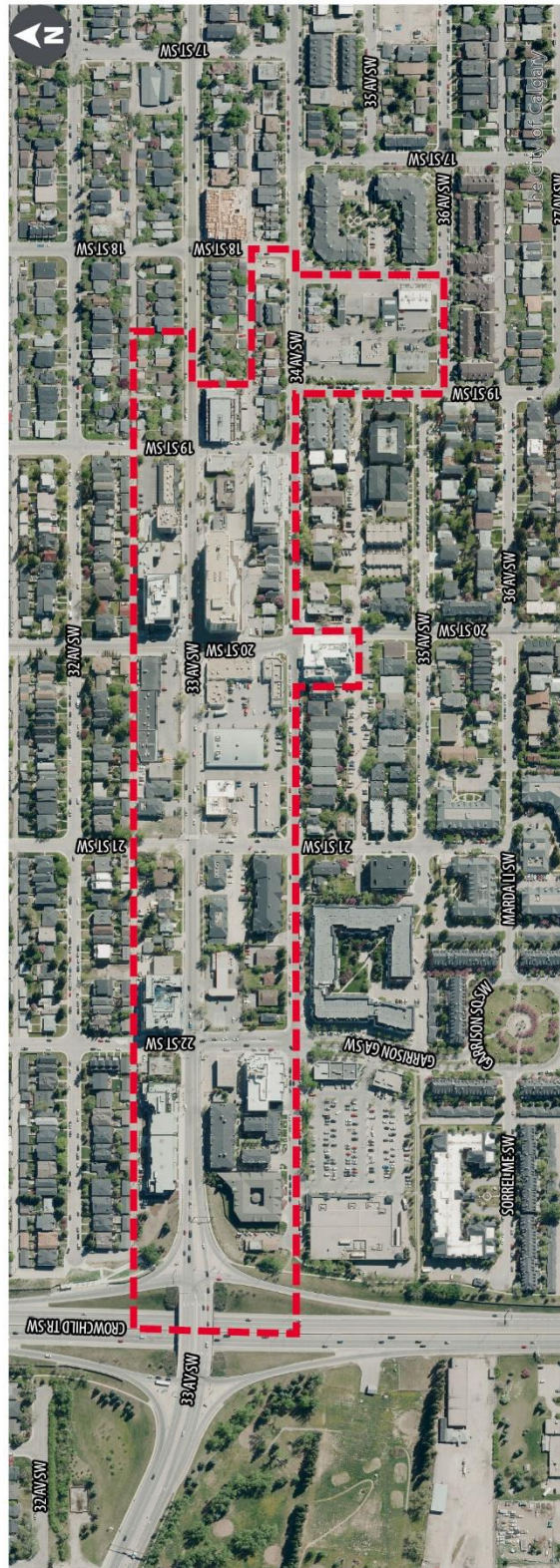


- Legend**
- Major Road
 - Community Boundary
 - Parks & Open Space

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

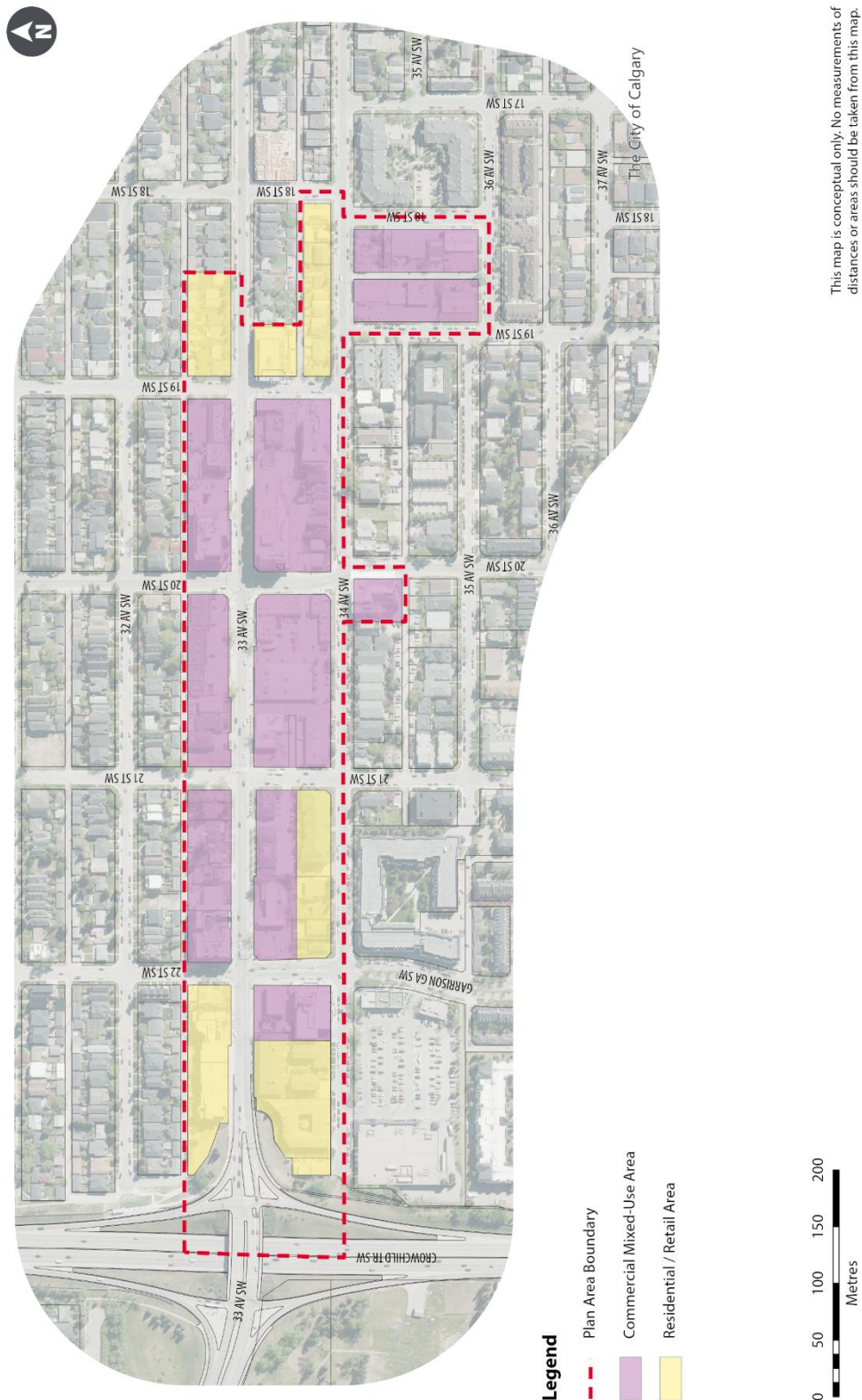
SCHEDULE B

Figure 1.1: Air Photo



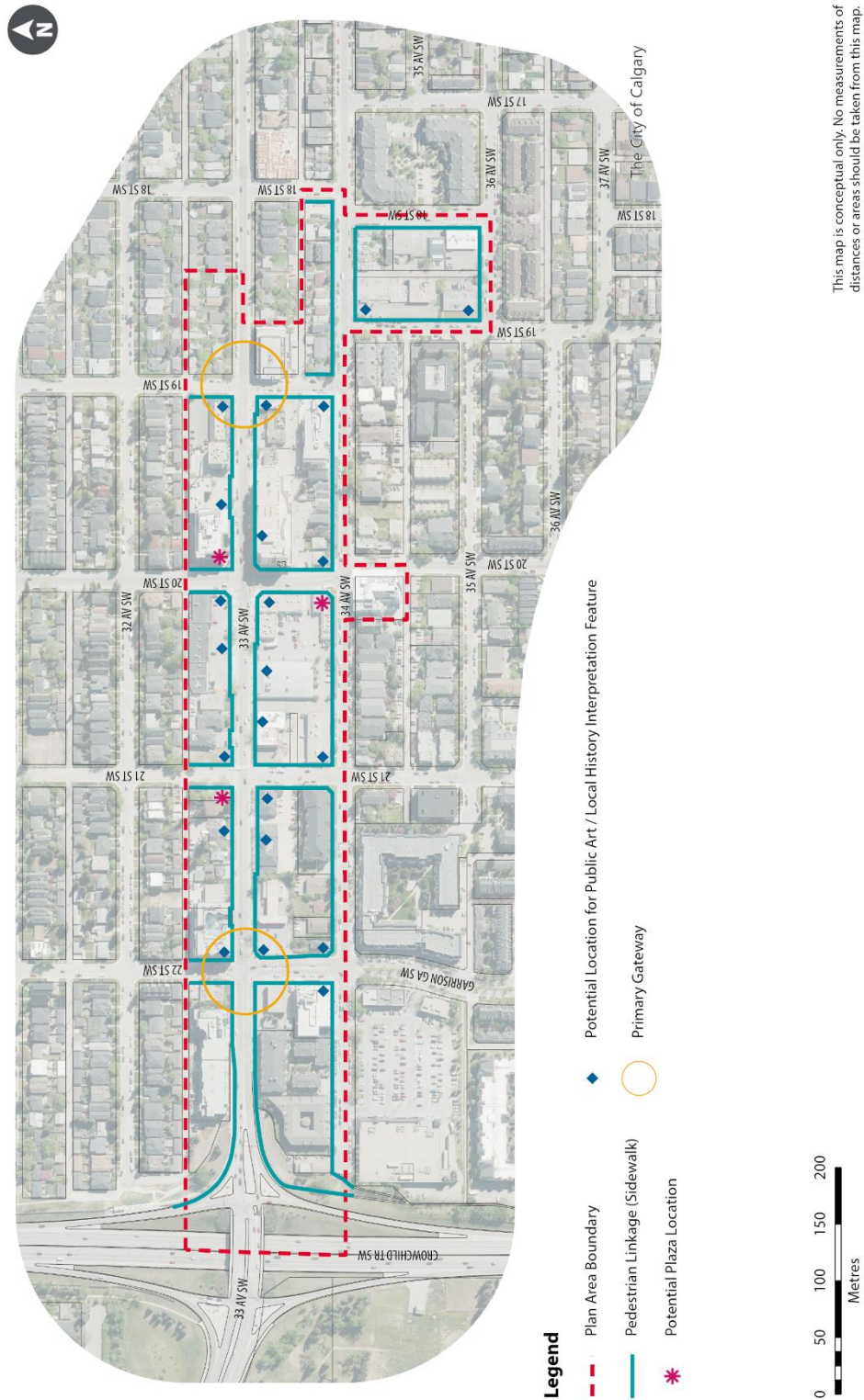
SCHEDULE D

Map 3.1: Land Use Policy Areas



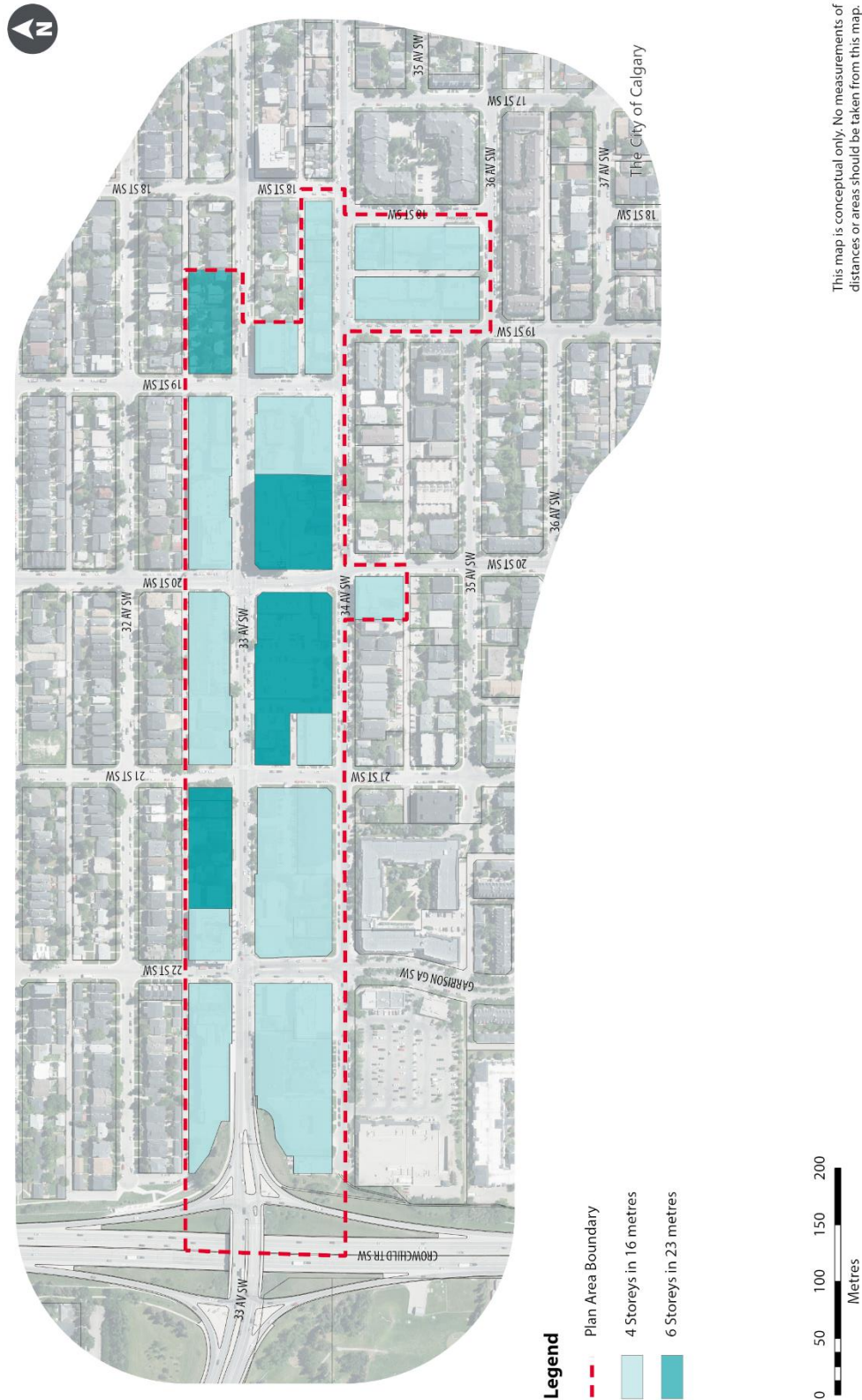
SCHEDULE E

Map 4.1: Public Realm



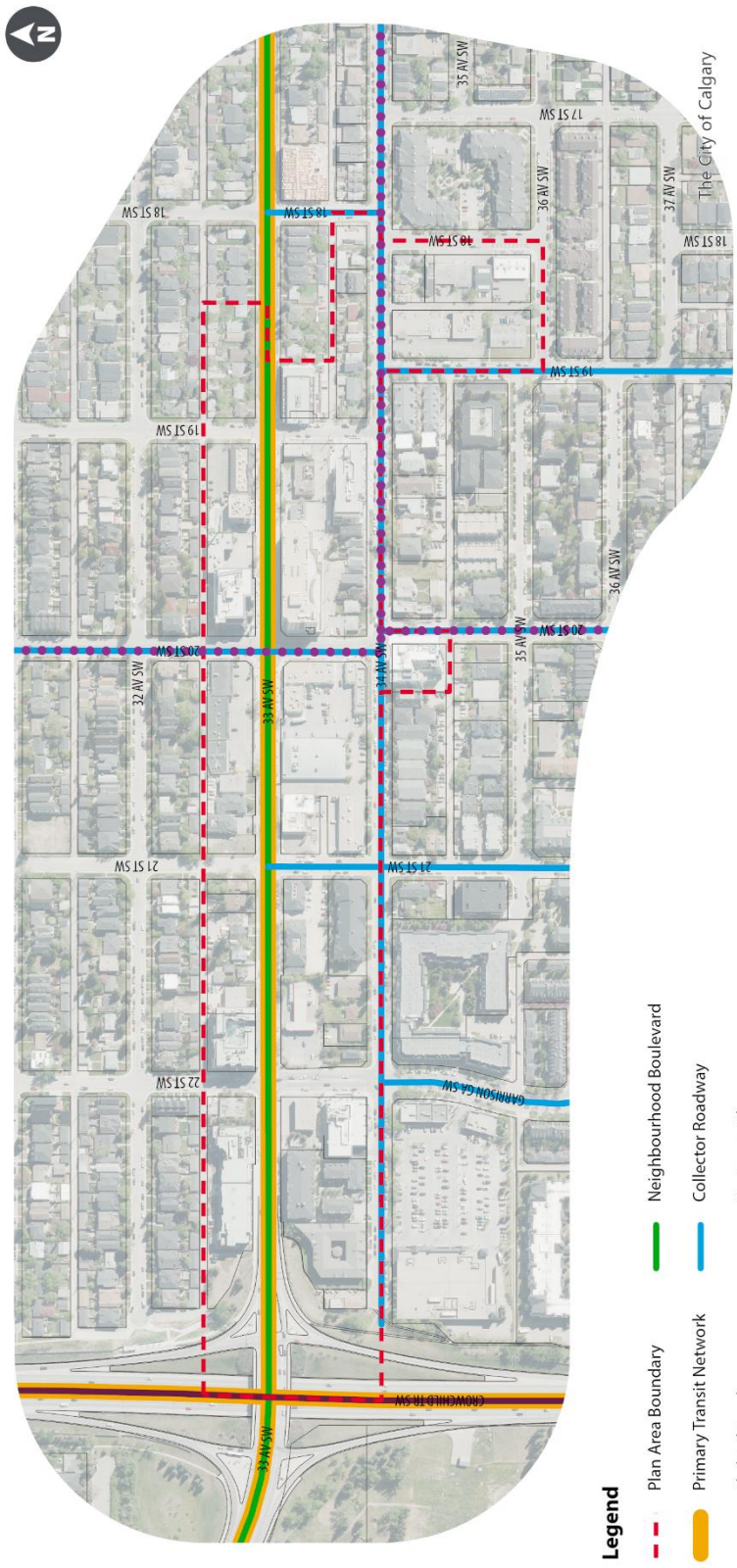
SCHEDULE F

Map 4.2: Maximum Building Heights



SCHEDULE G

Map 5.1: Mobility



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

Applicant Submission

sarinahomes

ITEM #2

Sarina Developments Ltd.
1861 17 Ave SW
Calgary AB T2T 5W3
T: 403-249-8003
info@sarinahomes.ca

28 October 2022

Applicant's Submission

Municipal Address	1918-1940 33 rd Avenue S.W.
Applicant	Sarina Homes
Community	South Calgary (Marda Loop)
Application	LOC2022-0131
From	R-C2
To	MU-1f3.6h23

Application Summary

This proposal is to re-designate 7 lots located at 1918-1940 33rd Avenue S.W. from R-C2 to MU-1 f3.6h23 that would allow for a multi-family residential development including:

- Up to five levels of residential units above grade, above Commercial and Residential Uses on the Ground Floor
- One level of underground parkade
- A maximum FAR of 3.6 and height of 23.0m

Site Context

The project is located on the Northeastern corner of 33 Avenue and 19 Street SW, within the area identified for both the 33/34 Avenue Main Streets Streetscape Master Plan and the 33/34 Avenue Main Streets Land Use Planning projects and within the South Calgary/Altadore ARP (SCAARP) area.

Throughout the design development process, our goal is to ensure that the project is integrated in a way that is sensitive to the transition from medium to lower density residential uses.

The project will propose siting and massing solutions that are responsive to the site, utilizing design strategies that provide key transitions to the surrounding context while maintaining important urban street edges. Commercial units on the ground floor will activate the street while a series of carefully considered design layers, including landscaping elements, can provide both an element of privacy and enhance the pedestrian experience.

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The goal of this project is to add residential and commercial density to a very walkable community that is well supported by transit access. This added density will serve to support local businesses that are found in the community scale commercial hubs located in close proximity to the project. In addition, the site also has excellent transit connectivity.

This project integrates many of the intended outcomes of the MDP such as building vibrant, transit supportive activity centers and corridors, and the promotion of urban design which contributes to high quality living environments in pedestrian friendly communities.

Pertinent Policy Interaction and ARP Amendment

The site currently falls under the SCAARP and we may require an amendment to the ARP in order to allow for medium density residential development on the specific parcels if required. While the SCAARP does not identify our specific site as an area for medium density re-development, this type of densification is strongly supported by the density targets that are currently being set by the MDP and facilitated via the Main Streets Initiative.

Although this project falls outside of the Marda Loop ARP (MLARP), many of the design elements will be incorporated from the building and site design guidelines outlined in the MLARP.

With the interaction of the SCAARP, the Main Streets Initiative and the nearby MLARP, it is clear that there will be many policies influencing our proposed re-development. We believe that both the location and scale of this project represent thoughtful densification and will add significant value to the community.

This project aligns with the SCAARP in the following ways:

- Appropriate redevelopment that provides the opportunity for a variety of population age groups, household types and incomes to reside in the area
- Medium density development located around activity nodes (commercial areas) and along major roads in the area

While this project does meet some of the goals of the SCAARP, we believe it is important to note that the SCAARP is a relatively dated document that does not fully capture the development path that has been seen in the area over the last 10 years. The 33/34 Avenue SW Main Streets Initiative launched in February 2018 (initial community visioning in 2015); this project is aligned with the Initiative both in timing and goals – encouraging a vibrant public realm, with a variety of small business, increasing housing choice.

This development proposal aims to align with the City of Calgary Main Streets Initiative and Municipal Development Plan (MDP) in the following areas:

- Create a vibrant public realm
- Provide a variety of retail & small business
- Provide innovation in consumer housing choices
- Build Character of community space
- Increased intensity of mixed uses
- Foster continuous and sensitive community evolution

Public Engagement

Sarina has engaged the MLCA, MLBIA and the local Councillor's Office in a number of planning conversations to date. Sarina has also engaged the City of Calgary in a Land Use pre-application (PE2022-00981) as well as in a number of general conversations.

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Sarina has retained the services of a Consultant Engagement Consultant, Hive Developments, and in partnership has used the following tools in their engagement process:

- On-site signage – sandwich boards
- Postcards – distributed to half block radius
- Direct Neighbour in-person engagement sessions
- Online Open House
- Marda Gras pop up booth
- What We Heard Reports
- Direct emails
- Website

Conclusion

Sarina's intention is to utilize feedback and time submission of a Development Permit application to obtain DTR comments prior to the Public Hearing of Council for the Land Use Amendment in order to provide both the City and the community with confidence that Sarina intends to build a development that is reflective of the discussions and suggestions that have come from all stakeholders, including the Ward 8 Councillor's office, MLBIA, MLCA, City Administration and neighbours.

Through thoughtful design, comprehensive stakeholder engagement and a consistent planning approach, we believe that this project will be able to deliver the greatest benefit to the community and will serve as a prime example of conscious re-development and densification in the City.

Yours Sincerely,



Max Parish

Development Manager, Sarina Homes

max.parish@sarinahomes.ca

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ZONING RATIONALE (HEIGHT)

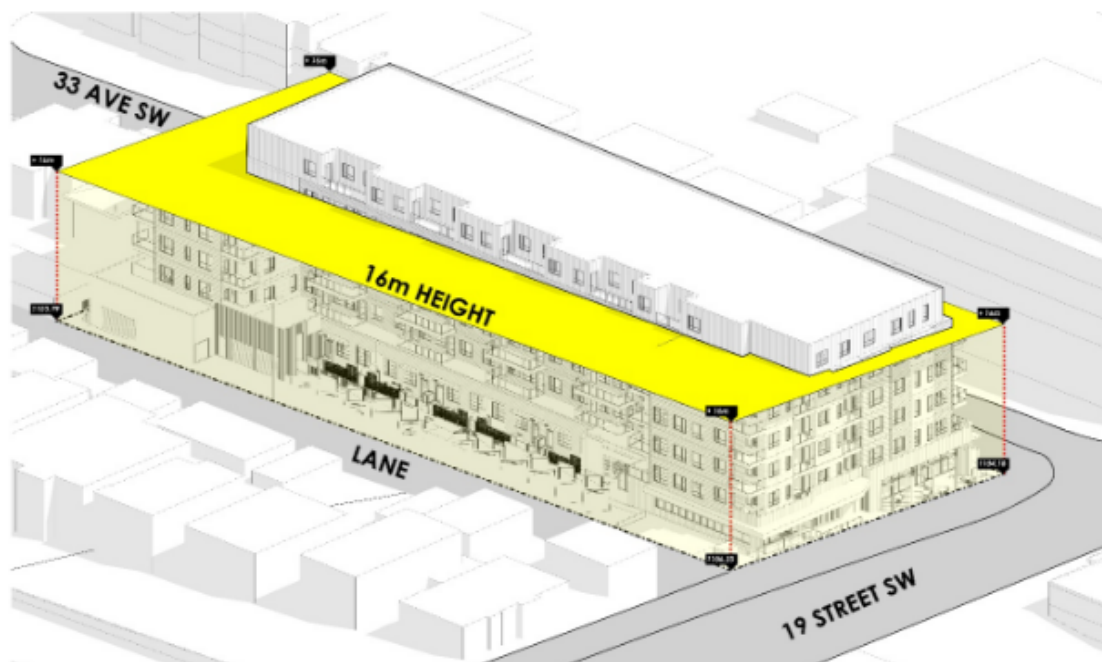
As shown through our extensive engagement and design process, the proposed design of this site is responding to the surrounding context through measures such as setbacks, stepbacks, building articulation, and Live/Work-unit transition on the Ground Floor.

- Specific building design considerations.
 - Through engagement feedback and careful considerations, several key urban design aspects have been applied to the proposed massing of the building.
 - Significant setbacks and step-backs (emphasis on the lane & east neighbor) and around the building provides a sensitive response and gentle transition to adjacent lower-profile buildings.
 - A slope adaptive commercial edge & residential entry edge is provided along 33rd Ave SW and 19th St SW to encourage sidewalk, pedestrian, and edge connections.
 - The gathering spaces, with proposed site furnishings in front of the commercial spaces at the corner of 33rd Ave SW and 19th St SW will provide vibrancy to the public realm and activate the street frontage along 33rd Ave SW.
 - Significant glazing and finer massing details will be provided along the commercial edges at the DP stage.

HEIGHT

- The building reads 15m on the setback NW corner, with much of the building under 16m, as illustrated:

Image 1: NW perspective, under 16m



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Image 2: West elevation, 16m and 23m

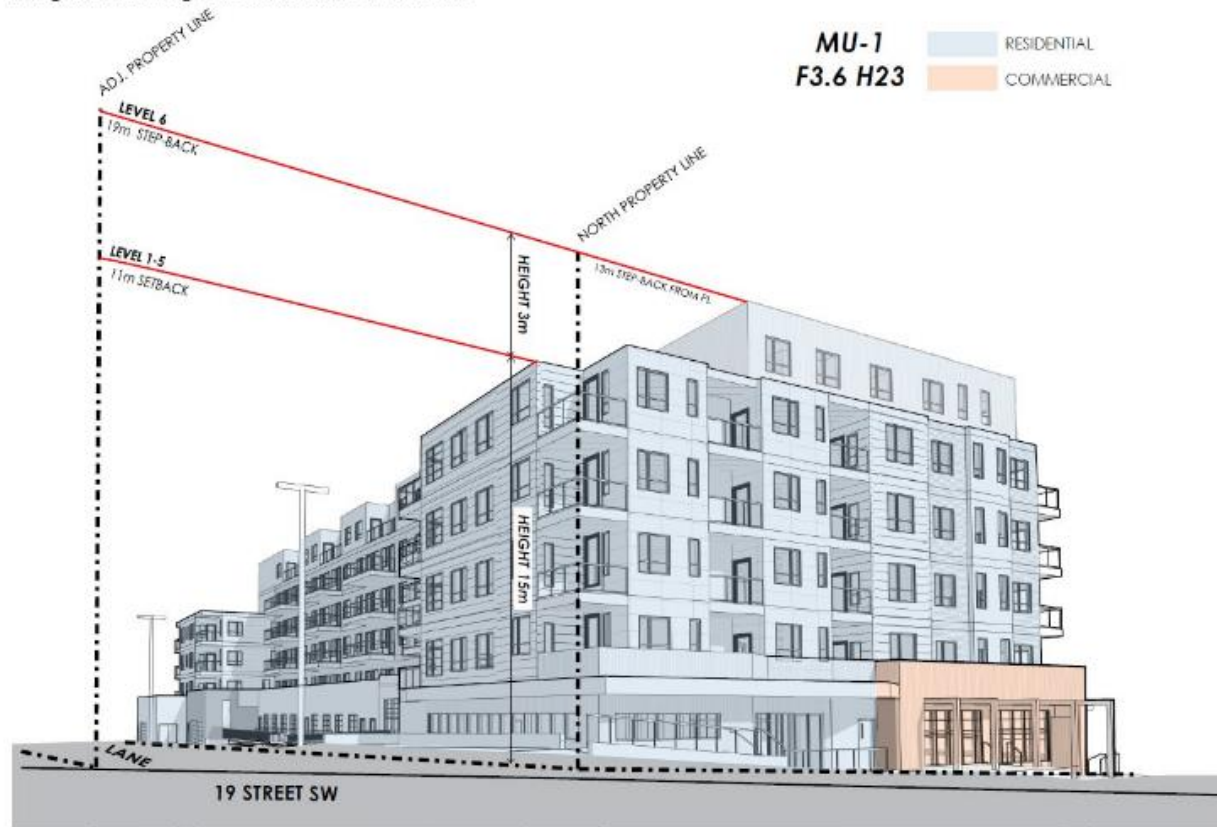


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HEIGHT TRANSITION

- North
 - Levels 1-5: Approx. 15m height and 11m setback from adjacent PL
 - Level 6: Approx. 18m height and 19m setback from adjacent PL

Image 3: NW height transitions and setbacks

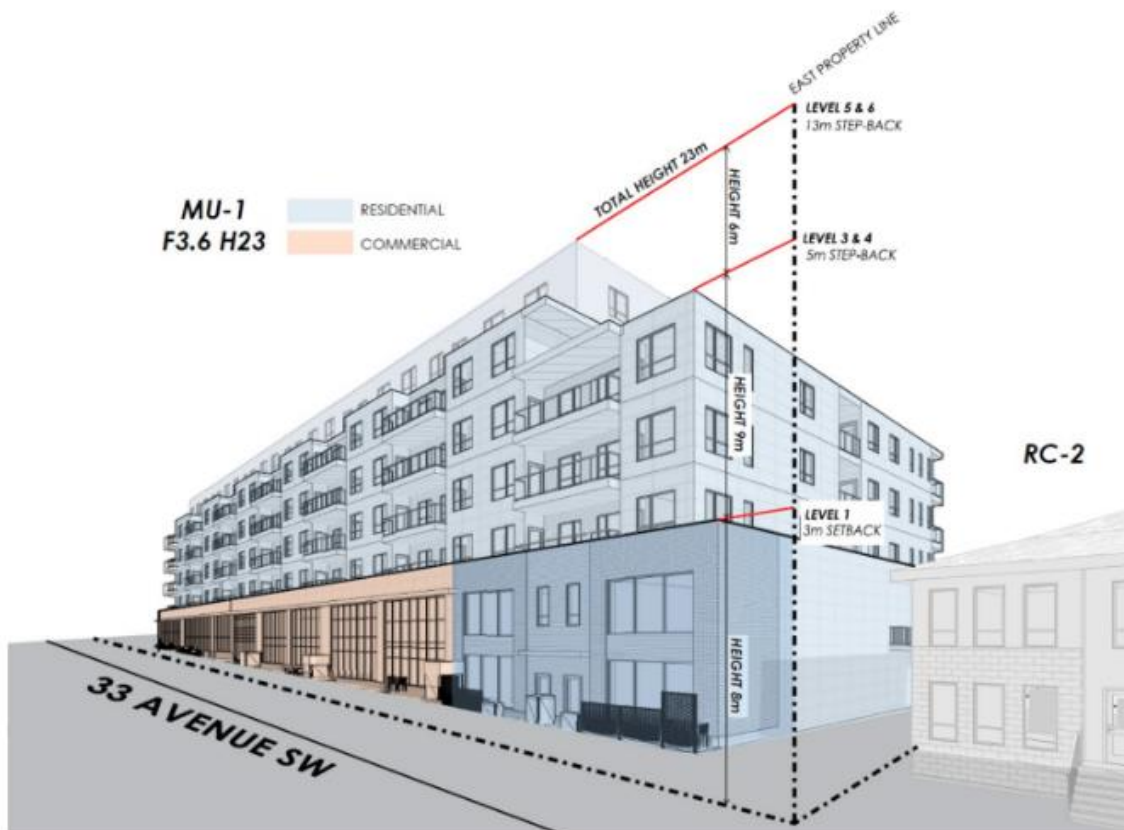


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- East
 - Level 1: 3m setback from East PL to our neighbour Sam
 - Levels 2-4: additional 5m stepback (8m from East PL)
 - Levels 5 & 6: additional 13m stepback (21m from East PL)

Image 4: SE height transitions and setbacks



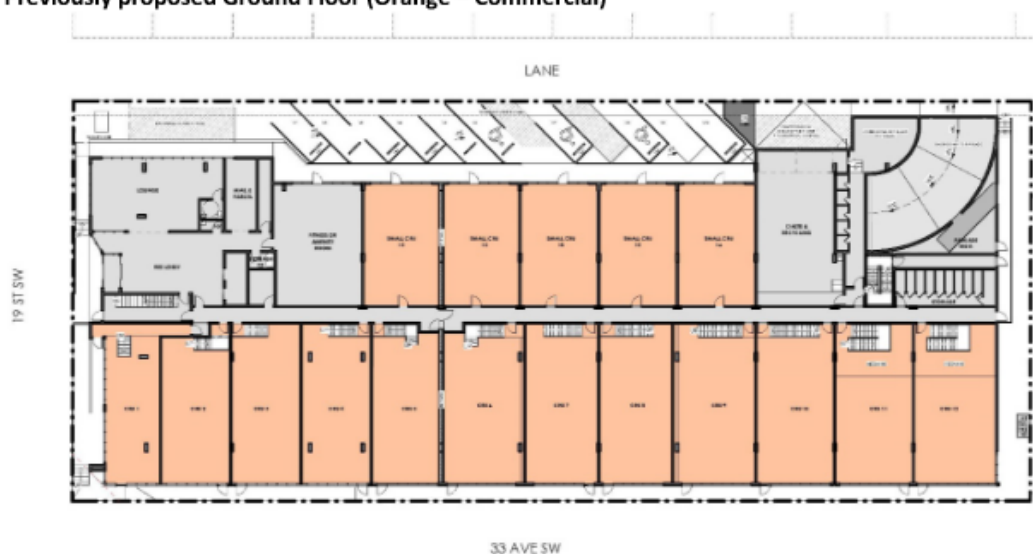
- Additionally, Level 6 will be stepped back to the South (33rd Ave SW), reinforcing the pedestrian scale and maintaining a sense of openness on the Avenue.

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20m CONSIDERATION

- Responding to engagement feedback and careful design considerations, Sarina has test-fitted many building typologies at various heights. At 20m, a building would max out at 5 storeys (largely due to the additional height required at Ground Floor for Commercial, and adapting to the slope). To maintain large setbacks/stepbacks to the North and East neighbours, and a reduced building footprint, at 5 storeys the project becomes unfeasible, only being feasible if the building were to be ballooned out to the North and East, which has negative impacts to neighbours, Urban design and no parking to the rear of site, contributing to alleviation of parking issues in the area. A building of such scale would require additional residential to the rear in ballooning the footprint to the North, and to do so, the desired depths of 33rd Ave Commercial units of 50 feet can't be accommodated, only residential depths in the 30 foot range i.e. a building falling under 6 storeys isn't feasible with a Commercial component along the 33rd Ave SW Main Street.
- Through engagement, we have found Commercial is generally desired on 33rd Ave SW by neighbours, and the MLBIA support letter notes:
 - *"We support the inclusion of ground floor commercial as it completes the "fourth corner" of the 33rd Avenue/19th Street SW intersection and is adjacent to the existing Marda Loop business district."*
- Laneway Commercial was initially proposed for the rear and also all along 33rd Ave SW (i.e. also adjacent to the East neighbour) – we have revised rear units to Residential (and set them back further) and adapted the Eastern most CRU's on 33rd Ave SW to Live/Work units, softening transitions to neighbours:

Image 5: Previously proposed Ground Floor (Orange – Commercial)



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Image 6: Currently proposed Ground Floor (Orange – Commercial, Blue – Residential)



SHADOWING

- Care and consideration of shadowing behind and beside the project has driven a large part of revised design, reducing shadowing impact to backyards of North and East neighbours as can be seen in comparing the following shadow studies:

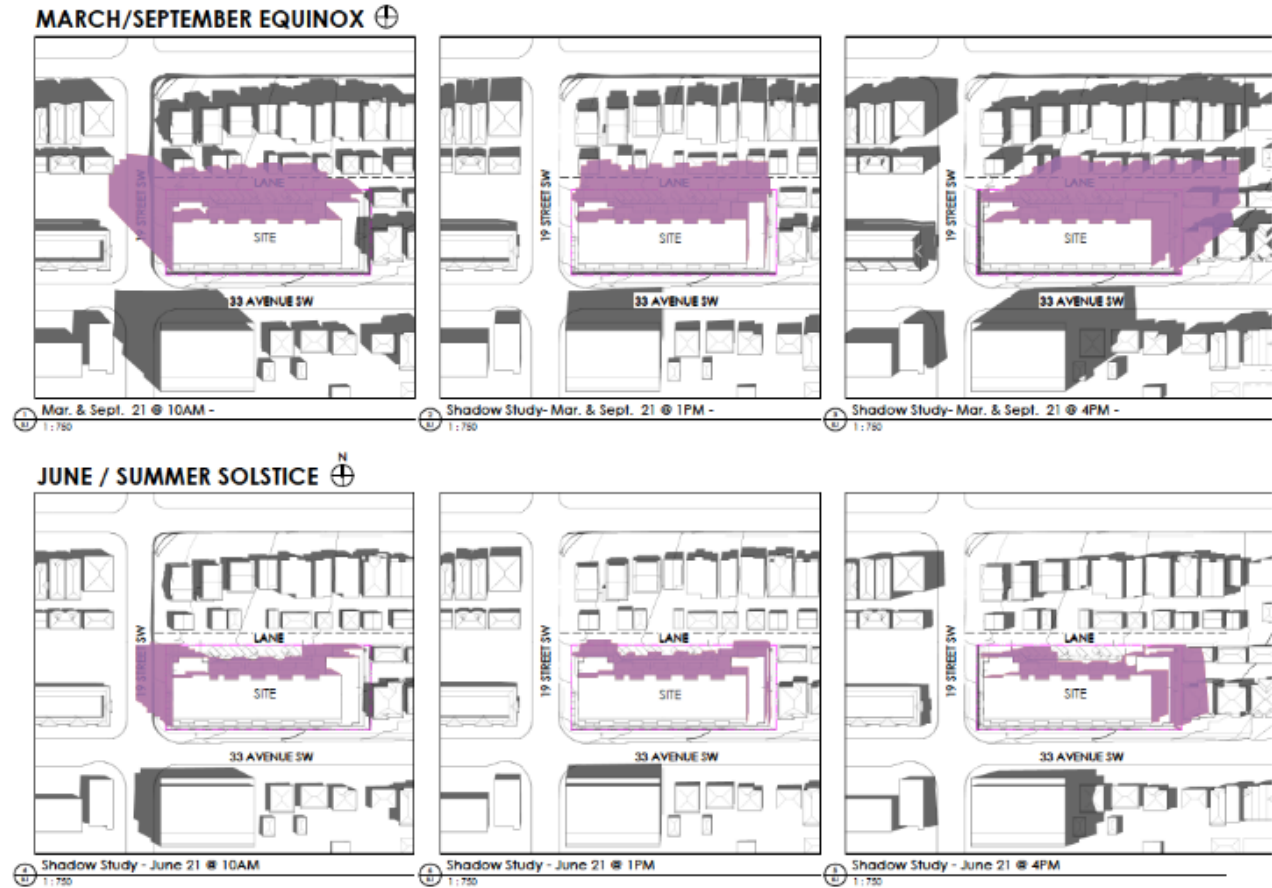


Image 7: Previously proposed shadows (MU-1f4.0h26)



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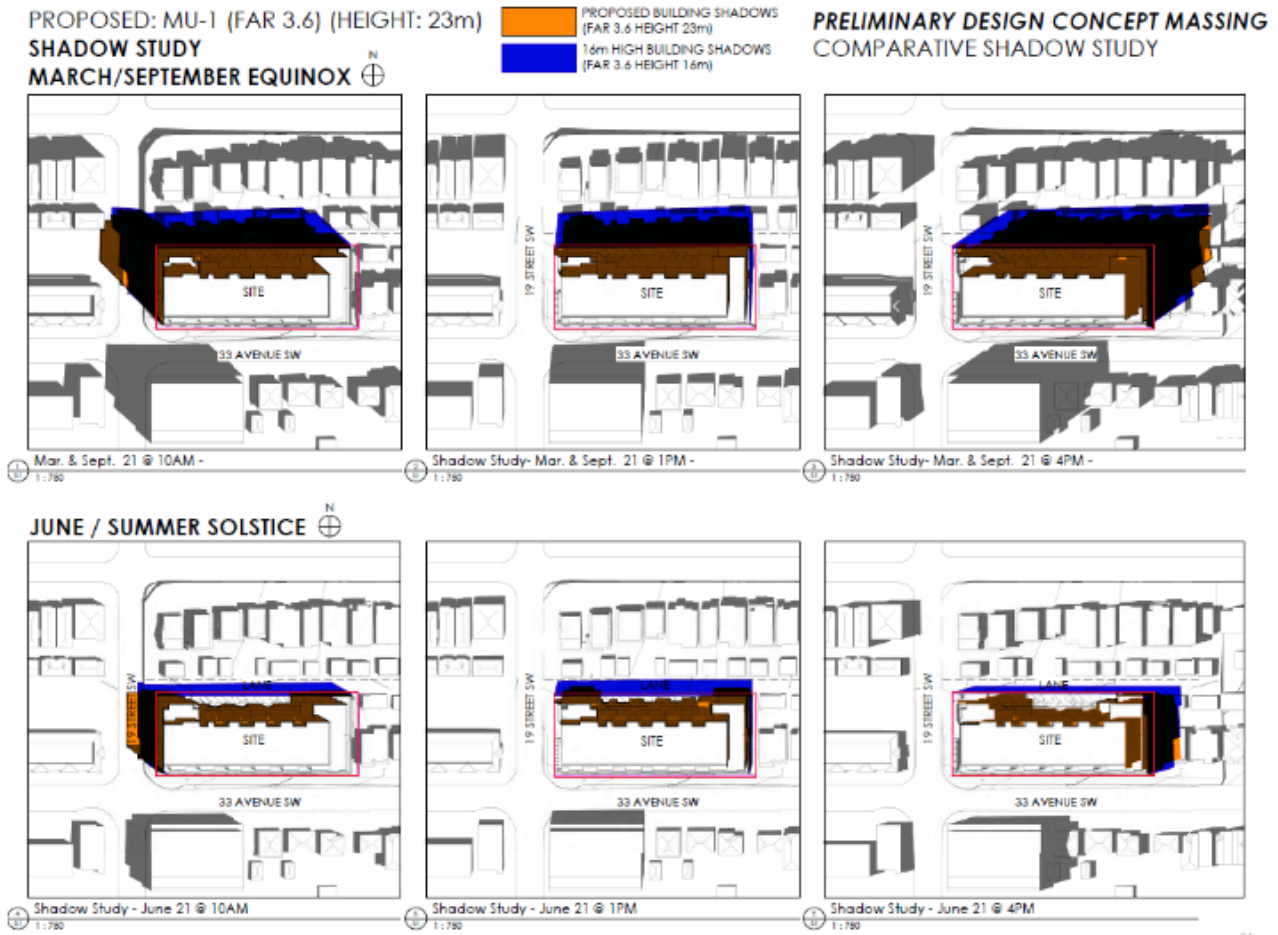
Image 8: Currently proposed shadows (MU-1f3.6h23)



- Further, Image 9 shows the overlay of a 16m massed building to our current proposal – the blue (16m shadow) dominates the shadows, with the orange (current proposal) having reduced impact in most areas, and a thin protruding slither only for portions of the day i.e. a boxed out 16m massed building casts a more impactful shadow to neighbours than our carefully carved 23m proposal



Image 9: 16m massed building shadow vs currently proposed shadows (MU-1f3.6h23)



SURROUNDING CONTEXT

- It is important to note that developments of this overall scale are not unprecedented in this area. As can be seen in Image 10, 6 storey buildings already exist along 33rd Ave SW, or are in the process of being built. The scale of this proposal is in line with Hudson, CY33 and Arc33. Note also that 6 storeys are the highest point of the building, and developments do not typically have uniform height throughout, but often vary due to required and discretionary setbacks.



Image 10: Existing Marda Loop building scale

EXISTING SITE CONDITIONS_NEIGHBOURHOOD CONTEXT



Applicant Outreach Summary

DECEMBER 2022

COMMUNITY ENGAGEMENT REPORT

A MIXED-USE MULTI-RESIDENTIAL
PROJECT BY SARINA HOMES

"1900"



Prepared by: Hive Developments
Public Engagement & Planning Team

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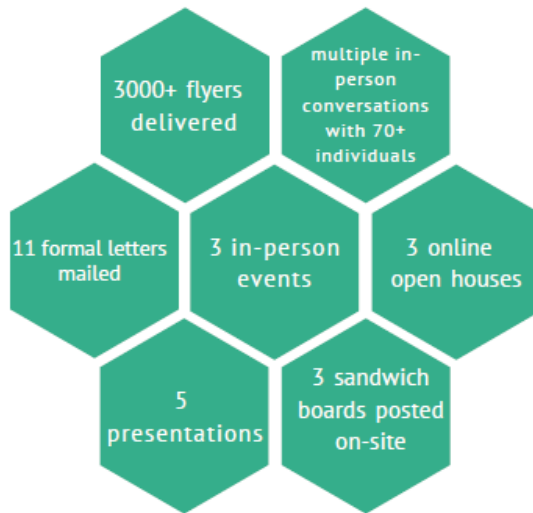


I. ENGAGEMENT PROCESS



04

PROCESS AT A GLANCE

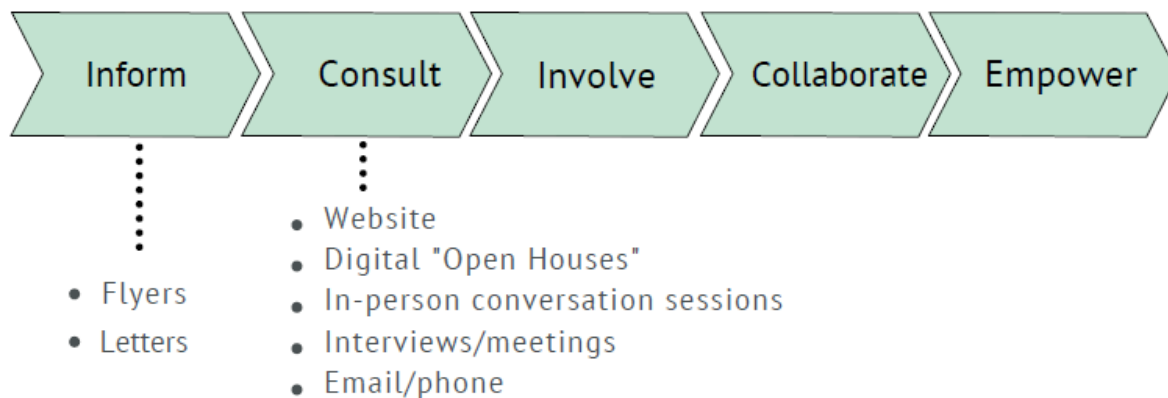


STRATEGY

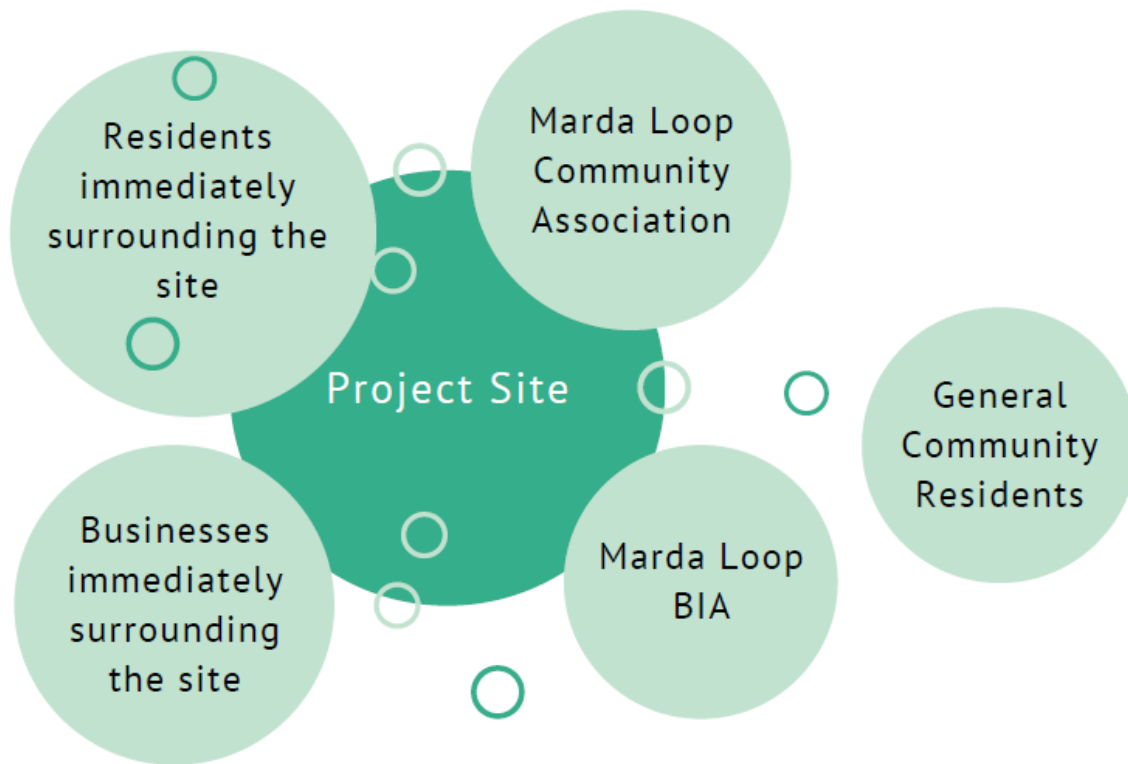
The engagement process, framed by the principles of: inclusion, transparency, and responsiveness, was built around the following two broad strategies:

- Multiple modes of engagement, synchronous and asynchronous
- Ensure that communications are simple, and clearly lay out expectations for involved parties

IAP2 SPECTRUM



05 STAKEHOLDER MAP



The above diagram conceptually maps stakeholders with a greater stake in the project closer to the project site. Therefore, our key stakeholders were:

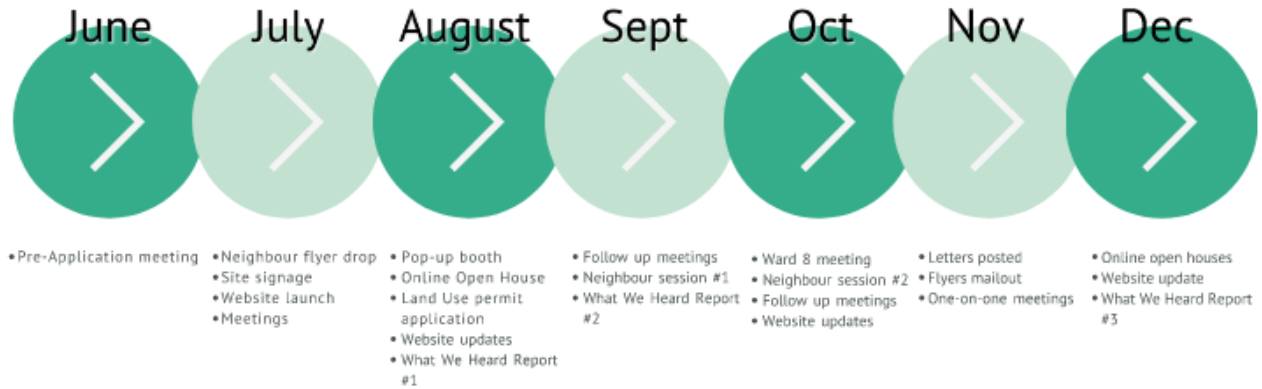
- Residents and Businesses immediately surrounding the site
- Marda Loop Community Association (MLCA)
- Marda Loop Business Improvement Area (MLBIA)

These key stakeholder groups will, generally speaking, be subjected to the highest level of engagement intensity.

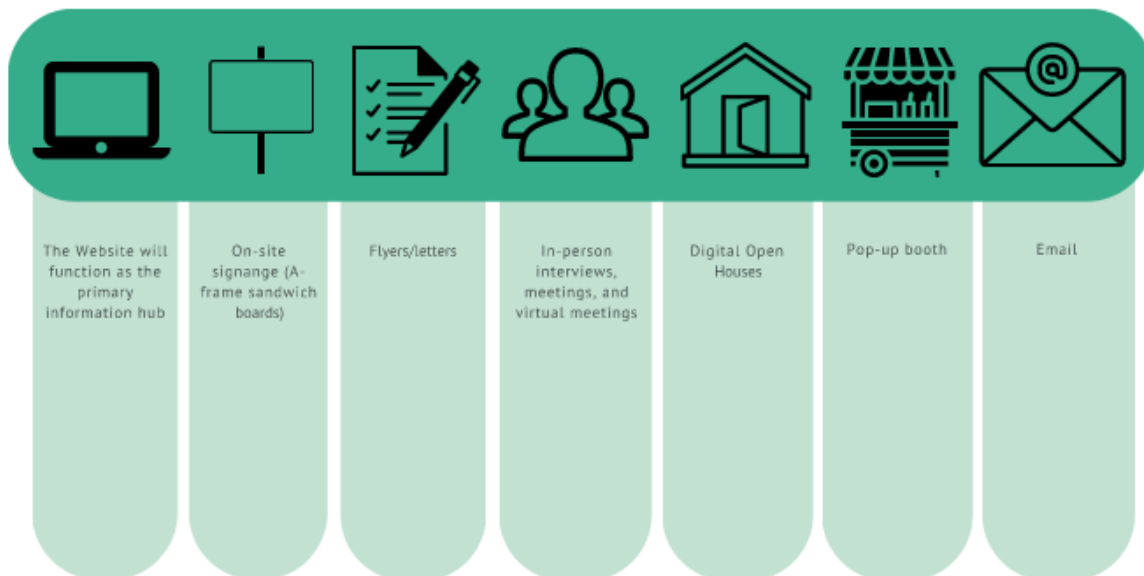


07

ENGAGEMENT TIMELINE



ENGAGEMENT METHODOLOGY OVERVIEW



08

WEB PAGE

www.1900engage.com

This was the prime repository of information regarding the development. It was also the primary virtual space for asynchronous feedback, where questions and comments could be submitted via a web form.

ON-SITE SIGNAGE

2 large wooden signs, as required by the City of Calgary, informs passers-by of the rezoning applications. Additionally, 3 smaller A-frame sandwich boards were installed on-site, directing readers to the project website.

IN-PERSON INTERVIEW AND FLYERS

These were limited to those stakeholders deemed to be potentially most affected by this development: those residents within the high intensity zone.

Flyers were distributed as follows:

- to residents and businesses in all zones for the digital open houses
- to residents in the high intensity zone for the in-person neighbour sessions

OPEN HOUSE(S)

In the interests of maintaining public health while making the events more accessible to a wider demographic, these were carried out in a digital space, via Zoom. Open Houses facilitated personal interaction with the public, and also created spaces for dialogue about the nature of the proposed development.

POP-UP BOOTH

An in-person pop-up booth was held during a popular street festival in Marda Loop.

MEETINGS

In-person and/or virtual meetings with our key stakeholders took place on an ongoing basis as needed.



09

EMAILS

These simply served as 2-way communications that occurred on an ongoing basis, on demand. This is also the primary way in which What We Heard Reports were shared with stakeholders on an ongoing basis, prior to posting them on the project website.

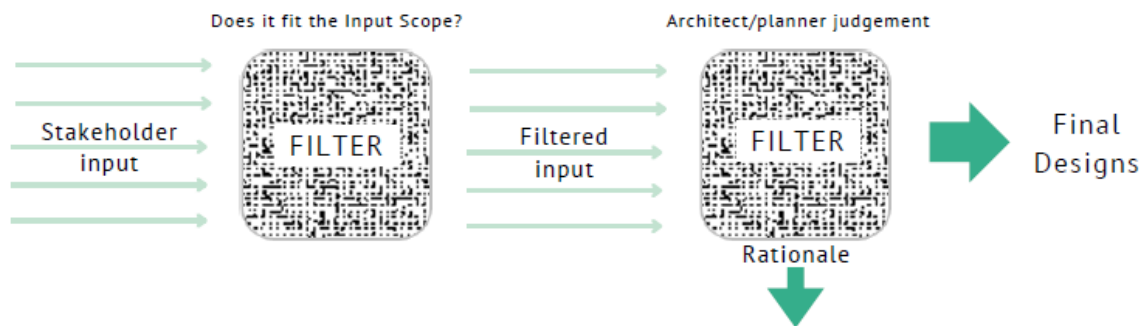
HOW WERE STAKEHOLDER INPUTS USED?

INPUT SCOPE

All feedback was noted, recorded, and listened to.

WHAT'S UP FOR DISCUSSION?

- General massing blocks: height and scale
- Development intensity
- Transportation
- Site interaction with wider sociocultural and mobility networks in the area



HOW WERE PROJECT DETAILS SHARED?

- Primarily through the webpage and email
 - 3 presentation and 3 What We Heard Reports were posted to the website, and shared via email with residents on the mailing list
- A summary of the final Community Engagement Report will be shared with the Marda Loop Community Association, the MLBIA, and the community, via the website and email.



II. WHAT WE HEARD

11

The feedback received has been recorded, sorted, collated, and responded to in detail via 3 What We Heard Reports

PLEASE FIND THE REPORTS IN APPENDIX I
OF THIS REPORT



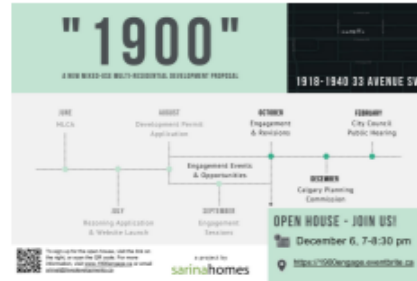
III. MATERIAL SHARED



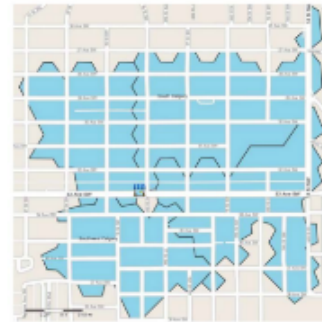
13 PROJECT FLYERS



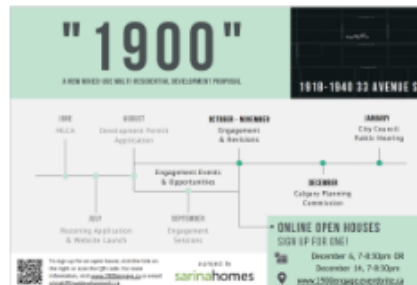
750 copies of Flyer #1 above were distributed to the medium intensity zone between Aug 2-9, and 182 flyers were mailed to businesses and residences that had "no flyers" signs up. Digital flyers were sent to the MLCA, MLBIA and Ward 8 office on Aug 2.



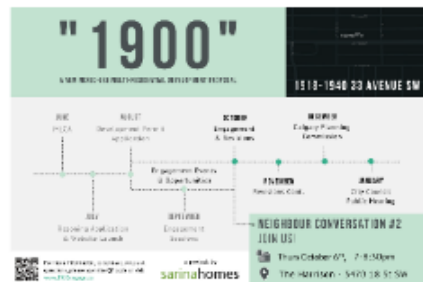
1,845 copies of Flyer #4 above were distributed by Canada Post to the area as mapped out below, between Nov 18-28. Digital flyers were sent to the mailing list on Nov 30, 2022



30 copies of Flyer #2 were distributed via email on Sept 6th to residents that attended the digital open house, and 80 hard copies were delivered to residents in the high intensity zone on Sept 7th



80 copies of Flyer #5 were distributed on Dec 2nd to residents in the high intensity zone



30 copies of Flyer #3 were distributed via email on Sept 27th to residents on the mailing list. Additionally, 80 hard copies were delivered to residents in the high intensity zone. However, after a date typo was discovered, this process was repeated with the same numbers of digital and hard-copy flyers being delivered on Sept 28th and 29th.



14 LETTERS



Sarina Homes
1861 17th Ave SW,
Calgary, AB
T2T 5W3

Dear Craig,

We wanted to inform you about a proposed land use change at the properties located between 1918 – 1940 33rd Ave SW. The proposal involves modifying the currently allowed low density residential zoning to mixed use multi residential zoning which is more in line with the evolving nature of 33 Ave SW as a popular main street.

As a property owner near this proposed development, you have a stake in the continued wellbeing of this area, as well as its ongoing redevelopment. Therefore, we would love to hear your thoughts on this proposed development.

At this point there are a few actions we'd like you to consider taking:

- Visit the project website <https://1900engage.ca>, and feel free to send us any thoughts or comments by filling out the feedback form under the "contact" section
- Sign up for our online open house on **Tuesday, December 6** from 7-8:00 pm at <https://1900engage.eventbrite.ca>. You can also sign up for this via the above website. You will receive a meeting link and calendar invite once you sign up to attend.

Should you have any questions or comments, please reach out to our engagement lead Srimal at srimal@hivedevelopments.ca.

We look forward to connecting further with you.

Warm regards,

A handwritten signature in black ink that reads "Nazim Virani".

Nazim Virani
President, Sarina Homes

11 copies of the above letter was mailed out on Nov 25, 2022 to residents within the high intensity zone with whom we had had no previous documented contact



15

POP-UP BOOTH

Held at Marda Gras street festival on Aug 14, 2022. Conversations were had with approximately 50 individuals.



16

ON-SITE SIGNAGE

The following 2 A-frame signs were installed on site from Aug 2 - Dec 2, 2022,



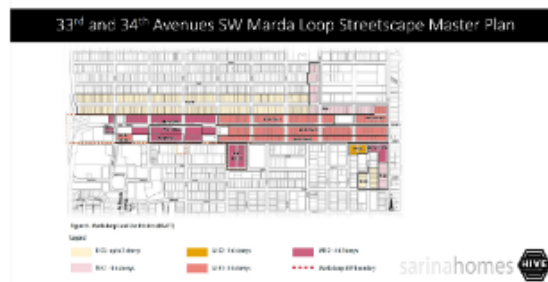
The following 3 A-frame signs were installed on site on Dec 2, 2022.



17

PRESENTATION #1 - OPEN HOUSE #1

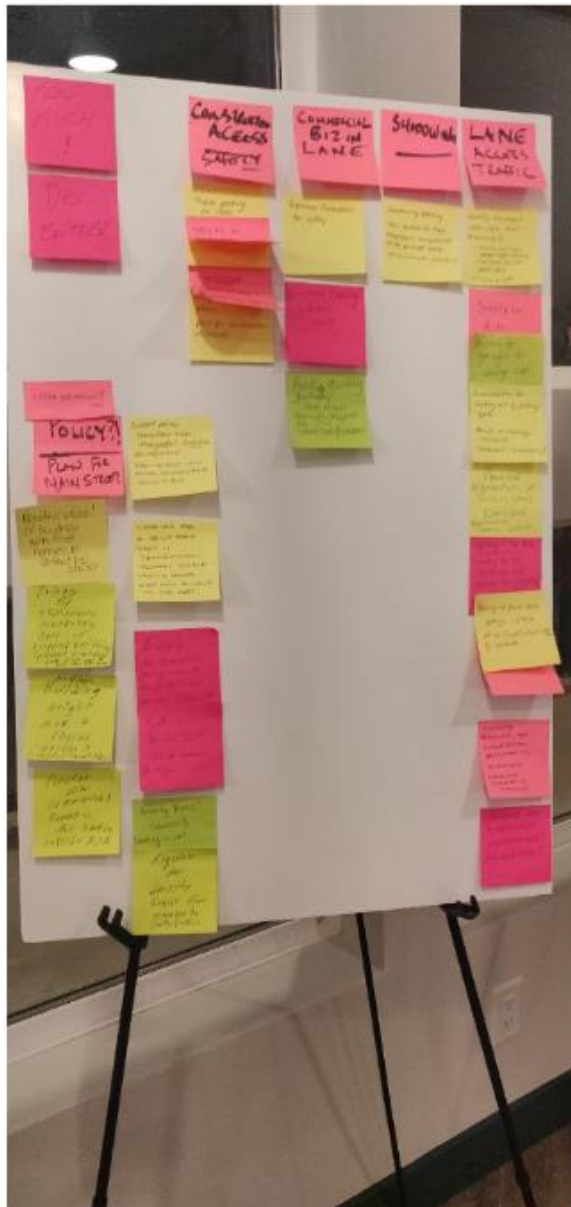
A digital open house was held on Aug 16, 2022, with flyer invites going out to residents and businesses in the medium intensity zone. The MLCA also shared the event with everyone in the community via their social media. The following excerpts are from the presentation was shared at this event. Q & A with Sarina, Hive and Casola Koppe followed.



18

PRESENTATION #2 - NEIGHBOUR SESSION #1

An in-person session that drilled further down into policy and design was held for residents in the high intensity zone on Sept 14th 2022. 15 people attended. A copy of the presentation was made available on the project website, and was also emailed to attendees 2 weeks later.



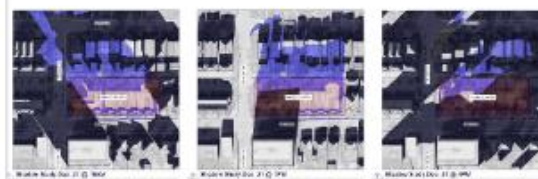
PLANNING OVERVIEW



PLANNING OVERVIEW



SHADOWING - DECEMBER - PROPOSED BUILDING ENVELOPE



19

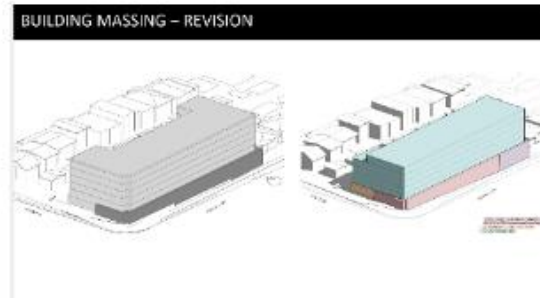
PRESENTATION #3 - NEIGHBOUR SESSION #2

An in-person session discussing designs that responded to previous feedback was held for residents in the high intensity zone on Oct 6th 2022. 14 people attended. A copy of the presentation was posted to the website on Oct 30, 2022



WHAT WE HEARD

NEIGHBOUR ISSUE	SWAN'S RESPONSE
BUILDING FRONT AND SHADOWING	<ul style="list-style-type: none"> WILL REVEAL LAND USE APPLICATION HEIGHT FROM 20M, REDUCED TO 22M
LANEWAY TRAFFIC	<ul style="list-style-type: none"> REMOVED 8th FLOOR TO REAR OF EACH WING ADDITIONAL BIRTH PROVIDED DISCUSSION OF PRECEDENTS
LIMITED COMMUNITY BENEFIT	<ul style="list-style-type: none"> LANDMARK IMPROVEMENTS POST-TRANSIT AMENITY FAIR STREET'S CONTRIBUTION



20

PRESENTATIONS - OPEN HOUSE #2 AND #3

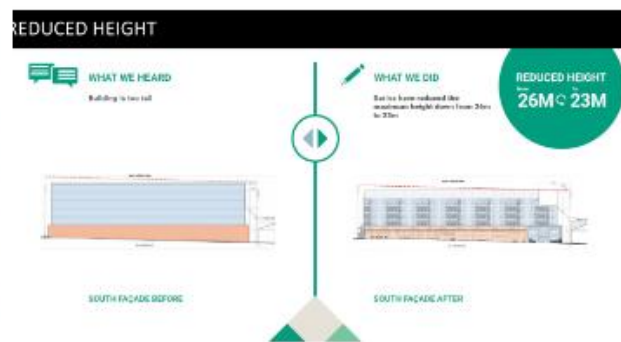
Digital open houses focusing on design responses to feedback were held on Dec 6th and 14th. City staff were also present at the Dec 6th event to respond to queries regarding traffic management and mainstreets. The following excerpts from the presentation were shared at this event. Q & A with Sarina, Hive and Casola Koppe followed. This presentation was also posted to the website on Dec 15, 2022



21

ONE-ON-ONE DISCUSSIONS

6 separate in-person meetings were held with concerned neighbours within the high intensity area, between Nov 16 - Dec 2, 2022, in order to discuss how the proposal had evolved in response to their concerns and feedback. The following images are samples of those shared at these meetings.



22

WHAT WE HEARD REPORTS



What We Heard report #1 was generated in response to feedback given at the Open House and submitted via the project website.

It was shared by email with all open house attendees and anyone who'd submitted online feedback on Sept 2nd 2022. It was also posted to the website.

What We Heard report #2 was generated in engagement with feedback given at Neighbour Session #1 and submitted via email.

It was shared by email on Sept 27th 2022, and was also posted to the website.

What We Heard report #3 was generated in engagement with feedback given at Open Houses #2 and #3

It will be shared by email and posted to the website on Dec 21, 2022



23

PROJECT WEBPAGE

The project website www.1900engage.com went live on April 28th 2022 and has since undergone several content updates as required.

The screenshot displays the 'UPCOMING 1900 DEVELOPMENT' webpage. At the top, a green navigation bar contains the 'sarinahomes' logo and menu items: LOCATION, POLICIES, DESIGN, HISTORY, TRAILERS, EVENTS, and CONTACT. Below this, a large green banner reads 'UPCOMING 1900 DEVELOPMENT' and 'TOGETHER LET'S BUILD A MORE VIBRANT MARDA LOOP'. The main content area features two site plan diagrams: 'EXISTING' and 'PROPOSED'. The 'EXISTING' plan shows a block bounded by 30 Ave SW, 19th St SW, and 18th St SW, with two 'R-C2' zones highlighted in green. The 'PROPOSED' plan shows the same block with a 'MU-1f4.0h26' zone highlighted in green and the 'R-C2' zone remaining. Below the diagrams is another green navigation bar with the same menu items. A section of text follows, stating 'We take guidance from the City in urban design through their policies, with links below.' and providing a link to 'The City of Calgary's Urban Design Policy'. Below this is a grid of four green buttons: 'MUNICIPAL DEVELOPMENT PLAN', 'MARDA LOOP AREA REDEVELOPMENT PLAN', 'SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN', and 'MAIN STREETS'. At the bottom, a 'FEEDBACK' form is displayed with the heading 'WE'D LOVE TO HEAR FROM YOU'. The form includes input fields for Name, Email (with a social media icon), Phone, Address, and a larger text area for Message.



IV. APPENDICES



“1900”

A new mixed-use
multi-residential project is
being proposed for

1918-1940 33 Ave SW

What We've Heard

Frequently Asked Questions & Responses

LAND USE, PERMITS AND POLICY

33rd Ave is a designated Neighbourhood Main Street. How does this proposal comply with land use policies of the MDP?

The Municipal Development Plan (MDP) is a high-level guiding document that outlines a vision for how Calgary grows and develops over the next 60 years, particularly with respect to social, environmental, and economic sustainability. While the MDP sets a general direction, it is not meant to be a detailed blueprint for development. This proposal aligns with higher level MDP directives, such as being a more compact development that adds to the diversity of the existing housing and land-use mix in the area, and by locating greater density within an established community, in close proximity to a mainstreet and frequent transit stop (900 m/12 min walk from MAX BRT).

This proposal also aligns with existing MDP directives for "neighbourhood main streets" in areas such as: the most significant intensification being limited to those parcels that front directly onto the main boulevard (33rd Ave SW), and the highest densities occurring in close proximity to transit stops and in locations where they merge with activity centres.

It is also important to note that policy definition, and practical implementation, of a "neighbourhood main street" is fluid in Calgary. For example, 10th St NW (Hillhurst/Sunnyside) and 9 Ave SE (Inglewood) are both similarly designated "neighbourhood main streets" in the MDP. However, the Hillhurst Sunnyside ARP, updated recently to give detailed policy direction for development along 10th St NW, envisions maximum heights of 26m and intensities of 4.0 FAR along this "neighbourhood main street". Developments that align with this direction have, and continue to be, approved. 9 Ave SE, as is the case with 33 Ave SW, does not have an approved, updated, more detailed policy plan, such as a Local Area Plan (LAP). However, draft plans for this mainstreet also envision developments of similar intensity, and within the last 3 years, have seen multiple developments ranging in height from 20 - 45 m, and intensities of 4.0 - 6.5 FAR approved. Furthermore, the 33rd and 34th Ave Marda Loop Streetscape Master Plan (MLSMP - more on that later), currently in draft form, is the only existing attempt to create a more detailed policy framework interpreting the MDP for this area in which "1900" is proposed. The MLSMP also indicates a direction for redevelopment along this mainstreet that is aligned with this project proposal. In fact, the general scale of this proposal is not unique to what is currently already in the area (CY33, Shoppes at Marda Loop) and is not a departure from the direction in which this neighbourhood will continue to evolve.

Therefore, absent council-approved detailed policy direction, this project proposal is aligned with existing interpretation of what constitutes a "neighbourhood mainstreet" in draft policy documents and other similar local contexts.

sarinahomes



LAND USE, PERMITS AND POLICY

How many different documents and plans are there that provide parameter for development? I thought the MDP was the standard?

The MDP was assembled by the City of Calgary, and emerged as a result of years of extensive consultation with multiple stakeholder groups: residents, community organizations, and development firms. All other policy documents, such as Area Redevelopment Plans (ARP's), are various levels of more detailed, granular interpretation of the MDP, meant to provide additional direction on planning and development. These documents have all been approved by city council, and aren't meant to contradict, but rather complement and align with each other. In addition to the MDP, Calgary city council approved the following more focused guiding documents for this area:

1. **The Marda Loop Area Development Plan (MLARP)** sets out the guiding vision and detailed policy framework meant to guide all development within a designated portion of Marda Loop,
2. **The 33rd and 34th Ave Marda Loop Streetscape Master Plan (MLSMP)**, which creates a comprehensive conceptual redevelopment plan for the Mainstreet, in a way that complements the MLARP. Currently in draft form

While this project is located just outside the northeastern boundary of the MLARP, the direction provided in it is important for context and continuity. The MLARP encourages buildings between 4 storeys (16 meters) to 6 storeys (23 meters) in height along 33rd Avenue; a direction that is further developed by the draft MLSMP.

There is an older policy framework, the South Calgary Altadore Area Redevelopment Plan (SCAARP), which was approved 20+ years prior to the MDP, and has not been updated since to align with it, or the existing Land Use Bylaw. Much of the direction set in both approved and draft policy for the area, as well as precedent with respect to approved projects in the area, do not align with the SCAARP. Accordingly, while projects such as "1900" were not envisioned by the SCAARP, areas of alignment include providing the opportunity for a variety of population age groups, household types and incomes to reside in the area, and medium density development being located around activity nodes (commercial areas) and along major roads in the area.

Will a concurrent Development Permit (DP) be applied with this Land Use Application?

The rezoning application has already been submitted and is currently being reviewed by city administration. The DP will be submitted and be within city administration's review process by the time the Land Use is brought before Calgary Planning Commission. If approved by planning commission, the rezoning application will then go to City Council and a public hearing. So this will not be a concurrent process, insofar as the rezoning and DP applications being submitted and approved at the same time.

Was there any thought to skipping the commercial retail space and having walk-out residential units (like a brownstone)? There is a lot of empty retail on 33rd now.

Yes, we looked at some live-work townhomes, as well as single-level condos and townhomes to soften the edge as we work towards the eastern edge of this development. It's important to know that the city encourages mixed-use development in this area. Retail also goes through a certain natural level of "churn", based on factors such as the larger economic environment. The types of retail will fall within what's permitted under MU-1 zoning, and will largely be dictated by demand and whatever there is a market for. Units will likely be designed to approx. 1,000sf, suitable for smaller, local boutique retailers.

BUILDING DESIGN + STRUCTURE

How is the height of the building measured?

The maximum allowed height is measured from the proposed (not existing) property line grade. It is a theoretical angled plane parallel to grade throughout the site at 26m height, taken from all 4 corners. Our working design includes a rooftop pergola, to be situated toward 33rd Ave, which falls within the 26m i.e. the top of the 6th storey will likely be at approx. 23m.

“1900”

BUILDING DESIGN + STRUCTURE

Will it be a full wood frame structure? Or will the bottom 2 floors be concrete by 4 floors of wood frame?

The main floor is required by the building code to be “non-combustible” – so a mix of concrete and steel. The residential portion above, levels 2-6 will be wood framed, but the exterior cladding will be non-combustible (but the exact material is still TBA).

Will waste be enclosed to limit odour?

Waste is enclosed. Venting will be considered and designed in order to ensure that unpleasant odours don't permeate the community.

How will this project be “integrated in a way that is sensitive to the transition from medium to lower density residential uses”?

The transition will be between what is forecast, and not necessarily what currently exists. The vision for 33rd avenue, as laid out in the policy documents (the [MLARP](#) and [MLSMP](#)) is a street lined with 4-6 storey buildings of differing intensities between 22nd Street and 14th Street SW. 19th street is envisioned to be a transition point between the more intensive, commercial-heavy mixed use portion of the community to the west, and the less intensive, residential portion of the community to the east. Note that this does not mean there will be no residential or mixed-use development to the east of 19th St SW – there is already significant mixed-use development along 33rd and 34th Ave east of 19th; it will just be less comparatively concentrated in the future. **The exact nature of this transition at this particular site, for this particular project, will continue to evolve as the overall building and site design continues to be worked out for the upcoming development permit application.** Your feedback is important in continuing to inform the project architects.

Planning practice and land use policy within the municipal context is meant to help create an adaptive framework that moves the natural evolution of the built environment in a way that benefits the city as a whole, while creating a sense of coherence and predictability. In this sense, the MDP points toward areas such as Marda Loop as those that are most appropriate for more intensive forms of development (mixed use, medium density), due to its location within an established area, the presence of a vibrant, well-established main street, and proximity to transportation (automobile and transit) arteries. Local area plans (LAP's), and/or area redevelopment plans (ARP's) are meant to fine tune this guiding framework, such that it fits specific places and contexts. While a certain portion of the Marda Loop area is addressed through such frameworks, in the form of the above mentioned MLARP, and in draft form through the MLSMP, there isn't a comprehensive detailed policy framework, in the form of a LAP for Marda Loop. The Westbrook LAP is a current in-progress LAP, for example. Unfortunately, early efforts in 2021 to launch a “West Elbow Communities LAP” which included Marda Loop experienced significant community pushback, leading the city's planning teams to focus on other, more supportive communities. We recommend you connect with the Marda Loop Community Association to advocate for continuing the LAP process for West Elbow Communities.

For more information about LAPs, please click [here](#)

Why is this building not being designed according to green building standards?

At the land-use stage, we are not far enough into design detail to determine exactly what green building standard the building will be designed to. We can say that it will meet the National Energy Code for Green Buildings and that wood framed buildings at this scale are more sustainable as they use renewable resources. The province regulates the minimum requirements for buildings to meet, endeavouring to increase regulation and reduce carbon in buildings.



LANDSCAPING

There's already a lack of green space in the community. Won't developments like this remove mature greenery that already exists?

The City of Calgary has developed the aforementioned draft MLSMP partially to address existing lack of green space within the public realm. In fact, the private investment brought into the community through developments such as this project are both a payoff for said public investment in the public realm, and a catalyst for more in the future. The public realm is carefully regulated and designed by the Calgary "Main Streets" team. Landscaping requirements for this site are subject to Parks comments and approvals, pending the submission of a comprehensive landscaping plan, which is currently being developed.

33 Ave

SHADOWS

During what time of the day were the shadow studies done?

The shadow studies were done at 10AM, 1PM and 4PM. These times have been stipulated by the city's planning department as best practice, and the most appropriate times to do shadow studies in order to provide a fair assessment of how the proposed site will affect the neighbouring sites. The shadow study has been done using software that offers the most accurate advance representation possible of the shadows.

There are three images that show the spring and fall equinox and three that show the summer solstice. No matter what the profile of a building is, shadows will be cast. The design will consider where to push and pull the building, so it creates the least impact on adjacent properties.

Sarina will experiment with the existing building design and massing to minimize shadowing impacts as much as possible and will share updated shadowing images at the next open house.

PROPERTY VALUES

Won't developments such as this one devalue existing property values?

While this is outside the purview of development on a site-by-site basis, generally speaking, individual property values are usually affected by a complex combination of factors, as opposed to just the proximity of a particular building typology. These include: access to amenities and services, characteristics of the property itself (size, appearance, special features, condition, age etc), interest rates, and characteristics of surrounding environment. Here's an [article](#) and here's an [academic paper](#) addressing this topic. In general, new development, particularly those that bring in new desirable amenities such as restaurants, theaters, and coffee shops, increases home value in the long term because new development usually means more opportunities to enrich the community.

Additionally, according to census data, the City of Calgary has added approximately 100,000 units per year over the past 5 years, many of them multi-residential, and the overall trend for property values has been steady upward movement. Generally speaking, property values tend to be much more negatively affected by larger trends such as interest rates and the state of the global economy.

“1900”

PARKING + TRAFFIC

Has a traffic impact study been completed?

The City of Calgary has requested a Transportation Impact Assessment for this development, and it will investigate the surrounding sites in addition to the proposed development site to gain a holistic understanding of the traffic situation in the area. Sarina Homes has completed multiple similar projects in the Marda Loop over the past few years, and this is the first time such an assessment is being required by City administration, emphasizing the fact that the cumulative impacts of ongoing redevelopment in the area are being monitored and engaged with in a thoughtful manner.

The study is currently being carried out; once completed, it will be shared via the project website.

Can you speak to parking for visitors (commercial or residential) as well as for food delivery services?

A 2-level parkade is included on-site within the proposed site design. There will not be any parking relaxations requested for this project, as all units, residential and commercial will have on-site parking provided, thereby mitigating the need for people visiting the proposed development to park on the street.

Why is the parking access so far down the lane to the east side of the building rather than closer to the street?

Based on the grade of this site, trying to get under the building from the west end is challenging. The design will take advantage of the lowest part of the site which is located on the east end of the site which will allow getting into the building quickly as opposed to having a long ramp that may affect the building's structural integrity. Additionally, the design must consider back-of-house issues such as deliveries, etc.

Will there be accommodation for two-way traffic in the alley to limit congestion?

The laneway is of typical condition around the Established Areas and we are considering adding width to the laneway on the project's side of the lane where possible to facilitate the passing of vehicles in both directions. Currently, the laneway is six metres, which is the standard.

What kind of permanent lane closures will be happening?

Currently, the plan is to close off 19th street for the maximum safety of workers and residents.

Will access to the back lane to get access to our garages be an issue at any point?

We will bring Roads and Transportation in from The City of Calgary in advance to figure out a solution.

Typically the commercial units have to pave to the property line. Is there a chance to coordinate with the owners to do the entire laneway at the same time?

There is a laneway petition mechanism whereby a certain percentage of neighbourhoods within a laneway can sign a petition to have the laneway paved. Sarina is open to being part of this petition process and will connect with interested residents offline.

“1900”

18 St SW
19 St SW

OTHER QUESTIONS

Is the Marda Loop Community Association in favour of this development?

Marda Loop Community Association was briefed on this project, which was a positive conversation as it aligned with current policy direction. They encouraged us to have an open and transparent conversation with residents, and reserved any opinion on the project until the project has been more fully developed.

When will we have an opportunity to make comments on the development itself?

We will re-connect with another open house session in late September or early October. We will email all open house attendees, as well as anyone that's submitted a digital inquiry via the project website. In the meantime, if there are any questions or comments, please contact Srimal from Hive Developments, who are the engagement consultants for this project, through the website www.1900engage.ca, or by email at srimal@hivedevelopments.ca

How many postcard/ mail outs were distributed in advance of yesterday's online town hall meeting? Dates? What were the boundary areas for the postcard distribution?

- 750 flyers were distributed between Aug 2-9.
- 182 flyers were mailed to businesses and residences that had “no flyers” signs up)
- Digital flyers were sent to the MLCA and Ward 8 office on Aug 2.

The boundary area for flyer delivery is illustrated in colour below:



Can you provide information on consultations that have been held to date for this project?

- Met with the MLCA on June 21, 2022 and the MLBIA on June 16, 2022
- 2 A-frame signs installed on site on Aug 2, 2022
- The website, www.1900engage.ca went live on Aug 1, 2022
- A pop-up booth was held at Marda Gras street festival on Aug 14, 2022
- A digital open house was held on Aug 16, 2022

a project by **sarina**homes

“1900”



Was there any consideration with respect to privacy for the homes around 33rd Ave for this proposed development?

Privacy of adjacent homes will be considered during the design and development permitting process. There are multiple factors that contribute to increasing privacy for adjacent homes during the development permit phase of this project such as placement of windows and balconies, screening through landscaping etc. Additionally, there are also zoning policies that inform the placement, height, and setback of windows and balconies for maximum privacy. All efforts will be made to maximize privacy during the design process.

Aren't modern, boxy developments like this going against the existing visual character of the community?

"Character" is a subjective term that can be hard to quantify, and even more challenging to codify in a fair manner with respect to the built environment. Marda Loop, as is the case with other vibrant areas built around a mainstreet in Calgary (Kensington, Inglewood, Beltline etc), has a diversity of built forms that reflect the era in which they were built.

While South Calgary used to be largely defined by the low density housing boom of the 1950s, (with a few early 20th century homes and 1980s apartments) the present day character leans toward new infill and multi-residential building types (townhouses etc) which are predominantly a modern style. All of the new multi-residential developments along 33rd ave from 14th street to Crowchild trail also reflect this trend towards the contemporary flat roofed and streamlined design that reflects the character of the inner city, over the "faux historic" design trend that has been clearly embraced for the comprehensive Garrison Woods Development, but is not representative of "Marda Loop", South Calgary and Altadore. This same trend can be seen in nearby historic neighborhoods like Mount Royal, Bankview and Scarboro.

The key is to provide well-designed buildings who's aesthetic and quality pass the test of time, particularly in a community whose defining architectural typology is so clearly a mix of the old and new.

SEPTEMBER 2022

WHAT WE HEARD REPORT #2

A MIXED-USE MULTI-RESIDENTIAL
PROJECT BY SARINA HOMES

"1900"

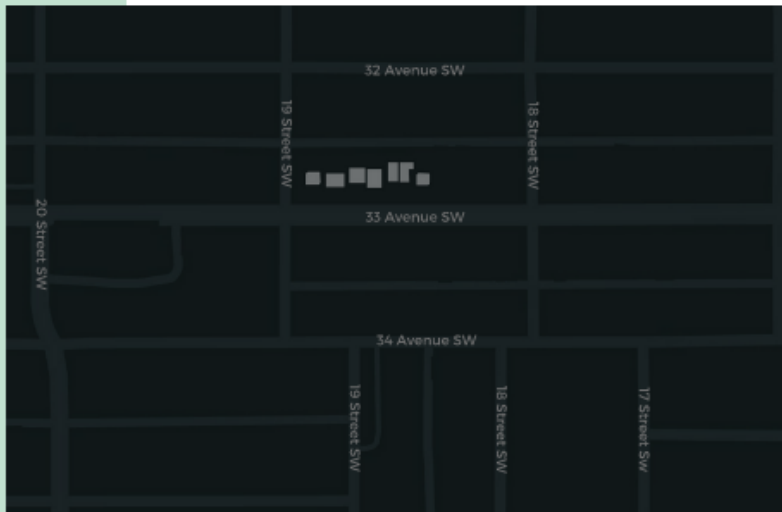


Prepared by: Hive Developments
Public Engagement & Planning Team

02

INTRODUCTION

The 1900 project is a 6 storey mixed-use multi-residential **proposal** that aims to diversify housing choice and enrich the pedestrian experience along the 33rd Avenue main street of Marda Loop. The site has RC-2 zoned residential on the North and East borders of the site, a commercial block to the West of the site, and a 5-storey mixed-use residential complex to the South across 33rd.

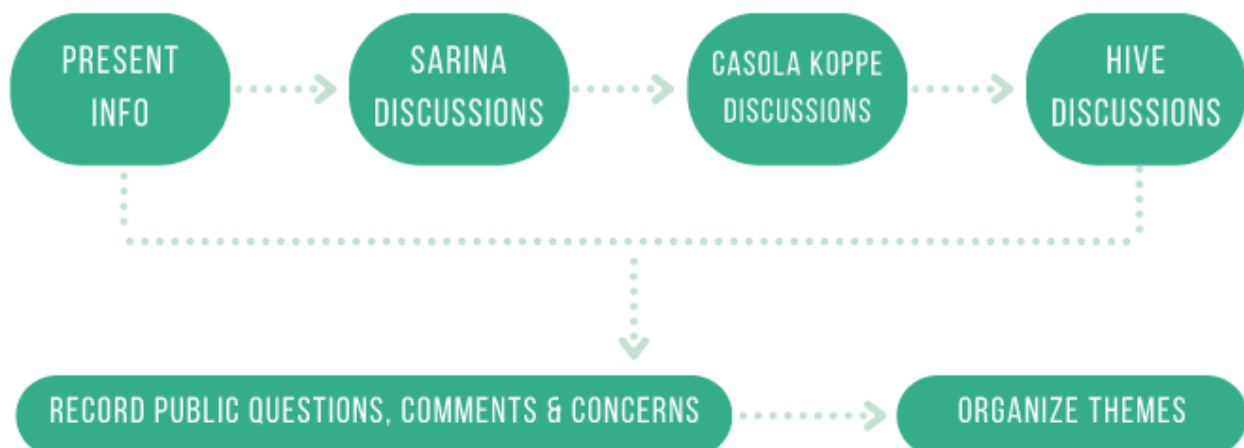


Sarina Homes is currently seeking the Land Use Re-designation of parcels at 1918-1940 33 Ave SW to MU-1f4.0h26 with plans to construct a contextually sensitive mixed-use building. Hive Developments are working with Sarina to gather and understand how resident feedback can better inform the ongoing evolution of this proposal.

03

ENGAGEMENT PROCESS

On Wednesday, September 14, an in-person engagement session was held by Sarina Homes (developer), Casola Koppe (architects), and Hive Developments (engagement & planning). Previous open house attendees, and those who submitted comments/letters online were informed of this session via email. Additionally, 21 neighbouring houses were reminded of this event via door-knocks. The session began with a presentation by the team with the intent to inform the attendees of current planning considerations, impacts of design options, and traffic and parking deliberations. Following the presentation, attendees were asked to disperse and speak to one team at a time - either with Sarina, Casola Koppe, or Hive. Questions, comments, and concerns were noted and were sorted into "themes" after the event.



04

RESPONSE THEMES

The Hive team carefully considered the public feedback and associated responses, and condensed the information into five thematic areas. This helps guide decisions and gain a better understanding of Marda Loop's unique context.

DESIGN

Building shadows, building height, transition, landscaping, quality architecture, thoughtful

TRAFFIC & PARKING

Construction, congestion, visitor & tenant parking, added density impacts, alley dynamics

POLICY

Defensible based on existing policy, linkage to neighbourhood main street program, appropriate for community

PUBLIC REALM

Community benefit, pedestrian experience, streetscape

QUALITY OF LIFE

Homeowner experience, community character, construction impacts, safety

Note: most of these areas, besides Policy and Traffic/Parking to an extent, are addressed in detail during the Development Permit phase. However, we recognize that in a context-sensitive site such as this, such lines are rather blurry, and these details need to be addressed as best we can at this time.

05

DESIGN

WE UNDERSTAND THAT THE KEY CONCERNS IN THIS AREA ARE:

- Current proposed massing visually overwhelming low density residential to the north and east while cause excessive shadowing.
- The current proposal is an abrupt transition between 6 storey on 33rd, 2 storeys on 32nd, and 2 storeys immediately east of the site.

It is important to note that site and building design is still an ongoing process and is being carried out in partnership with the City of Calgary's planning department and Main Streets design teams. It will also be reviewed in detail by the City's Urban Design Review Panel (UDRP) prior to going before Calgary Planning Commission.

For **shadow studies**, December and January are not months the City requires shadow studies for, as the shadowing profiles for all buildings, from 1 storey bungalows to mid-rise buildings such as this one, tend to be fairly intensive, due to the relative position of the sun. It is hard to sort out the relative impact of existing shadowing vs added shadowing from proposed projects.

Our project architects will continue working on the proposed massing to further reduce shadowing and on-the-ground visual impacts.

Our architects will strive to handle the **building transition** in a sensitive manner through design (stepbacks, breaking up the building façade, shifting massing, etc), to reduce the street-level impact on surrounding residents. This will be an ongoing work in progress.

It is important to note that developments of this overall scale are not unprecedented in this area: refer to image below. As you can see, 6 storey buildings already exist along 33rd, or are in the process of being built. The scale of this proposal is in line with Hudson and Arc33. Note also that 6 storeys are the highest point of the building, and developments do not typically have uniform height throughout, but often vary due to required and discretionary stepbacks.

06

DESIGN CONT.



Fig 1: Existing building context along 33rd ave main street in Marda Loop

TRAFFIC & PARKING

WE UNDERSTAND THAT THE KEY CONCERNS IN THIS AREA ARE:

- Existing road infrastructure not being able to handle an increase of residents from ~150 units.
- The rear laneway, which is the proposed access point for underground parking, is too narrow to handle such an increase in traffic.
- Lack of parking onsite for employees of the ground level retail.

Design of the rear laneway and how it interfaces with the proposed development is still a work in progress and we will share updates on this at our next event.

07

TRAFFIC & PARKING CONT.

It is important to note that the Transportation Impact Assessment (TIA) requested by the city is underway and will be an important tool in deciding where and how existing infrastructure around this site may require upgrades. Roadway infrastructure, not located within the property lines of these parcels, is within the city's purview. Therefore, the existing mobility plan for this site is still evolving.

It is also important to note that there are areas with far more residential density and intensity of uses, even within Calgary (E.g. East Village) that do not experience significant levels of congestion, due to a combination of traffic calming, a useful, safe, comfortable, and interesting pedestrian and wheeling realm, and good access to quality transit. In fact, areas such as Marda Loop that provide access to all key amenities (groceries, social amenities such as libraries and rec centers, schools, restaurants, retail, etc) within a 15-minute walk are fundamental for encouraging less use of personal automobiles, and by extension less congestion over time. Ironically, lack of greater residential density in such areas eventually leads to greater congestion, as more residential development is driven to further flung, highly automobile dependent areas of the city.

Therefore density, in an of itself, is not so much the issue here, but lack of supporting infrastructure. This will be addressed to a certain degree through the implementation of the 33rd and 34th Ave Marda Loop Streetscape Master Plan (MLSMP). We encourage you to contact your Ward 8 councillors office and the Marda Loop Community Association (MLCA) to encourage them to seek full funding for this. To encourage greater and more thoughtful/strategic investment in transit, we also encourage you to visit and provide feedback to the ongoing engagement on RouteAhead, the city's 30 year transit plan: [RouteAhead 10-Year Update | Engage \(calgary.ca\)](https://www.calgary.ca/routeahead).

08

POLICY

WE UNDERSTAND THAT THE KEY CONCERNS IN THIS AREA ARE:

- Existing policy not supporting this development, particularly:
 - The disconnect in the scale of the proposal, and the MDP-designated form of a “neighbourhood main street”.
 - The proposal being on the “residential portion” of the main street, as envisioned in the MLSMP.
 - North facing retail on the ground floor.

It is important to note that, while higher level policy vision is provided for this area by the **Municipal Development Plan (MDP)**, due to the current **South Calgary Altadore Area Redevelopment Plan (SCAARP)** last being updated 2 decades prior to the approval of the MDP, there is a lack of detailed policy guidance with respect to development. However, given this site's location within the 'Developed Inner City Residential' area, existing MDP policies encourage low to moderate density increase that is consistent and compatible with the existing character of the neighbourhood. Infill redevelopments are anticipated within this area, and the MDP provides that such proposals be reviewed on their own merits, on a parcel-by-parcel basis. Note that this proposal also aligns with sections 2.2.1 (a), 2.2.2 (a), 2.4.2 (b) and 3.4.1 of the MDP.

The proposed land use requires a minor amendment to Map 2 of the **SCAARP** to change the subject parcels to a "Community Mid-Rise" classification. This classification provides for mid-rise building types (up to 6 storeys) that may accommodate a range of retail, services, office, and residential uses in horizontal and vertical built forms.

While the **Marda Loop Area Redevelopment Plan's (MLARP)** eastern boundary is the intersection of 19th St and 33rd Ave, this is a porous boundary that needs to be thoughtfully considered in site design, as all portions of 33rd Ave from Crowchild Trail to 14th St SW make up a continuous main street.

09

POLICY CONT.

The **33rd and 34th Ave MLSMP**, approved in 2020, also provides design direction for the main street that, generally, supports the scale of this proposal.

As mentioned in our previous “What We Heard” report, in the absence of clear guiding policy for development along all of 33rd ave main street (i.e. what does a “**neighbourhood main street**” look like in this context?), we need to refer to:

- Precedents: 10th St NW (Kensington), 9 Ave SE (Inglewood), and 17th Ave SW, all similarly designated main streets, support similar, or much more intensive levels of development through detailed policy and/or practice.
- Existing built form along the entirety of the street: refer to fig 1 above.
- Purported direction provided by current approved policy (e.g. the MLSMP): The MLSMP envisions heights of 4-6 storeys along the entirety of the 33rd Ave main street, which can be provided in accordance with bylaw 40P2014, which provides direction around creating comfortable pedestrian conditions on the street level.

Compared to the recommended “MH” zoning, our proposed “MU” zoning comes with more detailed direction within the land use bylaw for sensitive transitions between mid-rise, medium scale developments such as this proposal, and existing low density residential districts (e.g. RC-2). This direction also provides for a better interface with main streets, by, for example, providing guidance on elements such as building façade interface with streets and design direction for different uses. MU zoning also allows this development to better function as a transition point, providing a visual, and use-based bracket to the more intensive use pattern envisioned west of 19th, and the mixed, but less intensive use pattern envisioned east of 19th.

Regarding **retail/mixed-use development further east along 33rd Ave**, we refer to policy 2.2.1 of the MDP that encourages mixed-use development along main streets, and to existing precedents of mixed use, multi-family zoning further east (Hudson, Coco, Harrison, and Avenue 33) along 33rd Ave. We recognize that the MLSMP envisions more residential-focused development east of 19th St SW along the main street.

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POLICY CONT.

However, this does not negate a certain amount of mixed-use/commercial development outright, as the vision calls for different relative concentrations of these usage patterns, and the suggested zoning of M-H1 still contains a broad variety of permitted and discretionary commercial uses, ranging from child care and restaurants, to addiction treatment centers and print shops. The north facing retail on the ground floor is still in its initial stages of design development, and the concerns regarding this have been noted. While there are no bylaws prohibiting this outright, there are numerous other design considerations that make it complicated. This is very much still a work in progress.

We recognize that in a perfect world, all relevant policy guiding these development decisions will be updated and aligned. However, this is not the reality, and Calgary is catching up with decades of poor planning logic and decisions. The ARP/Local Area Plan (LAP) process is also very time consuming, and the proposed West Elbow Communities LAP for Marda Loop was put on hold due to community opposition. We encourage you and your neighbours to contact the MLCA and the Ward 8 office and express your support for restarting this LAP as soon as possible.

PUBLIC REALM

WE UNDERSTAND THAT KEY CONCERNS IN THIS AREA ARE:

- Lack of a plan to address a positive pedestrian experience around the site.
- Lack of tree protection.
- Lack of clear net benefit to the community.

Pedestrian experience is best addressed through landscaping, which is currently a work in progress. We are also exploring designing space and associated furniture in the public realm to encourage lingering and gathering. You will be able to view, and comment on, a draft landscaping plan at our next Open House in October.

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PUBLIC REALM CONT.

Tree protection plans are only required with respect to public trees, which are the property of the City of Calgary. There is one such tree currently on this site: a Mountain-Ash located at 1932 33 Ave SW. As per the city's tree protection bylaw, a tree protection plan may be required if construction work takes place within six metres of this. The project architects will work closely with the city to facilitate this during the development permit phase.

Due to the lack of a density bonusing framework or any such mechanism for this area, it is not clear how any developer-provided direct public amenities (e.g. publicly accessible private open space, public art, etc) might be facilitated. However, as will be noted in the "Quality of Life" section below, there are numerous other public benefits associated with this overall proposal.

It is important to emphasize that full implementation of the 33rd and 34th Ave MLSMP will be fundamental to improving the public realm. In the meantime, we are coordinating our design with the Main street to team to ensure overall alignment.

QUALITY OF LIFE

WE UNDERSTAND THAT KEY CONCERNS IN THIS AREA ARE:

- Supporting an increased quality of life in Marda Loop.
- Maintaining community character.
- Addressing negative construction-related impacts and overall safety.

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QUALITY OF LIFE CONT.

Marda Loop has evolved from being a quiet, residential-oriented 20th century suburb into a vibrant, upscale, mixed-use, urban center over the past couple decades. This vibrancy is best maintained and augmented by continuing to add-to and diversify existing housing choices, thereby ensuring there are residents from all ages, places, stages, and identities making this area their home, and supporting these amenities, particularly the small-scale businesses the area is known for. This desirability of Marda Loop as a destination has also created challenges, particularly related to transportation. These are best addressed through measures such as traffic calming on busy streets, increasing transit access and frequency, and increasing access to active travel modes (walking and wheeling). While much of it is outside the scope of any single redevelopment project, such as this one, we can encourage lower personal vehicle usage in the area by providing high quality bicycle parking.

Developments such as this also provide a positive business case encouraging City Council to invest public finances in funding the implementation of the 33rd and 34th ave MLSMP, thus prioritizing this area over many other similar proposals around the city.

Overall safety will be addressed by designing this site to crime prevention through environmental design (CPTED) standards. We will also ensure steps are taken to minimize construction-related impacts, and will communicate these as development permit details are worked out.

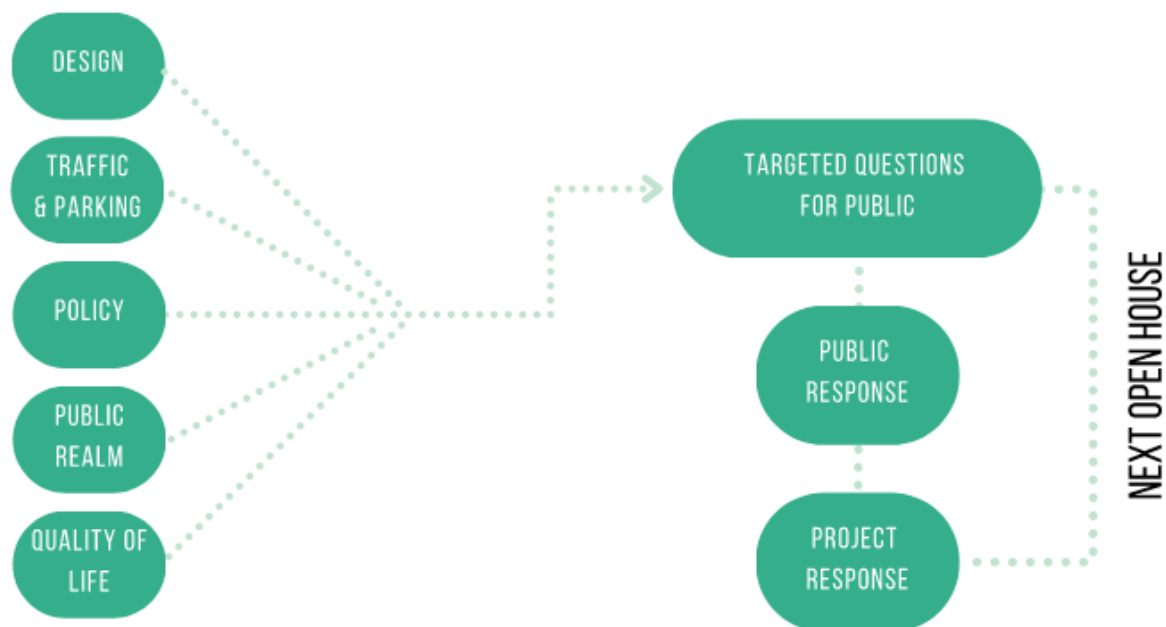
13

MOVING FORWARD

ADJUSTMENTS TO DESIGN, TRAFFIC CONSIDERATIONS, AND PUBLIC REALM

“We take guidance from the City in urban design through their policies. We design and build modern, inspired, connected homes in inner-city neighbourhoods based upon The City’s Master Plan. Fuelled by a passion for people and community, we believe that the smarter growth movement and innovative urban design will continue to define Calgary as one of the world’s greatest cities.”

• Sarina Homes



14

VERBATIM FEEDBACK



- Why is there no video representation of winter shadowing?
- What is the setback of the building's top floor?
- What is your rationale for having 130 units having access through a narrow alley way?
- There are multiple examples that are disastrous in the community of Marda Loop. Are you planning appropriately for the amount of people that will be using this alley way?
- What are you doing about the amount of vehicles that will be moving through this area?
- What will you be doing about delivery trucks? We live in a world of delivery now - will two loading docks in the back be enough?
- Will backing in and out of angled parking stalls be safe?
- Is there an appropriate setback for minimizing shadowing?
- What is the average occupancy rate for the units? How many people are projected to be living here?
- What is the forecast for unit styles?
- What areas will be closed off during construction?
- When is the predicted start date of construction and how long will it last?
- How will you deal with the added congestion that will exist on 32nd Avenue?
- Residents are fed up with a lack of consideration for our concerns - how will you ensure that our voices are heard?
- Residents understand where responsibilities start and end - however they anticipate elements getting missed or ignored during the process. How will you ensure that responsibilities are targeted?
- Where will trades park during construction?
- In regards to overhead utilities - is there a requirement to go underground for utilities?



VERBATIM FEEDBACK CONT.

“

- Will power poles be in the way for parking etc? Does the design consider these?
- Will the entire alley be paved, or just your section?
- Where is the greenery? What are you doing about the existing trees? What is the landscape plan?
- Who's responsibility is it to provide the best experience for pedestrians? The developer or the Main Streets Program?
- What will the sidewalk look like?
- Is there an element of public space in the plan? Will there be a benefit for the whole community?
- What will you do with increased runoff from added concrete in alley space?
- There is a historic understanding that anything above 4 storeys is unwanted in the community - How are you getting approved for buildings above this?
- How are you being sensitive to the transition from commercial to residential?
- Are you linking to the intent of the Municipal Development Plan and Neighbourhood Main Streets Program?
- This parcel is outside of the Business Improvement Area, how are you justifying the commercial spaces?
- Has the City made a requirement to amend the South Calgary Community Plan in order for this to get approved?
- Should the existing Community Plan be amended before a Land Use Redesignation is done?
- Are you able to provide more perspective-style visuals? What will the experience on the street be like?
- Can the developer empathize with neighbouring residents pain?
- Can you walk us through previous projects where residents concerns were heard? What changes did you make?

”

16

VERBATIM FEEDBACK CONT.

“

- Are you recognizing that the residential experience is different on 32nd Avenue than 34th Avenue?
- Will the developer be considering air quality?
- Will there be cycling infrastructure considerations?
- Will there be quality of life considerations for surrounding residents? What will the homeowner experience be like?
- Will there be density bonuses for this project?
- How will this development impact surrounding property values?
- Is commercial space backing onto an alley appropriate?
- Where will employees of these commercial spaces be parking?
- How will a loading zone on the street affect neighbouring residents and the street dynamic?
- Will the residents of this development be renters or owners?
- Will pets be allowed in the building? Where will the dogs be walking and doing their business?
- Have you considered social issues that this development may bring?

”

TALK TO US

www.1900engage.ca
srimal@hivedevelopments.ca

Business Improvement Area Response



December 16, 2022

To: File Manager Quadri Adebayo, Quadri.Adebayo@calgary.ca
CPAG Circulation Controller, CPAGCirc@calgary.ca

Re.: LOC2022-0131, 1918 33 AV SW etc.

Comment re. Sarina 1900

The Marda Loop BIA is supportive of the proposed Sarina 1900 development. The project will add vibrancy to the area by adding housing for new neighbours within walking distance of local businesses and services.”

Commercial

We support the inclusion of ground floor commercial as it completes the “fourth corner” of the 33rd Avenue/19th Street SW intersection and is adjacent to the existing Marda Loop business district.

Height

Along 33rd Avenue and across the lane to the north, the height and density transition between contemporary “Main Street scale” and the pre-existing mostly “single-family residential” scale is steep. Managing this transition (in terms of shadowing, for example) as sites along the avenue redevelop at higher densities is a challenge.

Sarina 1900 is generally consistent with the vision for developments on Main Streets (per MDP policy 3.4.1) on the 33rd Avenue Main Streets (per 33rd /34th Avenue Main Streets Master Plan), and in the adjacent Marda Loop BIA area (per Marda Loop ARP, 2014 - MLARP). It is also consistent with many recent approvals along 33rd Avenue. However, this development (among others) is not consistent with the South Calgary/Altadore ARP (1986), indicating a need for a new Local Area Plan (LAP).

From our perspective, the analogue for looking at change on this site includes guidance from the Marda Loop ARP and a “base case” land use similar to the 2019 rezoning of adjacent MLARP area, which is also what was proposed for this site during the land use consultation associated with Main Streets: 16 m, 3 FAR, in most places. (Regardless, many recent approvals in the area have been in the 20 m range.)



Upper storey setbacks

The 23 m height proposed is a major change requiring mitigation via setbacks at upper levels, as indicated in the current (December 2022) engagement material. Rear and side setbacks are very important for immediate neighbours. From the BIA's perspective, the setbacks provided on the 33rd Avenue frontage are particularly important to reinforce pedestrian scale and maintain a sense of openness on the avenue, per MLARP section 4.2.

"Bonus" elements

The MLARP section 4.2.1.2 identifies sites where it suggests additional height up to 5 storeys might be considered in exchange for public art or contributions to the public realm - like public art or an open corner plaza. We do not see any contributions of this nature in the current plans, although the proposed all-season patio at the SW corner is welcome. Provision of public parking could also be a benefit.

Assurance of design

Land use applications with major increases in height and FAR should be tied to plans and/or concurrent DPs so that design elements that mitigate impacts of height/density is understood at the land use stage and assured in the DP and construction.

Parking

Parking for visitors to the business district is a growing challenge. While the bylaw requires 0.75 residential parking, we encourage closer to 1:1 residential parking to better ensure street parking is left for visitors. (MLARP section 5.2.5 re. on-street parking prioritizes visitors and customers with short-term needs over long-term parking.) We also endorse at least one parking stall per CRU for staff. To improve the parking situation in the area, we also encourage the inclusion of public parking in large projects.

Main Streets

This development, and growth in Marda Loop in general, indicates again the need for the improvement of 33rd and 34th Avenues through the City's Main Streets project. It is particularly important to improve the pedestrian realm and intersection/crossing safety. We are glad that construction work will be underway in 2023 and 2024 and we encourage implementation of the full plan from Crowchild to 14th Street SW ASAP. Growth in the area, past, current and future, including projects like this, both requires and justifies major investment in main streets project.



General comment

The Marda Loop BIA supports developments that provide more neighbours within walking distance to businesses and other amenities. We also support human scale main streets and want to foster a vibrant pedestrian realm. In large scale redevelopment we prefer buildings to be in the 4-5 storey range as a maximum. Buildings of this height, or up to 6 storeys in this case, we can support if they have setbacks, such as per the Marda Loop ARP, that effectively mitigate the impact, and other benefits.

Recent applications and approvals along 33rd Avenue have been greatly at variance with the 1986 South Calgary – Altadore ARP and older land uses. During the Main Streets planning process the review of land uses east of the MLARP was put on hold and deferred to the West Elbow ARP process, which itself was suspended in early 2020, with no sign yet of re-start.

This has left land use changes adrift for years and applications subject to fraught individual processes in one of our busiest redevelopment areas. It is well past time that a Local Area Plan was done for the South Calgary/Altadore area.

Thank you for the opportunity to comment.

Sincerely,

Bob van Wegen
Executive Director

Cc:

Sarina Homes c/o Max Parish
Ward 8 Office – Councillor Courtney Walcott
Marda Loop Community Association c/o the President