



## AGENDA

### CALGARY PLANNING COMMISSION

July 4, 2024, 1:00 PM  
IN THE COUNCIL CHAMBER

#### Members

Manager T. Goldstein, Chair  
Director T. Mahler, Vice-Chair  
Councillor G-C. Carra  
Councillor R. Dhaliwal  
Commissioner L. Campbell-Walters  
Commissioner J. Gordon  
Commissioner N. Hawryluk  
Commissioner C. Pollen  
Commissioner S. Small  
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://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, 2024 June 13
  - 4.2 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 June 20
5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Procedural Request – Schedule a Calgary Planning Commission meeting on 2024 July 25 at 1pm, CPC2024-0807

5.2 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3408 – 37 Street SW, LOC2023-0181, CPC2024-0688

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 Brentwood (Ward 4) at 2936 Blakiston Drive NW, LOC2024-0089, CPC2024-0754, CPC2024-0754

7.2.2 Land Use Amendment in Tuxedo Park (Ward 7) at 327 – 30 Avenue NE, LOC2024-0011, CPC2024-0748

7.2.3 Land Use Amendment in Tuxedo Park (Ward 7) at 2817 Edmonton Trail NE and 327 – 28 Avenue NE, LOC2024-0052, CPC2024-0763

7.2.4 Policy and Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW, LOC2022-0144, CPC2024-0786

7.2.5 Land Use Amendment in Inglewood (Ward 9) at 1429 and 1431 – 9 Avenue SE, LOC2024-0002, CPC2024-0772

7.2.6 Land Use Amendment in Glenbrook (Ward 6) at 3139 – 37 Street SW, LOC2024-0067, CPC2024-0767

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







**MINUTES**

**CALGARY PLANNING COMMISSION**

**June 13, 2024, 2:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** A/Director T. Goldstein, Chair  
Director T. Mahler, Vice-Chair  
Councillor G-C. Carra  
Commissioner L. Campbell-Walters  
Commissioner N. Hawryluk  
Commissioner C. Pollen (Remote Participation)  
Commissioner S. Small  
Commissioner J. Weber

**ABSENT:** Councillor R. Dhaliwal (Personal)  
Commissioner J. Gordon

**ALSO PRESENT:** A/Principal Planner S. Jones  
CPC Secretary A. de Grood  
Legislative Advisor B. Dufault

1. CALL TO ORDER

A/Director Goldstein called the meeting to order at 2:05 p.m.

ROLL CALL

Director Mahler, Councillor Carra, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and A/Director Goldstein

Absent from Roll Call: Councillor Dhaliwal, Commissioner Gordon, and Commissioner Weber

2. OPENING REMARKS

A/Director Goldstein provided opening remarks.

3. CONFIRMATION OF AGENDA

**Moved by** Director Mahler

That the Agenda for the 2024 June 13 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 Item 9.1.1.

4. CONFIRMATION OF MINUTES

None

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

None

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Confidential Report CPC2024-0700.

Commissioner Small left the meeting at 2:06 p.m.

**Moved by** Commissioner Hawryluk

That pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission now move into Closed Meeting, at 2:07 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1, Draft 1 of the Zoning Bylaw, CPC2024-0700.

And further, that pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Calgary Planning Commission suspend Section 78(2)(b) to forego the afternoon recess to complete the Agenda.

And further, that Shawn Small and Sarah Lumley, O2 Planning and Design, be authorized to attend the Closed Meeting.

For: (6): Director Mahler, Councillor Carra, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Weber

**MOTION CARRIED**

A/Director Goldstein provided a traditional land acknowledgment.

Committee reconvened in public meeting at 5:07 p.m. with A/Director Goldstein in the Chair.

#### ROLL CALL

Director Mahler, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Pollen, Commissioner Weber, and A/Director Goldstein

Absent from Roll Call: Councillor Carra, Councillor Dhaliwal, Commissioner Gordon, and Commissioner Small

**Moved by** Commissioner Weber

That Commission rise and report.

**MOTION CARRIED**

#### 9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

##### 9.1.1 Draft 1 of the Zoning Bylaw, CRC2024-0700

People in attendance during the Closed Meeting discussions with respect to Confidential Report CPC2024-0700:

Clerks: A. de Grood and A. Lennox. Advice: L. Kahn, S. Pearce, S. Rankin, S. Whalen, S. Loria, and S. Jones. Law: C. Van Hell. External: S. Small and S. Lumley.

A confidential presentation was distributed with respect to Confidential Report CPC2024-0700.

**Moved by** Commissioner Campbell-Walters

That with respect to Confidential Report CPC2024-0700, the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions, supplementary handouts, and presentation remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed 2024 August 01.

**MOTION CARRIED**

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

**Moved by** Director Mahler

That this meeting adjourn at 5:08 p.m.

**MOTION CARRIED**

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 June 20 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

CPC SECRETARY

UNCONFIRMED



**MINUTES**

**CALGARY PLANNING COMMISSION**

**June 20, 2024, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** A/Director T. Goldstein, Chair  
Director T. Mahler, Vice-Chair  
Councillor G-C. Carra  
Councillor R. Dhaliwal (Partial Remote Participation)  
Commissioner L. Campbell-Walters  
Commissioner J. Gordon  
Commissioner N. Hawryluk  
Commissioner C. Pollen  
Commissioner S. Small  
Councillor T. Wong (Remote Participation)

**ABSENT:** Commissioner J. Weber

**ALSO PRESENT:** A/Principal Planner S. Jones  
CPC Secretary J. Booth  
Senior Legislative Advisor J. Palaschuk

1. CALL TO ORDER

Chair Goldstein called the meeting to order at 1:01 p.m.

Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and A/Director Goldstein

Absent from Roll Call: Commissioner Weber

2. OPENING REMARKS

Chair Goldstein provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

**Moved by** Director Mahler

That the Agenda for the 2024 June 20 Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

3.1 **DECLARATIONS - CONFLICT OF INTEREST**

Commissioner Gordon declared a conflict of interest with respect to Item 7.2.2.

Commissioner Small declared a conflict of interest with respect to Item 7.2.5.

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 June 6

**Moved by** Commissioner Hawryluk

That the Minutes of the 2024 June 06 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. **CONSENT AGENDA**

**Moved by** Commissioner Campbell-Walters

That the Consent Agenda be approved, as follows, **as corrected**:

5.1 **DEFERRALS AND PROCEDURAL REQUESTS**

5.1.1 Procedural Request - Change the location of the 2024 August 01 and 2024 August 15 Calgary Planning Commission Meetings from Council Chambers to the Engineering Traditions Committee Room, CPC2024-0759

5.2 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3003 – 27 Street SW, LOC2024-0060, CPC2024-0662

5.3 Land Use Amendment in Glenbrook (Ward 6) at 2712 – 45 Street SW, LOC2024-0087, CPC2024-0705

Revised Attachment 1 was distributed with respect to Report CPC2024-0705.

For: (8): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

**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 Policy Amendment, Land Use Amendment and Outline Plan in Alpine Park (Ward 13) at multiple addresses, LOC2022-0225, CPC2024-0683

A presentation entitled "LOC2022-0225 / CPC2024-0683 Outline Plan, Policy Amendment, and Land Use Amendment" was distributed with respect to Report CPC2024-0683.

David Symes, Ian Meredith, and Tara Steell (applicants) addressed Commission with respect to Report CPC2024-0683.

**Moved by Commissioner Small**

That with respect to Report CPC2024-0683, the following be approved:

That Calgary Planning Commission amend Attachment 2 by deleting conditions of approval #1 and #52 and renumbering the remaining conditions accordingly.

For: (4): Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

Against: (5): A Director Goldstein, Director Mahler, Councillor Carra, Councillor Dhaliwal, and Commissioner Campbell-Walters

**MOTION DEFEATED**

**Moved by Commissioner Gordon**

That with respect to Report CPC2024-0683, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0683) to the 2024 July 16 Public Hearing Meeting of Council; and
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 15350, 15620, 15717 and 16028 – 37 Street SW (Portion of NW1/4 Section 31-22-1-5; Legal Subdivision 5, Section 31-22-1-5; Portion of SE1/4 Section 36-22-2-5; Legal Subdivision 3,4, and 6, Section 31-22-1-5) to subdivide 62.47 hectares ± (154.37 acres ±) with conditions (Attachment 2);

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendment to the Providence Area Structure Plan (Attachment 8); and
4. Give three readings to the proposed bylaw for the redesignation of 22.30 hectares ± (55.10 acres ±) located at 15350, 15620, 15717 and 16028 – 37 Street SW (Portion of NW1/4 Section 31-22-1-5;

Legal Subdivision 5, Section 31-22-1-5; Portion of SE1/4 Section 36-22-2-5; Legal Subdivision 3,4, and 6, Section 31-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District to Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 9).

For: (8): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

**MOTION CARRIED**

7.2.2 Land Use Amendment in Acadia (Ward 11) at 8330 Macleod Trail SE, LOC2023-0163, CPC2024-0639

Commissioner Gordon declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0639.

Commissioner Gordon left the meeting at 2:21 p.m. and returned at 2:38 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2024-0639:

- Revised Attachment 1; and
- A presentation entitled “LOC2023-0163 Land Use Amendment”.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0639, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0639) to the 2024 July 16 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.80 hectares ± (4.45 acres ±) located at 8330 Macleod Trail SE (Plan 8311110, Lot A) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to Mixed Used – General (MU-1f6.0h95) District and Mixed Used – General (MU-1f4.0h36) District.



For: (7): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

**MOTION CARRIED**

7.2.3 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2440 – 37 Street SW, LOC2023-0391, CPC2024-0456

A presentation entitled “LOC2023-0391 / CPC2024-0456 Land Use Amendment” was distributed with respect to Report CPC2024-0456.

**Moved by** Commissioner Pollen

That with respect to Report CPC2024-0456, 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 ± (0.14 acres ±) located at 2440 – 37 Street SW (Plan 4367X, Block 11E, Lots 39 and 40) from Multi-Residential – Contextual Low Profile (M-C1) District to Commercial – Neighbourhood 1 (C-N1) District.

For: (8): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

**MOTION CARRIED**

7.2.4 Land Use Amendment in Capitol Hill (Ward 7) at 1134 – 20 Avenue NW, LOC2024-0032, CPC2024-0664

A presentation entitled “LOC2024-0032 / CPC2024-0664 Land Use Amendment” was distributed with respect to Report CPC2024-0664.

Councillor Wong (Remote Member) joined the meeting at 2:49 p.m.

Mark Greenhalgh (applicant) addressed Commission with respect to Report CPC2024-0664.

By General Consent, Commission modified the afternoon recess to begin following the conclusion of Item 7.2.4.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0664, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0664) to the 2024 July 16 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.03 hectares ± (0.07 acres ±) located at 1134 – 20 Avenue NW (Plan 3150P, Block 22, Lot 17) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate limited commercial uses, with guidelines (Attachment 2).

For: (6): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

Against: (1): **Councillor Carra**

**MOTION CARRIED**

By General Consent, pursuant to Section 121 of the Procedure Bylaw 35M2017, Commission granted Councillor Carra's request to change his vote from "For" to "Against".

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0651.

Commissioner Small left the meeting at 3:20 p.m. and did not return.

Commission recessed at 3:20 p.m. and reconvened at 3:49 p.m. with Vice-Chair Mahler in the Chair.

#### ROLL CALL

Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Councillor Wong, and Director Mahler

Absent from Roll Call: Councillor Carra, Commissioner Small, Commissioner Weber, and A/Director Goldstein

7.2.5 Policy and Land Use Amendment in Sunnyside (Ward 7) at 1020 – 2 Avenue NW, LOC2024-0030, CPC2024-0651

A presentation entitled "LOC2024-0030 / CPC2024-0651 Land Use Amendment" was distributed with respect to Report CPC2024-0651.

Brian Horton and Jaydan Tait (applicants) addressed Commission with respect to Report CPC2024-0651.

Councillor Dhaliwal (Remote Member) left the meeting at 4:09 p.m.

Councillor Dhaliwal (Remote Member) joined the meeting at 4:10 p.m.

**Moved by Commissioner Pollen**

That with respect to Report CPC2024-0651, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0651) to the 2024 July 16 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.36 hectares  $\pm$  (0.89 acres  $\pm$ ) located at 1020 – 2 Avenue NW (Plan 8610964, Block 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

For: (6): Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, and Commissioner Pollen

**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 Hawryluk

That this meeting adjourn at 4:27 p.m.

**MOTION CARRIED**

The following Items have been forwarded to the 2024 July 16 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

### CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment, Land Use Amendment and Outline Plan in Alpine Park (Ward 13) at multiple addresses, LOC2022-0225, CPC2024-0683
- Land Use Amendment in Acadia (Ward 11) at 8330 Macleod Trail SE, LOC2023-0163, CPC2024-0639
- Land Use Amendment in Capitol Hill (Ward 7) at 1134 – 20 Avenue NW, LOC2024-0032, CPC2024-0664
- Policy and Land Use Amendment in Sunnyside (Ward 7) at 1020 – 2 Avenue NW, LOC2024-0030, CPC2024-0651

The following Items have been forwarded to the 2024 September 10 Public Hearing Meeting of Council:

### PLANNING MATTERS FOR PUBLIC HEARING

### CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Killarney/Glengarry (Ward 8) at 3003 – 27 Street SW, LOC2024-0060, CPC2024-0662
- Land Use Amendment in Glenbrook (Ward 6) at 2712 – 45 Street SW, LOC2024-0087, CPC2024-0705
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 2440 – 37 Street SW, LOC2023-0391, CPC2024-0456

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 July 4 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CPC SECRETARY

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3408 – 37 Street SW,  
 LOC2023-0181**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.23 hectares ± (0.58 acres ±) located at 3408 – 37 Street SW (Plan 732GN, Block 3, Lots 22 to 25 and a portion of Lot 21) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a range of grade-oriented building types including rowhouses, townhouses and stacked townhouses.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District will allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District will accommodate more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for 22 dwelling units with 22 secondary suites and two accessory residential buildings (garages) has been submitted and is under review (DP2023-05099).
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

**DISCUSSION**

This application, in the southwest community of Killarney/Glengarry, was submitted by the landowner, Professional Custom Homes, on 2023 July 06. The approximately 0.23 hectare (0.58 acre) site was five individual parcels that have been consolidated and is located on the east side of 37 Street SW and south of Kilkenny Road SW. As indicated in the Applicant Submission (Attachment 2), the proposed H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked, in a form and at a scale consistent with low density residential districts.

A development permit (DP2023-05099) for 22 dwelling units with secondary suites was submitted on 2023 July 27 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).

Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 04

ISC: UNRESTRICTED  
CPC2024-0688  
Page 2 of 3

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3408 – 37 Street SW,  
LOC2023-0181**

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**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 respective community association was appropriate. In response, the applicant conducted a community outreach campaign in Killarney between 2023 July 04 and 2023 July 25, posted signage on-site and distributed postcards within a 200 metre radius (280 postcards) of the site. 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 also sent to adjacent landowners.

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

- impacts on availability of street parking;
- increased local traffic congestion;
- waste/recycling/organics disposal issues;
- incompatibility of H-GO building forms allowed with established character of neighbourhood; and,
- impact on privacy and views for neighbouring properties.

No comments from the Killarney Glengarry Community Association and Glenbrook Community Association were received. Administration contacted the Community Associations 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. The H-GO District is intended to accommodate grade-oriented development in a range of housing forms that are consistent with forms allowed by other low density residential districts. It provides a modest density increase within a neighbourhood while being sensitive to adjacent development. The building and site design (including on-site parking) is currently being reviewed as part of a development permit.

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.

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3408 – 37 Street SW,  
LOC2023-0181**

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**IMPLICATIONS**

**Social**

The proposed land use district would allow for a larger range housing types than the existing land use district. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

The applicant has indicated that they plan to pursue specific measures as part of the proposed development permit which will align with the *Calgary Climate Strategy – Pathways to 2050*. This includes electric vehicle capable stalls (Program Pathway F: Zero emissions vehicles), more energy efficient buildings (Program Pathway A: New buildings) and solar panel rough-ins (Program Pathway D: Renewable energy).

**Economic**

The proposed land use would allow for a 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 application.

**ATTACHMENTS**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry and is situated on the southeast corner of 37 Street SW and Kilkenny Road SW. The site is approximately 0.23 hectares (0.58 acres) in size and is approximately 81 metres wide by 30 metres deep. The subject site is made up of a consolidated parcel designated Residential – Contextual One / Two Dwelling (R-C2) District and currently developed with five single detached dwelling units each with a detached garage accessed by the rear lane along the east side of the site.

Surrounding development is characterized by a mix of single detached and duplex dwellings on parcels designated Direct Control (DC) District based on Residential – Contextual One Dwelling (R-C1) District and R-C2 District. There are several parcels that have recently been redesignated to Residential – Grade-Oriented Infill (R-CG) District on corner parcels throughout the community.

The subject site is located approximately 350 metres (a six-minute walk) north of A.E. Cross School (grades 7-9). It is also approximately 380 metres (a six-minute walk) north of the shopping amenities located at the corner of Richmond Road SW and 37 Street SW.

## Community Peak Population Table

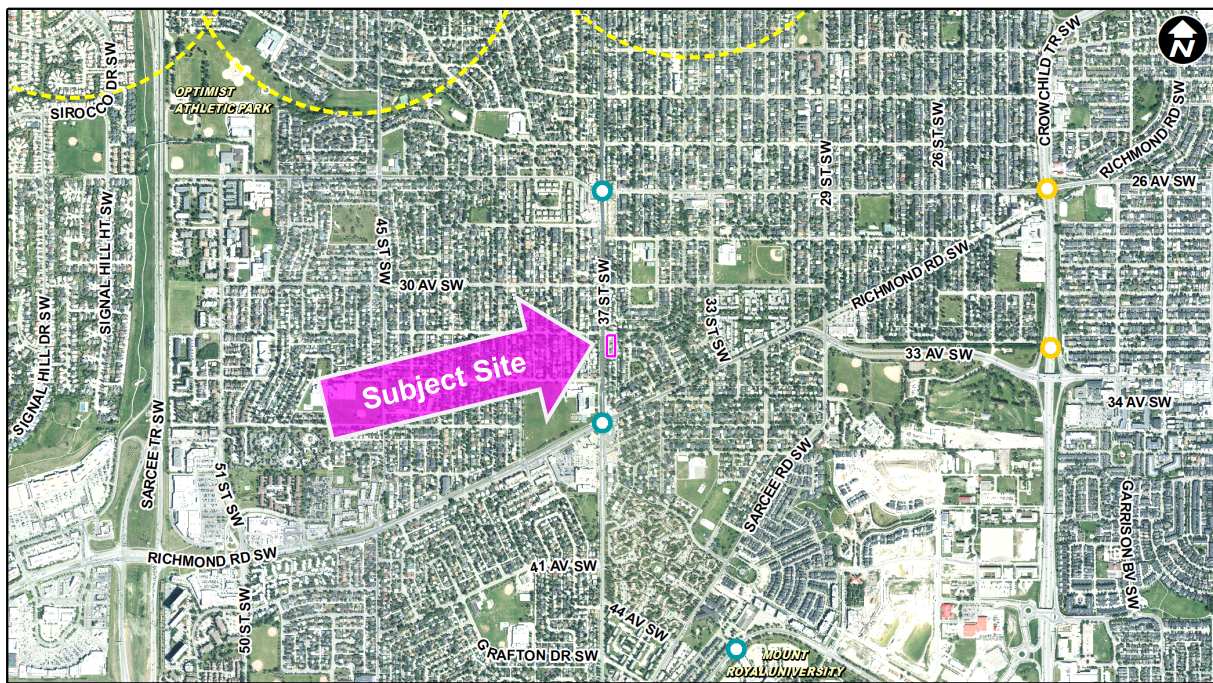
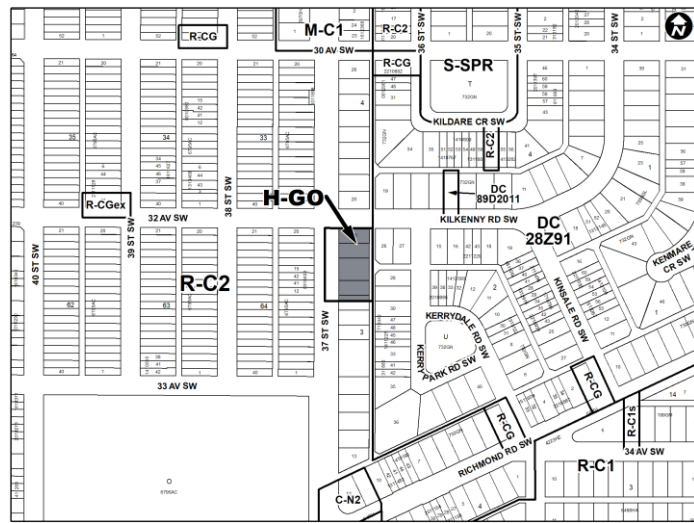
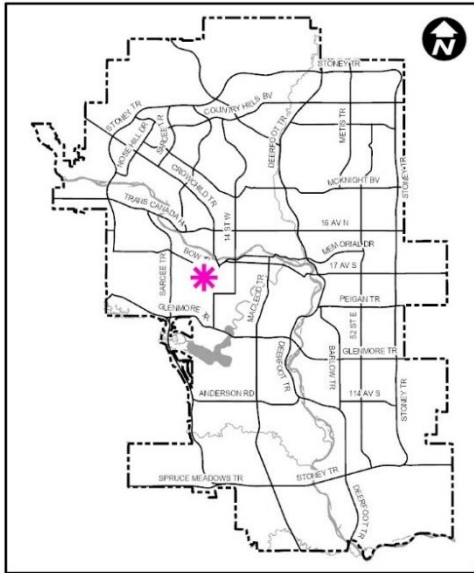
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

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

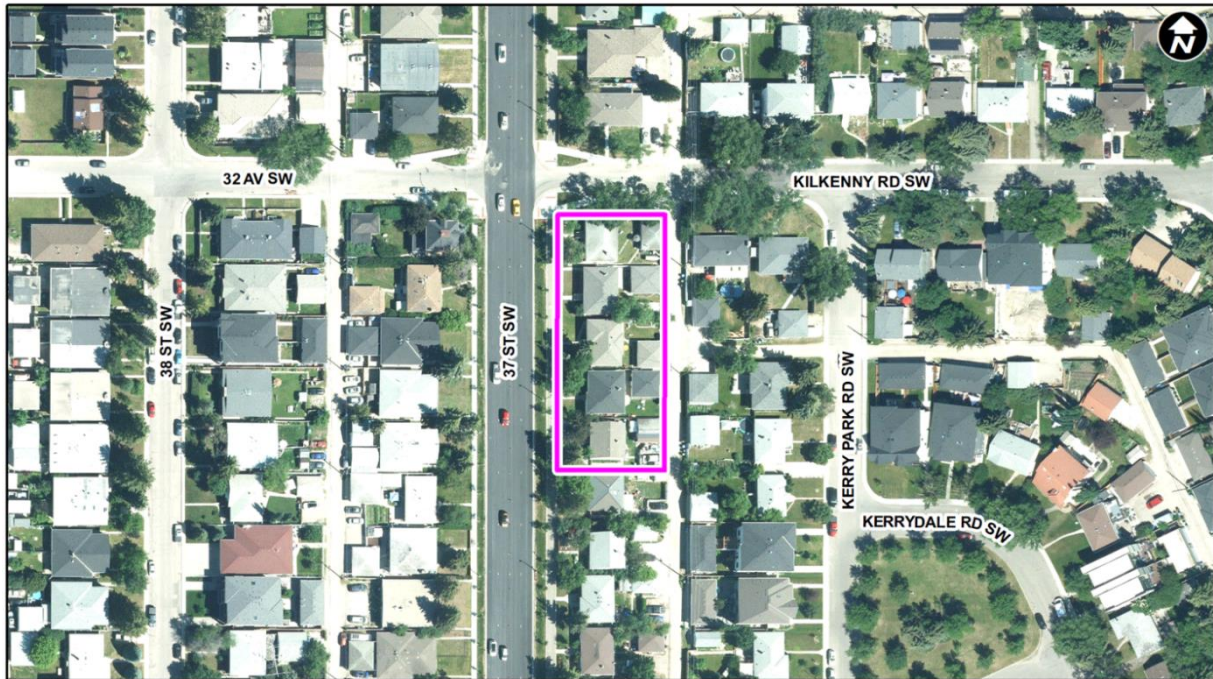
Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps







## Previous Council Direction

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

## Planning Evaluation

### Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Housing – Grade Oriented (H-GO) District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms including rowhouse, townhouse and stacked townhouse units. In the H-GO District, development scale and intensity are managed through a combination of:

- a maximum floor area ratio (FAR) of 1.5 that allows for a total developable area of approximately 3,513 square metres (37,814 square feet);
- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure a functional courtyard amenity space;
- a maximum building height of 12.0 metres; and,
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

This site is appropriate for the proposed H-GO District as it meets the location criteria established in the Land Use Bylaw 1P2007 (LUB) under Section 1386 (d). The subject site is located on 37 Street SW, which is designated as Neighbourhood Connector in the *Westbrook Communities Local Area Plan* (LAP) and is appropriate for redesignation to the H-GO District.

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items to be considered while reviewing the submitted development permit include:

- ensuring an engaging built interface along both 37 Street SW and Kilkenny Road SW;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- ensuring appropriate provision and design of a range of mobility options including motor vehicle parking, bicycle parking and alternate mobility storage lockers;
- accommodating appropriate waste management pick-up and storage; and,
- ensuring appropriate amenity space for residents.

### **Transportation**

The site is a corner parcel located on the southwest corner of 37 Street SW and Kilkenny Road SW. The site fronts onto 37 Street SW, which is classified as an Arterial Road. Kilkenny Road SW is classified as a Residential Street. Vehicle access to the site will be via the existing rear laneway, typically accessed from Kilkenny Road SW.

On-street parking adjacent to the parcel is presently not located within a Residential Parking Permit (RPP) Zone. Directly adjacent to the subject parcel, 37 Street SW is currently restricted to no stopping during the peak periods of 7 a.m. to 9 a.m. and 3 p.m. to 6 p.m. The subject site is well-served by Calgary Transit. Transit stops for Route 9 (Dalhousie/Chinook Station), Route 306 (MAX Teal Westbrook/Douglas Glen) and Route 22 (Richmond Rd SW) are located within 325 metres (a five-minute walk) from the subject parcel.

Main Street upgrades were recently completed on 37 Street SW. Upgrades directly adjacent to the parcel include accessibility improvements including wheelchair ramps and tactile plates. Additionally, a multi-use pathway was installed on the east side of 37 Street SW, which forms part of the city-wide Calgary's Pathway and Bikeway Network (5A) network. The multi-use pathway traverses directly in front of the parcel, providing access to the Bow River Pathway System.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit application.

## Legislation and Policy

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

Administration's recommendation aligns 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)**

Administration's 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 Development Residential – Inner City area and a Neighbourhood Main Street area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposal complies with the MDP which encourages grade-oriented housing as a transition from higher density on the corridor to its lower-density surroundings.

### **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 proposed the following climate measures on the submitted development permit application:

- rough-ins for solar panels in all buildings (except garages);
- rough-ins for electric vehicle chargers;
- drought resilient landscaping;
- aerial barrier seals (except garages) to lower the exchange air rates and ensure more energy efficient buildings (both for heating and cooling); and,
- low maintenance exterior finishings.

### **Westbrook Communities Local Area Plan (Statutory – 2023)**

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighborhood Connector category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Low building scale policies support a broad range of ground-oriented building forms, including single-detached, semi-detached, rowhouses, townhomes and stacked townhomes. The proposed land use amendment is in alignment with applicable policies of the LAP.





# Applicant Submission

2023 July 06



## KILLARNEY AVAS

Land Use Redesignation Application

The subject parcel is located on the corner of 37 ST SW and Killarney Rd SW in the inner-city community of Killarney. The parcel is within the new Westbrook LAP, where it flags the sites in question as Neighbourhood Connectors, with a possible height of up to 6 stories. In addition, 37 ST SW is a Main Street with BRT transit.

Despite the commercial aspects this parcel shows, it is essential to point out that the surroundings currently consists of primarily low density residential developments, with predominantly single detached dwellings.

With that in mind, our approach is to redesignate the site from R-C2 to H-G0 to generate a smoother transition as the envisioned future of the 37 ST SW unfolds. Moreover, H-G0 promotes diverse housing options, allowing for a blend of

layouts within the same site.

Concurrently with this Land Use Redesignation application, there is a Development Permit application, which is a live illustration of our vision for this site.



With four different typologies, the proposed development introduces 44 new units, composed by twenty 2-bedroom stacked townhomes, twelve 3-bedroom townhomes, and twelve 1-bedroom basement suites. The site also allows for an interior courtyard space that enhances the livability and creates a social space for residents. Moreover, the 2 detached garage buildings along the back alley offer 22 parking spots for the future residents.

Our goal with the project is to create a more inclusive and diverse housing option in a fast growing inner-city community, such as Killarney. Our team is working to collect the communities thoughts on the proposed development to ensure the project is a great fit within the community.





# Community Outreach Summary

2024 June 11



## KILLARNEY AVAS

Community Outreach Summary

As part of the Land Use Redesignation application for the addresses 3404 - 3416 37 ST SW (LOC2023-0181), our team conducted a community outreach campaign in the community of Killarney from July 4, 2023 to July 25, 2023. Even though the feedback timeline for this outreach campaign has ended, we continue with signage on-site to allow for more constituents to express their thoughts on the proposed land use change. Any comments received after the end of the community outreach but prior to the Development Permit release of this project will be valued and accounted for throughout this project's design phase.

To ensure a broad number of participants reached, this campaign counted with online and on-site advertisement. Below are detailed explanations of the methods utilized and the results collected through each of them.

### ONLINE ADVERTISEMENT

Throughout 28 days of online advertisement on Facebook and Instagram, 4,202 people were reached. The promoted post informed people of the land use redesignation of the addresses in question from R-C2 to H-GO and the intend of developing a complex of 44 units with 22 parking stalls and an interior courtyard space.

The ad also contained a link to a Google Form for participants to leave their feedback on the proposal, 147 people reached by the ad clicked on the link.

### ON-SITE SIGNAGE

On July 4, 2023, a sign advertising the proposed land use redesignation was posted on the corner of 3404 37 ST SW and in front of 3412 37 St SW. Which remained on-site until August 4, 2023.

The sign includes information on the zoning change being proposed, on the future proposed development, and three ways constituents can submit their input - through the QR that drives participants to a Google Form, an email address, and a website where information regarding the project and feedback submission space can be found.



## POSTCARDS DISTRIBUTION

To ensure that those who live within a 200m radius of the site are aware of the proposal, postcards containing the same information and methods of feedback submission on the signage posted on-site were distributed on July 4, 2023. 280 postcards were distributed.



## COLLECTED FEEDBACK SUMMARY

With the outreach strategies in place, our team managed to collect great information from the community in regards to the land use change and the future development. Below is a summary of the key points raised by participants.

- 73.3% of all participants live in Killarney;
- Concerns regarding the amount of on-site parking were mentioned by 86.6% of participants;
- 26.6% of participants mentioned the density increase as a non-fitting aspect of the proposal within the neighbourhood;
- Landscaping areas was brought up by 86.6% as an issue, participants felt the presented imagines lacked on landscaping;
- 20% of participants mentioned proper waste & recycling management is a concern, specially if standard City bins are used;
- Some participants, 20%, have also brought up the color scheme chosen as somewhat monotonous and cold.

During the outreach, questions regarding the proposed development - building aesthetics, the site layout, and other aspects - were asked and 20% of participants commented on exterior colour scheme being monotonous and somewhat cold.

The following pictures were presented to participants who were asked to rate the following listed items referencing the provided illustrations. The feedback collected showed that 37.3% of participants liked those aspects of the proposal, 42.37% disliked, and 20.33% were indifferent.

Aspects asked to participants were:

- Façade look
- Brick work
- Exterior finishes and colours
- Landscaping
- Site Layout
- Street Connection
- Interior Courtyard
- Bike Parking

The inputs received during this community outreach advertisement period brought a lot of insightful and valuable comments to our team. Based on the feedback received, our team has ordered a parking study for the project to better understand the effects the proposed development in the neighbourhood.

Our team will also remain in touch with participants that accepted to receive communication from us regarding this LOC through follow up emails that outline the feedback received and changes the project went through based on them.





**Land Use Amendment in Brentwood (Ward 4) at 2936 Blakiston Drive NW,  
LOC2024-0089**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of the 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) at 2936 Blakiston Drive NW (Plan 6JK, Block 16, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd85) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for multi-residential buildings in a variety of forms including townhouses, rowhouse buildings and fourplexes, in addition to the building forms already listed in the existing district (e.g., single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd85) District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

**DISCUSSION**

This land use amendment application in the northwest community of Brentwood was submitted by Horizon Land Surveys on behalf of the landowner, Amplitude Development Ltd. on 2024 March 20. A development permit has not been submitted; however, as indicated in the Applicant Submission (Attachment 2), the proposed land use district allows for a multi-residential development with a maximum of four dwelling units.

The approximately 0.05 hectare mid-block parcel is located on Blakiston Drive NW between Bell Street NW and Blow Street NW. The site is currently developed with a single detached dwelling and a detached garage with rear lane access.

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 Brentwood (Ward 4) at 2936 Blakiston Drive NW,  
 LOC2024-0089**

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**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 respective community association was appropriate. In response the owner distributed letters to adjacent residents and contacted the Brentwood Community Association. The applicant also held an open house and in response to the feedback received adjusted the density from 111 units per hectare to 85 units per hectare. 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 also sent to adjacent landowners.

Administration received 77 letters of opposition from the public and a petition with over 100 signatures opposing the application. The letters of opposition included the following areas of concern:

- increased density perceived as incompatible with neighbourhood character;
- increased traffic and parking issues in the area;
- reduced sunlight and privacy; and
- loss of the overall community culture.

Administration received five letters of support from the public. The letters of support included the following areas for support:

- the need for more housing;
- the need for population growth in the community of Brentwood; and
- alignment with transit-oriented developments.

Administration also received a letter of opposition from the Brentwood Community Association (Attachment 4) identifying the following concerns:

- increased density perceived as incompatible with neighbourhood character;
- increased parking demands;
- loss of tree canopy; and
- increased servicing.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Issues related to parking, servicing, and the impacts of site design on adjacent properties will be reviewed at the development permit stage.

**Land Use Amendment in Brentwood (Ward 4) at 2936 Blakiston Drive NW,  
LOC2024-0089**

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

**IMPLICATIONS**

**Social**

The proposed M-CGd85 District would allow for a wider range of housing types than the current land use district and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program F: Zero Emission Vehicles).

**Economic**

The proposed land use would allow for a 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
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Brentwood and is a mid-block parcel located on Blakiston Drive NW between Bell Street NW and Blow Street NW. The parcel is approximately 0.05 hectares (0.12 acres) in size with dimensions of approximately 15 metres wide and 31 meters deep. The parcel is currently developed with a single detached dwelling with a detached garage, and lane access is available along the east side of the site.

The site is designated Residential – Contextual One Dwelling (R-C1) District and development to the north, east and south is also characterized by single detached dwellings designated R-C1 District. Multiple parcels designated Multi-Residential – Contextual Low Profile (M-C1) District and one parcel designated Special Purpose – School, Park and Community Reserve (S-SPR) District are located directly across the subject site to the west. A variety of commercial designated parcels are located further west of the subject site.

The subject site is well served by Calgary Transit and is located approximately 270 metres (a four-minute walk) from the Brentwood LRT Station and 350 metres (a five-minute walk) from the Brentwood Village Shopping Centre, which is a Community Activity Centre as identified in the *Municipal Development Plan (MDP)*. The site is located approximately 500 metres (an eight-minute walk) from Brentwood School (kindergarten to grade 6) and approximately 1.4 kilometres (a 23-minute walk) from the University of Calgary. The subject site is also well serviced by public transit along Brentwood Road NW and Northmount Drive NW.

## Community Peak Population Table

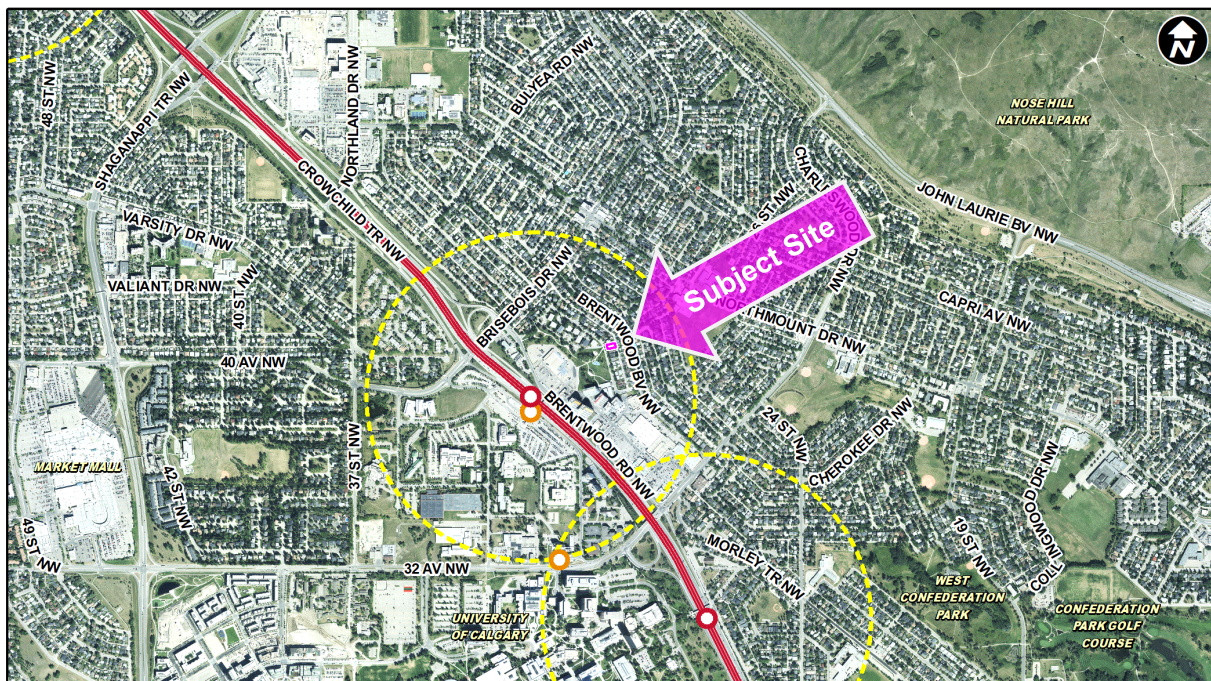
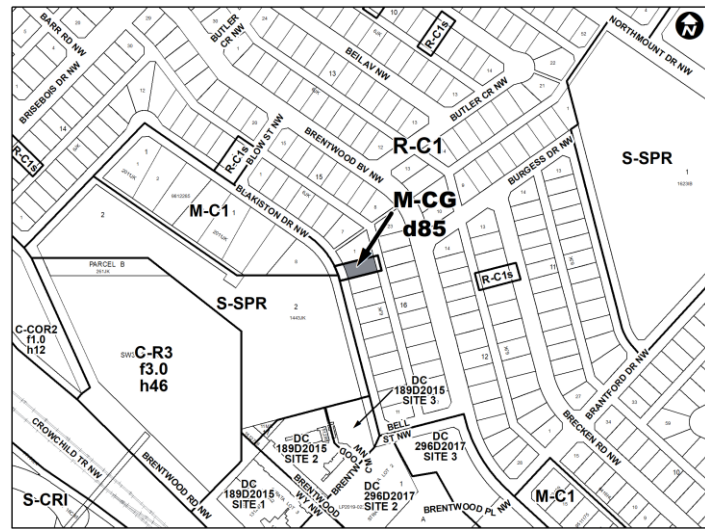
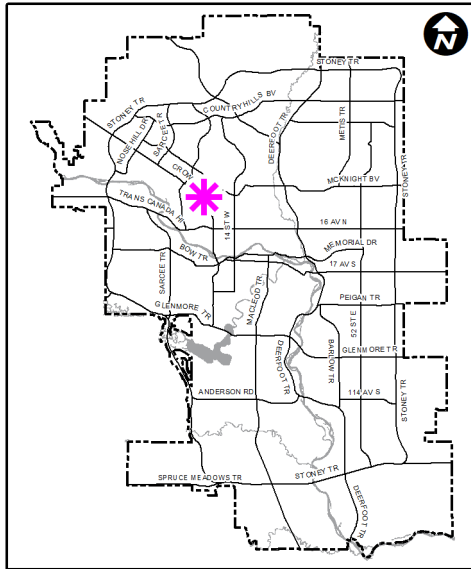
As identified below, the community of Brentwood reached its peak population in 1969.

<b>Brentwood</b>	
Peak Population Year	1969
Peak Population	9,086
2019 Current Population	7,267
Difference in Population (Number)	-1,819
Difference in Population (Percent)	-20.02%

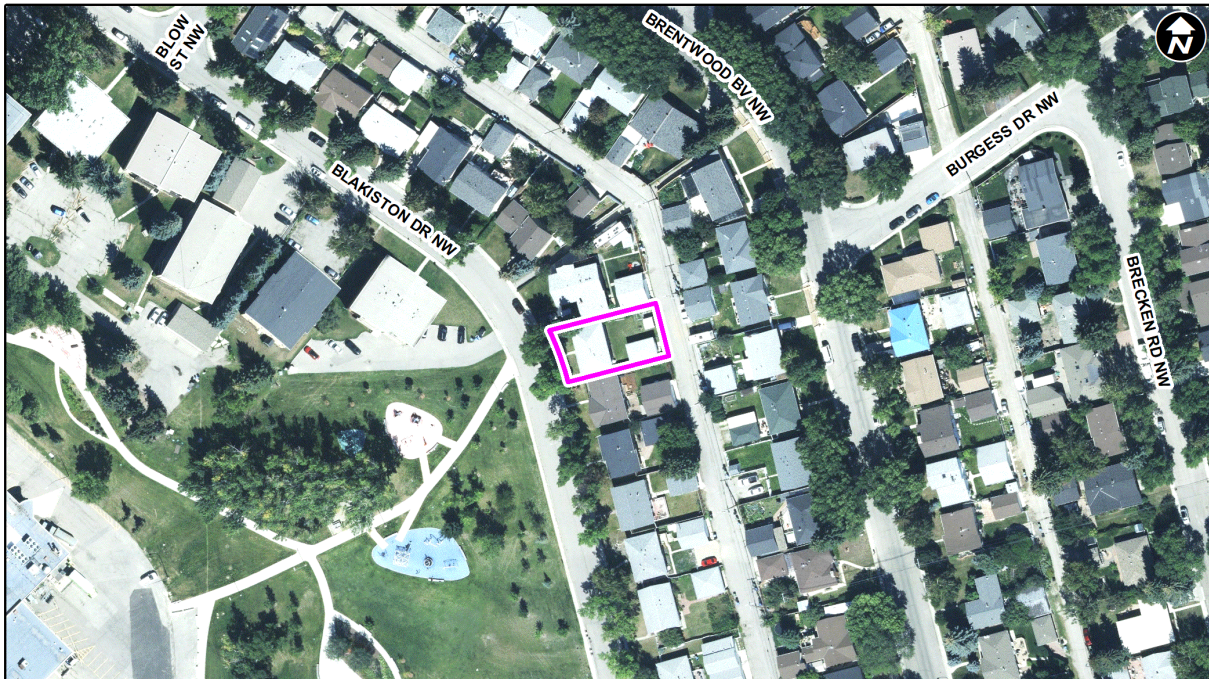
Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps







## Previous Council Direction

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

## Planning Evaluation

### Land Use

The existing R-C1 District is a low-density residential designation that has been applied to developed areas and is primarily for single-detached dwellings that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. Secondary suites are discretionary uses within the R-C1 District.

The Housing – Grade Oriented (H-GO) District was reviewed as a potential land use district to enable redevelopment; however, the subject parcel is not in an approved Local Area Plan, nor is it within the Centre City or Inner City. The site therefore did not meet the location criteria for the Housing – Grade Oriented (H-GO) District listed in Section 1386(d) of Land Use Bylaw 1P2007.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd85) District is a multi-residential district for the Developed Area that is intended to be compatible with low density residential development. It allows for a range of multi-residential development of low-density and low height including semi-detached, townhouse, rowhouse, and fourplex buildings. The maximum building height in the M-CGd85 District is 12 metres (up to three storeys), and the maximum density is 85 units per hectare. Based on the site area, the M-CGd85 District would allow up to four dwelling units. Secondary suites are a permitted use within the M-CGd85 District.

### **Development and Site Design**

The rules of the proposed M-CGd85 District will provide basic guidance for the future development of the site including appropriate uses, building height, massing, landscaping and parking. Given the specific context of the site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the Blakiston Drive NW frontage;
- providing amenity space for individual units; and
- building placement, height and transitioning of massing.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks along Blakiston Drive NW, Bell Street NW and Blow Street NW.

The subject site is located 400 metres (a five-minute walk) from the existing on-street bikeway, which is part of the Always Available for All Ages and Abilities (5A) Network on Brentwood Road NW.

The subject site is well served by Calgary Transit. The subject site is approximately 270 metres (a four-minute walk) from Brentwood LRT Station. The station serves as a transit hub where Route 82 (Nolan Hill), Route 303 (MAX Orange Brentwood/Saddletowne), Route 38 (Brentwood/Temple) and Route 65 (Market Mall/Downtown West) are located. The subject site is 600 metres (a 10-minute walk) from Route 105 (Dalhousie/Lions Park) located on Northmount Drive NW.

The subject site is within the Calgary Residential Parking Zone – BB with two hour on-street parking available on Blakiston Drive NW.

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm sewer lines are available to service future development. Further details for site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any future development permit application.

## **Legislation and Policy**

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

Administration's recommendation aligns 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)**

Administration's 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 Residential – Developed – Established Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. The proposal complies with the relevant MDP policies as the proposed M-CGd85 District provides for an increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing as well as making a more efficient use of the parcel.

### **Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to the objectives of the [Calgary Strategy - Pathways to 2050](#) programs and actions. The applicant has noted that the project will be seeking LEED Gold Certificate with the encouragement of green roofs and EV charging stations. This supports Program Pathway F: Zero Emissions Vehicles of the *Climate Strategy*.

### **Location Criteria for Multi-Residential Infill (Non-statutory – 2016)**

The [Location Criteria for Multi-Residential Infill](#) is used in order to assist in the evaluation of land use amendment applications to support multi-residential and associated local area plan amendments. The subject parcel meets the following five out of the eight location criteria outlined in the non-statutory document. The site is:

- within 400 meters of a transit stop;
- within 600 meters of an existing or planned primary transit stop;
- across the street from a park;
- along or in close proximity to an existing or planned corridor or activity centre; and
- has direct lane access.



# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

March 15th, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.049 hectare site from R-C1 to M-CGd85 to allow for:

- Multi-residential development with maximum of 4 units in a variety of forms designed to provide some or all units with direct access to grade.
- a maximum building height of 12 meters (an increase from the current maximum of 10 meters)
- allows for varied building height and front setback areas in a manner that reflects the immediate context.
- in close proximity or adjacent to low density residential development
- the uses listed in the proposed M-CG designation.

The subject site, 2936 Blakiston Drive NW, is a mid-block lot located in the community of Brentwood along Blakiston Dr. The site is currently developed with a single detached dwelling built in 1961. Surrounding houses are mostly single detached. South of Blakiston Dr. are mostly multi-residential houses, high rises or park spaces. Brentwood C-Train station is within 200 meters of the site. There are many commercial, social, professional services within close proximity.

The site is approximately 0.049 hectares in size. A rear lane exists to the east of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is within 200 meters of Brentwood C-Train station which provides convenient transit to everywhere in the city. The density factor of 85 was added after open house to provide residents certainty of number of units.

The project will seek LEED Gold Certificate. Measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels will be explored to improve project's climate resilience.



- within 600 meters of primary transit stop
- Adjacent to existing or planned non-residential development or multi-unit development.
- Adjacent to or across from an existing or planned open space, park or community amenity.
- Along or in close proximity to an existing or planned corridor or activity center
- Direct Lane Access

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

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.



# Applicant Outreach Summary

2024 June 20



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

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

**Project name:** 2936 Blakiston Drive NW

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

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

### Outreach Strategy

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

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On March 12th to 13th, 2024, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

An open house was hold on May 2nd with about 30 residents, file manager and representative of councilor office attending. Future open house will be held after DP drawing ready for sharing before council public hearing.

### Stakeholders

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

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



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

### What did you hear?

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

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

Some people also express concerns over property value and crime.

During open house, some residents express concerns of not receiving the initial letter and would like concurrent DP application to provide certainty.

### 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.

A few concrete measures are taken to mitigate residents concerns:

1. Density factor of 85 was added to restrict the number of units to 4
2. We have started the design process and will share DP drawings with local residents at another open house before public hearing.
3. A second open house will be advertised and held after DP drawing becomes available.
4. Maximum height will be lowered
5. The design will follow contextual front setback

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

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

Continue engage with local residents, Councilor office and community association.

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

# Community Association Response

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## Brentwood Community Association

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3  
 Tel. (403) 284-3477 Fax. (403) 284-3951 office@brentwoodcommunity.com  
 www.brentwoodcommunity.com

June 13, 2024

Setara Zafar  
 Planning and Development  
 City of Calgary  
 Setara.Zafar@calgary.ca  
 (587) 215-4174

**Application: LOC2024-0089**

Application Type: Land Use Amendment to accommodate M-CGd85  
 Address: 2936 Blakiston Dr NW  
 Land Use Designation: R-C1  
 Proposed Development is: land use change to M-CG  
 Proposed Use: multi-residential development

Dear Ms. Zafar,

The Development and Transportation Committee (DTC) has reviewed this LOC and offers the following comments:

**Description:** The Brentwood CA has received an application for a Land Use Redesignation (LOC) to allow for a Multi-Residential – Contextual Grade-Oriented development. According to the development map (<https://developmentmap.calgary.ca/?find=LOC2024-0089>), the application proposes to change the land use designation to allow for multi-residential buildings (e.g. rowhouses, townhouses), with a maximum of 5 dwelling units, and a maximum height of 12m.

**Role and Process followed by the Brentwood Development and Transportation Committee (DTC)**

The DTC of the Brentwood Community Association acts in an advisory role. The BCA is circulated on DPs and LOCs within our community so that we have the opportunity to promote community involvement by informing our residents and including them in the review and planning process.

- We provide an opportunity for residents to have a voice in the planning and development decisions that impact their homes and their neighbourhood.
- For every Discretionary DP or LOC received, the DTC circulates the nearby neighbours by delivering Neighbour Notifications (NN). The purpose of the NNs is to ensure that neighbours are aware of a proposed development near them and so that they know how to submit their feedback.
- We listen to our residents and then provide comments to the City on how a proposed development fits into the community based on community feedback.
- As a Community Association, we recognize that we are key stakeholders in the planning process.
- Therefore, our DTC acts as a reflective voice for the community on issues related to planning and development.

For LOC2024-0089, there was an unprecedented level of interest and comments received.

The BCA received emails and letters from 32 residents who live near the site. Other residents called or spoke to a DTC member with general comments in opposition; only 1 resident voiced their support. Many residents wrote detailed and thoughtful feedback which deserves to be heard.



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### Feedback from Residents:

To ensure that we accurately and adequately reflect the voices of our residents, our feedback includes some of their verbatim comments.

The 5 pages attached contain a summary of the feedback submitted by residents. The feedback is summarized into the following categories:

- Engagement and Process
- General Comments / Community Character
- Shadowing
- Privacy
- Safety
- Garbage and Recycle Facilities
- Parking
- Trees
- Massing
- Building Height
- Site Layout
- Density
- Affordability
- Traffic
- Property Value
- Infrastructure

### BCA Review:

#### 1. The Land Use Amendment (Redesignation) Process

The application engagement process seems to have been incomplete or flawed, with a lack of transparency.

As per the City's Community Outreach Roles, *"When it comes to outreach led by applicants there are no mandated requirements, but The City's general recommended minimum approach is for applicants to complete the Outreach Assessment tool which helps applicants assess and consider the potential impact of their proposal within the context of the community they are working in and provides guidance on high-level outreach considerations."*

The Outreach Assessment tool is attached (Appendix C) and shows a level of 3B, indicating High Impact and High Complexity. The score indicates that *"your project is of medium to high impact for the community, and of higher complexity. There are likely issues that will need to be mitigated and addressed and extra effort will be needed to educate and inform the community about your project. Consider a broader approach with the community and be open to an iterative process with multiple tactics where input would help inform better decisions."*

- There was no pre-application meeting or notice to the CA or nearby residents before applying.
- April 4 - The BCA was circulated on the application package from the City of Calgary via email.
- April 9 - Residents found out about the LOC when the City placed signage on the subject property.



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- April 9 - Occupants of the property (the rental dwelling upstairs and a secondary suite downstairs) found out about the LOC only after signage had been placed on the property.
  - April 12 (Friday) – First contact with the applicant (Horizon Land Surveys). An email was sent to the email address of a DTC member. It appears that the applicant had sent 2 previous emails to the incorrect address for the BCA: since those emails never arrived, there was no reply.
  - April 15 (Monday) – the BCA replied to the applicant noting that the email address was incorrect so no information had been received. The BCA asked for more details about what was proposed (number of units, if secondary suites were planned, parking details, etc.). The reply indicated that *"We are planning for cottage cluster style housing. Although the attached is for a different address, it would be similar style. A two storey duplex in the front followed by a shared yard and another two storey duplex and a four car garage along the lane is what we are thinking of. Each of them might have a basement suites. Let us know if you need any more info. Thanks."*
  - April 17 – The file manager provided information about the necessity of outreach to the community. The applicant indicated to her that a postcard had been delivered to neighbours. Unfortunately, when asked by the BCA, none of the neighbours recalled receiving a flyer or postcard.
  - April 19 – the applicant confirmed a booking for the BCA boardroom to be held on May 2<sup>nd</sup>.
  - April 22 – the applicant submitted some conceptual drawings to the BCA, along with the request that they be passed on to planning members and residents.
  - May 2 – the due date for comments on the application so the BCA requested an extension.
  - May 2 – meeting held by the applicant. Approximately 35 – 40 residents attended, and there were many upset or angry comments. There was one attendee who said they supported the proposal, although they did not live on Blakiston Drive. All other attendees were strongly in opposition. At the conclusion of the meeting, the applicant indicated to Melanie that he might pursue a concurrent application. Specifics were discussed including that the dwelling would be under 8.6 meters in height and 2 storeys, and that the overall size would be kept to 2 bedrooms for each upper unit and 1 bedroom for the secondary suite (total 12 bedrooms on the site).
  - May 2 - The file manager confirmed that the application would be revised to an M-CGd85 designation, which would allow for a maximum of 4 + 4 units on the site.
  - May 13 – During a follow-up phone call, the applicant indicated that they would submit a concurrent application (DP and LOC). They indicated that they would need to create detailed drawings and submit those together with the Land Use Change application. They estimated that the timeframe would be for about the end of June for DP drawings. The applicant confirmed that they would not eliminate the basement suites and definitely wanted a total of 8 separate dwelling units. When asked, the applicant stated that they would accept feedback from neighbours regarding items such as AC locations, window placements, etc.
  - May 22 – new circulation package received, which confirmed the M-CGd85 designation.
  - The BCA has not received any updates from the applicant based on feedback heard at the meeting.
  - June 13 – deadline for CA and community comments
- 2. M-CG Zoning (M-CGd85 modifier)**
- The main question was "Why is this application for M-CG instead of for R-CG or a lower density of zoning?"
  - It is our understanding that based on the lot size, there could be a maximum of 6 dwelling units (3 main + 3 suites) on the property, but the applicant would like to build a minimum of 8 (4 + 4). To do so requires an increase to the M-CG land use.
  - M-CG would allow up to 10 (5 + 5) total units, so a modifier of density 85 was added.





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3. **The density proposed is simply too high for the site.**
  - This site is not suitable for what is proposed, which requires a density of even higher than the 75 units per hectare that would be allowed under R-CG.
  - There is no justification for increasing an R-C1 land use to a multi-unit zoning, when there are nearby options that have been identified as desirable locations for rezoning at the TOD site.
  - The scale of density proposed would be more suitable for the Brentwood TOD site. There is a Station ARP which remains as the statutory document guiding redevelopment in the area. Page 47 specifically references "Stable Residential Communities" which will "*remain relatively unchanged as redevelopment of the station area happens over time*". Further down the street, a cluster of existing apartment blocks on Blakiston Park, "*could potentially be rebuilt over time*" while maintaining a sensitive interface between redeveloped and established areas.
  
4. **All of the Location Criteria for Multi-Residential Infill cannot be met on the site.**
  - The criteria which can be met are within 400m of a transit stop, within 600m of an existing primary transit stop, direct lane access, across from a park and in close proximity to an activity centre (mall).

The criteria which cannot be met are:

  - The site is not on a corner parcel. This is a mid-block location on a street consisting mainly of bungalows.
  - The site is not on a collector or higher standard roadway on at least one frontage. Blakiston Road is a local road that does not lead anywhere other than local housing. It is not a short cut or collector route. Since it is mid-block, the site does not have a second frontage.
  - The site is not adjacent to existing or planning multi-unit development. There are R-C1 homes surrounding this site, but no multi-units.
  
5. **There is already a Registered Secondary Suite on the subject property.**
  - The current site houses multiple tenants who would be "renovicted" and would, in all likelihood, lose their affordable housing or at least be faced with higher rental costs.
  - Brentwood has had over 154 applications within the past 6 years for secondary suites. These suites house many students from the U of Calgary and they provide affordable housing options, especially with multiple students sharing the suites. Removal of those suites and replacing them with more expensive units would increase housing costs for students.
  
6. **Infrastructure, servicing and site requirements have not been addressed.**
  - Parking requirements are for .5 spaces per unit, a total of 4 parking spaces for 8 units. There is restricted parking in the area, including 2-hour parking along Blakiston Drive. Concern has been expressed about spillover parking or parking in the alley.
  - Garbage concerns. Currently there are 2 rental units on the property, and there often appears to be excess garbage that does not fit into the black bins. While this is a bylaw, not a planning issue, there has been no indication that bylaw services will enforce garbage concerns expressed to 311. Photos submitted to the BCA show excess garbage lying in the alley, with overflowing black bins.
  - Property maintenance. Photos submitted show an old washing machine that has been stored outside in the backyard for the better part of a year.
  - Infrastructure pipes / sewer. Site servicing is to be determined at the DP stage, but recent events in Calgary have demonstrated that perhaps preventative measures should be taken instead of waiting for a failure.



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### 7. Permeable versus impermeable surfaces / Landscaping

- M-CG does not have a maximum lot coverage, instead relies on the setbacks to calculate the maximums allowed. Since the existing R-C1 has a 40% maximum, and even R-CG allows for 60%, there is a valid concern that most of the property will be covered with concrete sidewalks, parking spaces, garbage pads and other impermeable surfaces.
- The site proposal seems to be overdeveloped, especially in relation to other properties in the area. Brentwood is known for its large, mature trees, and covering most of the property will eliminate the possibility of replanting trees that reach a large mature span. There are also two City-owned Green Ash trees in front of the property which must be maintained and must have a Tree Protection Plan during any potential construction.
- The Infill Guidelines encourage development to respect and enhance the overall quality and character of the street/community in which it takes place. To achieve this objective, the guidelines deal with the following design elements: context, parcel layout, building mass, privacy, and landscaping. Those aspects cannot be met if the building is out of scale and size for the area.

For all of these reasons, plus based on the overwhelming opposition from residents, including a petition with 103 signatures, the BCA opposes this rezoning application.

Thank you for the opportunity to comment on this application.

Sincerely,

Melanie Swailes  
 Peter Johnson  
 On behalf of the Development and Transportation Committee  
 Brentwood Community Association

[Setara.Zafar@calgary.ca](mailto:Setara.Zafar@calgary.ca) -- Planning File Manager  
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[CLWARD4@calgary.ca](mailto:CLWARD4@calgary.ca) -- Ward 4 Councillor Sean Chu

### Attachments:

Appendix A – petition  
 Appendix B - summary of resident feedback  
 Appendix C – the Outreach Assessment Tool



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### Appendix A – Petition

A petition against the M-CG re-designation at this property was received by the BCA. It contained 103 signatures from residents who live close to the proposed development.  
Due to FOIP, the signatures from the petition are not included here although a copy of the petition is on file at the Brentwood Community Association.

The petition was completed by May 1, 2024 in time for the original deadline for comments, which had been May 2<sup>nd</sup>. Subsequently, there was a change to the Land Use, with the addition of a modifier: the new designation was for M-CGd85. This was not known at the time of the petition and hence is not reflected on the petition.

The petition included objections based on the following: Height, Size (number of dwelling units), Aesthetics, Affordability and alignment with surrounding properties.

Copy of the petition statement:

To: Mayor and Council of the City of Calgary  
800 Macleod Trail SE Box 2100 Postal Station M  
Calgary AB T2P 2M5

Re: Application for Land use amendment LOC2024-0089: R-C1 to M-CG  
Street Address: 2998 Biskison Drive NW Calgary T2L 1L8

We, the undersigned, want to bring to your attention our objection to the proposed re-designation of the current R-C1 single family dwelling to a Multi-residential-Contextual Grade-oriented development (M-CG).

The objection to this M-CG Land Use Amendment application is based on the following:

- **Height**...M-CG development could be a maximum of 12 metres (40 feet). This type of property will tower over the neighbouring properties and infringe on their privacy and quality of life.
- **Size**...M-CG development could increase the existing 1 Unit/1 Suite home (2 Dwellings Units) to a maximum 5 Units plus potentially 5 Suites, which could total 10 Dwellings Units.
- **Aesthetics**...M-CG will increase density and effect the character of street. The increased population causes the loss of the sense of community and camaraderie that currently exist on this block.
- **Affordability**...Further, affordability is at the core of the city's re-zoning plan. Currently, this property is rented to students. This property is very affordable for them. Should a M-CG designation be allowed, there is a greater likelihood this property will be unaffordable for students or the majority of Calgarians

The city has indicated repeatedly that housing is critically necessary but, M-CG designation on this mid-block property, does not align with surrounding properties and is concerning from a planning rationale prospective.

On separate attachments:

- Appendix B - summary of resident feedback (10 pages)
- Appendix C – the Outreach Assessment Tool (1 page)



Application: LOC2024-0089

Application Type: Land Use Amendment to accommodate M-CGd85

Address: 2936 Blakiston Dr NW

### Summary of Feedback Received by the Brentwood Community Association

Subject Area	Verbatim Comments received
Engagement & Process	I am also concerned that the surrounding home owners on adjacent streets were not advised on a development permit that has repercussions on the Brentwood community as a whole. I only happened to come across this development permit because it was warm and I happened to walk by the sign.
	We were not notified of this possible "land use change" by the owner prior to the sign going up. No communications, flyers, door knocking and consultation happen. The Brentwood community centre had not even heard anything about this until mid April, almost a week after the sign was put up.
	We were surprised to see the sign go up as we have NOT had ANY conversations with the owner of the property and did not know of any intent on behalf of him to change the land use beside us to allow for a 12 metre, 10 dwelling property.
	Is he not responsible to at least notify us before putting the sign up and see what he might think about the proposal? If not, I believe this should change in the future so that all neighbouring land owners know that significant changes are being proposed before signs are posted. That would be courteous and helpful.
	I have spoken to his tenants that we know, and they were not informed by the property owner either and only found out once the sign went up.
	I'm also curious as to whether the current property owner is required to inform any neighbouring properties about this as we have not heard anything from them and were quite surprised to see the large sign go up next door. Currently 2936 is a house with a secondary suite in the basement. We often talk to the tenants in the basement suite and they also had not been informed by the property owner regarding the land use change request.
General comments / Community Character	I hope that the Brentwood Community Association gets involved in this application for rezoning on Blakiston Drive. I believe this application if approved has repercussion on the whole community of Brentwood and could be prescient (sic) setting to the detriment of our community.
	Please be reasonable here. A duplex or triplex would be acceptable but anything more would be ridiculous. Letting a few high density applications slip by opens the door for the city to do whatever it wants in any neighbourhood. Most people would support some balanced densification as opposed to urban sprawl, but please be sensible about it to maintain attractive neighbourhoods. Listen to the people, that's all I ask.
	This development M-CG (High Density) is not in keeping with the character of this neighbourhood. The homes adjacent to this development are bungalows or split levels, and a building that may be up to 40 feet high is way too high.
	This re-zoning proposal is a very insensitive approach to city planning and as a resident living nearby I am strongly against it.

	No one in our household wants to see a building like this in our neighborhood.
	It's a travesty that the city wants to do this re-zoning thing, I am against this! I love our Brentwood community; I have lived in Brentwood for 8 years, and I really believe that row houses and/or other tall residential apartment buildings would totally de-face our community.
	Yes, I am saying NO! To this proposed development at 2936 Blakiston Drive NW. This is my street, and I would hate to see this type of structure (row houses) built!
	It is troubling to see survey crews in our area, possibly sizing up similar homes for future requests to change zoning. Our communities are under attack from developers who are out to make a quick money and change the future of our older communities.
	While I very much support the idea that more affordable housing is required, I believe that the move from burdensome and bureaucratic zoning decisions has switched to be too fast and enable too broad changes. In my view the pendulum has swung too far and there needs to be a solution in the middle. A solution that is more nimble and efficient in increasing affordable housing stock than the past but also has more checks and balances in place to permit housing that fits neighbourhoods' histories than is currently proposed for this specific application and for the broader housing strategy currently before City Council.
	The re-designation of this property is the 'thin edge of the wedge' which aims to increase the population density and destroy our single family dwelling communities. The single family dwelling is the backbone of our city! Single family dwellings provide for space for families to grow gardens (in a time where food prices are out of control) without a large building blocking out the sun. We know our neighbours and can count on them if problems (such as break-ins or other crimes) occur. Our homes are a safe place for our children to play, a place to relax and share time with family and neighbours in the privacy of their own backyard, free from the prying eyes of someone in a 3 or 4 story apartment next door.
	I just don't understand how suddenly they are pushing against 'city sprawl' at a time when those new areas could be developed for affordable housing for all. What has changed and why should the good people who have been paying taxes, mortgages, enjoy backyard privacy, sunlight, gardening in their own spaces and communing with their neighbors be forced into such an invasive proposal? People who move into these single family dwelling neighborhoods tend to stay and become part of a vital community with a great sense of unity and family. That is the backbone to any city in my opinion.
	The city pushes that by putting in these types of structures, it will help foster a 'sense of community'. There is already a real sense of community in place. I feel these buildings will have the opposite effect on these areas. It will change the whole feeling and energy and these beautiful old neighborhoods will become unrecognizable.
	I appreciate the current housing situation in Calgary, but the proposed development, and others like it, are not the way to solve the availability and affordability issues we face. This development is based upon greed, not need. It has absolutely nothing to do with the character of Brentwood community and why people are attracted to, and are loyal to, this area. As consecutive years of the Avenue magazine survey attest, Brentwood is valued for its 1960's-era homes and low density. Yes, we have higher density housing already, in the older apartment buildings on Blakiston Drive and in the newer University City development, but those are not wedged in between existing houses.

	The proposal does NOT fit into the aesthetic of the neighbourhood for reasons checked above. - Size, height, parking, shadowing. Simple question for the developer and planning committee - how would you feel as a neighbour living next to this proposed building? It is beyond the scope of the rezoning proposed by the city.
Shadowing	Proposed height of 3 stories (12 m), this would make the development stand out in a sea of single storey houses. While I am not opposed to two stories, a 3 storey building casts a long shadow on its neighbors.
	landscaping and garden beds will be impacted by the shading of our yard
	We grow vegetables and have a garden plot and other square foot planters that we use to supplement our own increasingly high cost of food for a few months out of the year. The shade might also affect other neighbors' quality of life outdoors as it would change the amount of sun they have or take it away all together.
	shadowing concerns for all involved
	property to the left (west) will be shaded completely; affects trees and backyard
	The shadow effect also must be considered. The property left of the proposed build will be shaded completely if the building is approved at 12 meters instead of a 2-story building. It has mature trees that we will no longer be able to see and how will this affect their back yard. We grow vegetables and have a garden plot and other square foot planters that we use to supplement our own increasingly high cost of food for a few months out of the year. The shade might also affect other neighbors' quality of life outdoors as it would change the amount of sun they have or take it away all together.
	opposed to a building up to 10 units and up to 40ft; cast a shadow on those behind it
	increased shadowing
	large building blocking out the sun
Privacy	The proposed M-CG zoning allows for a height of 12 meters which is approximately 40 feet high and or up to 3 stories. This will impact the privacy and quality of life of all surrounding houses on the street as well as across the back lane from the parcel.
	Privacy will be gone with 12m walls and multiple windows looking down into our yards
	We have spent decades creating outdoor living spaces front and back. We have extensive landscaping and garden beds that will be hugely impacted on by the shading of our yard.
	Along with possible shading from proposed land use change, loss of privacy due to the increased proximity to taller multi-residential building. If the height is approved, all surrounding neighbors will now have others looking into their back yards and it will affect their quality of life outdoors. This will affect the mental well-being of individuals who garden, like to hang out in the backyard, like my husband and I.
	No privacy for those established homes. No, it must not happen.
	Inserting row housing/townhomes into a street of bungalows, split levels and two-storey homes would be an eyesore, not to mention the privacy and noise issues for the neighbouring homes.
	privacy concerns for all involved
	negative affect on other residents' rights to privacy
	other property owners will have virtually no privacy in their backyards with a large structure looking down on their yard
	reduced privacy

	neighbours who have enjoyment of backyard privacy, sunlight, gardening forced into invasive proposal
	inserting row housing/townhomes into a street of bungalows, split levels and two-storey homes would cause privacy and noise issues for the neighbouring homes
Safety	Across the street is a lovely park (Blakiston Park). The park is surrounded by high density housing and is a pocket park that acts as a smaller use community park. The street has a playground zone. The proposed zoning would bring more vehicles to the street which potentially could create safety concerns and parking issues. Blakiston Drive NW had parking issues in the past which led to it being designated as a "Residential Parking Zone" street.
	prying eyes of someone in a 3 or 4 story apartment next door
	traffic will increase which will put children and people walking dogs at risk
Garbage & Recycle Facilities	more garbage with the potential of junk being left around
	(Photos of excess garbage outside of black bins on the existing site were received by the BCA. Secondary suites that share a bin with the main dwelling seem to create more garbage than can be handled by one bin.)
Parking	Lastly, we fear the zoning designation would create unaffordable housing on a property which currently has affordable housing in place. The rent or sale of any potential multi unit property at this site would not be affordable for the average Calgarian.
	Parking is a big concern. We have rental houses on either side of us. At times we've had to compete with as many as 7 cars in each.
	With MCG zoning the potential for the number of units would mean that many more vehicles with limited parking in relation to the size of the lot. Where are all these people going to park their vehicles? At the moment, there are tenants in the property both up and down. Between all of them, they have 5 vehicles. How does this land use address this concern? Will they be required to have parking for all units on the land?
	proposed M-CG will have no room for parking
	With MCG zoning the potential for the number of units would mean that many more vehicles with limited parking in relation to the size of the lot. Where are all these people going to park their vehicles? At the moment, there are tenants in the property both up and down. Between all of them, they have 5 vehicles. How does this land use address this concern? Will they be required to have parking for all units on the land?  We have a beautiful park across the street, that is used constantly in the spring and summer months and throughout the winter on our nice days. Children from nearby daycares come and use it regularly along with other outside the community as it has a number of age appropriate playgrounds now. Parking can get congested, and if this land use goes through, and if parking is not part of the design and new owners or renters have vehicles, it will now be harder for people to access the park they love. As stated earlier, we are not opposed to further densification in the community however we feel that this should and can be done collaboratively and tastefully with respect to the current look of the neighbourhood. A 12-meter-high building/ 40 feet is not what we need mid-block in an already busy area.

	development will increase parking congestion
	negative affect on other residents rights to parking
Trees / Landscaping	What will happen to the city trees that have been here for over 60 years? We are in a climate crisis and a housing crisis. Cutting down the tree canopy and building multi family homes that will NOT be affordable are not what we need here.
	proposed M-CG will have no room for green space
	Environmental Impact
	<ul style="list-style-type: none"> <li>• Loss of Mature Trees: The proposed development would likely necessitate the removal of many mature trees. These trees, some of which could be hundreds of years old, provide vital ecological benefits. They absorb air and water pollution, regulate temperatures, and provide habitat for a wide variety of birds, animals, and insects. Their removal would significantly degrade the environmental quality of the neighborhood</li> </ul>
	<ul style="list-style-type: none"> <li>• Reduced Aesthetic Appeal: Mature trees are a defining characteristic of Brentwood and contribute significantly to its aesthetic appeal. Their loss would drastically alter the character of the neighborhood, making it less desirable for residents.</li> </ul>
	(Several legal cases were cited by this resident. This is an excerpt:) the court ruled that the importance of preserving mature trees with historical significance must be weighed against the potential economic benefits of development. This case, while specific to historical trees, establishes the principle of balancing economic gain with environmental value. In our case, the mature trees in Brentwood, even if not historically significant, provide substantial environmental benefits that should be weighed against any potential economic gains from the rezoning.
	Preserving mature trees with historical significance must be weighed against the potential economic benefits of development. This case, while specific to historical trees, establishes the principle of balancing economic gain with environmental value. In our case, the mature trees in Brentwood, even if not historically significant, provide substantial environmental benefits that should be weighed against any potential economic gains from the rezoning.
	reduced tree canopy
Massing	The scale of building allowable through the proposed rezoning will be at odds to what is currently along the street and does not support the 'contract' of low-scale residential that the owners bought into.
	We can only visualize the impact of a building with 10 units on a normal city lot, the area covered by this building will have a significant impact on the neighbouring homes and cast a shadow on those behind it on Brentwood Blvd.
	row houses and/or other tall residential apartment buildings will totally deface our community

	<p>We are concerned when we go into our back yard, work in the garden, sit on our deck and use our hot tub, that all we will see is a building wall instead of the 60-year-old trees and skyline. It is not reasonable to put a 40-foot building beside a bungalow in a neighborhood that has been "crowned Calgary's best neighbourhood for 2 years running". <a href="https://www.cbc.ca/news/canada/calgary/brentwood-northwest-calgary-best-neighbourhood-avenue-magazine-1.5702681">https://www.cbc.ca/news/canada/calgary/brentwood-northwest-calgary-best-neighbourhood-avenue-magazine-1.5702681</a></p> <p>The proposed land use change would mean the building beside my house would be taller than the apartment complexes to the right of my house and across the street that run along Blakiston Park and across from the potential development.</p> <p><i>"For the second year in a row, the northwest community of Brentwood has claimed the No. 1 spot on an annual list of Calgary's best neighbourhoods. The City of Calgary's recent renovations to Blakiston Park have made it a draw for people around the city, and McCurry said that Brentwood's smaller green spaces are attractive to dog owners".</i></p> <p>We would like to continue to have a character that draws young families into the neighborhood.</p>
	opposed to a building up to 10 units and up to 40ft; impact neighbouring homes
Building Height	<p>Also, when the 3 towers went up in Brentwood one of the issues was the height of the buildings facing the residential side of the street, and hence we have the 3 storey townhouses on the commercial side of Blakiston Drive. On the residential side of Blakiston Drive, the height limit should continue to be restricted to 2 stories, keeping with residential feel of the neighborhood. Three stories are inappropriate for a residential community, and is more appropriate for a high density block.</p> <p>concerned with the type and height of the proposed structure</p> <p>40' high is way too high</p>
	<p>We think this land use proposal will not look good on our street and in our neighborhood as it will look out of place between two single detached bungalows. Typically, developments proposed for this zoning designation happen on corner lots with greater accessibility. Potential for proposed developments under MCG that do not take into consideration the compatibility with the surrounding neighborhood, may detract from the overall appeal of the area and contribute to property value depreciation.</p> <p>There are accessibility concerns depending on the proposed size development with regard to the property being mid-block.</p> <p>The look of the neighborhood will change drastically if a 3-story building is put mid-block between bungalows. Down the street the 3 story town houses were built near the high-rise apartment buildings across the street, to keep the densification in one location. Have a building this tall on this side of the street will be ridiculous.</p>
Site Layout / Location	<p>A multi-residential development in the middle of a residential block would be prescient setting, I have driven through other inner city communities and multi-residential dwellings (2 stores) are usually reserved for corner lots or lots that face commercial buildings or look onto busy roads. This lot is neither a corner lot or faces a busy street or a commercial building. In fact, it is close to other apartment buildings that are ONLY two storeys.</p>

	The current zoning for this area would not allow for this development and on that fact alone this development permit should be denied. If the proposed city wide zoning change (RC-G) is passed, I believe that this development as it now sits would and should raise as few eyebrows and be denied.
	The existing context is a neighbourhood of bungalows. The property for proposed re-zoning is mid-block along the street. To up-zone this property to M-CG would result in a structure that is out of context with the surrounding bungalows. This flies in the face of the Infill Guidelines which call for sensitive redevelopment in established neighbourhoods such as Brentwood.
	Typically, developments proposed for this zoning designation happen on corner lots with greater accessibility. Potential for proposed developments under MCG that do not take into consideration the compatibility with the surrounding neighborhood, may detract from the overall appeal of the area and contribute to property value depreciation.
	This property is mid block with bungalows on either side thus it is not the right parcel for M-CG zoning as typically development proposed for M-CG zoning designation are more conducive to corner lots that have multiple access points
	The application from the property owner is concerning when it comes to planning rational as M-CG designation does not align with the surrounding properties on the street.
	We have a Transit Oriented Development plan in place in our Brentwood community. There are multiple forms of housing in the TOD area such as high-rise condos, rental units, townhouses and rowhouses. This M-CG designation is a good fit in the TOD zone. This TOD is at the end of Blakiston Dr across the street from our residential
	Also, a 12 meter or 3 story building would replace a secondary suite bungalow and change the aesthetics of the street and character of the neighbourhood.
	Large multi-dwelling buildings are more suitable for corner lots, but this development is in the middle of the block which will present shadow and privacy concerns for all concerned.
	not the right parcel for M-CG; M-CG are more conducive to corner lots with multiple access points
	M-CG does not align with the surrounding properties
	M-CG designation is a good fit in the TOD zone
	would replace a bungalow (with suite) and change the aesthetics of the street and neighbourhood character
	M-CG is not in keeping with the character of the neighbourhood (bungalows , split levels)
	large multi-dwelling units are not suitable for mid block; more suitable for corner lots
	mid block M-CG is out of context with surrounding bungalows
	is out of place between two single detached bungalows; will change the character
	a condo style 3 storey 12 metre highbeing built on a single detached lot is ridiculous
	unacceptable and inappropriate - intends to demolish a single family home under the guise of urban density and housing shortages, profit at expense of community and its people
	M-CG zoning approval is not acceptable; R-CG zoning would perhaps be acceptable
	proposed development does not fit with the developments on the street - single family bungalows
	M-CG development would be better suited in an appropriate area on a corner lot

	not aligned with the character of the surrounding homes
	balance between the availability of housing and existing environment is already achieved by availability of R-C2 for Brentwood
	need to permit housing that fits neighbourhood's histories than is currently proposed for this application
	inserting row housing/townhomes into a street of bungalows, split levels and two-storey homes would be an eyesore
	M-CG could be up to 40 feet high with 10 dwelling units between 2 bungalows - destroy the character of the neighbourhood
Density	The city is now exploring R-CG blanket zoning so the application for M-CG on 2936 Blakiston Dr NW does not make sense as this parcel is suitable for the current secondary suite or perhaps a duplex.
	Brentwood has played its role in helping to densify the city (5 towers at Brentwood Mall)
	do not want a high density building between two homes
	We are not opposed to increasing density such as through secondary suites, but we are a RC-1 designated zone.
	We are densified in Brentwood and we have multiple apartment complexes, secondary suites, 3 story town houses and 4 large condo complexes that were built within the last 8 years.
	Duplexes and basement suites are fine, but high density in this area is not.
	We have multiple apartment building complexes to the West of our property across the street near the park that are 2 story buildings. We are NOT against densification and secondary suites in homes. We are against the proposed land use as it would mean there would be a possibility of 10 dwelling units on a property that now has 2 dwelling units.
	negative affect on other residents by overpopulating such a small area
	increased noise
	our residential neighbourhoods do not have the infrastructure of roads and services to accommodate the higher population density
	a duplex or triplex would be acceptable but anything more would be ridiculous
Affordability	While affordable housing is a goal of all cities in Canada, creating a multi-residential dwelling in the middle of an inner-city community close to its university does not help this goal, all it creates is an expensive dwelling affordable by only a small portion of the population, the opposite of what affordable house means. If this development is allowed to be built, it displaces housing that many students rely on to be close to the university in basement suites and rented rooms/dwellings.
	This property currently holds a secondary suite which meets the City's criteria for affordable housing. We are very supportive of and embrace affordable secondary suites in the Brentwood community such as the proposed #DP2024-02037 at 3711 Bell St NW just around the corner from Blakiston Dr. We have many secondary suites on our street that house University students.
	may detract from the overall appeal of the area and contribute to property value depreciation
Traffic	Brentwood Blvd already a very busy cut through street
	development will increase traffic



	more traffic
Property Value	concerned with what the effect on our property value may be with high walls tight to bungalows
	With the building of a possible 40-foot structure beside our home, which is a bungalow, we are concerned about our resale value. The owner's decision to develop his property should not be allowed to impact the value of the home within the vicinity of his development. Adjacent property owners are concerned that having a 40 foot or 12-meter-high building beside their bungalow will negatively impact the value of their homes.
	This project is inappropriate in this location and likely would result in a decrease in value of the neighbouring properties.
	<p>With the building of a possible 40-foot structure beside our home, which is a bungalow, we are concerned about our resale value. The owner's decision to develop his property should not be allowed to impact the value of the home within the vicinity of his development. Adjacent property owners are concerned that having a 40 foot or 12-meter-high building beside their bungalow will negatively impact the value of their homes.</p> <p>Having a 40-foot building/12-meter-high potentially 10 dwelling unit building will negatively impact their ability to sell in the future as who will want to live beside that large of a building in a neighborhood that is not developed in that way.</p> <p>We planned on retiring in Brentwood as it is a community that values families, neighbors and</p> <p>Now we are concerned that if we may have to sell our property, we won't be able to because we will have an apartment style building next to our lot.</p>
	... the presence of mature trees in a neighborhood is associated with increased property values. Preserving trees could not only benefit residents' well-being but also potentially maintain or even increase property values.
	development should not be allowed to impact the value of a nearby home
	development will affect property values
	property value and curb appeal for other residents will be compromised
	decrease the value of the neighbouring homes; would not want to live next to this proposed M-CG development
	inappropriate location and likely would result in a decrease in value of the neighbouring homes
Infrastructure	There are already 6 high rise apartments with no additional infrastructure
	Our residential neighbourhoods do not have the infrastructure of roads and services (including schools) to accommodate the increased population. There are numerous new areas that can be properly planned and serviced to accommodate higher population density.
	They will create so much congestion, overcrowding in schools. Also overcrowding of public transportation with the possibility of even more nefarious activity, more traffic (we already are seeing traffic snarls on side roads).

**Legal Precedent and  
Relevance**

Several legal precedents support the protection of mature trees and established neighborhoods during the rezoning process:

- **Balancing Economic Benefits vs. Tree Preservation:** In *City of Piedmont vs. Piedmont Residents Association* (1980), the court ruled that the importance of preserving mature trees with historical significance must be weighed against the potential economic benefits of development. This case, while specific to historical trees, establishes the principle of balancing economic gain with environmental value. In our case, the mature trees in Brentwood, even if not historically significant, provide substantial environmental benefits that should be weighed against any potential economic gains from the rezoning.
- **Protecting Neighborhood Character:** In *San Mateo County Coastal Land Use Commission vs. Nollan* (1987), the Supreme Court of the United States limited the government's ability to impose conditions on development approvals that are not directly related to the impacts of the development itself. This case highlights the importance of ensuring that the proposed rezoning addresses a legitimate governmental interest and does not unfairly burden existing residents. Here, the City should demonstrate how the rezoning proposal directly benefits the community and how any potential negative impacts, like loss of trees, will be mitigated. These legal precedents establish a framework for considering the environmental and social costs of development alongside economic benefits.

**Additional Supporting Arguments:**

- **Mental and Physical Health Benefits of Nature:** The book *"The Nature Fix: Why Nature Makes Us Happier, Healthier, and More Creative"* by Florence Williams highlights the numerous mental and physical health benefits associated with access to nature, including mature trees. Residents' well-being should be a significant factor in the rezoning decision.
- **Property Value Impact of Trees:** A study published in the journal *"Landscape and Urban Planning"* titled *"Impact of Urban Trees on Rental Prices of Apartments"* (2010) found that the presence of mature trees in a neighborhood is associated with increased property values. Preserving trees could not only benefit residents' well-being but also potentially maintain or even increase property values.



## Community Outreach Assessment Tool

The City has created this optional assessment tool which is designed to help you navigate the decision to undertake outreach and provides guidance on high-level outreach considerations based on the impact of your proposed project and the community complexity.

When filling this out, it can be helpful to do some initial research into past projects in the area as this will help inform your answers for more accurate results. Also, ensure when you are answering these that you are putting yourself in the shoes of the community. Remember that how you answer today, is reflective of the context of today and isn't a guarantee that no issues will arise in the future as you move through your process.

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	3 <input type="text"/>
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	1 <input type="text"/>
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	3 <input type="text"/>
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	3 <input type="text"/>
<b>TOTAL</b>				<b>10</b>
COMMUNITY COMPLEXITY	1 Point	2 Points	3 Points	Enter Values
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	3 <input type="text"/>
How inclined will the community be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	3 <input type="text"/>
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	3 <input type="text"/>
<b>TOTAL</b>				<b>9</b>

### IMPACT SCORE

4 to 6	1
7 to 9	2
10 to 12	3

### COMPLEXITY SCORE

3 to 5	A
6 to 9	B

COMMUNITY IMPACT	COMMUNITY COMPLEXITY	
	3A	3B
2A		
1A		

Your Project's Score:

**3 B**

Outreach Approach Assessment	
<b>Direct approach</b> (1A, 1B)	Your project is likely of low impact to the community and is not proposing a major change or disruption. For higher complexity, you may have to put a bit more effort in developing content to educate and inform The community about your project details. Consider choosing 2 - 3 tactics suited for a targeted audience*.
<b>Moderate approach</b> (2A, 3A)	Your project is of medium to high impact for the community, but is not very complex and likely little attention and/or issues are expected. Given the level of impact consider expanding your reach beyond the immediate neighbours to inform them of the project details and collect input if needed. Consider choosing 4 - 6 tactics for a range of targeted and broader audiences*
<b>Comprehensive approach</b> (2B, 3B)	Your project is of medium to high impact for the community, and of higher complexity. There are likely issues that will need to be mitigated and addressed and extra effort will be needed to educate and inform the community about your project. Consider a broader approach with the community and be open to an iterative process with multiple tactics where input could help inform better decisions*.

\*For an overview of outreach tactics and techniques you could consider, click [here](#).

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

19-00155896



**Land Use Amendment in Tuxedo Park (Ward 7) at 327 – 30 Avenue NE, LOC2024-0011**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 327 – 30 Avenue NE (Plan 2617AG, Block 49, Lot 11 and a portion of Lot 12) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for multi-residential development of low height and low density.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Multi-Residential Contextual Grade-Oriented (M-CG) District would allow for greater housing choice in the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed M-CG District would allow for more housing options and may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a five-unit multi-residential building has been submitted and is under review.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

**DISCUSSION**

This land use amendment application, in the community of Tuxedo Park, was submitted by Midnight Design Studio on behalf of the landowners, Allure Holdings Ltd. and Integer Holding Ltd., on 2024 January 12. The application proposes redesignation to the M-CG District to accommodate a five-unit multi-residential building, as indicated in the Applicant Submission (Attachment 2). A development permit application (DP2024-01685) for a three-storey, five-unit multi-residential development was submitted on 2024 March 10 and is under review.

The approximately 0.05 hectare (0.13 acre) parcel is located on 30 Avenue NE, just west of Edmonton Trail NE. The site is currently developed with a single detached dwelling with a detached garage and is bordered by a lane along the south and east property lines.

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

**Land Use Amendment in Tuxedo Park (Ward 7) at 327 – 30 Avenue NE, LOC2024-0011**

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**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 respective community association was appropriate. In response, the applicant contacted the Tuxedo Park Community Association to provide information and rationale for the proposal. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

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

Administration received three letters of opposition from the public noting the following areas of concern:

- increased traffic and parking issues;
- increased noise and privacy concerns;
- decreased property values due to rental units; and
- increased density is inappropriate for the site.

The Tuxedo Park Community Association provided a letter in opposition on 2024 March 19 (Attachment 4) identifying the following concerns:

- there is already an apartment building at this intersection of Edmonton Trail NE and more units at this location would put additional strain on traffic and parking; and
- that the potential development could reduce the property values of adjacent landowners.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed M-CG designation is consistent with the policies of the MDP regarding modest intensification of existing neighbourhoods. The proposal is also in accordance with the urban form and building scale policies of the LAP. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for 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.



**Land Use Amendment in Tuxedo Park (Ward 7) at 327 – 30 Avenue NE, LOC2024-0011**

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**IMPLICATIONS**

**Social**

The proposed M-CG District would allow for a wider range of housing types than the existing Residential – Contextual One / Two Dwelling (R-C2) District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the review of the development permit application.

**Economic**

The proposed M-CG District would enable a development of up to five dwelling units on the site. The development would provide additional housing opportunity and support local business and employment opportunities along Edmonton Trail NE.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northeast community of Tuxedo Park on 30 Avenue NE, west of Edmonton Trail NE. The parcel is approximately 0.05 hectares (0.13 acres) in size and is approximately 14 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling with a detached garage and has lane access along both the south and east sides of the site.

Surrounding development is characterized by a mix of housing types ranging from single and semi-detached dwellings to multi-residential development. Land use in the area consists primarily of the Residential – Contextual One / Two Dwelling (R-C2) District and adjacent parcels to the east and south are designated as the Multi-Residential – Contextual Low Profile (M-C1) District. Commercial development is located just northeast of the site on Edmonton Trail NE and is designated Direct Control (DC) District and Commercial – Neighbourhood 2 (C-N2) District.

The subject site is approximately 45 metres (a one-minute walk) west of Edmonton Trail NE and approximately 450 metres (a six-minute walk) east of Centre Street N, which are both identified as Urban Main Streets and part of the Primary Transit Network. The site has good access to parks and open spaces and is approximately 110 metres (a two-minute walk) from Tuxedo Park, which includes the Tuxedo Park Community Hall, playground and playfields. Georges P. Vanier School is located approximately 475 metres (a seven-minute walk) to the northeast.

## Community Peak Population Table

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

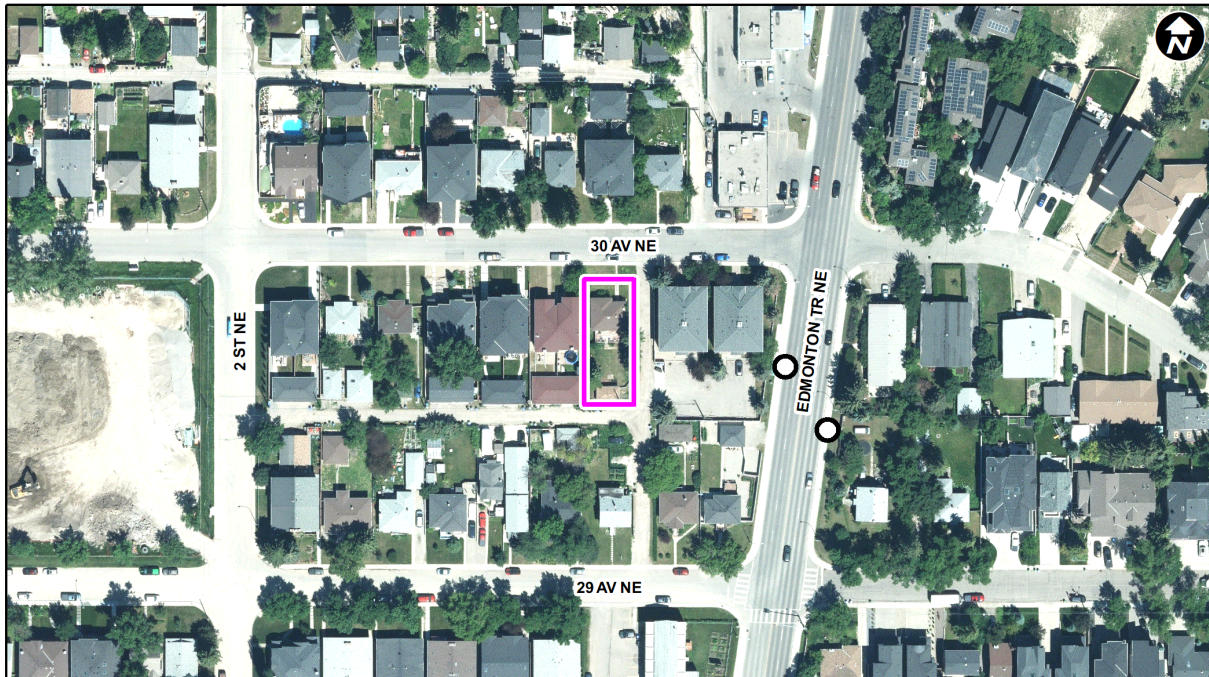
<b>Tuxedo Park</b>	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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







## Previous Council Direction

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

## Planning Evaluation

### Land Use

The existing R-C2 District is a low-density residential designation in developed areas that is primarily for single detached, semi-detached, duplex homes, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units on a parcel.

The proposed M-CG District is a multi-residential designation that accommodates multi-residential development in a variety of forms, with higher numbers of dwelling units and higher traffic generation than low density residential districts. The district allows for a maximum building height of 12.0 metres and a maximum density of 111 units per hectare, which based on the subject site's area, would enable up to five dwelling units. The M-CG District is intended to be applied in close proximity or adjacent to low-density residential development and has a number of building setback and massing rules that support contextually sensitive development.

### Development and Site Design

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

- ensuring an engaging built interface along the 30 Avenue NE frontage;
- providing amenity space for individual units;
- establishing appropriate building placement, height and massing; and
- ensuring site-appropriate vehicular access and waste and recycling.

### **Transportation**

Pedestrian access to the site is available from an existing sidewalk on 30 Avenue NE. An existing on-street bike route, signed and part of the current Always Available for All Ages and Abilities (5A) Network, is located along 1 Street NE, two blocks west of the site. In addition, both 30 Avenue NE and Centre Street N are recommended on-street bikeway priority routes and future 5A Network infrastructure, supporting access to and from the site by alternative transportation modes.

The site has good access to transit service, with routes located along Edmonton Trail NE and Centre Street N. Transit stops for Routes 4 (Huntington) and 5 (North Haven) are available on Edmonton Trail NE within 125 metres (a two-minute walk) of the site. Northbound and southbound routes along Centre Street N are available within 680 metres of the site (a 10-minute walk) and include the following:

- Route 3 (Sandstone/Elbow Drive SW);
- Route 62 (Hidden Valley Express);
- Route 64 (MacEwan Express);
- Route 109 (Harvest Hills Express);
- Route 116 (Coventry Hills Express);
- Route 142 (Panorama Express);
- Route 300 (BRT Airport/City Centre); and
- Route 301 (BRT North/City Centre).

The nearest planned station for the future Green Line LRT is at 28 Avenue and Centre Street N, approximately 630 metres (a nine-minute walk) southwest of the site. Vehicular access to the parcel is currently available from the rear and side lanes. On-street parking adjacent to the site is unrestricted. A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management are being considered and reviewed as part of the development permit application.

## **Legislation and Policy**

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

Administration's recommendation aligns 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)**

Administration's 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 parcels are located within the Main Streets – Urban Main Street Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and intensification around Urban Main Streets to make more efficient use of existing infrastructure, public amenities, and transit service. Apartments, mixed-use developments and ground-oriented housing are encouraged. The proposal is in keeping with relevant MDP policies, as it would allow for a modest increase in residential density and an appropriate building scale transition from the higher-activity Main Street and low-density areas.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address 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 are being explored and encouraged through the development permit review.

### **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 Neighbourhood Local urban form category (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), which allows for up to four storeys. This area is intended for primarily residential uses and supports a broad range of housing types and unit structures. Buildings containing three or more units should be supported within transit station areas, near or adjacent to a Main Street, and where the parcel has a rear lane and parking can be accommodated on site; all of which are applicable to the subject site. The proposed land use amendment is in alignment with the applicable LAP policies.





# Applicant Submission

Company Name (if applicable):

Midnight Design Studio, Ltd

LOC Number (office use only):

Applicant's Name:

Matt Klinkenborg

Date:

1/2/24

The project will consist of five attached rental units with an attached single-car garage that will be accessible coming off of the lane adjacent to the lot to the east. This lane is adjacent to an existing apartment building this is east of the lane.

The design of this project as a 5-plex bridges a large contextual gap between the large, bulky apartment buildings to the east of this development and the older single-family next door and the other semi-detached projects west of the development. The design will appear as a natural visual step from dense multi-family to the more sparse multi-family. Additionally, it will have more of a residential feel of townhomes than a large condo project or an apartment building. Having attached garages will also keep the street more clear for visitors in the neighborhood or those owners already living in the area.

Given that the current designation is RC2, which could also house secondary suites in the units, we are only requesting an additional unit for this property to provide a better and more equitable housing scenario as rentals versus "for sale" condos or semi-detached, thereby providing more accessible housing rental rates.



# Applicant Outreach Summary

2024 May 24



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

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

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**Project name:** Project 327

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

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

### **Outreach Strategy**

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

I emailed the Community Association with the attached Outreach Letter to try to explain the logistics and design rationale for our development and also the reasoning for the Land Use Change. The emails were sent on April 24, 2024, and also sent on May 21, 2024 with no response by the Community Association contact.

### **Affected Parties**

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

I tried to connect with the Community Association contact, but they were unresponsive and sent no email back.

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

We had no response from our emails and our rationale planning outreach.

### **How did input influence decisions?**

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

We had no input from the Community Association.

### **How did you close the loop ?**

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

We tried twice to contact the CA and had no response.

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

# MIDNIGHT DESIGN STUDIO

Director, Tuxedo Park Community Association

RE: LOC2024-0011 concerns and development focus

My name is Matt Klinkenborg, Principal Owner and Head of Design for Midnight Design Studio, Ltd. here in Calgary. We have been hired by the property owner(s) at 327 30<sup>th</sup> Ave NE to apply for a Land Use Change for this address as well as design the townhouse development that currently is on the renderings on the fence at this property.

We understand that there is some concern over this type of development and I wanted to take the time to alleviate some concerns and provide some other feedback that perhaps might reach the concerned neighbors that are opposed to this type of residential building.

Through the City of Calgary development guidelines, one of their requirements and tenets of developing in the inner city reads as such "A range of housing choices, covering a mix of built forms and ownership tenures". Also, another portion reads "Encourage growth and change in low-density neighborhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, **townhouses**, cottage housing, **rowhousing**, and other ground-oriented housing." Likely the Tuxedo Community agrees with the Inner City Housing Guidelines so it is quite surprising to hear that the CA would support the opposition to what we have proposed for this zone and change and subsequent design.

From a purely factual and mathematical standpoint, if left to be developed into a semi-detached property, there is only one less unit/tenant/family on this property than there is with our proposed 5-plex townhouse scenario. Additionally, there would only be parking for two of those 4 units, which our proposed design has a garage for each unit, thereby creating less parking congestion in the streets and negating one of the concerns brought to us by the City personnel.

Furthermore, if left to be rezoned with the blanket rezoning that may come as early as August of this year, this property will be rezoned to RCG automatically and then there will be the opportunity to have 6 units/tenants/families on this property with parking for half vs the proposed development. This, of course, would lead to even broader concerns that the neighbors could most likely do nothing about and have no say in what is built there.

Additionally, we designed this property much lower than the actual LOC would allow which is 12.0m as one can see on the Development Permit plans that have been submitted to the City. This lot, as per the Local Area Plan, has a local height modifier on it that allows 4 stories. The Community Association was involved/engaged in the local area plan so it is quite surprising and confusing as to why the CA would support the opposition to something that is much lower and much less dense than what could be or will be built down the road in the not-too-distant future.

Speaking from a design standpoint, while there are high-density buildings directly to the east, we feel that this type of development would be a logical transition from those large masses to a more residential feel of townhouses which merge into the semi-detached that are numerous in the neighborhood. Given the design that is certainly atypical and not cookie-cutter like most townhouses or rowhouses in Calgary, the concern that some of the neighbors feel about their property values being affected is simply false, and to be blunt, has not been proven to any notable degree. Inner city communities thrive with the addition of different types of housing in neighborhoods, and developments like this can bring younger families and younger professionals to communities that they might not be able to otherwise. It creates vibrancy of demographics in these neighborhoods, and we feel that we have been sensitive to the surrounding properties by providing a design that is interesting to the eye as well as transitions between high-density and low-density in a most direct way.

If you would like me to address these neighbors directly, please contact me directly and we can discuss how to move this forward. Thank you.

Kind Regards,

*Matt Klinkenborg*

Matthew J. Klinkenborg

[mk@midnightdesignstudio.ca](mailto:mk@midnightdesignstudio.ca)



# Community Association Response

2024 March 19

Hi Callen, we have reviewed the subject amendment application and would oppose this level of density at this location for the following reasons:

1. There is already a high density apartment/condominium building directly east of the location with an unpaved alley separating the two locations. The two developments together would create an undesirable level of traffic and parking concerns.
2. The CA is aware of numerous concerns raised by adjacent residents with single family homes that believe this development will negatively affect their way of life and property values. The CA would support the adjacent residents in their concerns.

Arnie Brownlees  
Director, Tuxedo Park Community Association



**Land Use Amendment in Tuxedo Park (Ward 7) at 2817 Edmonton Trail NE and  
 327 – 28 Avenue NE, LOC2024-0052**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.16 hectares ± (0.39 acres ±) located at 2817 Edmonton Trail NE and 327 – 28 Avenue NE (Plan 2617AG, Block 31, Lots 6 to 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.5h22) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented residential development while maintaining flexibility for mixed-use development of up to six storeys in height.
- The proposal would allow for an appropriate building form and set of uses along the Edmonton Trail NE Urban Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Mixed Use – General (MU-1f3.5h22) District will allow for greater housing choices in the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional housing and potential commercial opportunities that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a 31-unit multi-residential development has been submitted and is under review.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

**DISCUSSION**

This land use amendment application, in the community of Tuxedo Park, was submitted by Horizon Land Surveys on behalf of the landowners, Jennifer Mak and Johnoon, on 2024 February 16. The application proposes redesignation to the MU-1f3.5h22 District to accommodate a 31-unit multi-residential development.

The site is approximately 0.16 hectares (0.39 acres) in size and is comprised of two parcels located on the Edmonton Trail NE Urban Main Street at 28 Avenue NE. The Applicant Submission (Attachment 2) notes that MU-1f3.5h22 was selected as it allows for the intended development but would provide additional flexibility should there be a desire to pursue a larger project in the future. A development permit application (DP2024-02523) for the proposed 31 dwelling units was submitted on 2024 April 12 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).

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## Land Use Amendment in Tuxedo Park (Ward 7) at 2817 Edmonton Trail NE and 327 - 28 Avenue NE, LOC2024-0052

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### 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 respective community association was appropriate. In response, the applicant contacted the Tuxedo Park Community Association, spoke to nearby residents and delivered postcards to homes within 100 metres of the subject site. 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 also sent to adjacent landowners.

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

The Tuxedo Park Community Association provided comments in support of the land use on 2024 March 11 (Attachment 4) and highlighted areas for consideration with the development permit 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 MU-1f3.5h22 District would allow for a wider range of housing types than the existing land use district and will better accommodate the housing needs of different age groups, lifestyles and demographics. The option for developments to include local commercial uses at grade may provide for additional community vitality and activity along an Urban Main Street.

#### Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit application.

**Planning and Development Services Report to  
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**Land Use Amendment in Tuxedo Park (Ward 7) at 2817 Edmonton Trail NE and  
327 - 28 Avenue NE, LOC2024-0052**

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**Economic**

The proposed land use amendment would enable the development of both residential dwelling units and commercial uses. This would provide increased housing options while supporting local business and employment opportunities within Tuxedo Park and surrounding communities.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northeast community of Tuxedo Park at the southwest corner of Edmonton Trail NE and 28 Avenue NE. The site consists of two parcels with a total area of approximately 0.16 hectares (0.39 acres) and is approximately 41 metres wide by 41 metres deep. Both parcels are currently developed single detached dwellings and have lane access along the west side of the site.

Surrounding development is characterized by a mix of housing types ranging from single and semi-detached dwellings to multi-residential development. Land use in the area consists primarily of the Residential – Contextual One / Two Dwelling (R-C2) District and the Multi-Residential – Contextual Low Profile (M-C1) District. Small-scale commercial developments are located along Edmonton Trail NE two blocks north, and four blocks south of the subject site.

The subject site is located on Edmonton Trail NE and approximately 430 metres (a six-minute walk) east of Centre Street N, which are both identified as Urban Main Streets and part of the Primary Transit Network. The site has good access to parks and open space including two Community Association sites within a short distance. Winston Heights Park and Community Association are approximately 170 metres (a three-minute walk) east and Tuxedo Park and Community Association are approximately 220 metres (a three-minute walk) northwest. Georges P. Vanier School is located approximately 540 metres (an eight-minute walk) to the northeast.

## Community Peak Population Table

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

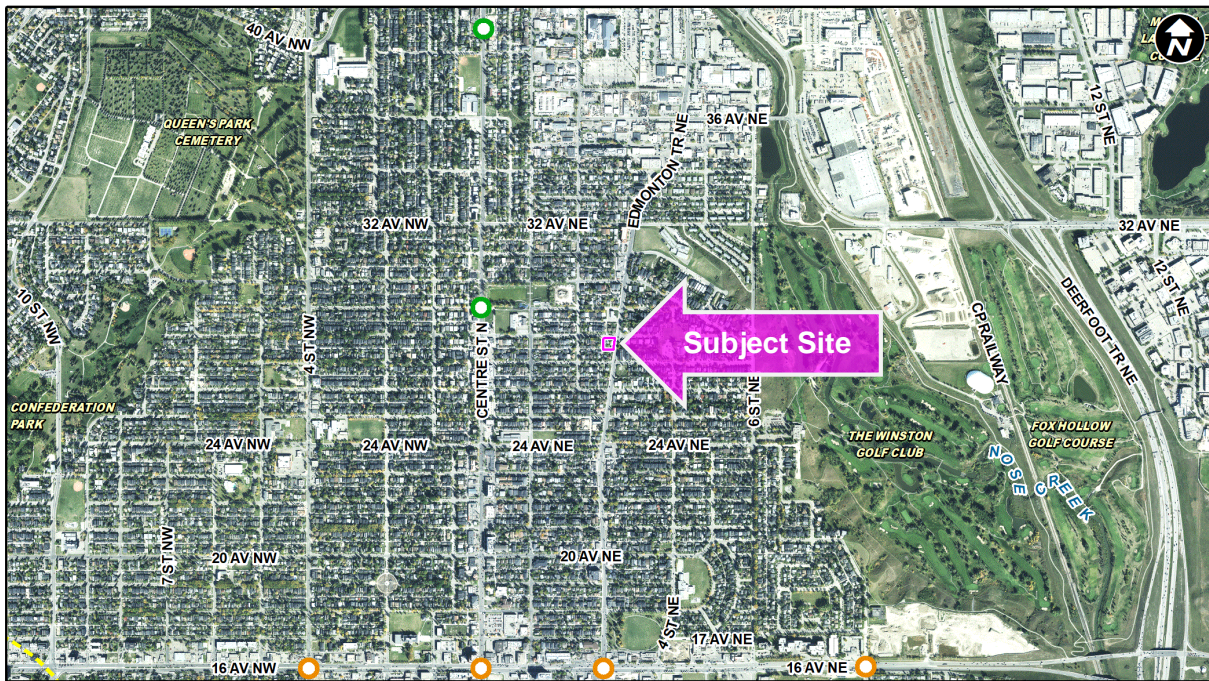
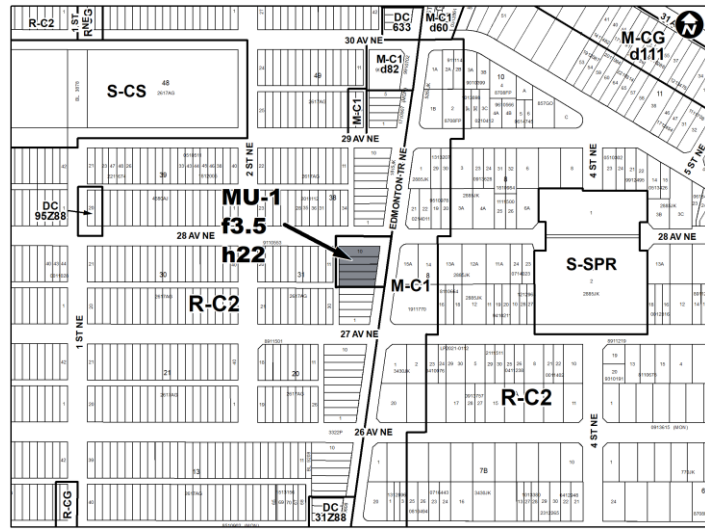
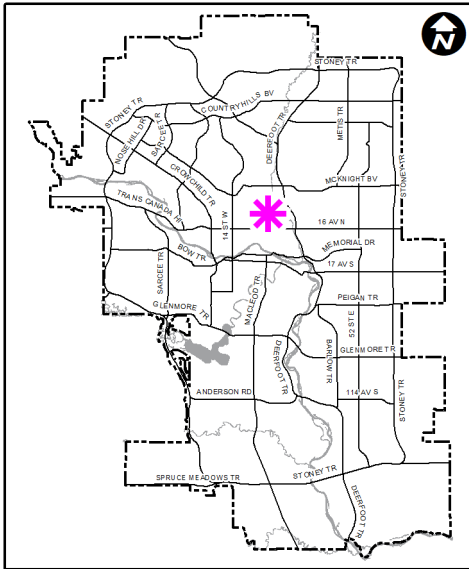
<b>Tuxedo Park</b>	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

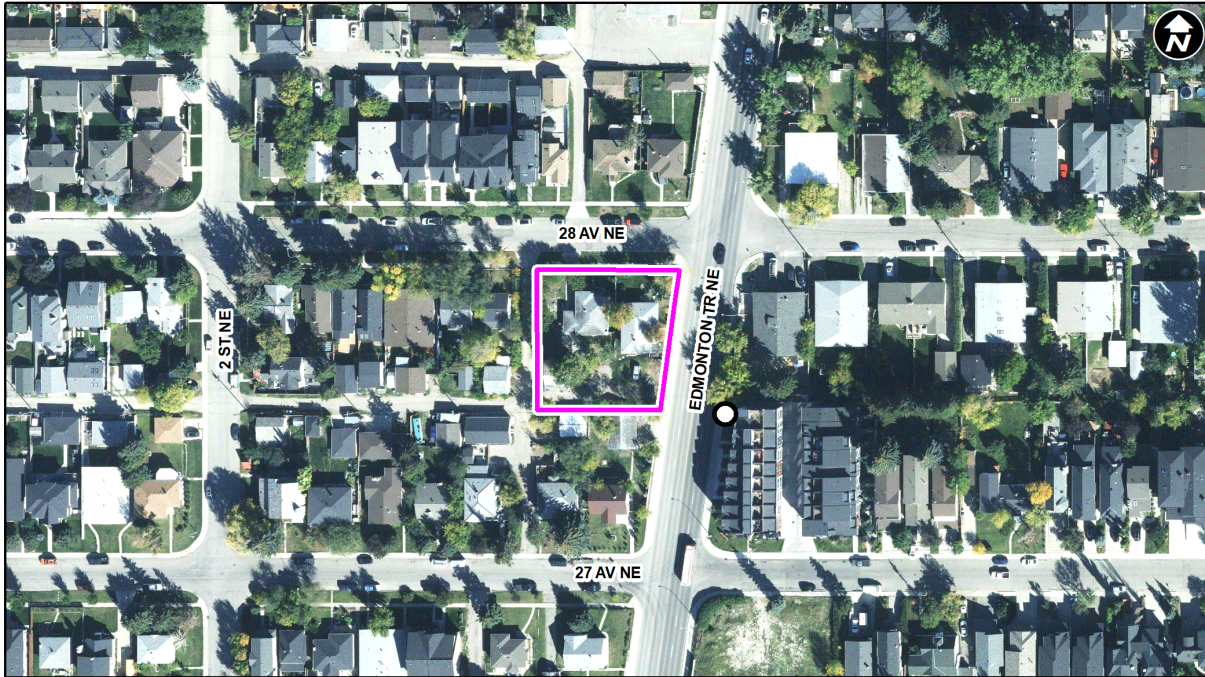
Additional demographic and socio-economic information may be obtained online through the [Tuxedo Park Community Profile](#).



# Location Maps







## Previous Council Direction

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

## Planning Evaluation

### Land Use

The existing R-C2 District is a low-density residential designation in developed areas that is primarily for single detached, semi-detached, duplex homes and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units on a parcel.

The proposed Mixed Use – General (MU-1f3.5h22) District is intended for street-oriented development that accommodates both residential and commercial uses at grade. A mix of residential and commercial uses may occur within the same building or multiple buildings. Development should respond to the immediate context by establishing a maximum building height and floor area ratio (FAR). The proposed MU-1f3.5h22 District would allow for a maximum FAR of 3.5 (approximately 5,570 square metres) and a maximum building height of 22 metres (approximately six storeys). The MU-1 District does not have a maximum density, and since no density modifier is proposed, the maximum number of dwelling units would be dependent on unit size.

### Development and Site Design

If approved by Council, the rules of the proposed MU-1f3.5h22 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing,

landscaping, and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- creating an engaging built interface along both 28 Avenue NE and Edmonton Trail NE;
- establishing the layout and configuration of dwelling units and amenity space;
- determining building placement, height and massing;
- providing safe vehicular access;
- allocating waste and recycling facilities; and
- mitigating shadowing, privacy, and overlooking.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks on Edmonton Trail NE and 28 Avenue NE. An existing on-street bike route, signed and part of the current Always Available for All Ages and Abilities (5A) Network, is located along 1 Street NE, two blocks west of the site. In addition, both 30 Avenue NE and Centre Street N are recommended on-street bikeway priority routes and future 5A Network infrastructure, supporting access to and from the site by alternative transportation modes.

The site has good access to transit service, with routes located along Edmonton Trail NE and Centre Street N. Transit stops for Routes 4 (Huntington) and 5 (North Haven) are available on Edmonton Trail NE within 100 metres (a two-minute walk) of the site. Northbound and southbound routes along Centre Street N are available within 480 metres of the site (a seven-minute walk), and include the following:

- Route 3 (Sandstone/Elbow Drive SW);
- Route 62 (Hidden Valley Express);
- Route 64 (MacEwan Express);
- Route 109 (Harvest Hills Express);
- Route 116 (Coventry Hills Express);
- Route 142 (Panorama Express);
- Route 300 (BRT Airport/City Centre); and
- Route 301 (BRT North/City Centre).

The nearest planned station for the future Green Line LRT is directly west of the site at 28 Avenue and Centre Street N, or approximately 430 metres (a six-minute walk). Vehicular access to the parcel is currently available from 28 Avenue NE and the adjacent lane. Upon redevelopment of the site, access would only be permitted from the lane. On-street parking adjacent to the site is currently unrestricted. A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management are being considered and reviewed as part of the development permit application.

## Legislation and Policy

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

Administration's recommendation aligns 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)**

Administration's 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 parcels are located within the Main Streets – Urban Main Street Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and intensification around Urban Main Streets to make more efficient use of existing infrastructure, public amenities, and transit service. Apartments, mixed-use developments and ground-oriented housing are encouraged. The proposed MU-1f3.5h22 District would allow for an appropriate increase in residential density and building scale transition from the higher-activity Main Street to low-density areas. The opportunity for at-grade commercial can also contribute to providing continuous, active, transparent edges to the adjacent streets. The proposed land use amendment is in alignment with the applicable policies of the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address 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 are being explored and encouraged through the development permit review.

### **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 Neighbourhood Flex urban form category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Development in Neighbourhood Flex areas should support a range of residential and commercial uses in street-oriented buildings. The building scale policies in the LAP note that when adjacent parcels have different scale modifiers, development should provide an appropriate transition that considers the neighbourhood context. The proposed land use amendment is in alignment with the applicable LAP policies.



# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

LOC2024-0052

Applicant's Name:

Lei Wang

Date:

May 2, 2024

On behalf of the landowner, please accept this application to redesignate the combined +/-0.159 hectare site from R-C2 to MU-1F3.5H22 to allow for:

- Townhouse developments
- At grade developments along commercial street
- Maximum floor ratio of 3.5
- Maximum height of 22 meters
- The Uses allowed under MU-1

The two lots 2817 Edmonton Trail NE & 327 28 Ave NE are two continuous lots in the community of Tuxedo Park along Edmonton Trail and 28 Ave NE. Edmonton Trail is part of city's primary transit network and also major commercial corridor in the community. Those two lots are currently developed with single detached dwellings built in 1940s. Multi-residential lots exist immediately to the east of the site across Edmonton Trail. The lots are surrounded in other directions by single detached dwelling

The two lots combined are approximately 0.159 hectares in size. A lane exists to the west of the site. A concurrent DP application has been filed for missing middle townhouse development reflecting the current market condition. Should the situation change, the proposed FAR and maximum height can give owner some flexibility pursuing large project.

North Hill Communities Local Area Plan define the lots as "Neighbourhood Flex" with a building scale of up to 6 storeys. Neighbourhood Flex areas are characterized by a mix of commercial and residential uses. Buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services, recreational and residential use. Edmonton Trail is the main commercial corridor in the community and has many establishments in the range of uses that serve the community. Convenient public transit also exists along Edmonton Trail connecting to all parts of the city.





# Applicant Outreach Summary

2024 April 5



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

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

**Project name:** 2817 Edmonton Trail NE & 327 28 Ave NE

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

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

### Outreach Strategy

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

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1B". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On Feb. 12th, 2024, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

Both Winston Heights/Mountview Community Association and Tuxedo Park Community Association have no objection to the proposal. Tuxedo Park Community Association did raise some DP/BP issues such as parking, garbage collections, landscaping and architectural design.

### Stakeholders

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

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

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



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

### What did you hear?

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

Local residents and community association are in general supporting the project. Some issues like parking, garbage collection, exterior maintenance, appearance, landscaping and architectural design were raised and will be dealt with at DP/BP stage.

### 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.

Local residents and community association are in general supporting the project. Some issues like parking, garbage collection, exterior maintenance, appearance, landscaping and architectural design were raised and will be dealt with at DP/BP stage.

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

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

Continue engage with local residents, Councillor office and community association.

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

# Community Association Response

2024 March 11

The CA is generally supportive of this type of development on a busy thoroughfare like Edmonton Trail. Some general comments as follows:

1. Please insure there is adequate parking for this number of units. People may have great intentions to use transit but ultimately cars will end up using already tight street parking.
2. Please arrange for combined black/blue/green carts for these larger developments. Numerous carts looks very disorganized as we have seen at similar developments.
3. Wish to see some type of protocol for exterior maintenance, appearance and landscaping. Similar developments are often looking somewhat unkept and disorganized with no obligation of owners to arrange a condo board or combine efforts to cut grass or shovel snow, etc.
4. Wish to see quality architectural design with concrete steps and practical landscaping.

Amie Brownlees  
Director, Tuxedo Park Community Association



**Policy and Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW,  
 LOC2022-0144**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Refuse the proposed bylaw for the amendment to South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Refuse the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 2048 – 50 Avenue SW (Plan 1962GU, Block 4, Lot 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd80) District.

**HIGHLIGHTS**

- This application seeks to redesignate the site to allow for multi-residential development with a maximum height of 12 metres (three to four storeys) and maximum density of 80 units per hectare (five units).
- Administration recommends refusal as the proposal does not meet the location criteria for this density of housing within the *South Calgary/Altadore Area Redevelopment Plan* (ARP); however, it generally aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd80) District is not consistent with the locational direction in the ARP for this density and may have subsequent impacts at the development permit stage.
- Why does this matter? A proposed development based on maximizing the use of the M-CGd80 District may have additional impacts on neighbouring parcels that may not be supported through the development permit.
- Should council move forward with an approval of this application, an amendment to the ARP is required to accommodate the proposal.
- A development permit for a five-unit rowhouse with five secondary suites has been submitted and is under review.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

**DISCUSSION**

This application, in the southwest community of Altadore, was submitted by Horizon Land Surveys on behalf of the landowner, 1966720 Alberta Ltd. (Bill Truong), on 2022 August 03.

The approximately 0.06 hectare (0.16 acre) site is situated at the northeast corner of 50 Avenue SW and 20 Street SW. The site is approximately 60 metres (a one-minute walk) from a bus stop for Route 7 (Marda Loop) located along 20 Street SW. The parcel is currently developed with a single detached dwelling and a detached garage that is accessed via the lane from 20 Street SW. As indicated in the Applicant Submission (Attachment 3), the applicant intends to develop a five-unit rowhouse. A development permit (DP2023-00362) for a five-unit rowhouse with five secondary suites was submitted on 2023 January 18 and is under review.

**Policy and Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW,  
 LOC2022-0144**

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The proposed M-CG District typically has higher numbers of dwelling units and traffic generation than low density residential dwellings. The ARP supports a maximum of 75 units per hectare for low density development, which would allow four rowhouse units on the subject parcel. The applicant has proposed a density modifier of 80 units per hectare, which is considered medium density in the ARP. Medium density developments are intended to be located around activity nodes or more major roads that are more commercially oriented, such as 26 Avenue SW. The site does not meet the intended location for medium density developments outlined in the ARP.

Administration's recommendation of refusal is based on the following:

- the proposal for M-CGd80 is considered to be medium density in the ARP, which is typically encouraged to locate around activity nodes or more major roads (e.g., 26 Avenue SW, which supports local commercial uses); and
- the site is not within close proximity to higher activity areas such as Main Streets and medium density areas, which are located north of the subject site closer to 33 Avenue SW and 34 Avenue SW.

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 the public/interested parties and respective community association was appropriate. In response, the applicant conducted an open house and contacted residents within a 90-metre radius to discuss the application in person. The Applicant Outreach Summary can be found in Attachment 4.

**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 also sent to adjacent landowners.

Administration received seven letters of opposition and one letter of support indicating no future parking issues with proposed development. The letters of opposition included the following areas of concern:

- loss of mature trees;
- increased traffic and parking issues;
- safety concerns;
- reduced sunlight and privacy for neighbouring lots;
- rowhouses do not fit the character of the community; and

**Policy and Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW,  
LOC2022-0144**

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- strain on existing public infrastructure and amenities.

No comments from the Marda Loop Communities Association (CA) were received. Administration contacted the CA to follow up and did not receive a response.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined that the proposal is not appropriate in this location. The proposed land use and policy amendment, including the intended district and associated modifier, are not in alignment with the ARP. More than 75 units per hectare is considered medium density in the ARP and is to be located around activity nodes or the more major roads in the area and function as a transition between the higher and lower density areas of the community, which is typically to the north of the subject parcel. The building and site design, number of units, traffic safety and on-site parking considerations are currently being reviewed with the development permit (DP2023-00362).

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**

While the proposed land use district would allow for a wider range of housing types, the proposal is not located in a transition area between higher and lower density in the ARP or in an area close to commercial uses. Additional units may have a cumulative impact on the neighbours and future residents when minimum requirements cannot be provided on site.

### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. If approved by Council, 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 development would provide additional housing opportunities that may make more efficient use of infrastructure and services.

### **Service and Financial Implications**

No anticipated financial impact.

## **RISK**

The proposed land use amendment is not in alignment with the location intended in the ARP for medium density and poses potential challenges at the development permit stage. With the M-CG District's maximum building height of 12 metres and proposed density of 80 units per hectare, this proposal would support a maximum of five units and five secondary suites on the site. Should the land use amendment be approved by Council, achieving the maximum number



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**Policy and Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW,  
LOC2022-0144**

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of units and suites on a site of this size would be a significant challenge based on the other provisions in the district, including, but not limited to, required setbacks, site landscaping and vehicle and bicycle parking. The specific site location is also constrained by the adjacent bus shelter, bike lanes and a controlled four-way stop intersection with crosswalks that would limit any off-site considerations.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Amendments to South Calgary/Altadore Area Redevelopment Plan
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 southwest community of Altadore at the northeast corner of 50 Avenue SW and 20 Street SW. The site is approximately 0.06 hectares (0.16 acres) in size and is approximately 16 metres wide by 40 metres deep. The site is currently developed with a single detached dwelling and a garage accessed via the lane from 20 Street SW.

Surrounding development to the north and east is characterized primarily by low density residential development in the form of single and semi-detached dwellings designated as the Residential – Contextual One / Two Dwelling (R-C2) District. The parcel immediately to the south, across 50 Avenue SW is Residential – Grade-Oriented Infill (R-CG) District and is developed with a five-unit rowhouse. Alternative High School (grades 10-12) is located across 20 Street SW to the west of the site.

## Community Peak Population Table

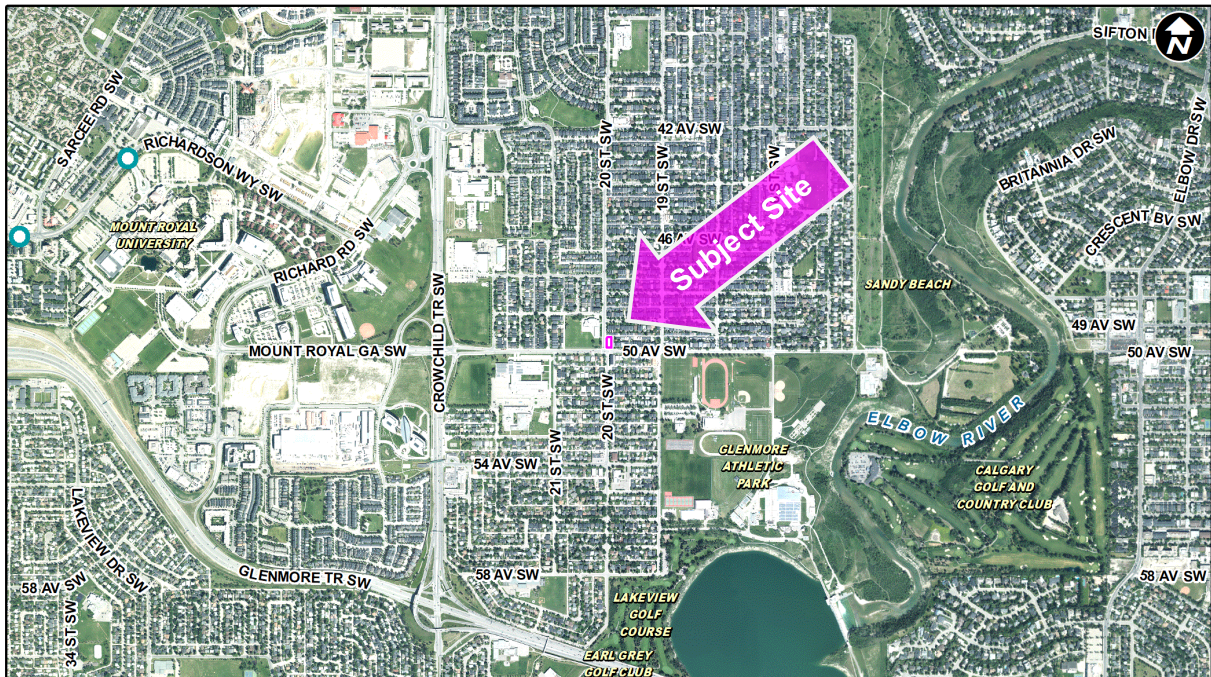
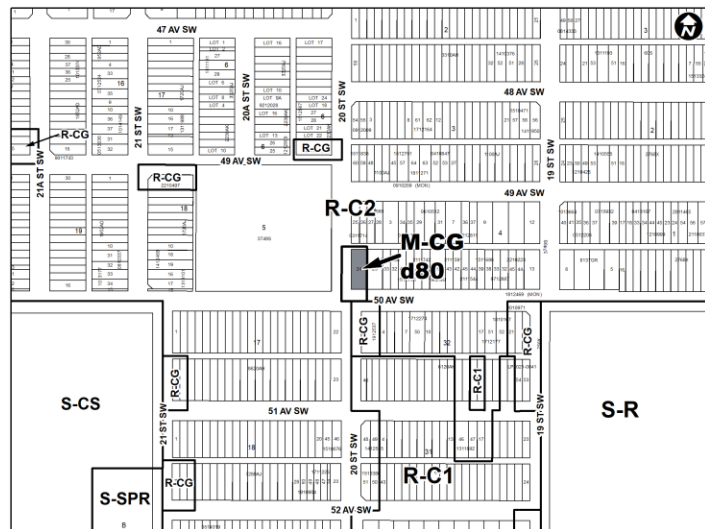
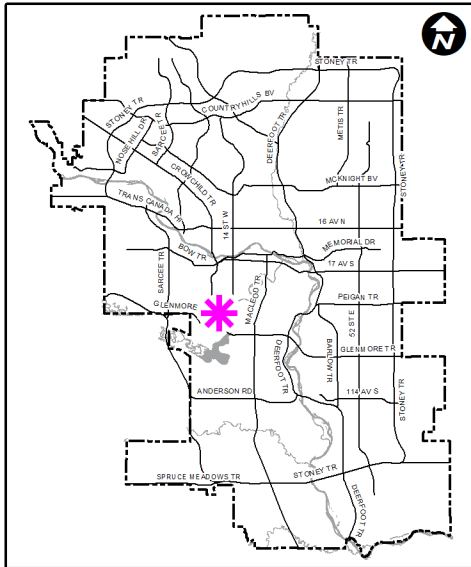
As identified below, the community of Altadore reached its peak population in 2019.

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

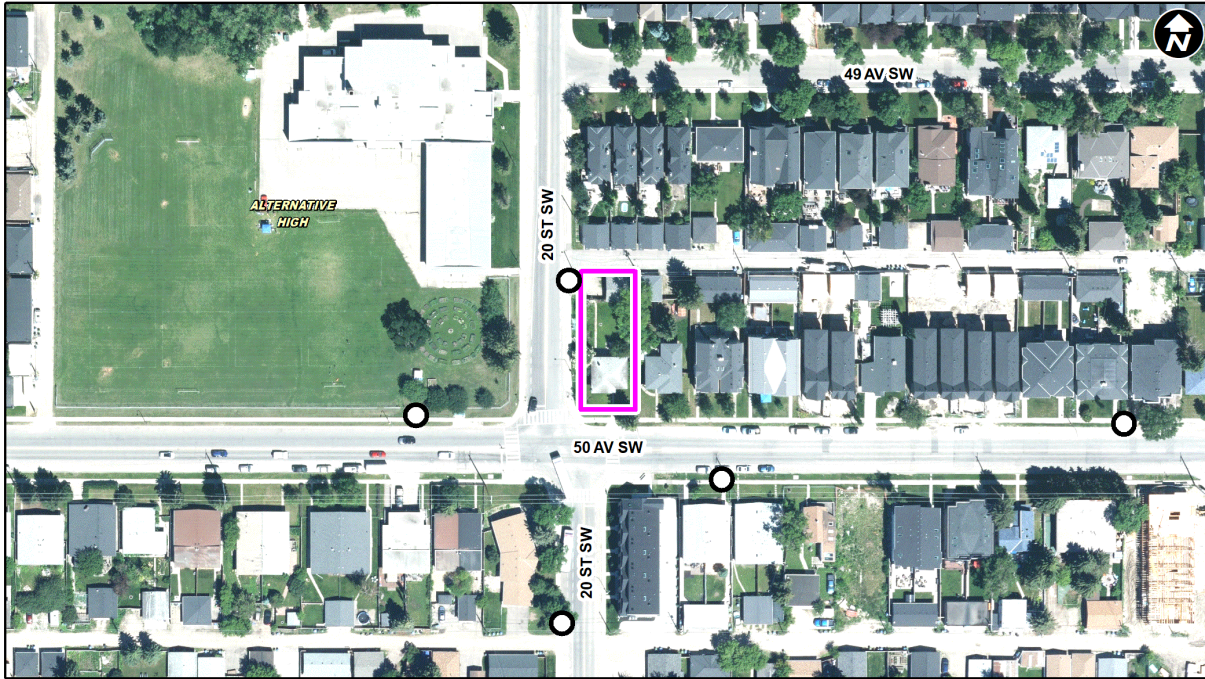
Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps







## Previous Council Direction

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, which will take effect on 2024 August 06. The subject site is included in the bylaw and will be redesignated to the R-CG District.

## Planning Evaluation

### Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The R-CG District will be applied to the site as of 2024 August 06 and allows for a range of low-density housing forms including townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Density calculations are rounded down to the next lower whole number based on the provisions of the Land Use Bylaw 1P2007. Based on the subject site parcel area, this would allow up to four dwelling units. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District accommodates multi-residential development of low height and low density, where some or all the units have direct access to grade. The proposed land use would allow for a maximum of five dwelling units through a density modifier of 80 units per hectare, with or without secondary suites. To accommodate this type of development, an amendment from ‘Residential Conservation’ to

'Residential Medium Density' is required to the *South Calgary/Altadore Area Redevelopment Plan (ARP)*.

The M-CG District typically accommodates higher numbers of dwelling units and traffic generation than low density residential dwellings and has a maximum height of 12 metres. It contains rules for development which allow for varied building setbacks that reflect the built form of the area. Based on the M-CG District, the development would require 0.625 parking stalls per dwelling unit, as well as the requirement for bicycle stalls for each dwelling unit and suite. This site does not qualify for any further parking reductions based as it is too far from higher frequency transit and the Primary Transit Network. A development with five units and five secondary suites would require seven parking stalls and 10 class-1 bicycle stalls, which cannot be accommodated based on the dimensions of the site.

### **Development and Site Design**

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

- ensuring an engaging built interface along 50 Avenue SW and 20 Street SW; and
- mitigating shadowing, overlooking and privacy concerns.

### **Transportation**

The site fronts onto 20 Street SW, a Collector Road and 50 Avenue SW, a Parkway. Pedestrian connectivity in the neighborhood is provided through the existing sidewalks on 20 Street SW and 50 Avenue SW, providing access to the surrounding area and park spaces.

The corner parcel is adjacent to a four-way stop controlled intersection which includes painted pedestrian crossings for both 20 Street SW and 50 Avenue SW. The site is served by cycling infrastructure with existing on-street bikeways along 20 Street SW and 50 Avenue SW, connecting to the greater Always Available for All Ages and Abilities (5A) Network.

The proposed development is located within close proximity to transit with stops for the northbound Route 7 (Marda Loop) located directly adjacent to the parcel along 20 Street SW. Additionally, the parcel is located approximately 50 metres (a one-minute walk) from the eastbound and westbound transit stops for Route 13 (Altadore) on 50 Avenue SW, as well as 75 metres (a one-minute walk) from the southbound Route 7 (Marda Loop) transit stop on 20 Street SW.

Future vehicular access to the subject site will be provided from the rear paved lane. On-street parking is presently unrestricted along 50 Avenue SW, but constrained by the stop control and pedestrian crossing. Additionally, parking is restricted on 20 Street SW with the presence of the on-street bike lane and transit stop directly adjacent to the parcel.

### **Environmental Site Considerations**

No environmental concerns were noted for this site.

### **Utilities and Servicing**

Water, sanitary and storm mains are available to this site. Further details for servicing and waste collection facilities are being reviewed through the development permit.

## Legislation and Policy

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

Administration's recommendation aligns 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)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use and 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)**

The subject site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of multi-residential housing such as townhouses and apartments. The MDP also states that sites within the inner-city area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Main Street) or if the intensification is consistent and compatible with the existing character of the neighbourhood. This proposal is generally in alignment with the broader policies of the MDP.

### **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 strategies is being explored and encouraged through the development permit, which is under review.

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

The site is subject to the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP) which identifies the site as part of the Residential Conservation area (Map 2: Land Use Policy). This area supports low profile infill developments in the form of single detached dwellings, semi-detached dwellings and duplex dwellings.

Should Council approve this application, an amendment to Map 2: Land Use Policy in the ARP would be required to change the site from 'Residential Conservation' to 'Residential Medium Density'. The proposal for M-CGd80 does not qualify for the Residential Low Density area as the density is greater than 75 units per hectare (policy 2.3.2). In addition, a text amendment would be required to 2.3.4 to add the site to the addresses deemed acceptable under the medium density policy.

The proposed amendment to the ARP is not supported by Administration as the site is outside the specific areas considered by the Residential Medium Density policies. Medium density has typically been applied in the ARP closer to the Main Streets and activity nodes which support smaller commercial developments (e.g., 26 Avenue SW or 42 Avenue SW). Medium density areas typically function as a transition area between higher and lower density in the community. The site is located further south of these areas and is primarily surrounded by 'Residential Conservation' with a few parcels designated as 'Residential Low Density'. Low density residential would be considered compatible with these residential conservation areas.

### **West Elbow Communities Local Area Planning Project (Area 2/3)**

Administration is currently working on the [West Elbow Communities local area planning project](#) which includes Altadore and surrounding communities. Planning applications are being accepted for processing during the local area planning process are reviewed using existing legislation and Council approved policy.

### **Location Criteria for Multi-Residential Infill (Non-statutory – 2016)**

The [Location Criteria for Multi-Residential Infill](#) is used in order to assist in the evaluation of applications for multi-residential land uses and associated local area plan amendments. The subject parcel meets the following six out of the eight location criteria outlined in the non-statutory document. The site is:

- on a corner parcel;
- within 400 meters of a transit stop;
- within 600 meters of an existing or planned primary transit stop;
- on a collector or higher-standard roadway on at least one frontage;
- adjacent to or across from an existing or planned open space, park or community amenity; and
- has direct lane access.

Despite alignment with the majority of the criteria, Administration recommends refusal for non-compliance with the statutory area redevelopment plan.



# Proposed Amendments to the South Calgary/Altadore Area Redevelopment Plan

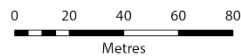
1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) In Section 2.3 Policy, subsection 2.3.4, after the words “The M-CG designation is considered appropriate for the sites located at:” add the following text as a new bullet:

“2048 – 50 Avenue SW; and”
  - (b) Amend Map 2 entitled ‘Land Use Policy’ by changing 0.06 hectares ± (0.16 acres ±) located at 2048 – 50 Avenue SW (Plan 1962GU, Block 4, Lot 24) from ‘Residential Conservation’ to ‘Residential Medium Density’ as generally illustrated in the sketch below:

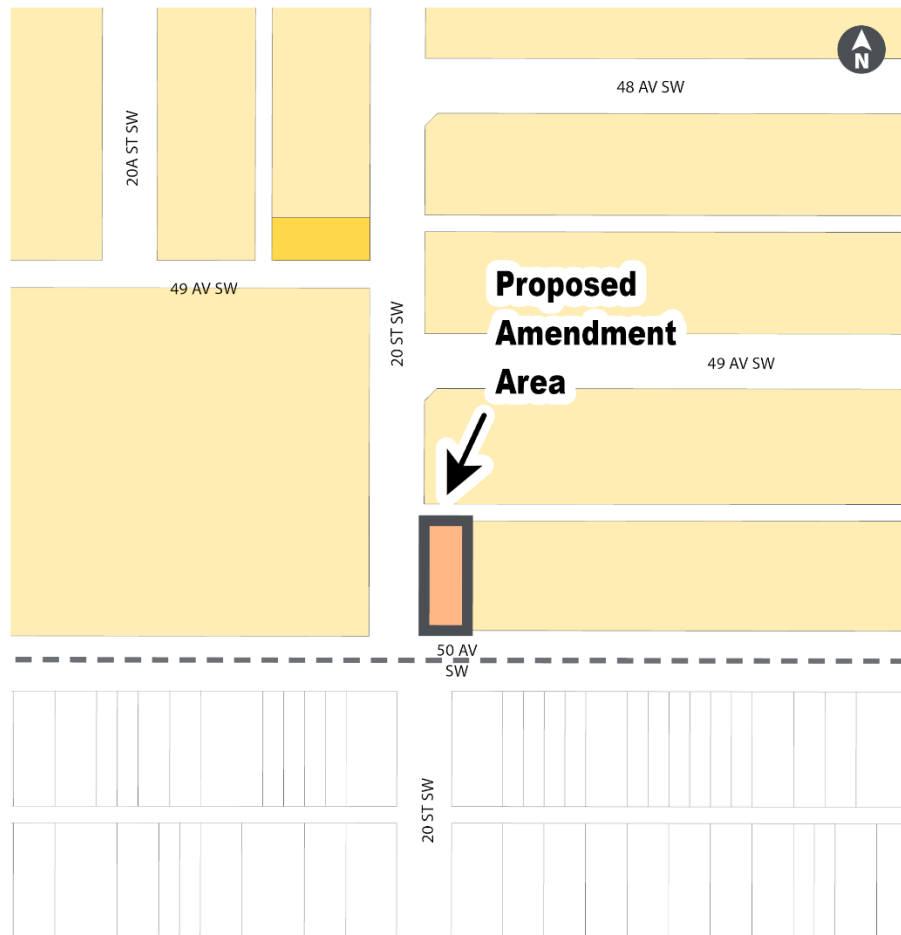
Map 2  
Land Use Policy

**Legend**

- Study Area Boundary
- Residential Conservation
- Residential Low Density
- Residential Medium Density



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





# Applicant Submission



130 Bowness CTR NW  
Calgary, AB, T3B 5M5

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Fax 403-775-4171

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info@horizonsurveys.ca

Monday, September 11, 2023

Shallu Sharma  
Planner | Centre West Community Planning  
Planning & Development | The City of Calgary  
T 403.312.2846 | E shallu.sharma@calgary.ca

Re: LOC2022-0144 DTR at 2048 50 Ave SW

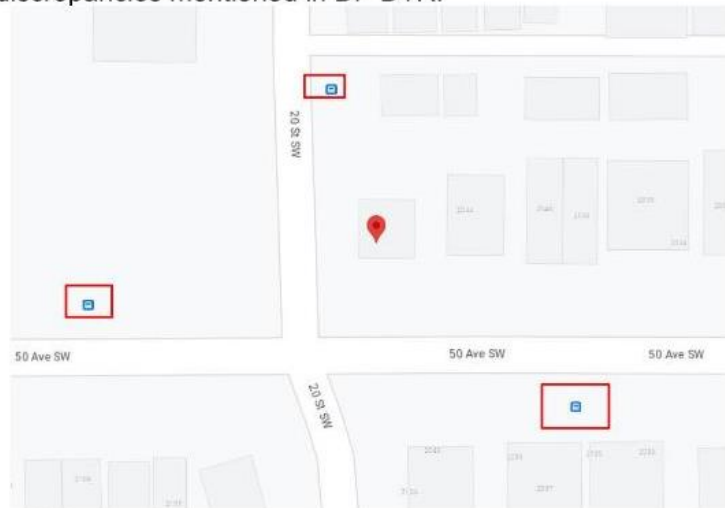
With regards to the above DTR, here is our official reply:

- We would like to continue with the application as M-CGd80 for reasons below:
  - Municipal Government Plan encourages low to moderate density increase in inner city that is consistent and compatible with the existing character of the neighborhood. The proposed land use amendment comes with concurrent development permit application proposing townhouse development similar in scale and building format that already exists in the area.
  - Land use bylaw 576(g) indicates that proposed M-CG zoning is intended to be in close proximity or adjacent to low density residential development. The site is a corner lot along 50 Ave and 20 Street. Alternative High School site is to the west of the site. A 5 units row house development exists to the south of the site. The other directions are single or semi-detached dwellings.
  - The lot is slightly beyond the H-GO criterion of distance to primary transit, BRT, LRT while has multiple bus stations within 100 meters. In fact the closet bus stop is right by the site. Please see map below.



- The lot is bigger than standard lot being 52.2 feet by 132 feet or 0.064 hectares. With the R-CG density factor of 75, the maximum number of units is 4.8 units, slightly shy of 5 units. Throughout the application, we have made really clear that our goal is R-CG style row house with the same lot coverage, maximum height and landscaping requirement. Our concurrent DP application clearly shows all of that.
- Many Commissioner of Calgary Planning Commission has expressed concerns with the rounding down rule of land use bylaw in the past. This is a perfect example of how outdated the rule is. The site is 0.064 hectares allowing 4.8 units under R-CG. However as per Section 14 (2a) of the land use bylaw, “where density is calculated in units per hectare, it is always to be rounded down to the next lower whole number”. If the land use bylaw rounded fractions of 0.50 or greater to the next highest whole number, we will simply file an application to change the zoning from R-C2 to R-CG. That’s actually what we preferred cause although M-CG also allows townhouse, the parking requirement is different than that under R-CG.
- To provide clarity, a concurrent DP application was filed. The application shows 5 units row house development with same maximum height as R-CG, same lot coverage, same setback, etc.

- City of Calgary is facing housing crisis as stated in our Housing Needs Assessment. Our Housing and Affordability task force also made recommendations aiming to reduce red tap and promote affordable housing. This project while makes a lot of sense from all aspects, is severely delayed due to red tap and outdated land use bylaw. With concurrent land use amendment and development permit, this could be a shovel ready project and provide much needed affordable housing to market.
- Community outreach summary is attached.
- The only reason the parking relaxation is needed is due to the inconsistency parking requirement for row houses under M-CG and R-CG. Although the building format proposed is exactly the same, this inconsistency makes relaxation necessary. With the public transit in very close distance, the parking study supports such relaxation. FAAS architecture is also confident to deal with the other discrepancies mentioned in DP DTR.



*This sketch shows one bus station right by the lane of the site. The other two are within 50 meters of the site.*

Best regards  
Lei Wang  
Horizon Land Development and Consultation Inc.





# Applicant Outreach Summary

2023 September 11



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

Please complete this form and include with your application submission.

Project name: 2048 50 Ave SW

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

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

### Outreach Strategy

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

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

On May 17th, 2022, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety.

On Jan. 31st, 2023, an open house was held in Community Association with around 20 residents attending. General concerns like parking, shadowing, height, etc. was discussed.

Discuss the project with both community association and Councilor Office in continuous basis. Both advise engagement with local residents.

### Stakeholders

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

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

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





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

### What did you hear?

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

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

Some people also express concerns over property value and crime. Community association express concerns with the proposed M-CG zoning would allow.

### 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.

A concurrent DP application was filed to clearly show R-CG style row house developments with the same maximum height of 11 meters. The lot coverage, setback, landscaping, etc. all follow R-CG bylaw.

A traffic study was ordered and provided.

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

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

Continue engage with Councillor office, community association and local residents.

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

**Land Use Amendment in Inglewood (Ward 9) at 1429 and 1431 – 9 Avenue SE,  
 LOC2024-0002**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 1429 and 1431 – 9 Avenue SE (Plan A3, Block 11, Lots 34 to 35 and a portion of Lot 33) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.0h24) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a street-oriented mixed-use development with commercial storefront to promote an active streetscape.
- The proposal enables higher density development next to the MAX Purple Bus Rapid Transit (BRT) station, facilitates an active pedestrian environment with commercial uses along the 9 Avenue SE Main Street and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *Inglewood Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? The proposed land use amendment enables additional housing and commercial opportunities within the inner city and promotes Transit-Oriented Development.
- Why does this matter? The proposal allows for more efficient use of existing infrastructure and nearby amenities, aligns with the City's growth direction and infrastructure investments and contributes to a vibrant Main Street.
- A concurrent development permit for a mixed-use building was submitted and Administration will be ready to approve the development pending Council's decision on this land use redesignation.
- There is no previous Council Direction regarding this proposal.

**DISCUSSION**

This application, located in the southeast community of Inglewood, was submitted by Battistella Developments on behalf of the landowner 2628 Investments Ltd. on 2024 January 3 and since then the landownership has been changed to Blues by Battistella Inc.

The subject site is comprised of two parcels with a combined area of approximately 0.09 hectares (0.22 acres). The site is located on the south side of the 9 Avenue SE Main Street between 13 Street SE and 14 Street SE. Transit stops for the MAX Purple BRT are located within 350 metres (a five-minute walk) of the site at the junction of 9 Avenue SE and 12 Street SE. Transit stops for Route 302 (BRT Southeast/City Centre) are located within 600 metres (an eight-minute walk) of the site at the junction of 9 Avenue SE and 11 Street SE. The site is located approximately 450 metres away from the future Green Line Ramsay/Inglewood Light Rail Transit (LRT) Station.

As per the Applicant Submission (Attachment 2), the intent of this application is to facilitate a mixed-use building with retail uses at grade and residential dwelling units above. The proposed Mixed Use – Active Frontage (MU-2f4.0h24) District would allow for a maximum floor area ratio

**Land Use Amendment in Inglewood (Ward 9) at 1429 and 1431 – 9 Avenue SE,  
LOC2024-0002**

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(FAR) of 4.0 (building floor area of approximately 3,620 square metres) and a maximum building height of 24 metres (approximately six storeys). A concurrent development permit (DP2024-00043) has been submitted and Administration is ready to approve the development pending Council's decision on this redesignation application. The proposed development, known as Blues by Battistella, is for a four storey mixed-use development with commercial retail units at grade and 30 residential units consisting of a mix of one bedroom and two bedroom units.

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 the public/interested parties and the community association was appropriate. In response, the applicant met with the Inglewood Community Association (CA), Inglewood Business Improvement Area (BIA) and Ward 9 Councillor's Office. The applicant also contacted adjacent landowners and businesses regarding the proposal. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 30 letters of opposition, two letters neither in support or opposition, and five letters in support from the public on the concurrent applications. The letters of opposition identified concerns primarily about the loss of the existing music venue, traffic congestion, parking shortages, building height and shadow impacts. The letters of support speak to the benefits of additional housing supply in a location that is well served by transit.

The CA provided a letter of support for the proposed land use amendment on 2024 February 23 (Attachment 4). The BIA provided comments on 2024 February 9. The BIA supports the proposed building heights and setback from 9 Avenue SE but has concerns about the loss of the existing building (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal enables additional housing in area supported by primary transit and would promote active at grade commercial uses along the Main Street. The proposed development would not create shadow impacts on the existing residential developments to the south. The development provides 17 underground motor vehicle parking stalls to reduce demand for street parking and 34 bicycle parking stalls to encourage alternative modes of transportation. While the existing building is not identified on the Inventory of Evaluated Historic Resources, the applicant has collaborated with Heritage Calgary, the

**Land Use Amendment in Inglewood (Ward 9) at 1429 and 1431 – 9 Avenue SE,  
LOC2024-0002**

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Music Mile Society, and City Administration to propose a commemorative plaque and murals which celebrate the Blues Can and music culture in Calgary.

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

## **IMPLICATIONS**

### **Social**

This proposal provides additional housing options that may better accommodate the varied housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community.

### **Environmental**

This application included actions to address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The proposed land use would enable compact urban development near BRT stations and would support alternative modes of transportation including public transit, walking, and cycling. The development proposes electrical vehicle ready conduit lines for some of the underground motor vehicle parking stalls and additional indoor secure bike storage stalls.

### **Economic**

The proposal would enable efficient use of existing infrastructure and maximize public transit investment including MAX Purple BRT and Green Line LRT. The proposal would also enable additional commercial and employment opportunities within the community.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this application.

## **ATTACHMENTS**

1. Background and Planning Evaluation
2. Application Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Inglewood Business Improvement Area Response
6. Development Permit (DP2024-00043) Summary

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 04**

**ISC: UNRESTRICTED  
CPC2024-0772  
Page 4 of 4**

**Land Use Amendment in Inglewood (Ward 9) at 1429 and 1431 – 9 Avenue SE,  
LOC2024-0002**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Inglewood midblock on 9 the Avenue SE Main Street between 13 Street SE and 14 Street SE. The site is comprised of two midblock parcels measuring approximately 0.09 hectares (0.22 acres) in size and is approximately 24 metres in width by 37 metres in depth. The site is relatively flat with access to a rear lane and is currently occupied by a commercial use and live music venue known as The Blues Can.

The site fronts on to 9 Avenue SE which is a Neighbourhood Main Street and surrounding land uses are designated primarily as commercial districts. Developments to the north, east and west include commercial and retail buildings designated Direct Control (DC) District ([Bylaw 1Z93](#), Site 3) and allows commercial development up to 20 metres (approximately five storeys). Developments to the south are primarily low density residential dwellings designated Residential – Contextual One / Two Dwelling (R-C2) District.

The site is well served by Calgary Transit including the MAX Purple Bus Rapid Transit (BRT) which stops 350 metres (a five-minute walk) west of the site at 12 Street SE. Transit stops for Route 1 (Bowness/Forest Lawn) and Route 101 (Inglewood) are located on 9 Avenue SE 50 metres (a one-minute walk) east of the site. The site is located approximately 450 metres radially or 690 metres (a twelve-minute walk) northeast of the fully funded future Green Line Ramsay/Inglewood Light Rail Transit (LRT) Station. Area amenities within walking distance include the 9 Avenue SE Main Street, Mills Park, Jack Long Park, Calgary Zoo, St. Patrick's Island Park, the Bow River Pathway and the City Centre.

## Community Peak Population Table

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

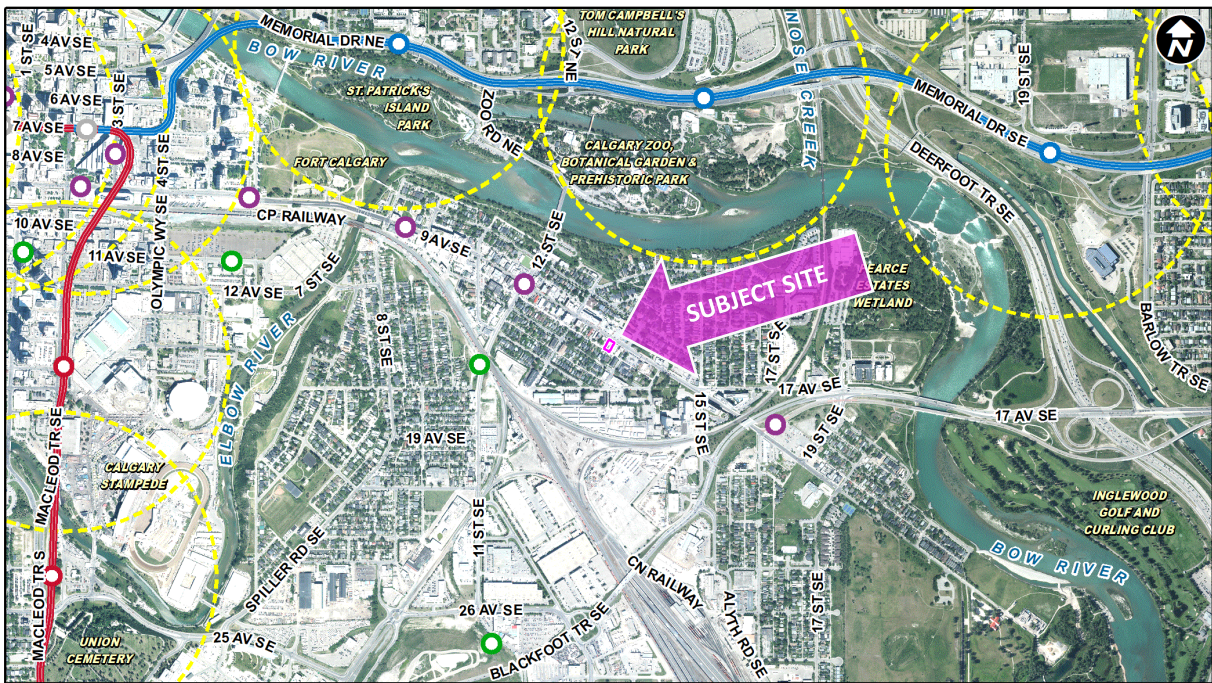
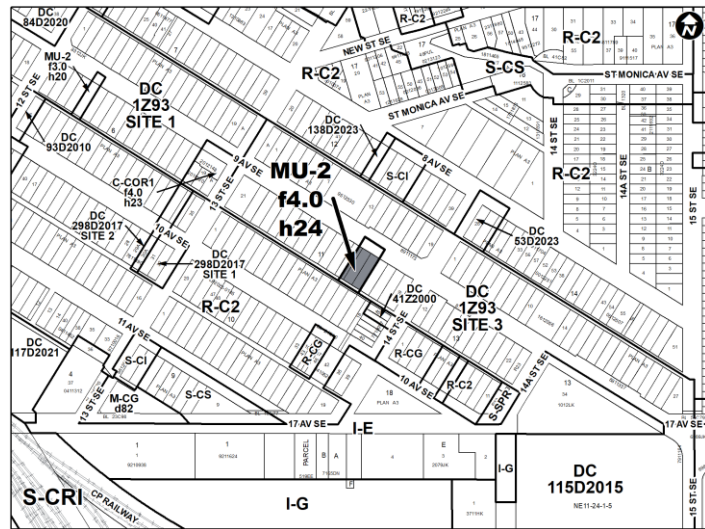
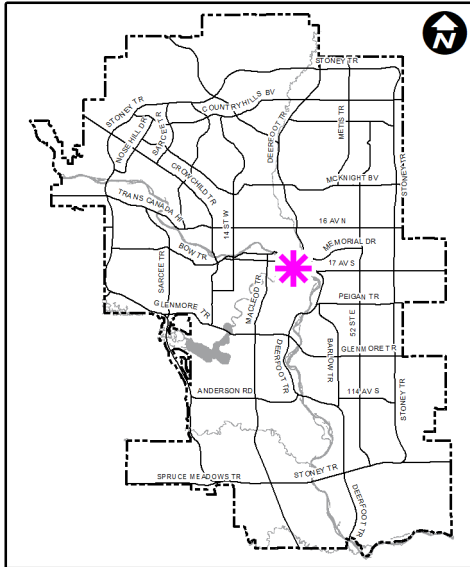
<b>Inglewood</b>	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	- 48
Difference in Population (Percent)	-1.18%

Source: *The City of Calgary 2019 Civic Census*

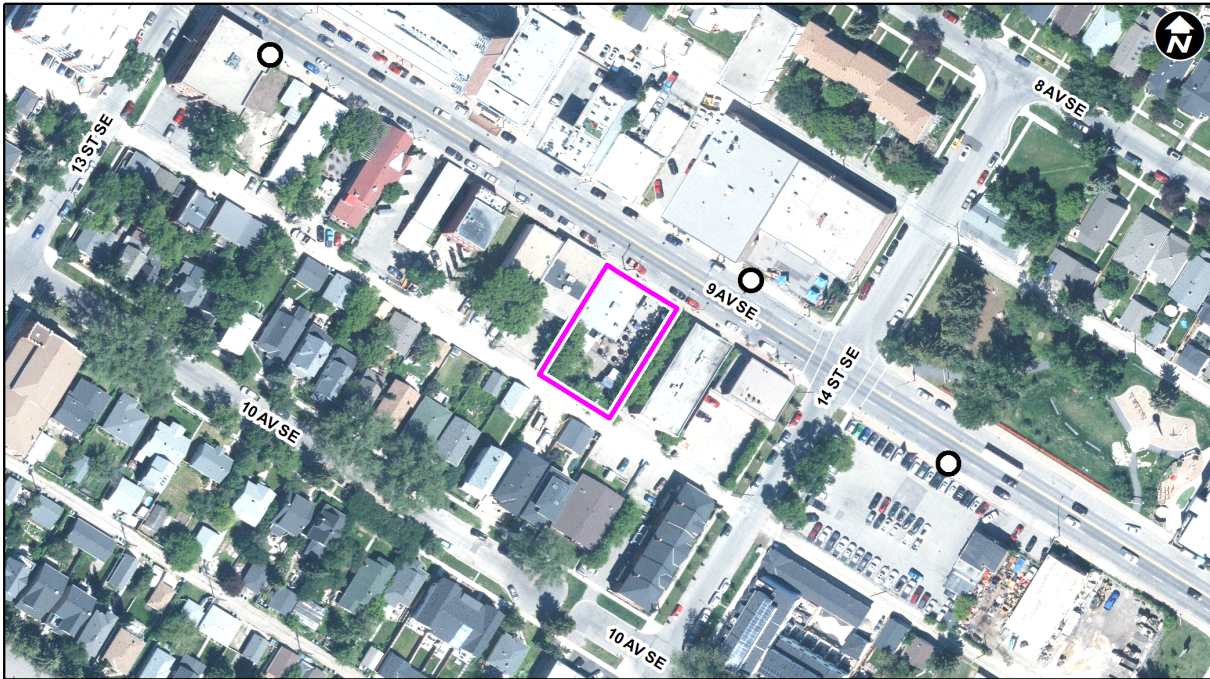
Additional demographic and socio-economic information may be obtained online through the [Inglewood Community Profile](#).



# Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing DC District ([Bylaw 1Z93](#), Site 3) is based on the C-2 (20) General Commercial District of Land Use Bylaw 2P80 and is intended to provide a wide variety of commercial uses and to limit auto-oriented uses. The district allows for a maximum building height of 20 metres (approximately five storeys) and a maximum gross floor area of two times the site area.

The proposed Mixed Use – Active Frontage (MU-2f4.0h24) District allows a mix of residential and commercial uses. The proposed district requires commercial uses on the ground floor when facing a commercial street to promote pedestrian activity at the street level. The proposed district allows for a maximum floor area ratio (FAR) of 4.0 (approximately 3,620 square metres) and a maximum building height of 24 metres (approximately six storeys). The proposed density and height are similar the surrounding land use on 9 Avenue SE Main Street and would enable higher density mixed-use development.

The MU-2 District allows a wider range of commercial uses to serve the residents and visitors and to contribute to growth along the Neighbourhood Main Street. The district is intended to provide transition to lower scale residential buildings on adjacent parcels through street wall stepbacks, building orientation, and building separation as well as requirements on at grade frontages, landscaping and amenity space to ensure street-oriented development is active and engaging.

## Development and Site Design

If approved by Council, the rules for the proposed MU-2f4.0h24 District and the policies in the *Inglewood Area Redevelopment Plan (ARP)* would provide guidance for future site development including the overall distribution of buildings, building design, mix, location and size of uses and site layout details such as parking, landscaping and site access.

A concurrent development permit has been received by administration and is ready for approval pending Council's decision on this land use redesignation application. The proposed development is for a four storey mixed-use building with retail at grade and 30 residential units consisting of a mix of one bedroom and two bedroom units. The development provides 17 underground motor vehicle parking stalls and a total of 34 bicycle parking stalls with 30 stalls located underground and four located at grade in front of the building.

Key factors that have been considered during the review of the development permit application include the following:

- creating an engaging pedestrian-oriented interface with 9 Avenue SE through building articulation and site design;
- transitioning building scale to mitigate massing, shadowing and overlooking on adjacent residential parcels; and
- incorporating commemorative features which explain the history of the site.

The proposed development permit was presented to Urban Design Review Panel (UDRP) for review on 2024 February 21. The proposed development was supported by UDRP. UDRP recognized the applicant's response to the existing building via the arch on the west façade. The panel also supported keeping the retail units at grade and providing a generous building setback from the property line to create a more accessible public realm environment and inviting entryway.

The applicant also collaborated with the City's Main Street team to ensure the development would align with the vision of 9 Avenue SE Main Street. While the existing building is not identified on the Inventory of Evaluated Historic Resources, the applicant collaborated with Heritage Calgary, the Music Mile Society, and City Administration to this end. The proposed development would incorporate a commemorative plaque to explain the significance of the Blues Can. The proposed development would also integrate public art through a high-profile mural which celebrates the significance of music culture in Calgary.

Administration and the applicant considered opportunities to accommodate higher density and height for the proposed development. The applicant has indicated that the development is intended to provide market affordable housing units and increasing the height and density would create additional cost implications and development challenges for this project. The applicant further indicated that the proposed design and scale of the development is supported by the Inglewood Community Association and Inglewood Business Improvement Area.

## Transportation

The site fronts onto 9 Avenue SE, a neighbourhood boulevard. It is a designated Main Street, with no final streetscape masterplan at this time. Public realm improvements are underway further west on 12 Street SE, in anticipation of the Green Line LRT station. Existing on-street bikeways exist on 8 Avenue and 11 Avenue SE to serve this development. 13 Street and 14 Streets SE are designated as local residential roads. The parcel is accessed via a rear lane.

The location is well-served by Calgary Transit. Transit Routes 1 (Bowness/Forest Lawn), 101 (Inglewood), and MAX Purple BRT run along 9 Avenue SE, and Route 302 (SE BRT) runs along 12 Street SE. The site is located within a 450 metre radius from the future Ramsay/Inglewood Green Line LRT Station.

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

### **Environmental Site Considerations**

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

The subject site is located within the Flood Fringe flood zone and the official 1:100 year flood elevation is 1039.80 metres above sea level. The proposal was supported by River Engineering, due to the site's proximity of the Inglewood Flood Barrier and the anticipated completion of the Springbank Reservoir (SR1) project in 2025. The proposed main floor elevation will be above the 1:20 flood risk elevation and the building will be protected by the Inglewood Flood Barrier and the Springbank Reservoir which will lower flood levels in this area. As part of the associated development permit application review, the primary mechanical and electrical equipment and systems will be located above the required 1:100 year flood elevation, and the building will be designed to prevent structural damage by flood waters and will include the installation of a sewer back up valve as part of the future development servicing.

### **Utilities and Servicing**

Public water, sanitary and storm mains exist within the adjacent public road rights-of-way. A Fire Flow Letter and Sanitary Servicing Study (SSS) were submitted for review and approved for the associated development permit. Additional servicing requirements will be further determined at time the of development and Development Site Servicing Plan (DSSP) circulation.

## **Legislation and Policy**

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

Administration's recommendation aligns 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)**

Administration's 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.

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

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) Regulation was created to ensure compatible development around and near Calgary International Airport flight paths. The regulation mitigates the impacts of aircraft noise through the prohibition of specific land uses within Noise Exposure Forecast (NEF) areas. Current AVPA regulations prohibit certain residential developments within the NEF 30+ areas. The subject site is located within the 0-25 NEF area and residential uses are not prohibited in this area.

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

The subject parcel is located within the Neighbourhood Main Street as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Neighbourhood Main Streets are located along primary transit networks and typically support a mix of uses within a pedestrian friendly environment. Neighbourhood Main Streets provide for a broad mix of residential, employment and retail use with moderate intensification of both jobs and population. The MDP also supports creating a more compact urban form which provides additional local services and sustainable travel choices.

The proposal aligns with the MDP goal of encouraging a transit-supportive land use framework by locating population growth within walking distance of the primary transit network. The proposal aligns with the main street policies as the proposed district requires active commercial uses at grade along the 9 Avenue SE Main Street. The proposal aligns with applicable city-wide policies which promote a more compact and mixed urban form that makes efficient use of existing infrastructure.

### **Calgary Climate Strategy – Pathways to 2050 (2022)**

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The land use amendment aligns with the objective of 'Zero Carbon Neighbourhoods' by supporting higher density mixed-use development near the primary transit network, thereby reducing greenhouse gas emissions. The applicant has proposed the following climate measures on the concurrent development permit application that supports Program F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles.

- a surplus of 15 indoor secure bike storage stalls; and
- the installation of an electric-vehicle-ready wiring/conduit lines to three motor vehicle parking stalls within the parkade.

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

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians, and benefit local communities and city-wide transit riders alike. The proposed land use would meet the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure and increasing density around the existing MAX Purple BRT station and the future Green Line Ramsay/Inglewood LRT station.

### **Inglewood Area Redevelopment Plan (Statutory – 1993)**

The site is located within the Commercial Area as identified on Map 6: Generalized Land Use – Future Map in the [Inglewood Area Redevelopment Plan](#) (ARP). The Inglewood ARP generally supports redevelopment that creates a pedestrian oriented environment and contributes to a more vibrant retail area on 9 Avenue SE. The proposal aligns with the Inglewood ARP's goals to provide additional housing and employment opportunities which contribute to the community's vibrancy and support the local businesses within Inglewood.



# Applicant Submission



December 15, 2023  
Blues by Battistella  
1429, 1431 9 Ave SE

## Land Use Redesignation & Development Permit - Applicant's Submission

### Application Summary

Battistella Developments is submitting this Land Use and Development Permit application concurrently, to re-designate the two parcels of land located at 1429 and 1431 9<sup>th</sup> Ave. SE. from the existing DC Direct Control District (Bylaw 1Z93) based on the General Commercial (C-2) District in Land Use Bylaw 2P80, to Mixed Use – Active Frontage (MU-2F4H24). This re-designation allows for mixed-use development where active commercial uses are required at grade to promote activity at the street level. The proposed FAR and Height modifiers match what was approved at 1361 9 Ave SE.

The development permit application has a building height of 17m and an FAR of 3.

### Development Vision

A 4-storey mixed use building, with the following key elements:

- **Building Height:** 4 storeys (17m maximum building height)
- **Residential:** 3 storeys, at 10 units per floor, for a total of 30 residential units that will include a mix of affordable housing as well as some 2-bdrm suites.
- **Commercial:** Two CRU's at street level. The East CRU will have 2 doors to allow for future flexibility/affordability for local businesses (see Outreach)
- **Vehicle Parking:** Underground parking with 17 stalls (of 20 req'd – see relaxation)
- **Bicycle Parking:** 30 x Class 1 (of 15 req'd) and 4 x Class 2 (of 3 req'd)

### Alignment with Policies

#### **Calgary's Growth Plans**

With Calgary expected to grow to 2 million over the next 50 years, the proposed change and vision are consistent with the city-wide goals which encourages the development of innovative and varied housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping and other community services.

#### **MDP**

The community of Inglewood, as envisioned in the Municipal Development Plan (MDP), is located within the Inner City Developed Residential Area, and the subject site is located along a neighborhood main street. As such, the MDP supports more intense, contextually sensitive development that adds residential and employment uses and mixes that support higher levels of transit service, as well as the ongoing revitalization of local communities.

#### **Inglewood Area Redevelopment Plan (Statutory ARP 1993)**

The proposed building design aligns with the ARP, in that it states the proposed designation for this address, be a Commercial Development with a 4-storey maximum height., the building will incorporate brick on the exterior, fitting with the policy's encouragement for 9<sup>th</sup> Ave. development to reflect historic roots of Inglewood and be mindful of adjacent structures.

The most noted and repeated goals of the ARP include (1) encourages a variety of housing options to help increase population, which in turn helps to support local businesses and investment in infrastructure, (2) to upgrade and Intensify 9<sup>th</sup> Ave. commercial, while enhancing its unique character and (3) community involvement (see Outreach).

#### **Affordable Housing and Parking**

The building is situated along a Main Street with plenty of retail, community amenities and park space. Recent expansion of Calgary's primary transit network has this site within walking distance to the future Greenline LRT station servicing Inglewood and Ramsay and is located on the Max Purple BRT line.

The project will be applying for CMHC's MLI Select Program for market affordable housing. This requires a minimum of 25% of the units at 30% of the median renter income for a minimum of 10 years.

In order to maintain the 4-storey scale and offer affordable housing, the 25% Reduction for Proximity to Transit and the 25% Reduction for Bicycle Supportive Development have been applied, and the required 17 stalls are provided.

#### **Flood Fringe**

The site is located within the current flood fringe map, which is due for a review because of the work of the Springbank Off-Stream Reservoir (SR1). In keeping with the community's Streetscape vision for pedestrian-friendly sidewalks and accessible retail access, the CRU and residential entrances are being proposed at street level. An adjacent property was recently approved, and the relaxation has the support of the Inglewood BIA (see Outreach)

#### **Outreach**

Preliminary outreach, including a brief overview with Ward 9 Councillor and presentations to the Inglewood Community Association's Planning and Development Committee Chair and the Inglewood BIA, garnered consistent feedback:

- Appreciation for the building's scale and a 1m setback of the storefronts for pedestrians
- Recognition of the design's tribute to the Blues Can, incorporating the iconic "arch," use of corrugated material and brick, and preserving the historical name.
- Shared acceptance of relaxations to maintain retail entrances at street level in the flood fringe
- The BIA's request for retail affordability led to a design change for added flexibility within the East CRU

Lastly, we've engaged with the Blues Can and are dedicated to continual collaboration with all stakeholders throughout the entire project

#### **Conclusion**

The proposed land use change and development vision is in line with both city-wide goals and those of the community. This proposal will upgrade and intensify 9th Ave's commercial, introduce affordable housing options for Calgarians looking to live in a vibrant community with access to transit and community amenities.

# Applicant Outreach Summary



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

Please complete this form and include with your application submission.

Project name: Blues By Battistella

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)

We attended a meeting of the planning and development committee on Dec. 5/23. There was one individual present. We reviewed our proposed development and this individual was going to take it to their Board. We will go back once the application has been circulated to them.

On Dec. 12/23 we attended a meeting of the Board of the BIA for Inglewood. There were approx. 10 people present. We presented the project and answered questions. We will go back to them once the DP plans have been circulated. We have let the Councilor know that this application is going to be submitted.

### Affected Parties

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

Community Association, BIA, City Councilor

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

Mostly supportive comments overall. The small scale of the proposed development, the provision of commercial at grade and for a mix of small affordable units plus larger 2 bedroom units that could accommodate families was appreciated.

### How did input influence decisions?

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

We are looking at providing a two door option on one of the CRU's to allow for future demising into smaller CRUs. We are going to apply for the main floor elevation at current grade to keep an even surface between the public sidewalk and the CRUs.

### How did you close the loop ?

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

We will provide the Community and the BIA hard copies of our DP application and we will attend meetings with them once they have been circulated.

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

**Project Overview:** This development involves the transformation of a site currently hosting the Blues Can, an iconic live music venue in Calgary's Inglewood neighborhood. The existing building is nearing the end of its life, prompting the need for revitalization. In response to the housing crisis in Calgary, our project aims to create a mixed-use building featuring 30 rental apartments and street-level retail space, that will incorporate elements that pay homage to the Blues Can.

**Stakeholder Engagement:** We understand the significance of community engagement in the development process. To ensure that our project aligns with the aspirations and concerns of the community, we have engaged with the following stakeholders:

Inglewood Community Association (November 20, 2023):

- Appreciated the communication and scale of the proposed development. We were connected to their Planning & Development Committee and hosted at their community General Meeting (below)

ICA Planning and Development Committee Chair (December 5, 2023):

- Appreciation for the building's scale and design.
- Raised inquiries regarding sidewalk width and parking. Acknowledged the underground parkade, 1m setback measures, flood fringe relaxation, public art and the status of the streetscape plan.

Inglewood BIA (December 12, 2023):

- Expressed sadness for the loss of cultural heritage and acknowledged inevitable change
- Offered support and insight to help achieve both project and community goals
- Suggested accommodating smaller retail units for affordability and local business promotion, which has been incorporated
- Supportive of flood mitigation measures and added density
- Appreciation for the building's scale, design and the public art mural

ICA General Meeting (February 12, 2024):

- Featured heartfelt remarks from a musician on the impact of the Blues Can
- Acknowledged the significance of the Blues Can to the music community while expressing appreciation for the scale and design of the new building

Music Mile Society (April 17, 2024):

- Provided background on the Music Mile and its continued growth
- We will participate and support their ongoing efforts to preserving music culture in the area, as the Blues Can represents the East anchor of the Music Mile.
- Appreciated tribute elements in the building and the increase in density along the Music Mile (more people, more culture)

Heritage Calgary (April 18, 2024):

- Discussed the cultural significance of the Blues Can and acquired the specifications for a publicly visible plaque as well as additional contacts within the music community to assist with its verbiage

**Common Themes:** A recurring sentiment among stakeholders is the sadness associated with the loss of cultural heritage represented by the Blues Can. However, there is an overall appreciation for the planned development and recognition of its potential to contribute positively to the community.

**Moving Forward:** We are committed to maintaining transparent communication and ongoing engagement with all stakeholders throughout the project. Regular updates will be provided to stakeholders, and we are readily available to address any questions or concerns. Additionally, we will extend our outreach to neighboring businesses as project timelines become more defined. In conclusion, our outreach efforts have been guided by a commitment to inclusivity and collaboration. By working closely with the community and stakeholders, we aim to ensure that our development project enriches the Inglewood neighborhood while honoring its rich cultural heritage.



# Community Association Response

Re: LOC2024-0002 - 1429 and 1431 9 AV SE (Inglewood)  
Date: February 23, 2024

We support this Land use amendment application.

INGLEWOOD COMMUNITY ASSOCIATION  
Dirk Scharbatke on behalf of the Inglewood Planning Committee



# Inglewood Business Improvement Area Response



Inglewood Business Improvement Area  
1417 9<sup>th</sup> Avenue SE  
Calgary, Alberta  
T2G 0T4



@inglewoodyyc



@inglewoodcalgary



Phone: 403.266.6962

Email: [info@calgary-inglewood.com](mailto:info@calgary-inglewood.com)

[www.inglewoodyyc.ca](http://www.inglewoodyyc.ca)

**Re: Inglewood BIA Comments on Blues By Battistella**

**February 9, 2024**

## **Building Height**

The BIA supports the height of the building, it is context sensitive and in line with the feel of the street.

## **Setback**

The BIA supports a 1metre setback of the storefronts for pedestrian use.

## **Retail Floor Space Recommendations**

The BIA recommends that the retail footprint on each side of the street-level frontage is as small as possible to encourage **incubator businesses** that are a fit for Inglewood's **local and independent brand**. Small businesses that are interesting and unique are very effective in attracting people to the area. These businesses are unable to afford the kind of rents that franchises can. Inglewood is **not the mall**- that's why people come here. There is nothing wrong with Subway-genre fast food/gyms/medical usages etc but they can negatively impact the vibrancy of a main street when they occupy street level retail space. Yet these are the businesses that can afford large square footage rents in new developments. Replacing the Blues Can with generic business would effectively end any vibrancy that the Blues Can has so successfully created. For examples of empty sidewalks and expensive development retail, look no further than East Village. On any give day Inglewood is much busier at street level, and there is a reason for this. Development is important for density, but too often development does not make space for affordable, independent retail.

## **Landscaping, seating and the public realm on 9<sup>th</sup> Avenue:**

Currently there is no landscaping on the renderings. The BIA recommends **as much tree canopy as possible on the sidewalk curbside**, this adds to the aesthetics of the street, and improves the pedestrian experience through shade canopy. The BIA recommends that Battistella provide seating **in line with the BIAs main street new planter+seating on public realm plans, see photos below**. All planters in the Inglewood BIA, in recognition of drought conditions and minimizing watering, are transitioning to zeroscaping, with a focus on native Alberta grasses and fescues in the planters. See examples below.

## **Flood Fringe**

Pedestrian-friendly sidewalks and accessible retail access are essential components for the main street experience. The BIA supports both retail and residential entrances at street level. An elevated setback creates a negative impact on the street interface, it directly impacts retail vibrancy. This can be seen every day at the "Rosso building" on the corner of 13<sup>th</sup> Street and 9<sup>th</sup> Avenue in Inglewood. Retail tenants struggle to survive and there is a high turnover of retail tenants because the combination of set back and elevation deters people from a casual entry into the business, and passing vehicles cannot see what is being offered in the business. An elevated setback is not only aesthetically poor, it encourages crime. This same building



is a consistent target of break and enters, much higher than any other building along 9<sup>th</sup> Avenue.. Again, this is because the set back creates shadow and less visibility, ideal for criminal activity. The BIA advocated to eliminate the elevated setback at the Irvine development, and as a result the retail experience is far more in line with the feel of the street. An adjacent property, The Irvine, recently built, did not include the flood fringe which makes it a much better pedestrian and retail experience than the “Rosso building”.

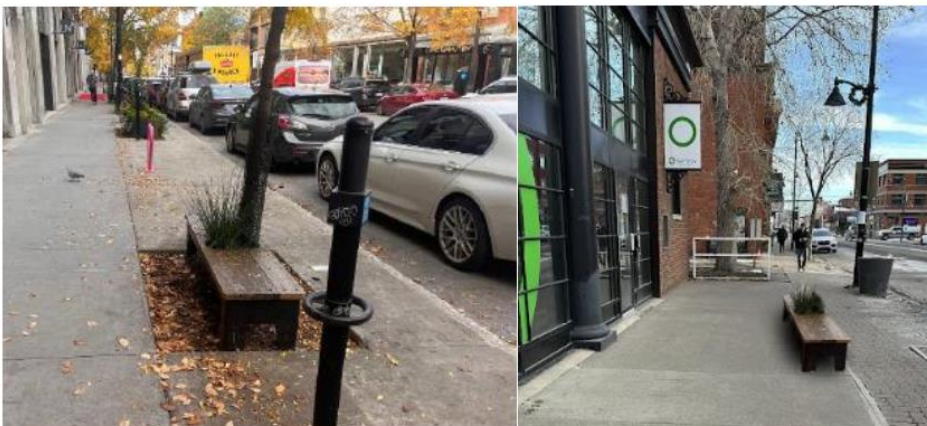
**Live music venues are a “keystone species” for any City arts ecosystem: there are broader economic and arts impacts with the loss of this venue.**

It is understandable City Planning needs to deal with applications on a case-by-case basis. However, there is context for all development. In this case, City political representatives, who articulate the importance of a strong and diversified economy and promote Calgary’s livability and how a vibrant arts scene is essential, may not be aware that **live music venues are massive contributors to the economy**. A “comprehensive study of Nashville’s music industry completed in conjunction with the Nashville Area Chamber of Commerce shows [the music industry] has a **\$10 billion annual economic impact on the Nashville region**. The music industry helps **create and sustain more than 56,000 jobs** in the Nashville area, supporting more than **\$3.2 billion of labor income annually**.”

(nashville.gov/departments/mayor/economic-opportunity/music-industry).

Tourism Calgary projects \$3.2 billion into the economy in 2024 from the entire tourism sector. Nashville, with a population of 700,000, is half the size of Calgary. The live music industry is just one component of an urban economy, yet the amount the music industry contributes to Nashville equals the **entire projected tourism impact in Calgary**. Nashville’s music scene has always been an aspiration for Calgary’s Music Mile. A vibrant city will **not thrive on a corporate Arts and Culture district**. For artist communities, need small, independent venues like the Blues Can, the Ironwood, and Mikey’s. Likewise, as important as seasonal festivals and events are to a city’s economy and livability, vibrancy requires year-round, main street arts and culture venues.

Losing an **anchor tenant of Music Mile** is not just a **colossal cultural loss for street vibrancy, arts and culture in Inglewood**, but it is part of an **overall erosion that has direct losses for the City’s economy**. Like an earthquake, the epicenter has the most visible impact, but the ripple effects are also huge.




Sincerely,

Rebecca O’Brien  
Executive Director  
Inglewood BIA

# Development Permit (DP2024-00043) Summary

A development permit application (DP2024-00043) was submitted by Battistella Developments. The proposal is for a four storey mixed-use development with commercial uses at grade and 30 residential dwelling units above. The following plans and renderings provide an overview of the proposal and are included for informational purposes only.




**01 FRONT ELEVATION FROM 9 AVE**

**DESIGN NARRATIVE**


Blues by Battistella is envisioned to be a four-storey mixed-use development located at 1423 9 Ave SE in the historic neighbourhood of Inglewood. The proposed design offers a unique retail with three stories of residential above (30 residential units total) and one level of underground parking.

The design intent is to provide Inglewood with an elevated design that delivers a rich urban and pedestrian experience. As a long-standing iconic establishment, it was important to incorporate design elements from the existing Blues Can. In its place, the north part of the podium has the same arch form as the existing building. A similar material palette, such as corrugated metal cladding, will form part of the arch entryway into the building.

The design takes cues from the surrounding neighbourhood and incorporates industrial elements, including a mix of building materials, and playful building forms to create visual interest. The commercial retail units at grade are provided with 4 ft clear floor-to-ceiling and generous street frontage. The building entry, above arch, uses a canopy providing generous space that looks onto the vibrant neighbourhood.




**02 BLUES CAN WITH ICONIC ARCH FORM**




**03 EXISTING BLUES CAN BUILDING MATERIALS**

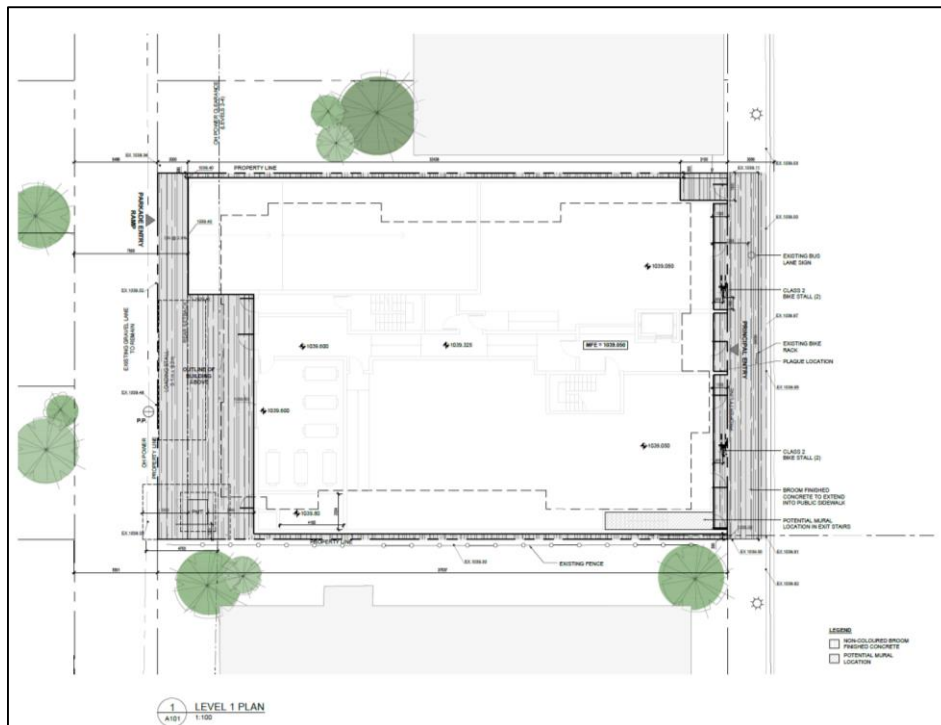
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- CORRUGATED METAL
- CONCRETE
- GLASS
- STEEL
- WOOD
- PAINT
- PLASTER
- STONE
- TERRAZZO
- TILE
- ZEBRANO
- POLISHED CONCRETE

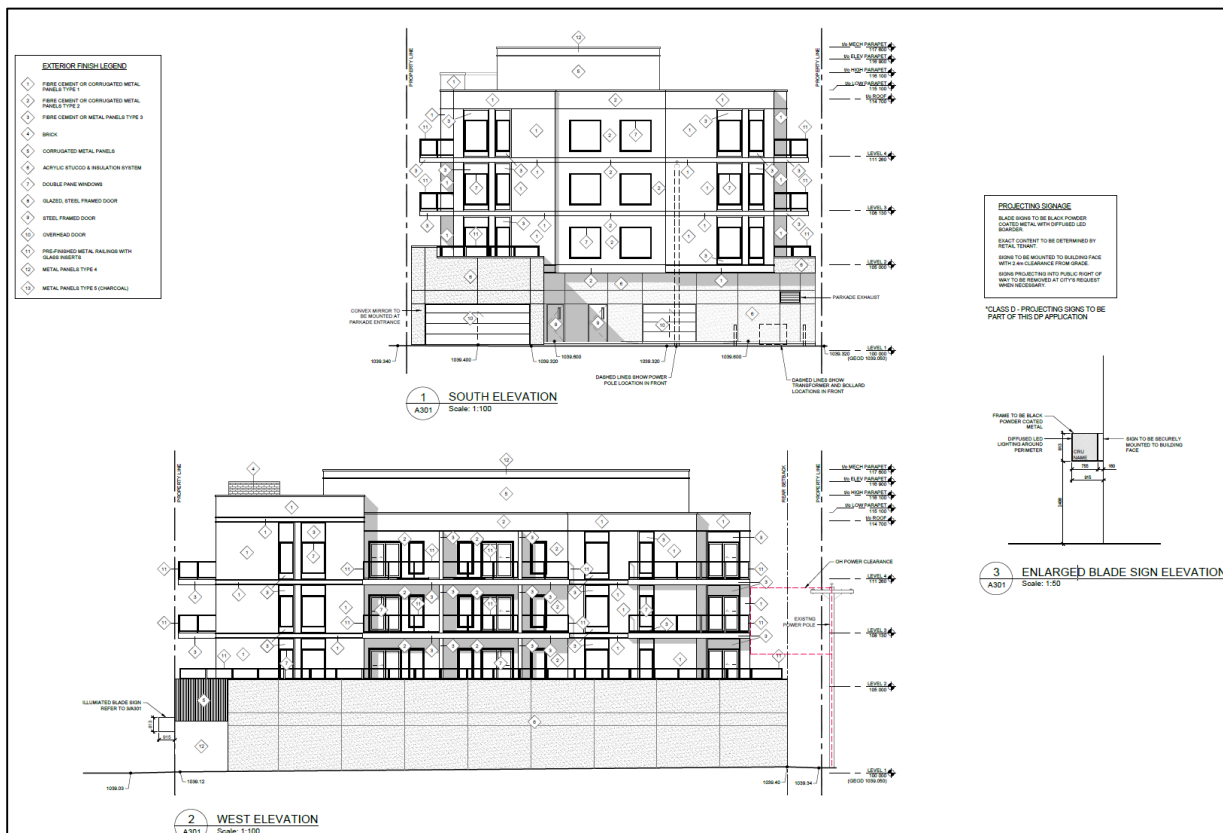
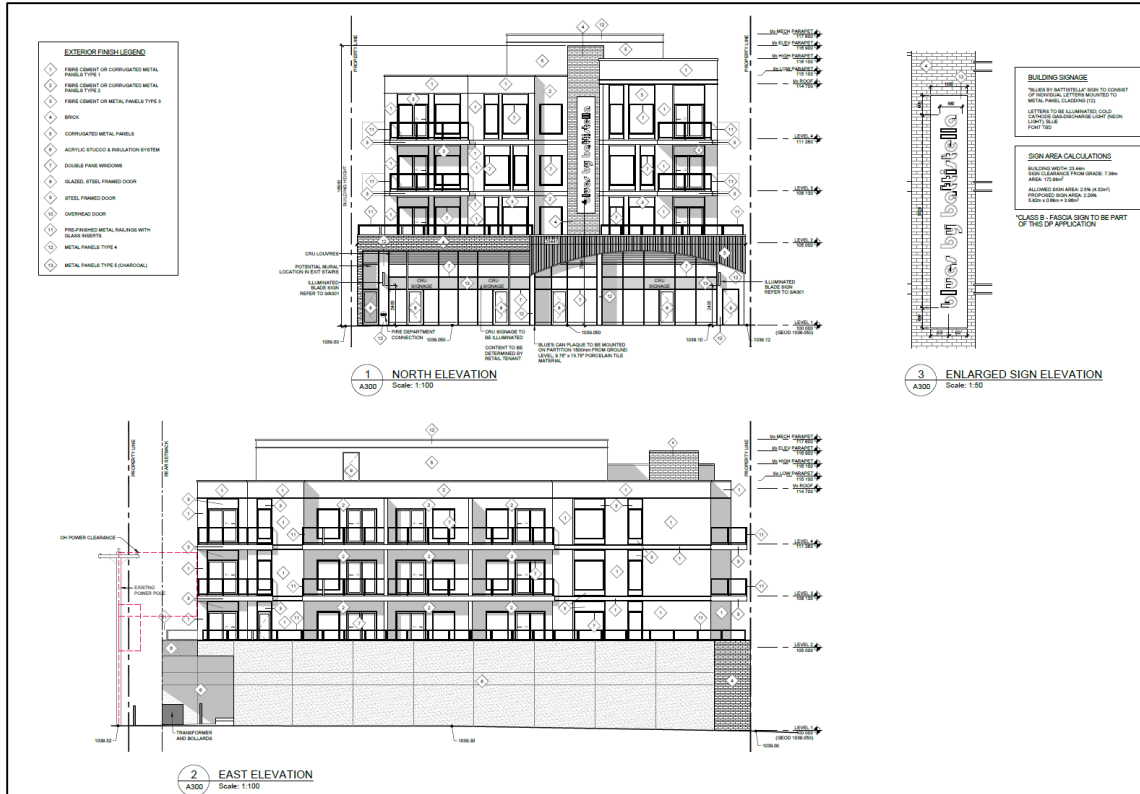


**04 STREET VIEW FROM 9 AVE**    **05 STREET VIEW FROM 9 AVE**    **06 STREET VIEW FROM 9 AVE**



**DESIGN INTENT**





**Land Use Amendment in Glenbrook (Ward 6) at 3139 – 37 Street SW, LOC2024-0067**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three reading to the proposed bylaw for the redesignation of 0.04 hectares ± (0.09 acres ±) located at 3139 – 37 Street SW (Plan 6795AC, Block 33, a portion of Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for apartment buildings, townhouses and rowhouses with a maximum height of 14 metres.
- The proposal allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Low Profile (M-C1) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Multi-Residential – Contextual Low Profile (M-C1) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2024-03119) for a tri-plex with three secondary suites has been submitted and is under review.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. Bylaw 21P2024 will be in force on 2024 August 6.

**DISCUSSION**

This land use amendment application in the southwest community of Glenbrook was submitted by Horizon Land Surveys on behalf on the landowner, Reithaug Development LTD., on 2024 March 4. A development permit (DP2024-03119) for a three-unit rowhouse building with three secondary suites was submitted on 2024 May 2 and is under review. Additional information can be found within the Applicant Submission (Attachment 2).

The 0.04 hectare corner parcel is located at the intersection of 32 Avenue SW and 37 Street SW and is currently developed with a single detached dwelling and a detached garage with access to the rear lane. The subject site fronts onto 37 Street SW and is within 350 metres (a five-minute walk) of Richmond Road SW, which are both Primary Transit Network routes.

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 Glenbrook (Ward 6) at 3139 – 37 Street SW, LOC2024-0067**

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**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 respective community association was appropriate. In response, the applicant reached out to the Glenbrook Community Association (CA), the Ward Councillor's Office and delivered postcards to residents within a 100-metre radius from the site. 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 also sent to adjacent landowners.

Administration received one letter of opposition from the public. The letter of opposition included concerns over a shortage of space for parking and increased back alley traffic.

The CA provided a letter opposed to the M-C1 District in this location (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The M-C1 District is intended to be located adjacent to low density residential, while providing a modest increase in density to accommodate multi-residential development of low height and medium density. Additionally, the M-C1 District is in keeping with the applicable policies of the *Westbrook Communities Local Area Plan*.

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 would create the opportunity for additional housing types which can increase the diversity of housing options in the area. This may better accommodate the housing needs of different age groups, lifestyles and demographics that will contribute to the creation of a more inclusive community.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate 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.

**Land Use Amendment in Glenbrook (Ward 6) at 3139 – 37 Street SW, LOC2024-0067**

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**Economic**

The ability to moderately increase density on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The subject site, located in the southwest community of Glenbrook is at the northwest corner of 32 Avenue and 37 Street SW. The site is approximately 0.04 hectare in size (0.09 acres) and is approximately 15 metres wide by 30 metres deep. The site is developed with a single detached dwelling and a detached garage with rear lane access.

Surrounding development to the north, east, and immediate west is characterized by single detached, duplex, and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. Multi-Residential – Contextual Low Profile (M-C1) District multi-residential buildings are located further north past 30 Avenue SW.

The Holy Name School (kindergarten to grade six), Killarney School (kindergarten to grade six), A.E. Cross School (grades 7-9) and Glamorgan Shopping Centre are within 850 metres (a nine-minute walk) of the site. Glendale and Glendale Meadows Community Association and Glendale School (kindergarten to grade six) are approximately 1 kilometre (a fifteen-minute walk) to the northeast of the site.

## Community Peak Population Table

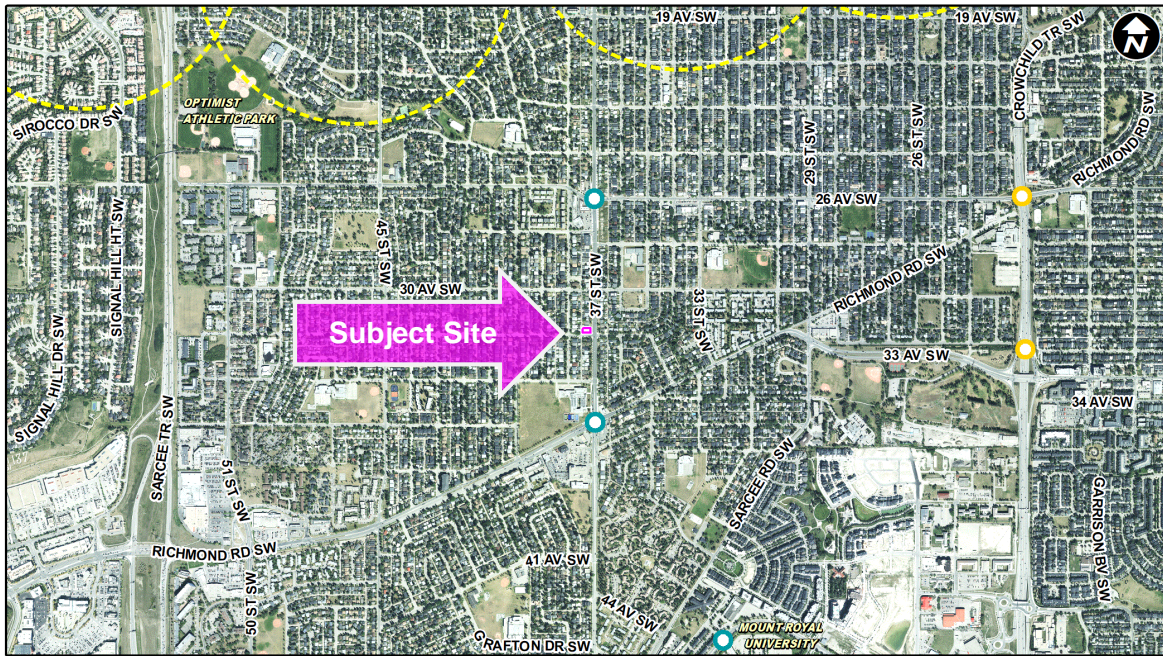
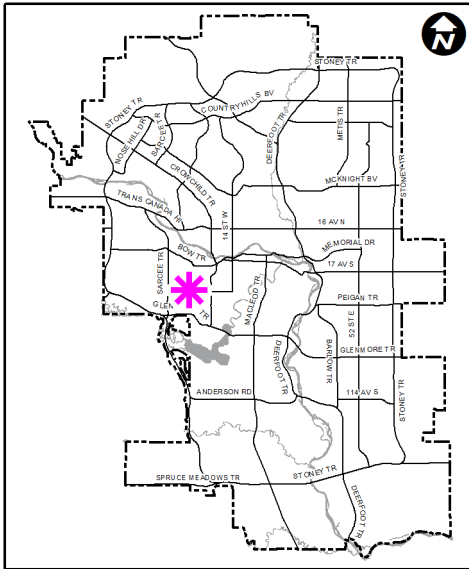
As identified below, the community of Glenbrook reached its peak population in 1982.

<b>Glenbrook</b>	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.0%

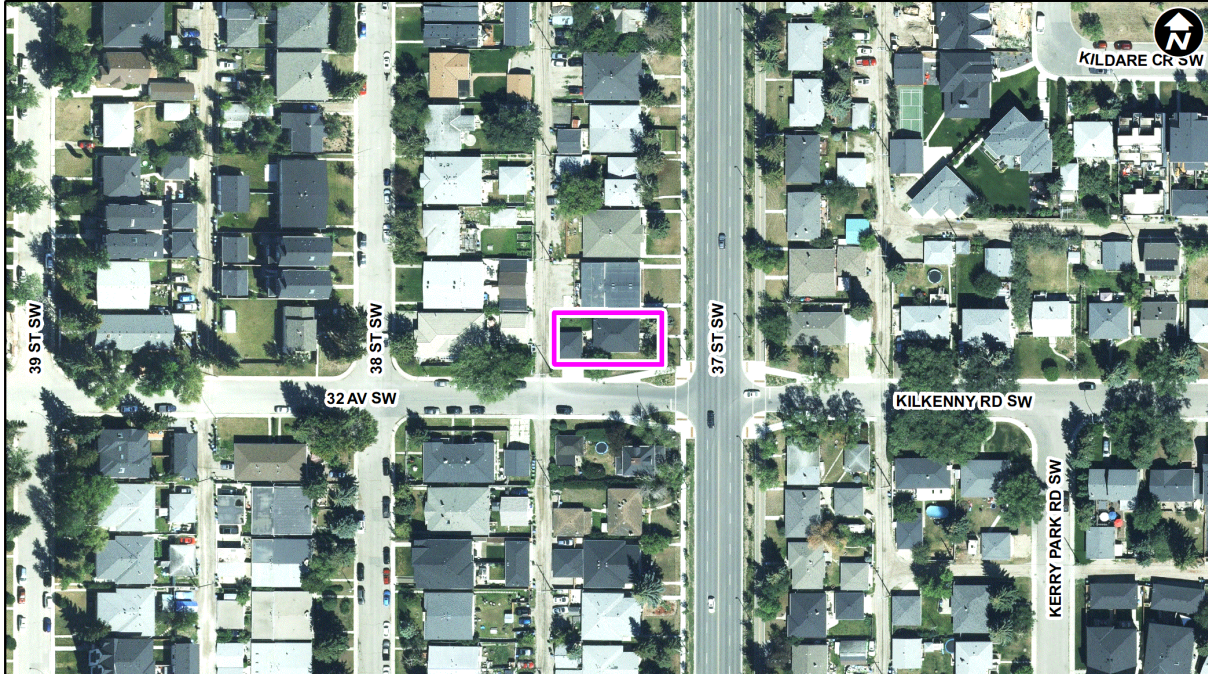
Source: *The City of Calgary 2019 Civic Census*

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

### a) Location Maps







## Previous Council Direction

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels city-wide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

The proposed M-C1 District allows for greater building height and density than is allowed in the R-CG District and is in keeping with the applicable policies of the *Westbrook Communities Local Area Plan* (LAP).

## Planning Evaluation

### Land Use

The existing R-C2 District is intended primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Multi-Residential – Contextual Low Profile (M-C1) District allows for three to four storey apartment buildings and townhouses. The M-C1 District allows for a maximum building height of 14 metres and a maximum density of 148 dwelling units per hectare. Based on the subject parcel area, this would allow for up to six dwelling units. The Housing – Grade Oriented (H-GO) District and the Residential – Grade-Oriented Infill (R-CG) District were looked at for this proposal, however, the M-C1 district provides a greater maximum height of 14 metres which is in keeping with the building scale policies of the LAP. Administration is reviewing a development permit that proposes a rowhouse-style building with three dwelling units and three secondary suites.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the M-C1 District, and do not count towards allowable density. The parcel would require 0.625 parking stalls per dwelling unit and secondary suite, which would be reduced by 25% as the development is within 200 metres of primary transit service.

### **Development and Site Design**

The rules of the proposed M-C1 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking. Other key factors that are being considered during the review of the development application include the following:

- the layout and configuration of the dwelling units and secondary suites;
- an engaging built interface along public frontages;
- mitigating shadowing, overlook and privacy concerns with neighbouring parcels;
- access, parking provisions and enabling of mobility options; and
- appropriate landscaping and amenity spaces for residents.

### **Transportation**

The site is a corner parcel located on 37 Street and 32 Avenue SW. 37 Street SW is classified as an Arterial street and 32 Avenue SW is classified as a Residential street. Direct vehicular access will be from the rear lane.

The site is well served by Calgary Transit. Bus stops for Route 9 (Chinook Station/Dalhousie Station) are located within 150 metres (a two-minute walk), Route 306 (MAX Teal Westbrook/Douglas Glen) are located within 300 metres (a four-minute walk) Route 22 (Richmond Rd SW) located within 400 metres (a six-minute walk) from the site.

The site is also located within 500 metres (a seven-minute walk) from 26 Avenue SW, which includes a dedicated on-street cycle track forming part of the Always Available for All Ages and Abilities (5A) Network.

### **Environmental Site Considerations**

There are no known environmental concerns with the proposed land use amendment application at this time.

### **Utilities and Servicing**

Water storm and sanitary sewers are available to service this site.

## **Legislation and Policy**

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

Administration's recommendation aligns 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)**

Administration's 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 Map 1: Urban Structure in the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage modest redevelopment of the Established Areas. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network. The proposal is consistent with the policies of the MDP.

**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 strategies will be explored and encouraged at subsequent development approval stage.

**Westbrook Communities Local Area Plan (Statutory – 2023)**

The [Westbrook Communities Local Area Plan \(LAP\)](#) identifies the subject site as being part of the Neighbourhood Connector Category (Map 3: Urban Form) with a Low building scale (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Connector policy areas encourage a broad range of housing types along residential streets with higher activity, such as 37 Street. The proposed land use amendment is in alignment with applicable policies of the *Westbrook Communities LAP*.





# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Feb. 29th, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.048 hectare site from R-C2 to M-C1 to allow for:

- Multi-residential development in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 14 metres (an increase from the current maximum of 10 metres)
- a maximum of 7 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed M-C1 designation.

The subject site, 3139 37 Street SW, is a corner lot located in the community of Glenbrook along 32 Ave SW and 37 Street SW, which is part of city's primary transit. The lot is currently developed with a single detached dwelling built in 1961. A five lots H-GO is being proposed across 37 Street on the other side of 32 Ave. There are also many M-C1 or H-GO developments along 37 Street.

The site is approximately 0.048 hectares in size. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is a block away from AE Cross Junior High School and two blocks away from Richmond RD which is another primary transit. BRT station is in close distance.

The project will seek LEED Gold Certificate. Measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels will be explored to improve project's climate resilience.

Westbrook Communities Local Area Plan define the lot as "Neighborhood Connector" with a building scale of up to 6 storeys. 37 Street is a major community corridor with convenient public transit, social, commercial establishments that serve local community



City has made major investment along 37 street improving the infrastructure in the area including fast transit BRT stations.

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

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

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.

# Applicant Outreach Summary

2024 March 6



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

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

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**Project name:** 3139 37 Street SW

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

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

### Outreach Strategy

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

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1B". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On Feb. 23rd, 2024, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

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

### Stakeholders

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

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

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



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

### What did you hear?

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

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

Some people also express concerns over property value and crime.

### How did stakeholder input influence decisions?

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

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

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

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

Continue engage with local residents, Councillor office and community association.

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

# Community Association Response



**GLENBROOK COMMUNITY  
ASSOCIATION**  
3524 – 45 Street S.W.  
Calgary, Alberta  
T3E 3V2  
Phone: (403) 249-6664  
[Glenbrook.community@shaw.ca](mailto:Glenbrook.community@shaw.ca)

## Glenbrook Community Association Feedback Form

File Number: LOC2024-0067

Completed by: Murray Ost, President

Date: May 13, 2024

Glenbrook Community Association  
Comments:

The Glenbrook Community Association has discussed this application and feel a re-zoning from R-C2 to M-C1 is not in the best interest for Glenbrook Community and our residents. A more appropriate use of this property, in our opinion, is R-CG or H-GO.

This property sits on the west side of 37 Street SW, where there is no current M-C1 development. The property sits within the middle of our community and is placed in the middle of two Transit Oriented Design zones along the Maz Transit route on 37 Street.

We see a M-C1 application as a more appropriate fit closer to the transit hubs set up in Glenbrook by the Max Transit route.

We will not support this application in it's current form.