



## AGENDA

### CALGARY PLANNING COMMISSION

July 18, 2024, 1:00 PM  
IN THE COUNCIL CHAMBER

#### Members

Director 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 July 4
5. CONSENT AGENDA
  - 5.1 DEFERRALS AND PROCEDURAL REQUESTS  
None

- 5.2 Policy Amendment in Montgomery (Ward 7) at 2108 Home Road NW, LOC2023-0327, CPC2024-0811
- 5.3 Policy Amendment in Montgomery (Ward 7) at 4932 – 21 Avenue NW, LOC2024-0090, CPC2024-0777
- 5.4 Policy Amendment in Montgomery (Ward 7) at 4423 – 22 Avenue NW, LOC2023-0325, CPC2024-0810
- 5.5 Road Closure and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) adjacent to 1002 – 17 Street NW, LOC2024-0022, CPC2024-0798
- 5.6 Land Use Amendment in Highland Park (Ward 4) at multiple properties, LOC2024-0099, CPC2024-0830
- 5.7 Road Closure in Beltline (Ward 8) at multiple addresses, LOC2024-0081, CPC2024-0775
- 5.8 Road Closure in Beltline (Ward 8) at 519 – 12 Avenue SE, LOC2024-0085, CPC2024-0796
- 5.9 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3207 – 29 Street SW, LOC2024-0101, CPC2024-0684
- 5.10 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3216 – 30 Street SW, LOC2023-0078, CPC2024-0709
- 5.11 Street Names in Alpine Park (Ward 13), SN2024-0002, CPC2024-0834

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 Bridgeland/Riverside (Ward 9) at 35 – 11A Street NE, LOC2024-0074, CPC2024-0738
- 7.2.2 Land Use Amendment in Marlborough (Ward 10) at 5255 Marlborough Drive NE, LOC2023-0273, CPC2024-0795
- 7.2.3 Policy and Land Use Amendment in Sunalta (Ward 8) at 1633 and 1635 – 13 Avenue SW, LOC2024-0050, CPC2024-0802
- 7.2.4 Policy and Land Use Amendment in Mission (Ward 8) at 206 – 26 Avenue SW, LOC2024-0094, CPC2024-0829



7.2.5 Policy and Land Use Amendment in Parkhill (Ward 8) at multiple addresses,  
LOC2023-0394, CPC2024-0774

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

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

**PRESENT:**

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

**ABSENT:**

Councillor G-C. Carra (Council Business)  
Commissioner J. Weber

**ALSO PRESENT:**

A/Principal Planner S. Jones  
CPC Secretary C. Doi  
Legislative Advisor B. Dufault

**1. CALL TO ORDER**

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

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

Absent from Roll Call: Councillor Carra, Commissioner Pollen, and 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 today's meeting be amended by deleting Item 7.2.4, Policy and Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW, LOC2022-0144, CPC2024-0786.

**MOTION CARRIED**

**Moved by** Commissioner Hawryluk

That the Agenda for the 2024 July 4 Meeting of the Calgary Planning Commission be confirmed, **as amended**.

**MOTION CARRIED**

3.1 DECLARATIONS - CONFLICT OF INTEREST

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

4. CONFIRMATION OF MINUTES

**Moved by** Commissioner Campbell-Walters

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

- 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

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Gordon

That the Consent Agenda be approved as follows:

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

For: (6): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, 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 Land Use Amendment in Brentwood (Ward 4) at 2936 Blakiston Drive NW, LOC2024-0089, CPC2024-0754

Commissioner Gordon declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0754.

Commissioner Gordon left the meeting at 1:08 p.m. and returned at 1:27 p.m. after the vote was declared.

A presentation entitled "LOC2024-0089 Land Use Amendment" was distributed with respect to Report CPC2024-0754.

Commissioner Pollen (Remote Member) joined the meeting at 1:15 p.m.

Lei Wang (applicant) answered questions of Commission with respect to Report CPC2024-0754.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0754, the following be approved:

That the 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.

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

**MOTION CARRIED**

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

A presentation entitled "LOC2024-0011 Land Use Amendment" was distributed with respect to Report CPC2024-0748.

**Moved by** Commissioner Pollen

That with respect to Report CPC2024-0748, the following be approved:

That the Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) 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.

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

**MOTION CARRIED**

**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**

A presentation entitled "LOC2024-0052 Land Use Amendment" was distributed with respect to Report CPC2024-0763.

Lei Wang (applicant) answered questions of Commission with respect to Report CPC2024-0763.

**Moved by** Commissioner Small

That with respect to Report CPC2024-0763, the following be approved:

That the Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.16 hectares  $\pm$  (0.39 acres  $\pm$ ) 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.

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

**MOTION CARRIED**

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

This Item was deleted from today's Order of Business at Confirmation of the Agenda.

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

A presentation entitled "LOC2024-0002 Land Use Amendment" was distributed with respect to Report CPC2024-0772.

Paul Battistella (applicant) answered questions of Commission with respect to Report CPC2024-0772.

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0772, the following be approved:

That the 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.

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

**MOTION CARRIED**

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

A presentation entitled "LOC2024-0067 / CPC2024-0767 Land Use Amendment" was distributed with respect to Report CPC2024-0767.

**Moved by** Commissioner Small

That with respect to Report CPC2024-0767, the following be approved:

That the Calgary Planning Commission recommend that Council give three reading to the proposed bylaw for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) 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.

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

**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** Director Mahler

That this meeting adjourn at 2:26 p.m.

**MOTION CARRIED**

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 3408 – 37 Street SW, LOC2023-0181, CPC2024-0688
- Land Use Amendment in Brentwood (Ward 4) at 2936 Blakiston Drive NW, LOC2024-0089, CPC2024-0754
- Land Use Amendment in Tuxedo Park (Ward 7) at 327 – 30 Avenue NE, LOC2024-0011, CPC2024-0748
- Land Use Amendment in Tuxedo Park (Ward 7) at 2817 Edmonton Trail NE and 327 – 28 Avenue NE, LOC2024-0052, CPC2024-0763
- Land Use Amendment in Inglewood (Ward 9) at 1429 and 1431 – 9 Avenue SE, LOC2024-0002, CPC2024-0772
- Land Use Amendment in Glenbrook (Ward 6) at 3139 – 37 Street SW, LOC2024-0067, CPC2024-0767

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 July 18 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CPC SECRETARY



**Policy Amendment in Montgomery (Ward 1) at 2108 Home Road NW, LOC2023-0327**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to Montgomery Area Redevelopment Plan (Attachment 2).

**HIGHLIGHTS**

- This application seeks a policy amendment to the *Montgomery Area Redevelopment Plan* (ARP) to allow for semi-detached, duplex dwellings, rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a four-unit townhouse with 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 policy amendment application, in the northwest community of Montgomery, was submitted by K5 Designs on behalf of the landowner, Kangster Properties Inc., on 2023 October 22. The original application included a land use redesignation to the Residential – Grade-Oriented Infill (R-CG) District. The land use redesignation is no longer required with Council's approval of the citywide rezoning on 2024 May 14. A policy amendment is still required in order to support the development permit (DP2024-01680) for a four-unit townhouse with secondary suites, which is under review, as indicated in the Applicant Submission (Attachment 3).

The approximately 0.06 hectares (0.14 acres) mid-block site is located along Home Road NW. The site is currently developed with a single detached dwelling with vehicular access from the rear lane.

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

**Policy Amendment in Montgomery (Ward 1) at 2108 Home Road NW, LOC2023-0327**

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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 policy amendment application, the applicant was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant e-mailed the Montgomery Community Association, distributed letters to nearby residents and placed a sign on the subject property. 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 two submissions in opposition. The submissions included the following areas of concern:

- traffic congestion and lack of parking;
- pollution caused by additional traffic;
- safety concerns during construction periods;
- loss of community character; and
- loss of existing tree canopy.

No comments from the Montgomery Community Association were received. Administration contacted the Community Association to follow up and no response was received.

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

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

**IMPLICATIONS**

**Social**

The proposed policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18**

**ISC: UNRESTRICTED  
CPC2024-0811  
Page 3 of 3**

**Policy Amendment in Montgomery (Ward 1) at 2108 Home Road NW, LOC2023-0327**

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**Environmental**

The application does not include any actions that specifically address the objectives of *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.

**Economic**

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Amendment to the Montgomery 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 northwest community of Montgomery along Home Road NW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling with vehicle access from the rear lane.

Surrounding development is primarily made up of single and semi-detached dwellings designated Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District. Following 2024 August 6, the subject parcel and surrounding properties will be designated Residential – Grade-Oriented Infill (R-CG) District in accordance with Council's approval of the citywide rezoning for housing.

Nearby amenities include access to Bowmont Park and the Bow River Pathway system which is approximately 200 metres (a three-minute walk) to the north and Montalban Park located approximately 500 metres (an eight-minute walk) to the east. Shouldice Athletic Park and Shouldice Aquatic Centre are located approximately 700 metres (a 12-minute walk) to the west. Terrace Road Elementary School is located approximately 800 metres (a 13-minute walk) to the southeast. Bowness Road, a neighbourhood main street, which provides a variety of retail, restaurants and services, is approximately 400 metres (a six-minute walk) to the south. The Montgomery Community Association is approximately 900 metres (a 15-minute walk) to the south.

## Community Peak Population Table

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

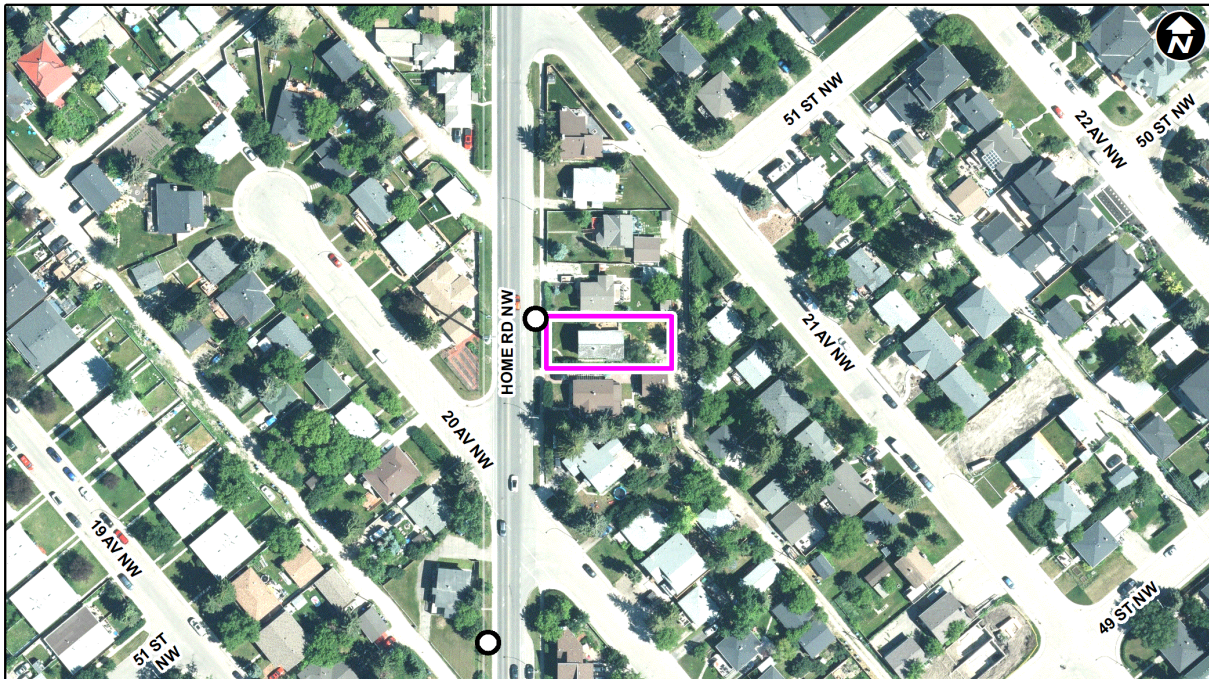
<b>Montgomery</b>	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	- 722
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

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







## 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.

## 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 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 in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies.

### **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 strategies are being explored and encouraged at the development approval stages.

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

The subject site is located within the Low Density Residential Area as identified on Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). Residential objectives include the accommodation of a range of housing design styles that can accommodate a range of household size and incomes.

The Low Density Residential Area policies of the ARP discourage redesignation of residential parcels to high densities but notes the importance of increasing and stabilizing Montgomery's population. A map amendment is required to amend Figure 1.3: Future Land Use Plan from 'Low Density Residential' to 'Low Density Residential/ Townhouse' for the subject site. The proposed amendment will allow the ARP's policies to better align with the MDP and the approved R-CG District redesignation, which supports a wider range of low-density housing forms.

### **South Shaganappi Communities Local Area Planning Project**

This site is located in Area 13 (South Shaganappi Communities), which includes Montgomery and surrounding communities. Administration is currently developing the [South Shaganappi Communities Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing *Montgomery Area Redevelopment Plan* (ARP). The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *South Shaganappi Communities Local Area Plan* (LAP).



# Proposed Amendment to the Montgomery Area Redevelopment Plan

1. The Montgomery Area Redevelopment Plan attached to and forming part of the Bylaw 11P2004, as amended, is hereby further amended as follows:

- (a) Amend existing Figure 1.3 entitled 'Future Land Use Plan' by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2108 Home Road NW (Plan 4994GI, Block 37, Lot 10) from 'Low Density Residential' to 'Low Density Residential/Townhouse' as generally illustrated in the sketch below:

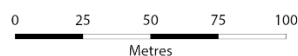


Figure 1.3

Future Land Use Plan

#### Legend

- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Low Density Residential/ Townhouse | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> Parks/ Community Facilities |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Low Density Residential            |  |



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



# Applicant Submission

Company Name (if applicable):

K5designs

LOC Number (office use only):

Applicant's Name:

Sara Ly

Date:

2024-06-25

On behalf of the landowner, please accept this application for a policy amendment for parcel 2108 Home Rd NW. The amendment seeks to change the property designation in the Montgomery ARP from Low Density Residential to Low Density Residential/Townhouse.

The landowner aims to develop this parcel into a townhouse complex, including the construction of a fourplex with potential secondary suites. The mid-block lot spans a frontage of 15.24 meters on Home Rd NW and covers approximately 557 square meters. A minimum of four parking stalls will be thoughtfully incorporated, conveniently accessible via the rear lane.

The site is ideally located just 400 meters from Bowness Road NW, a recognized neighborhood Main Street along the Primary Transit Network. There are six transit stops within comfortable walking distance, with one directly adjacent to the property. The property also enjoys proximity to the Bow River pathway, a prominent bicycle corridor offering direct access to downtown.

Importantly, the proposed amendment aligns with the objectives outlined in the Municipal Development Plan (MDP). The parcel's strategic location near a bustling Main Street corner supports the city's policy of promoting diverse housing options and increased density in established and central Calgary communities.



# Applicant Outreach Summary

2023 December 18



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

Please complete this form and include with your application submission.

Project name: 2108 HOME RD 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.

N/A

### Outreach Strategy

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

On August 22nd, 2023, we initiated our communication with the Montgomery Community association by sending an e-mail containing a summary of the proposed re-designation. In this communication, we also outlined the property owner's intent for the subject property. (EDIT\* Followed up with the CA on Oct 11th 2023 to confirm receipt of the proposal and inquire about any concerns they might have had regarding the proposed land use.)

Additionally, August 31st, 2023, we distributed 40 printed letters to individuals residing around the subject property. We also placed a small sign at street level on the subject property, strategically positioned for clear visibility to passersby. This sign provides a summary of the proposed re-designation and displays our company's contact information. Any individuals within the neighborhood will be able to contact us via phone/e-mail accordingly.

### Affected Parties

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

The primary stakeholders are the nearby residents within close proximity of the subject property. As well as the Montgomery Community association.

[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.

Information request from CA:

- 1) How many units or dwelling are being proposed
- 2) How many parking spaces will be provided.

### 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.

Regarding the questions above, we provided further information on the landowners intent and awaiting a response but we have not yet received any further communication or response.

### 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)

At present, the loop is not closed as we are still engaging with the primary stakeholders and the CA.

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

**Policy Amendment in Montgomery (Ward 7) at 4932 – 21 Avenue NW, LOC2024-0090**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2).

**HIGHLIGHTS**

- This application seeks a policy amendment to the *Montgomery Area Redevelopment Plan* to allow for semi-detached, duplex dwellings, rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has been submitted and is under review.
- On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

**DISCUSSION**

This policy amendment, in the northwest community of Montgomery, was submitted by Andrew Pun on behalf of the landowners Yidi Liu and Zewei Zhang on 2024 March 25. The original application included a land use redesignation to the Residential – Grade-Oriented Infill (R-CG) District. However, the land use redesignation is no longer required with Council's approval of the citywide rezoning. A policy amendment to the ARP is required to allow for the development permit (DP2024-02680) for two semi-detached dwellings with secondary suites which is under review, as noted in the Applicant Submission (Attachment 3).

The 0.06 hectares (0.14 acre) mid block parcel is located along 21 Avenue NW. The site is currently developed with a single detached dwelling with vehicular access from the rear lane.

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

## **Policy Amendment in Montgomery (Ward 7) at 4932 - 21 Avenue NW, LOC2024-0090**

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### **Applicant-Led Outreach**

As part of the review of the proposed policy amendment application, the applicant was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered letters to nearby residents and emailed the Montgomery Community Association for comments. 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 and notice posted on-site. Notification letters were also sent to adjacent landowners.

Administration received nine public submissions in opposition. The submissions included the following areas of concern:

- increased density and building height with shadowing impacts;
- increased traffic congestion and on-street parking with pedestrian safety concerns;
- increased strain on existing infrastructure;
- increased noise pollution and debris;
- decreased privacy;
- inappropriate location being a mid-block parcel;
- loss in community character;
- loss of mature trees and vegetation; and
- increased issues about rainwater run-offs to neighbouring lots.

The Montgomery Community Association (CA) provided a response in opposition to this application on 2024 April 25 (Attachment 5). The CA indicated the reason of opposition is that surrounding residents are not supportive of the proposed development on this site.

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

Following Calgary Planning Commission, notification for a Public Hearing of Council for the policy amendment application will be posed 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 policy amendment would allow for additional housing types and accommodate site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

### **Environmental**

The application does not include any actions that specifically address the objectives of *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this



Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18

ISC: UNRESTRICTED  
CPC2024-0777  
Page 3 of 3

## Policy Amendment in Montgomery (Ward 7) at 4932 - 21 Avenue NW, LOC2024-0090

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site with applicable climate strategies are being explored and encouraged through the review of the development permit.

### Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

### Service and Financial Implications

No anticipated financial impact.

### RISK

There are no known risks associated with this proposal.

### ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Montgomery Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Montgomery on the northeast side of 21 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. The site is currently occupied by a single detached dwelling and has a lane access.

The subject site is designated Residential – Contextual One / Two Dwelling (R-C2) District. The surrounding area is predominantly a mix of single detached and semi-detached dwellings with Residential – Contextual One Dwelling (R-C1) District to the north and northeast and the Residential – Contextual One / Two Dwelling (R-C2) District to the south and southwest of the site. Following 2024 August 6, the subject parcel and surrounding properties will be designated Residential – Grade-Oriented Infill (R-CG) District in accordance with Council’s approval of the citywide rezoning.

The subject site is approximately 350 metres (a six-minute walk) east of Bowness Road NW and approximately 500 metres (an eight-minute walk) east of 16 Avenue NW. These streets are classified as Neighbourhood Main Street and Urban Main Street, respectively, as per the *Municipal Development Plan* (MDP). Both these streets are also part of the Primary Transit Network as per the MDP. These streets host a wide range of commercial businesses and retail services. Furthermore, the subject site is located 200 metres (a three-minute walk) from Montgomery Community Park.

## Community Peak Population Table

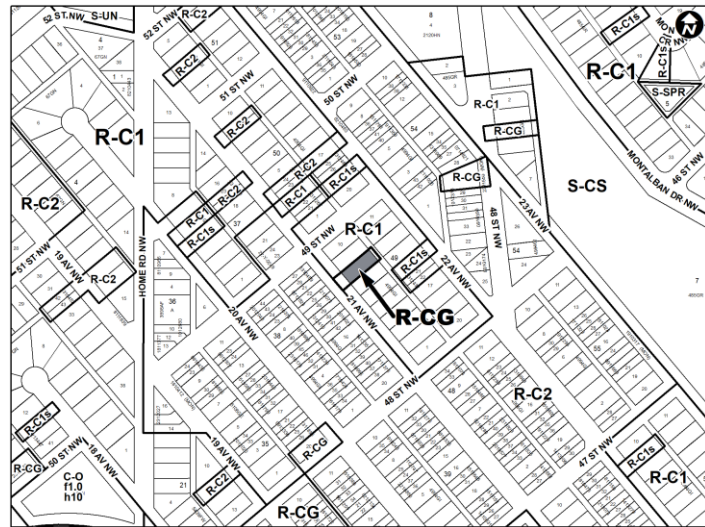
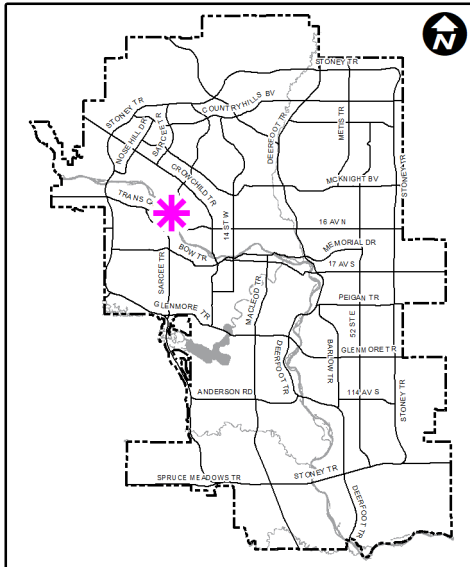
As identified below, the community of Montgomery reached its peak population in 1969.

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

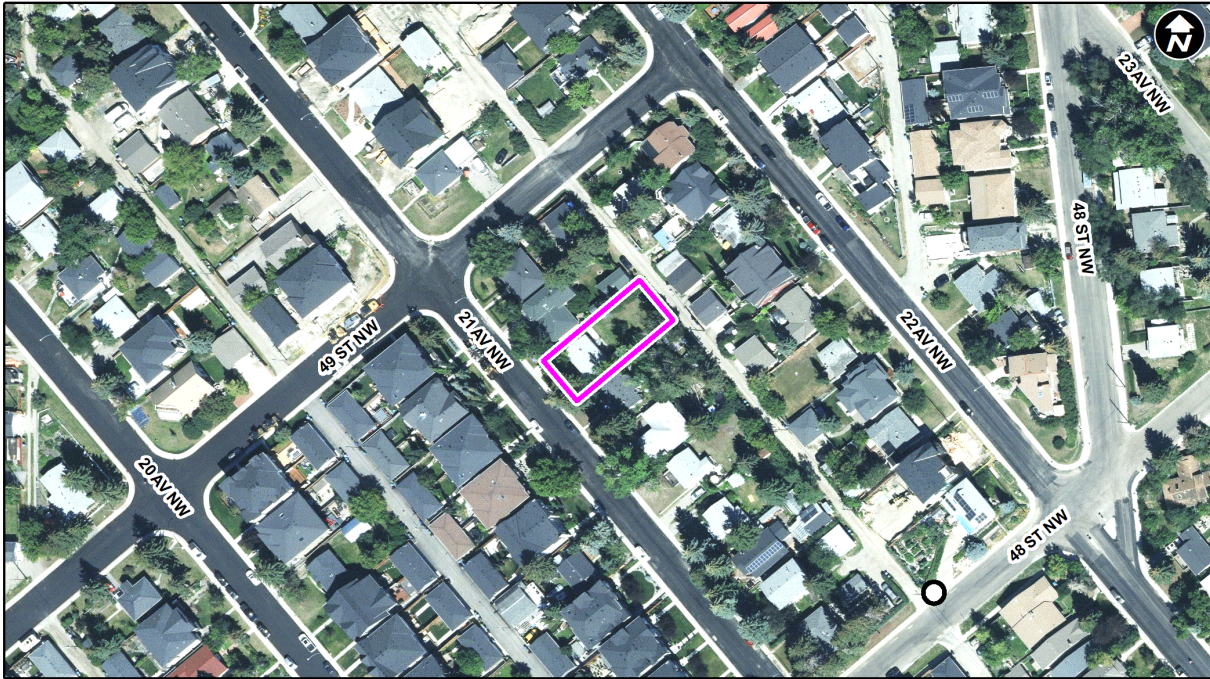
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

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.

## 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 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 in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies.

### **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 strategies are being explored and encouraged at the development approval stages.

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

The subject site is located within the Low Density Residential Area as identified on Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). Residential objectives include the accommodation of a range of housing design styles that can accommodate a range of household size and incomes.

The Low Density Residential Area policies of the ARP discourage redesignation of residential parcels to higher densities but also notes the importance of increasing and stabilizing Montgomery's population. A map amendment is required to amend Figure 1.3: Future Land Use Plan from 'Low Density Residential' to 'Low Density Residential/ Townhouse' for the subject site. The proposed amendment will allow the ARP's policies to better align with the MDP and the approved R-CG District redesignation, which supports a wider range of low-density housing forms.

### **South Shaganappi Communities Local Area Planning Project**

This site is located in Area 13 (South Shaganappi Communities), which includes Montgomery and surrounding communities. Administration is currently developing the [South Shaganappi Communities Local Area Plan Project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing *Montgomery Area Redevelopment Plan* (ARP). The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *South Shaganappi Communities Local Area Plan* (LAP).

# Proposed Amendment to the Montgomery Area Redevelopment Plan

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
  - (a) Amend Figure 1.3 entitled 'Future Land Use Plan' by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4932 – 21 Avenue NW (Plan 4994GI, Block 49, Lot 8) from 'Low Density Residential' to 'Low Density Residential/ Townhouse' as generally illustrated in the sketch below:

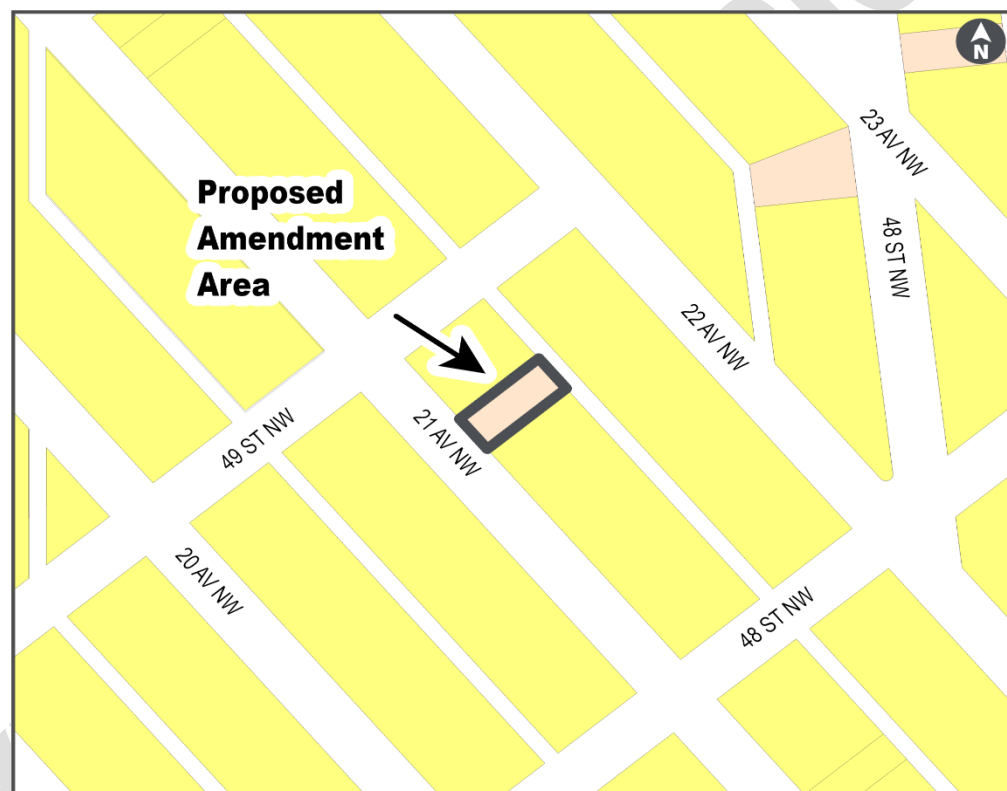
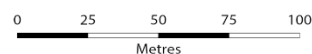


Figure 1.3

Future Land Use Plan

**Legend**

Low Density Residential Low Density Residential/ Townhouse



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





# Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name: Andrew Pun

Date: March 21 2024

Dear File Manager,

We would like to submit our proposal for a minor policy amendment located at 4932 21 Ave NW.

The proposed site is located in the northwest community of Montgomery. It is conveniently situated within a 5-minute walk to Montgomery (Bowness Road) Main Street and close to a designated transit bus stop. Additionally, the site is near major landmarks and institutions such as Market Mall, Alberta Children's Hospital, the University of Calgary, and new Calgary Cancer Center. It is located within the Inner City Area (MDP Urban Structure Map 1).

Currently, the property is zoned for R-C2, which allows for contextual one/two-dwelling units in the form of duplex dwellings, semi-detached dwellings, and single-detached dwellings. We would like to submit a minor policy amendment to allow for RC-G zoning for grade-oriented infill.

For the site, we are proposing a new development of four dwelling units with secondary suites. This will provide more housing diversity for the community of Montgomery and match the quality of newer homes in the area, particularly those along 21st Ave NW.

As indicated in our pre-application assessment comments and pre-application meeting held with Maha Safwan (Planning) on March 13, 2024, the site meets the policy context objectives and strategic objectives of the City (South Shaganappi Community Local Area Plan pg. 15). Furthermore, there is established precedence to accommodate low-density multi-residential development under the Montgomery ARP through a minor policy amendment (e.g. 5104 17 Ave NW and 2324 48 St NW).

Please feel free to reach out should you have any questions or comments.

Thank you,

Andrew Pun  
Architect, AAA. M.Arch., B.EDS.,



# Applicant Outreach Summary



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

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

**Project name:** LOC2024-0090

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

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

### Outreach Strategy

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

The outreach strategy included hand-delivered letters to neighbors in the immediate street block along 21st Ave NW from 47 Street to 49 Street on February 27, 2024. Residents were given 23 days (March 20th, 2024) to provide comments and questions to the applicant.

An email to the Montgomery Community Association Planning Committee was sent on February 29, 2024.

### Affected Parties

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

The MCA acknowledged receipt of our email, and noted mid-block developments tend to receive push back from residents and the community.

[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.

Main issues and ideas that were raised by participants in the outreach included:

- concerns about street parking congestion
- increased density
- community character & building height
- questions about building form and parking garages from rear lane

### 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.

At this time we are only applying for a minor policy amendment and formally submitted resident comments will be considered at development permit application stages.

### 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)

A follow up call / email is scheduled with the Montgomery Community Association to better understand resident's issues related to the proposed minor policy amendment.

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

# Community Association Response

April 25, 2024

**Safwan, Maha**

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**From:** Planning MCA <planning@mcapeople.com>  
**Sent:** Thursday, April 25, 2024 11:20 PM  
**To:** CPAG Circ  
**Cc:** Safwan, Maha  
**Subject:** [External] Re: Circulation Package for LOC2024-0090 - 4932 21 AV NW

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

## This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to [spam@calgary.ca](mailto:spam@calgary.ca)

Hi Maha,

we are not supportive of this rezoning application.

I have received a number of calls in opposition from surrounding residents towards this applications due to the potential development that may take place on this property.

Regards,  
Harminder



**Policy Amendment in Montgomery (Ward 7) at 4423 – 22 Avenue NW, LOC2023-0325**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2)

**HIGHLIGHTS**

- This application seeks a policy amendment to the *Montgomery Area Redevelopment Plan* to allow for semi-detached, duplex dwellings, rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels citywide, including this parcel. Bylaw21P2024 will be in force on 2024 August 6.

**DISCUSSION**

This policy amendment application, in the northwest community of Montgomery, was submitted by Synergy Custom Homes & Renovations on behalf of the landowner Gerald Frank Alexander on 2023 October 22. The original application included a land use redesignation to Residential – Grade-Oriented Infill (R-CG) District; however, the land use redesignation is no longer required with Council's approval of the citywide rezoning. A policy amendment to the ARP is still required to construct more than a single detached dwelling on this parcel.

The 0.06 hectare (0.14 acre) corner parcel is located on the intersection of 44 Street NW and 22 Avenue NW. The site is currently developed with a single detached house and detached garage with vehicular access from the rear lane.

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



## **Policy Amendment in Montgomery (Ward 7) at 4423 - 22 Avenue NW, LOC2023-0325**

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### **Applicant-Led Outreach**

As part of the review of the proposed policy amendment application, the applicant was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant knocked on the doors of nearby residents to discuss the proposal and spoke to a Montgomery Community Association representative. The Applicant Outreach Summary can be found in Attachment 4.

### **City-Led Outreach**

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

Administration received 12 public submissions in opposition. The submissions included the following areas of concerns:

- increased density and building height with shadowing impacts;
- increased traffic congestion and on-street parking with pedestrian safety concerns;
- increased strain on existing infrastructure;
- increased noise pollution and debris;
- decreased privacy;
- inappropriate location;
- loss in community character; and
- loss of mature trees and vegetation.

No comments from the Montgomery Community Association (CA) were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The building and site design, number of units and on-stie parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the policy amendment application will be posed 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 policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

### **Environmental**

The application does not include any actions that specifically address the objectives of *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this



**Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18**

**ISC: UNRESTRICTED  
CPC2024-0810  
Page 3 of 3**

**Policy Amendment in Montgomery (Ward 7) at 4423 - 22 Avenue NW, LOC2023-0325**

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site with applicable climate strategies are being explored and encouraged through the review of the development permit.

**Economic**

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Amendment to Montgomery 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 northwest community of Montgomery, on the corner of 44 Street NW and 22 Avenue NW. The site is approximately 0.06 hectare (0.14 acre) in size and is approximately 15 metres wide by 35 metres deep. The site fronts onto 44 Street NW and has access via a lane from the south. The parcel currently contains a single detached dwelling and detached garage.

Surrounding development consists of single and semi-detached dwellings (Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District). Following 2024 August 6, the subject parcel and surrounding properties will be designated Residential – Grade-Oriented Infill (R-CG) District in accordance with Council's approval of the citywide rezoning.

The site is within 360 metres (a six-minute walk) of a bus stop and 400 metres (a seven-minute walk) of two schools and a commercial area.

## Community Peak Population Table

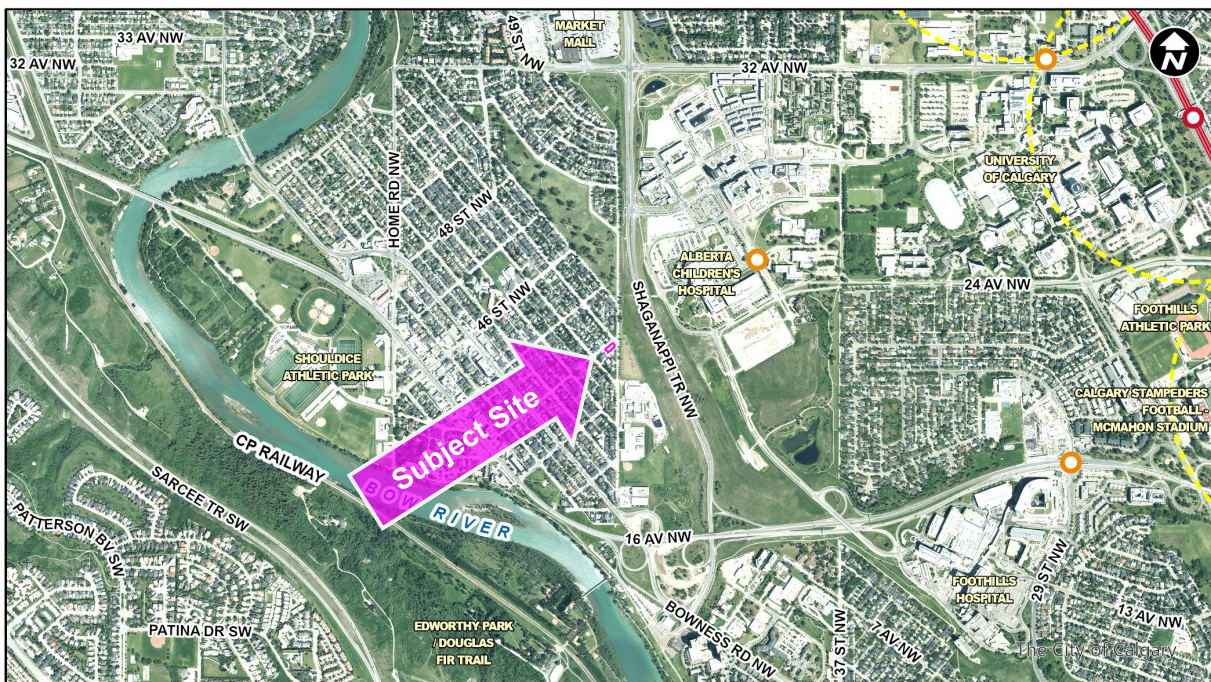
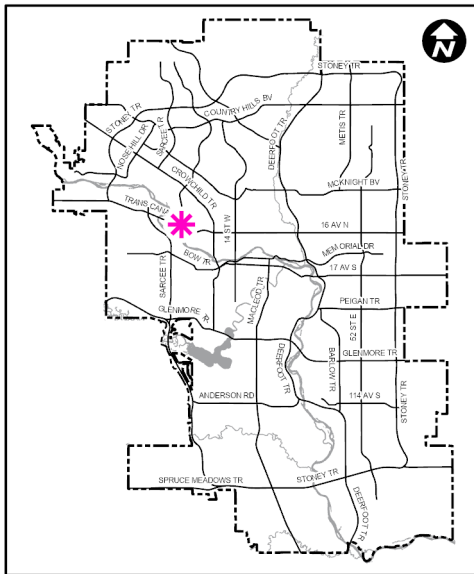
As identified below, the community of Montgomery reached its peak population in 1969.

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

Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

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.

## 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 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 and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies.

### **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 the development approval stages.

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

The subject site is located within the Low Density Residential Area as identified on Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). Residential objectives include the accommodation of a range of housing design styles that can accommodate a range of household size and incomes.

The Low Density Residential Area policies of the ARP discourage redesignation of residential parcels to higher densities but also notes the importance of increasing and stabilizing Montgomery's population. A minor map amendment is required to amend Figure 1.3: Future Land Use Plan from 'Low Density Residential' to 'Low Density Residential/ Townhouse' for the subject site. The proposed amendment will allow the ARP's policies to better align with the MDP and the approved R-CG District redesignation, which supports a wider range of low-density housing forms.

### **South Shaganappi Local Area Planning Project**

This site is located in Area 13 (South Shaganappi Communities), which includes Montgomery and surrounding communities. Administration is currently developing the [South Shaganappi Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing *Montgomery Area Redevelopment Plan* (ARP). The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *South Shaganappi Communities Local Area Plan* (LAP).

# Proposed Amendment to the Montgomery Area Redevelopment Plan

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
  - (a) Amend Figure 1.3 entitled 'Future Land Use Plan' by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4423 – 22 Avenue NW (Plan 4994GI, Block 44, Lot 6) from 'Low Density Residential' to 'Low Density Residential/ Townhouse' as generally illustrated in the sketch below:

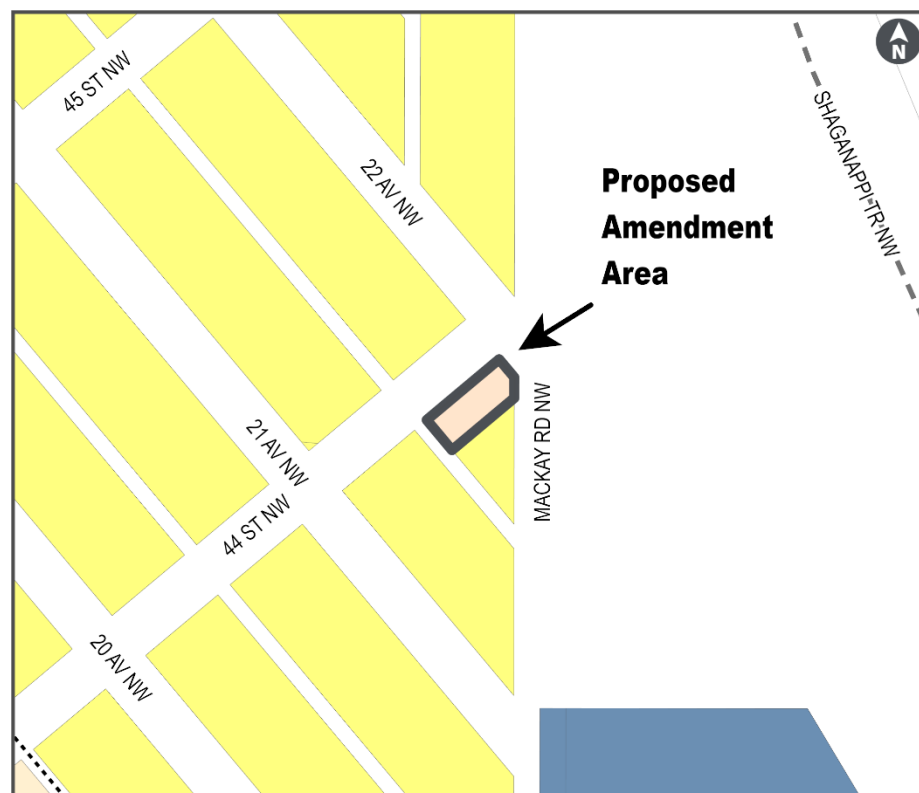
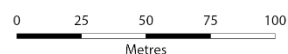


Figure 1.3

Future Land Use Plan

## Legend

— Plan Area Boundary	Neighbourhood Limited
--- Main Street Area	Low Density Residential
--- Developed Area Guidebook	Institutional/ Schools
Low Density Residential/ Townhouse	



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





# Applicant Submission

Company Name (if applicable):

Synergy Custom Homes and Renovations

Applicant's Name:

Roger Grewal

Date:

October 18, 2023

LOC Number (office use only):

On behalf of the land-owner, please accept this application for a minor policy amendment to Montgomery Area Redevelopment Plan.

an amendment to the existing ARP to accommodate the proposed 4plex (rowhouses). The R-CG District is intended to accommodate grade-oriented development in the form of Rowhouse Buildings, Townhouses, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters. The proposed 4plex generally aligns with the intent of R-CG District.

The subject site is located at 4423 22 Ave NW in the community of Montgomery. It is approximately 0.055 hectares in size and is currently developed with a single detached house and detached garage on the side. The parcel is surrounded by low density residential development in the form of single dwellings and new semi-detached homes.

The site is in close distance to Bowness RD NW and its many business establishments. It is about 40 meters from bus stops along Bowness Road. In a broad sense, the site is also only 1 km away from University of Calgary, 1 km away from Market Mall and 9 km away from Bowness Park.

Montgomery is a great community with access to multiple schools, a community center, sports fields and street-oriented small business shops. Considering the location of the site, this proposal represents a minor increase in density and respects the immediate context and scale of adjacent developments.

We thus ask your support for this application. Thank You!!



# Applicant Outreach Summary



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

Please complete this form and include with your application submission.

Project name: 4423 22 AVE NW

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

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

### Outreach Strategy

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

- The property owner knocked on doors and spoke to direct and nearby neighbors in late October 2023.
- I communicated with Councillor Sonya Sharp's (Ward 1) office, via email December 5, 2023.
- I met with a Representative from the Montgomery Community Association Planning Department in person at this site on December 19, 2023.

### Stakeholders

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

Nearby neighbors, Ward 1 Councillor, Sonya Sharp's office, and a Representative from the Montgomery Community Association Planning Department.

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

**What did you hear?**

The neighbors had mixed reactions to the proposal. As expected, some were against more density/development, while others thought it would be a good idea to increase density and help prevent urban sprawl. Some were worried about parking issues, while some thought it would help increase their property values. Overall, most have warmed up to the fact that the city intends to increase density everywhere.

Ward 1 Councillor Sonya Sharp's office asked for details and information about the proposed development, which were provided. Councillor Sharp's office said they had no further comments at this time.

The Montgomery Community Association representative said that they were concerned about four plex's being built in the middle of the block or mid street due to parking issues. Since this is not a mid block development they are in support of it.

**How did stakeholder input influence decision?**

The neighbors had mixed reactions to the proposal. As expected, some were against more density/development, while others thought it would be a good idea to increase density and help prevent urban sprawl. Some were worried about parking issues. Some thought it would help increase their property values. The development of these properties and others similar to it have indeed helped increase homeowners' property values.

We assured neighbors and the Representative from the Montgomery Community Association, that the proposed development would have its own parking stalls on the property, thereby reducing the need for off-property parking.

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

We personally spoke to neighbors and the Montgomery Community Association representatives. In addition to this we hand delivered the following letter to all the nearby neighbors.

"PROPOSED LAND USE AMENDMENT AT 4423 22 AVENUE NW, CALGARY, ALBERTA  
Hello neighbors, my name is Roger Grewal, and my development company is Synergy Custom Homes and Renovations. We intend to develop the property at 4423 22ave NW. Our proposal is to build 4 attached rowhouses on this property and are requesting to have the density increased from R-C1 to R-CG (Residential-Contextual Grade-Oriented Infill). A Land Use Redesignation to R-CG would allow for the construction of single-detached homes, semi-detached homes, rowhouses, and townhouses. If approved, we will build homes with "green infrastructure", which respect the context and style of the existing neighborhood. Parking issues will be minimized by the four single car garages that will be within the property itself. The house on this property, like most old homes in this neighborhood, is in poor condition and has reached its end date. Considering the location of the site, this proposal represents a minor increase in density and respects the immediate context and scale of adjacent developments. Many other similar Land Use Re-designation applications have been approved in this neighborhood, only steps away.

If you'd like more information on this application, please look up the following link  
<https://developmentmap.calgary.ca/?find=LOC2023-0325>

We would thoroughly appreciate your support for this application!  
Sincerely,  
Roger Grewal  
Synergy Custom Homes and Renovations"



**Road Closure and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7)  
adjacent to 1002 – 17 Street NW, LOC2024-0022**

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**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) of road (Plan 2411031, Area 'A'), adjacent to 1002 – 17 Street NW, with conditions (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) of closed road (Plan 2411031, Area 'A') from Undesignated Road Right-of-Way to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to close a portion of lane and designate the road closure area to Residential – Grade-Oriented Infill (R-CG) District to allow for consolidation with the adjacent parcel to the north.
- The proposal is consistent with the designation of the adjacent site after the citywide rezoning takes effect on 2024 August 6, which would allow 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 *Hounsfield Heights/Briar Hill Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including the adjacent parcel 1002 – 17 Street NW. Bylaw 21P2024 will be in force on 2024 August 6.

**DISCUSSION**

This application, in the northwest community of Hounsfield Heights/Briar Hill, was submitted by New Century Design on behalf of the landowner, the City of Calgary, on 2024 January 24. Attachment 2 outlines the 0.03 hectare portion of road right-of-way to be redesignated and closed through the Registered Road Closure Plan. The Applicant Submission (Attachment 4) indicates the closed road right-of-way would be consolidated with the adjacent parcel to allow for future development. No development permit has been submitted at this time.

The 0.03 hectare (0.07 acre) site is located along 17 Street NW and shares the northern boundary with the adjacent parcel. There are two multi-residential developments located directly south and east of the site and a senior care facility is located directly west of the site. The site is served by transit with access to Route 404 (North Hill) along 8 Avenue NW and parks including



## **Road Closure and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) adjacent to 1002 - 17 Street NW, LOC2024-0022**

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Hounsfield Heights Park to the north and Hounsfield Heights/Briar Hill Off Leash Area to the west.

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 sent letters to the Ward 7 Councillor's Office, Hounsfield Heights/Briar Hill Community Association (CA) and consulted with surrounding neighbours. The Applicant Outreach Summary can be found in Attachment 5.

#### **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 six letters that were neither in support nor opposition, expressing concern regarding the functionality of the lane following partial closure. The letters of opposition included the following areas of concern:

- concern for emergency response to western condominium development;
- loss of access for vehicles and pedestrians and waste and recycling collection;
- loss of access to western condominium parking lot; and
- lack of available public greenspace in the community.

The CA provided a letter of opposition on 2024 March 25 (Attachment 6), noting the following concerns:

- due process regarding the consultation process and the sale of the lands, noting that the community's perception is that the right-of-way appears to be green space;
- negative impacts on neighbours resulting from land consolidation and future redevelopment;
- potential shadowing and privacy issues on southern residential units; and
- maintaining minimum lane standards for the remaining portion of the 9 Avenue NW laneway.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Issues such as impacts of development and

## **Road Closure and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) adjacent to 1002 - 17 Street NW, LOC2024-0022**

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shadowing will be reviewed and determined at the development permit stage. Consolidation of the road closure area into the adjacent development would allow for a maximum of five units permitted on the site. The overall unit count is based upon the future R-CG District for both the subject site and adjacent parcel.

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

### **IMPLICATIONS**

#### **Social**

The proposed road closure and land use amendment would allow for the expansion of the developable area and the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

#### **Environmental**

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

#### **Economic**

The proposed land use and road closure would allow for more efficient use of land, existing infrastructure and services, and provide more housing choices 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. Registered Road Closure Plan
3. Proposed Road Closure Conditions
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18**

**ISC: UNRESTRICTED  
CPC2024-0798  
Page 4 of 4**

**Road Closure and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7)  
adjacent to 1002 - 17 Street NW, LOC2024-0022**

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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 northwest community of Hounsfield Heights/Briar Hill. The site is an undeveloped road right-of-way (formerly a portion of 9 Avenue NW). The site is approximately 30 metres long by 11 metres wide and 0.03 hectares (0.07 acres) in size.

Surrounding development consists of parcels designated as Multi-Residential, Special Purpose and Low Density Residential Districts. There are parcels designated as Residential – Contextual One / Two Dwelling (R-C2) and Residential Contextual One Dwelling (R-C1) Districts to the north and south of the site. Parcels located to the south of the site are designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District and parcels to the east are designated as Multi-Residential – Contextual Low Profile (M-C1) District. Directly west of the site is designated as Special Purpose – Community Institution (S-CI) District and north of the site is designated as Special Purpose – School, Park and Community Reserve (S-SPR) District.

The area is well served by parks, schools and commercial opportunities. Directly north of the site is the Hounsfield Heights Park, while the Hounsfield Heights/Briar Hill Off Leash Park is located approximately 600 metres (a 10-minute walk) to the east. Riley Park and Hillhurst Sunnyside Park are approximately 750 metres (a 13-minute walk) to the east. The West Hillhurst Community Association and Queen Elizabeth Elementary School are located 450 metres (an eight-minute walk) to the south. Commercial opportunities are located along 14 Street NW, which is approximately 500 metres (an eight-minute walk) to the east.

## Community Peak Population Table

As identified below, the community of Hounsfield Heights/Briar Hill reached its peak population in 1971.

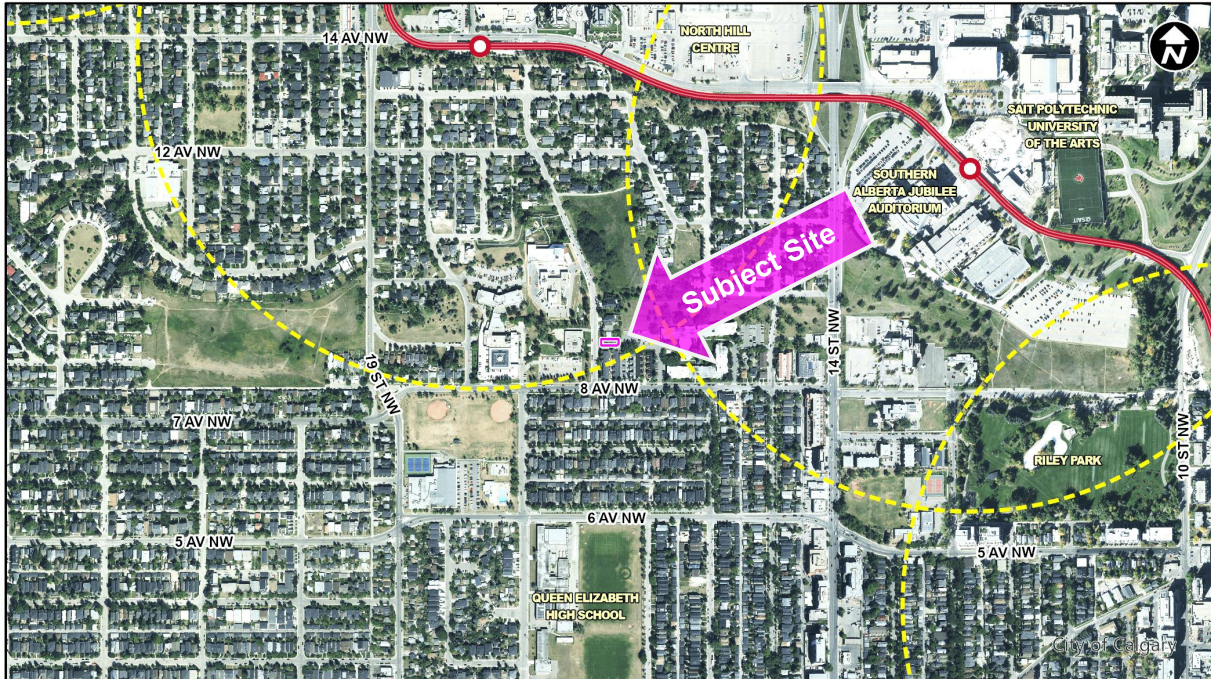
Hounsfield Heights/Briar Hill	
Peak Population Year	1971
Peak Population	3,294
2019 Current Population	2,798
Difference in Population (Number)	- 496
Difference in Population (Percent)	-15.1%

Source: *The City of Calgary 2019 Civic Census*

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







## 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 adjacent parcel, which will be consolidated with the closure area is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

## Planning Evaluation

### Road Closure

The application proposes the closure of the approximately 0.03 hectares (0.07 acres) portion of 9 Avenue NW right-of-way adjacent to 1002 – 17 Street NW. The closed portion of the road would be consolidated with the adjacent site, subject to the Proposed Road Closure Conditions of Approval.

### Land Use

The proposed R-CG District allows for a range of low-density housing forms such as single-detached, semi-detached, duplex dwellings, 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. Based on the consolidated area of the subject site and the adjacent parcel, this would allow for up to five total dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

### **Development and Site Design**

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

### **Transportation**

Pedestrian access to the subject site is available from the existing sidewalks along 17 Street NW. The site is located within Calgary Residential Parking Zone 'W', which restricts parking to a maximum of 60 minutes Monday to Sunday.

An existing on-street bikeway is available along 17 Street NW and 8 Avenue NW as part of the Always Available for All Ages and Abilities (5A) Network.

The nearest available transit stop is Route 404 (North Hill) located along 8 Avenue NW and is approximately 300 metres (a five-minute walk) away. The Lions Park LRT Station is located approximately 600 metres (a 10-minute walk) to the north of the site.

Upon future redevelopment, dependent upon the future development scale and site plan, the applicant may be required to upgrade public realm infrastructure along 9 Avenue NW – public right-of-way (south of the pending consolidated parcels).

A Transportation Impact Assessment (TIA) 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 service the subject site. Details of the site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any 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 road closure and 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 parcel is located within the 'Developed Residential – Inner City' area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities that is similar in built form and scale.

The proposal is in keeping with relevant MDP policies as the application complies with relevant land use policies that recognize the predominantly low-density residential nature within these communities and supports retention of housing stock or moderate intensification in a form that respects the scale and character of the neighbourhood. This application proposes the closure of a road right-of-way to facilitate a low-density housing type which aligns with the intent 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](#) program and actions. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Hounsfield Heights/Briar Hill Area Redevelopment Plan (Statutory – 1989)**

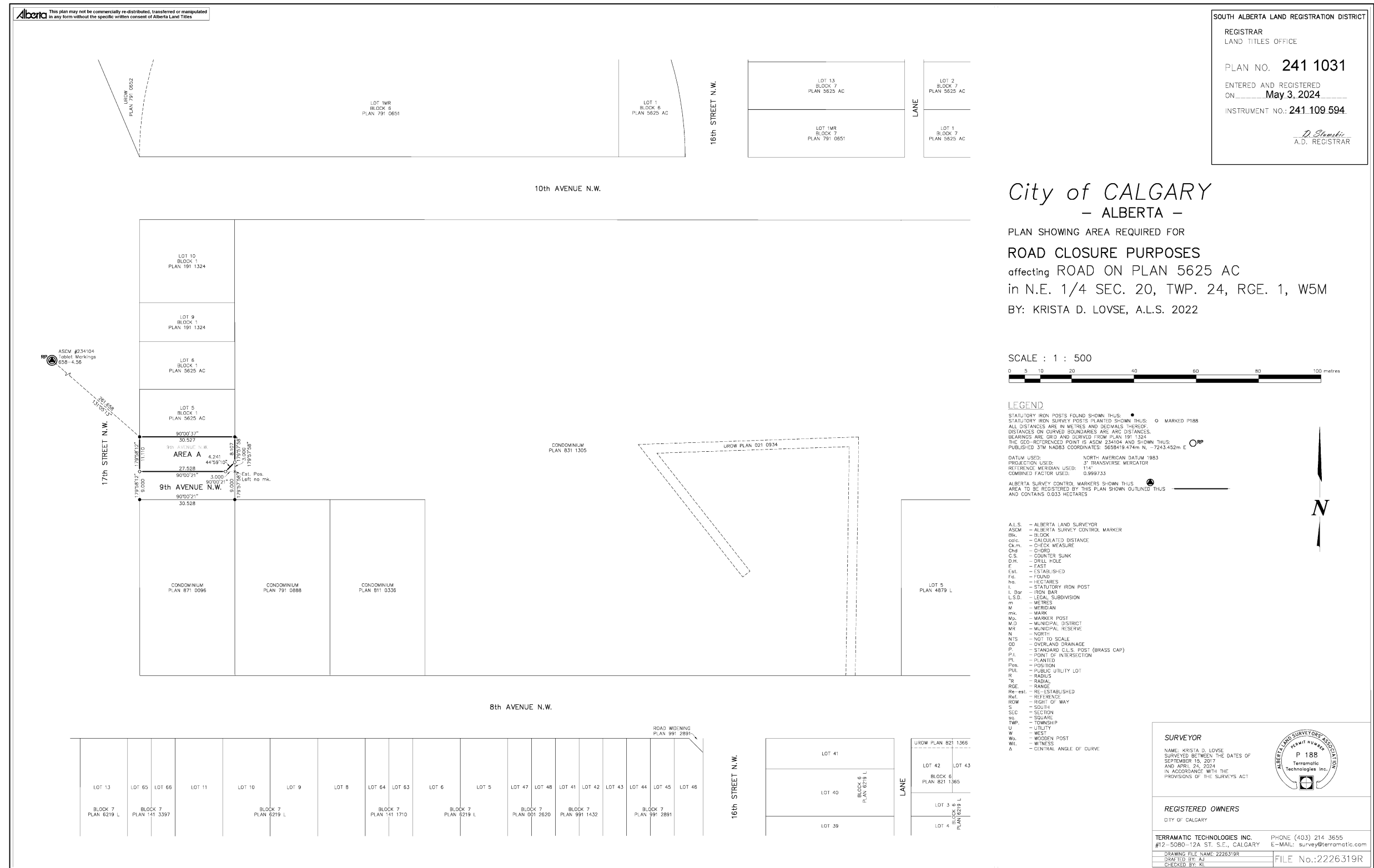
The subject site is identified as Low Density Residential Conservation and Infill on Map 3 – The Plan: Land Use Policy Areas in the [Hounsfield Heights/Briar Hill Area Redevelopment Plan](#) (ARP). Policy within the ARP indicates “re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation.” At the time of any future development permit proposals, the requirement for a policy amendment will be considered based on the scope of the proposal.

### **Riley Communities Local Area Planning Project**

The site is located in Area 4 (Riley Communities), which includes Hounsfield Heights/Briar Hill and surrounding communities. Administration is currently developing the [Riley Communities Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the *Hounsfield Heights/Briar Hill Area Redevelopment Plan* (ARP). The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *Riley Communities Local Area Plan* (LAP).



# Registered Road Closure Plan





## Proposed Road Closure Conditions

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way is to be consolidated with the adjacent lands.



# Applicant Submission

Planning, Development & Assessment  
The City of Calgary  
800 Macleod Trail S.E.

May 24, 2024



**New Century Design Inc.**

11 - 1922 9 Ave SE

Calgary Ab T2G 0V2

403.244.9744

info@newcenturydesign.ca

**Re: Road Closure / Land Use Application**  
**Reasons for Closure and Intended Use of the Closure Area**

New Century Design is making a road closure application on behalf of our client to facilitate the sale of a parcel of land currently owned by the city. The green space in question is adjacent to 1002 17 St NW and includes the space up to the gravel lane labelled 9 Ave NW, community of Houndsfield Heights/Briar Hill.

This road closure application is stage in the agreement between our client and the city to sell the unused space to our client, which will then become consolidated into one lot. The adjacent lot is zoned RC-1, but will become R-CG soon due to the recent decision to rezone the low-density areas of the city.

We hope this letter and application will aide in a seamless sale and transition.

Regards,

Shawn Jensen, AT  
New Century Design Inc.





# Applicant Outreach Summary

2024 May 28



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

Please complete this form and include with your application submission.

Project name: 1002 17 St 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)

Sent a letter to ward 7 councillor on February 26, 2024

Sent a letter to the Hounsfield Heights/Briar Hill Community Association on February 26, 2024.

Update in application regarding the zoning updates sent to file manager on May 24, 2024

Update letter send to Ward 7 on June 11, 2024, stating the change in the application regarding the zoning updates.

Update letter send to Hounsfield Heights/Briar Hill Community Association on June 11, 2024, stating the change in the application regarding the zoning updates.

### Affected Parties

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

File Managers  
RE&DS Rep  
Hounsfield Heights / Briar Hill Community Association  
Ward 7 Councillor Wong  
Direct Neighbours

[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.

We received feedback from the community association land-use director that they had concerns about the potential for a large development replacing the single family dwelling if the blanket rezoning was approved.

### 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.

The application remained as is, excluding the change in zoning (R-C1 to R-CG) which will happen regardless of this application.

### 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, and the previous file manager, engaged with the community association land use director to ensure their questions were answered and clear up any confusion.

We will continue to communicate with stakeholders regarding their concerns, should they have any.

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

# Community Association Response

2024 March 25



**HOUNSFIELD HEIGHTS – BRIAR HILL  
COMMUNITY ASSOCIATION**  
Box 65086, RPO North Hill  
Calgary, AB T2N 4T6  
403-282-6634  
<http://www.hh-bh.ca>

The Hounsfield Heights – Briar Hill Community Association thanks the city for circulating Land Use Redesignation **LOC2024-00022**, relating to 1002 17<sup>th</sup> Street NW, which is a combined redesignation and road closure application. It proposes to close a portion of 9th Ave NW road right-of-way, then redesignate it to R CG (based on the new blanket R-CG zoning), and consolidate it with 1002 17th Street NW.

The Community Association circulated flyers to surrounding properties, as we usually do, and found consistent opposition to this proposal.

There are several concerns about this proposal:

- The community's biggest concern is **due process**. **Green space** in the community **should not be sold off without consultation and discussion** with the community.
- If it is to be sold, this parcel, as described, could possibly be of interest to others. It should not be redesignated and sold without **transparency of process** and fiscal considerations, and a bidding process or clear rationale for sale to a specific person.
- It is not clear that appropriate **setbacks** would still exist from the lane (accessing Cedar Brae, 9th Ave. NW right-of-way) to both the north AND south. We ask the city to check that an appropriate width of lane and set backs are being maintained.
- The same owner has applied for this parcel before, and was turned down. We do not see a change in logic from the previous decision.
- A previous owner built a fence around city land in about 2010, and the argument is now made that this proposal is 'officialising on paper' past use. Unofficial use / **appropriation should not be used to justify a sale**, nor rewarded.
- This proposed change could **significantly affect neighbours**:
  - This proposed sale amounts to '**land assembly**' – it would significantly increase the size of the #1002 land parcel.
  - The city passed R-CG, so obviously that is now allowed. However, the draft Riley LAP permits 6 storeys for this area (which is not supported by the Community Association and contrary to the current ARP).
  - The **greater lot size makes building larger and higher structures more feasible**. We realize that the lot is not YET upzoned, but it remains that this land assembly would make upzoning easier. We should be able to object to this issue at the start.
  - Whatever is built on this lot, this proposed sale allows structures to be much closer to the homes to the south, and could increase **shadowing/privacy issues**.
  - However, the owner says they **plan to create two appropriate width lots to build two single-family homes on this consolidated parcel**. If the owner is willing to **commit legally** to this plan, it would **allay many of the community concerns**, by keeping redevelopment in scale with the surrounding homes.

Sincerely, Beth Atkinson, Director- Land Use  
Hounsfield Heights – Briar Hill Community Association,



## Land Use Amendment in Highland Park (Ward 4) at multiple properties, LOC2024-0099

### RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.17 hectare ± (0.43 acres ±) located at 4016, 4020 and 4024 – 3 Street NW (Plan 3674S; Block 24; Lots 16 to 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 grade-oriented development in a range of housing forms at a scale compatible with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and aligns with the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, including these parcels. Bylaw 21P2024 will be in force on 2024 August 6.

### DISCUSSION

This application, in the northwest community of Highland Park, was submitted by Horizon Land Surveys on behalf of the landowners 2570872 Alberta Ltd. (Har Sandhu), White Castle Homes Inc and Kam Dhaliwal on 2024 April 1. As indicated in the Applicant Submission (Attachment 2), the proposed land use district would facilitate a rowhouse/townhouse development. The three parcels measuring approximately 0.17 hectares (0.43 acres) are located on the south side of 40 Avenue NW and on the east side of 3 Street NW and are currently developed with three single-detached dwellings and detached garages.

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

### ENGAGEMENT AND COMMUNICATION

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

## **Land Use Amendment in Highland Park (Ward 4) at multiple properties, LOC2024-0099**

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### **Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant delivered postcards to residents within a 100 metre radius and went door to door to discuss the proposal with residents. The Application 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 posting on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received four letters of opposition from the public. The areas of concern include parking and traffic safety, density, privacy and community character.

Administration received comments in opposition from the Highland Park Community Association (CA) (Attachment 4). The Highland Park Community Association is opposed to the proposal including 4016 – 40 Avenue NW in the redesignation to H-GO District, noting a preference for R-CG District as a better transition between H-GO District and existing adjacent development. The CA notes that should H-GO District be approved for the parcel, the development permit application should show an appropriate transition.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate for the following reasons:

- the MDP encourages moderate intensification, more efficient use of existing infrastructure, public amenities and transit within the Developed Residential – Inner City area;
- the proposal meets the purpose statement criteria for the H-GO District;
- the H-GO District is designed to be suitable adjacent to low-density residential development; and
- many of the public concerns may be managed at the development permit review stage and addressed through setbacks and building design.

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

## **IMPLICATIONS**

### **Social**

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



Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18

ISC: UNRESTRICTED  
CPC2024-0830  
Page 3 of 3

**Land Use Amendment in Highland Park (Ward 4) at multiple properties, LOC2024-0099**

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**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 (Programs H, K)*. The measures include: pursue LEED GOLD certification, preserve mature vegetation and install permeable pavement.

**Economic**

The proposed land use amendment would enable the development of four residential dwelling units and four secondary suites. The development would provide housing opportunity and diversity within proximity of the Lions Park LRT Station.

**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 site is comprised of three parcels, 4016, 4020 and 4024 – 3 Street NW, which are located on the south side of 40 Avenue NW and on the east side of 3 Street NW. The combined parcel area is approximately 0.17 hectares (0.43 acres) and are approximately 16 metres wide by 37 metres deep. The sites front onto 3 Street NW and have access via a lane from the east. Two parcels currently have driveways accessed from 3 Street NW. The properties currently contain existing single detached dwellings and detached garages.

Surrounding development is generally characterized by a mix of single detached dwellings, semi-detached dwellings, and new rowhouses to the east along 40 Avenue NW. Parcels to the north, west and south are currently designated Residential – Contextual One / Two Dwelling (R-C2) District, which permits a maximum of two dwelling units. An adjacent parcel to the east is designated Residential – Grade-Oriented Infill (R-CG) District and parcels further east and on the north side of 40 Avenue NW are designated Housing – Grade Oriented (H-GO) District.

## Community Peak Population Table

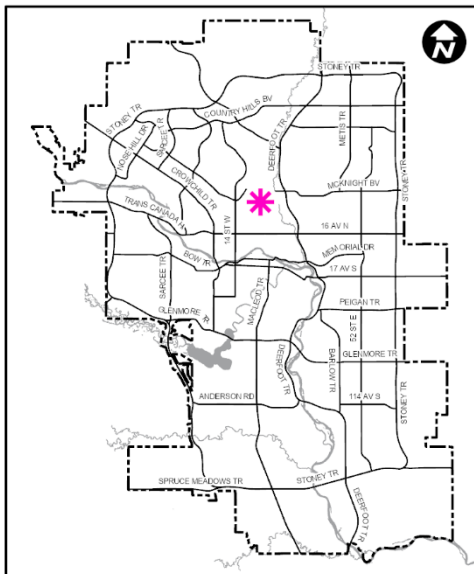
As identified below, the community of Highland Park reached its peak population in 1969.

<b>Highland Park</b>	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.3%

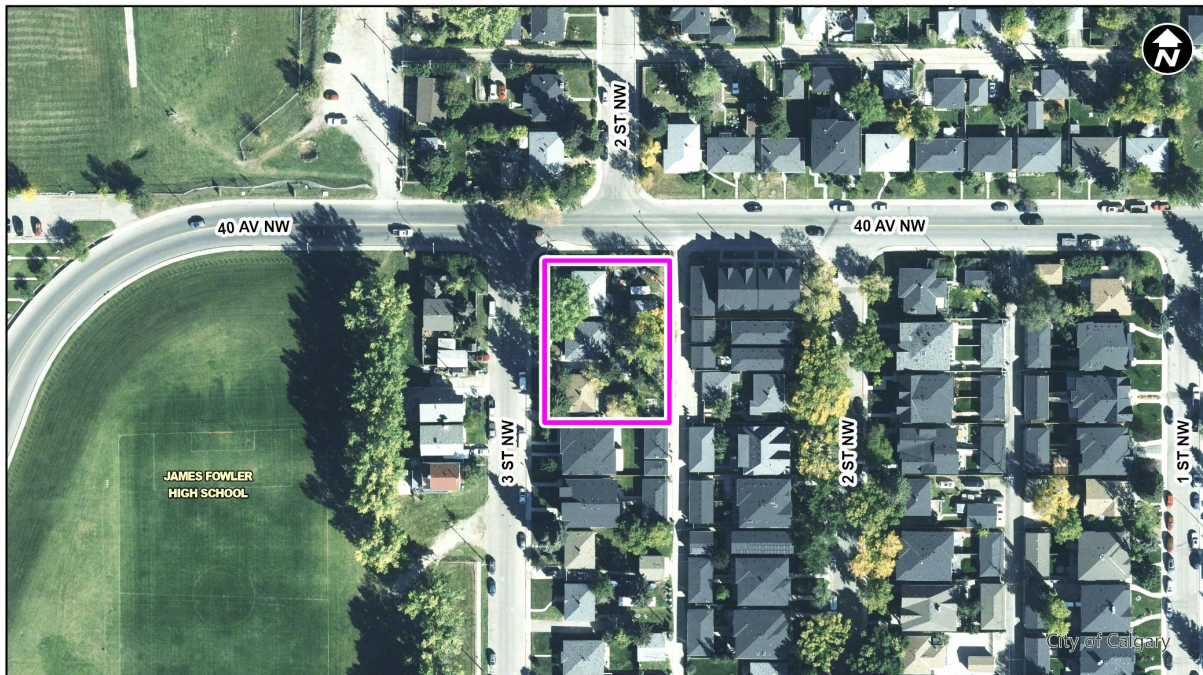
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

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 4024 and 4020 – 3 Street NW will be redesignated to the Housing – Grade Oriented (H-GO) District, and 4016 – 3 Street NW will be redesignated to Residential – Contextual Grade-Oriented Infill (R-CG) District. The applicant has elected to proceed with this application for a decision at the 2024 September 10 Public Hearing.

## Planning Evaluation

### Land Use

The existing Residential – Contextual One / Two Dwelling (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 allows for a range of grade-oriented housing forms that can be contextually appropriate in low-density areas. The district includes rules for overall height, parcel coverage, height setbacks and amenity space that are intended to decrease massing and shadowing impacts on neighbouring properties. The proposed H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with low density residential districts. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of the parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

The H-GO District is intended to be designated on parcels within the Inner City Area and in an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex urban form categories. The site is located within a Neighbourhood Flex urban form category within the *North Hill Communities Local Area Plan* (LAP).

### **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 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 40 Avenue NW and 3 Street NW;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels; and
- amenity space.

### **Transportation**

Pedestrian and vehicular access to the site is available via 3 Street NW, 40 Avenue NW and via the rear lane. 3 Street NW and 40 Avenue NW are classified as Residential Streets according to the Calgary Transportation Plan. Access to the Always Available for All Ages and Abilities (5A) Network is available via an on-street bikeway located on 3 Street NW and 40 Avenue NW.

The area is well served by Calgary Transit. The Route 2 (Mount Pleasant/Killarney 17 AV SW) (300 metres, a six-minute walk), Route 3 (Sandstone/Elbow Drive SW) (370 metres, a six-minute walk), Route 38 (Brentwood Station/Temple) (200 metres, a three-minute walk), Route 62 (Hidden Valley Express), Route 64 (MacEwan Express) Route 116 (Coventry Hills Express) (350 metres, a six-minute walk), and Route 142 (Panorama Express) are all located within close proximity of the subject site.

A Transportation Impact Assessment was not required in support of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm sewer are available to serve future development on the subject site. Details of 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 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 site is located within the Developed Residential – Established area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposal complies with the relevant land use policies that support and encourage modest redevelopment at appropriate densities and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network. The proposed land use amendment is in alignment with the relevant policies in the MDP.

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

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing the following as part of the future development permit application:

- LEED GOLD certification (Program H: Focus land use planning to prioritize zero emissions city design);
- Preserve mature vegetation (Program K: Natural infrastructure); and
- permeable pavement (Program K: Natural infrastructure).

### **North Hill Communities Local Area Plan (Statutory – 2021)**

The [North Hill Communities Local Area Plan](#) (LAP) identifies the site as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Low – Modified building scale modifier, which allows for up to four storeys (Map 4: Building Scale). The LAP speaks to a mix of commercial and residential uses, where buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities, residential uses and light industrial uses on the ground floor. This category was applied to corridors in the community that have a commercial character, in areas where commercial development would be appropriate, areas adjacent to Neighbourhood Commercial nodes and corridors. The proposed land use amendment is in alignment with the applicable policies of the LAP.





# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

March 28th, 2024

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a combined +/-0.17 hectare three lots assembly from R-C2 to H-GO to allow for:

- grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in the form and at a scale that is consistent with low density residential districts;
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- the uses listed in the proposed H-GO designation.

Those three lots are 4016-4024 3 Street NW, located in the community of Highland Park along 40 Ave NW and 3 Street NW. The plan is to consolidate those three lots into one and redevelop the lots into grade oriented row house/townhouses. The sites are all developed with single detached dwellings. Row houses exist on the corner of the block along 2 Street NW. There are also H-GO lots along 40 Ave NW. The lots are surrounded in other directions by single detached dwelling.

The three lots combined is approximately 0.17 hectares in size. Lane exists to the west and south of the site. The lot is right by 40 Ave NW which is part of city's primary transit network. The lots are also within close proximity to James Fowler High School and many commercial and social establishments along 4 Street, 40 Ave and Centre Street. Centre Street main street is also within 200 meters of the site.

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.

Northhill Communities Local Area Plan define the lot as Neighbourhood Flex which is applied to corridors in the community that have commercial character, or in areas where commercial development would be appropriate, but is not required. The land use support a broad range of uses on the ground floor facing the street.

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

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



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

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

**Project name:** 4016-4024 3 Street NW

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

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

### Outreach Strategy

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

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 Nov. 29th, 2023, 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. And better explain to local residents about proposed developments and restrictions under H-GO.

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

# Community Association Response



Highland Park Community Association  
3716 2<sup>nd</sup> St. NW

July 2, 2024

Circulation Control, Planning and Development  
City of Calgary  
Attn: Brenden Smith, File Manager

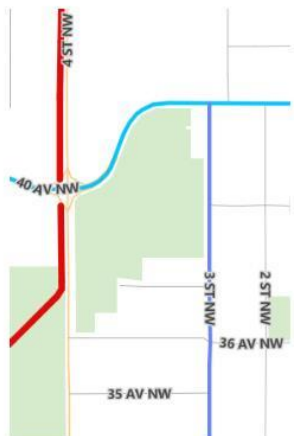
RE: LOC2024-0099 4016 – 4024 3 Street NW

Our thanks to Brenden Smith for his response dated June 21 to our inquiry about this application. It is understandable that the applicant would wish to have the same land use designation for all three parcels. It is also understood that the specifics of the development will be dealt with at the DP stage of the planning process.

Regardless, allowing the parcel at #4016 to be designated as H-GO, rather than the expected R-CG, is a case of “rezoning creep”. Where does the boundary between H-GO and R-CG stop – even before the Rezoning for Housing bylaw is implemented – if there is an application to extend the H-GO corridor into the R-CG land use zone? What assurance do residents have that this intrusion will not occur repeatedly? If the City provides a map showing where H-GO is allowed, then it does little for public trust to almost immediately allow exceptions to the rule.

R-CG land use offers a better transition between H-GO development and the pre-existing R-C2 development on 3 Street NW. Should H-GO be approved for the parcel at #4016, then we will expect the DP application to show an appropriate transition to the adjacent properties on 3 Street NW.

We would also like to draw attention to 3 Street NW as part of the bicycle on-street system, as shown on the clip of the City’s pathway map.



Moreover, traffic on 3 Street and along 40 Avenue NW – especially when students are attending James Fowler High School -- raises persistent concerns about pedestrian safety, particularly when crossing 40 Avenue. We have raised this concern previous in regard to DP2023-01343, which is a short distance farther east on 40 Avenue NW. If the City is doing a joint Outline Plan, then we hope that these concerns will be considered at that time.

If you have any questions, please do not hesitate to contact me at [development@hpca.ca](mailto:development@hpca.ca)

Thank you.



D. Jeanne Kimber  
Development Director on behalf of the Planning and Development Committee  
Highland Park Community Association



## **Road Closure in Beltline (Ward 8) at multiple addresses, LOC2024-0081**

### **RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed closure of 1.08 hectares  $\pm$  (2.6 acres  $\pm$ ) of road at 13 Avenue SE, legally described as that portion of 13 Avenue South East which lies east of a straight line drawn from the southeast corner of Lot 21 in Block 90 on said Plan to the Northeast corner of Lot 20 in Block 97 on said plan and west of Lot 2MR Block 1 Plan 8210096 containing 1.084 Hectares (2.68 acres) more or less excepting thereout all mines and minerals and 0.34 hectares  $\pm$  (0.84 acres  $\pm$ ) of road at 5 Street SE, adjacent to 12 Avenue, 14 Avenue and Stampede Trail SE legally described as that portion of 5 Street South East Lying south of 12 Avenue South East and North of 13 Avenue South East containing 0.172 hectares (0.42 acres) more or less excepting thereout all mines and minerals and that portion of 5 Street southeast lying south of 13 Avenue southeast and north of 14 Avenue south east containing 0.172 hectares (0.42 acres) more or less excepting thereout all mines and minerals, with conditions (Attachment 2).

### **HIGHLIGHTS**

- This application seeks to close a portion of 5 Street SE and 13 Avenue SE, to allow for future construction of a new Calgary Event Centre on the closed road allowance (as well as parcels to the north, south and east). As noted in the Applicant Submission (attachment 3) two road closure applications are required. This application will proceed to Calgary Planning Commission and Council but will not go to land titles as Bylaw 1C2006 has been registered with land titles. This application formally notifies the public that these roads will be closed.
- The proposed road closure aligns with the policies of the *Municipal Development Plan* (MDP) and the *Beltline Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application, and the associated Public Hearing of Council, provides notice to the public of the City's intent to close portions of 13 Avenue and 5 Street SE, to allow for the future development of the Calgary Event Centre.
- Why does this matter? Portions of 13 Avenue and 5 Street SE were previously closed by bylaw (1C2006) but those portions continued to be used as roads, it is important to notify the public of the intent to physically close these roads and construct a future development on portions of the closed road allowance.
- A Development Permit for stripping and grading (DP2024-01425) and a Development Permit for excavation and shoring (DP2024-01432) for the Calgary Event Centre have been submitted and are under review. A Development Permit for the Calgary Event Centre building has not yet been submitted, but is anticipated in Q3, 2024.
- As noted in Attachment 4 in 2006, Council held a Public Hearing to close roads surrounding the Calgary Event Centre parcel.

## **Road Closure in Beltline (Ward 8) at multiple addresses, LOC2024-0081**

### **DISCUSSION**

This application, in the southeast community of Beltline, was submitted on March 13, 2024 by Stantec Architecture on behalf of the Calgary Stampede (owner of the parcels as of the date of the application) and the City of Calgary (Public Spaces Delivery) (current owner of the parcels). A Development Permit for stripping and grading (DP2024-01425) and a Development Permit for excavation and shoring (DP2024-01432) for the Calgary Event Centre have been submitted and are under review.

As noted in the applicant's submission (Attachment 3) the intent of this application is to close a portion of 13 Avenue and 5 Street SE which were previously closed by bylaw (1C2006) but have operationally remained open and in use. As portions of 13 Avenue and 5 Street SE will be built upon with the future construction of the Calgary Event Centre, it is necessary to hold a public hearing to inform members of the public of the applicant's intent with respect to these roads.

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 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. Given the scope of the application, the applicant did not consider any additional engagement beyond the standard City process to be necessary.

#### **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.

No comments from the Beltline Neighbourhoods Association were received. Administration contacted them to follow up and no response was received.

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

## **Road Closure in Beltline (Ward 8) at multiple addresses, LOC2024-0081**

### **IMPLICATIONS**

#### **Social**

This road closure application does not have any social impacts, beyond informing members of the public of the status of 13 Avenue and 5 Street SE.

The construction and future delivery of the new Calgary Event Centre will deliver significant social benefits to all Calgarians, and these will be considered as part of a future development permit.

#### **Environmental**

This application does not include actions that specifically address the objectives of the Calgary *Climate Strategy – Pathways to 2050*.

Climate mitigation measures for the new Calgary Event Centre will be reviewed as part of a future development permit.

#### **Economic**

This road closure application does not have any direct economic impact.

The construction and future delivery of the new Calgary Event Centre is considered to create short, medium and long term economic benefits to the Stampede Grounds, the Beltline Community, downtown Calgary and the City of Calgary as a whole which will be considered as part of a future development permit.

#### **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. Road Closure Conditions
3. Applicant Submission
4. Original Road Closure Bylaw

#### Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject parcels are located in the southeast community of Beltline, within the grounds of the Calgary Stampede. The parcels are previously closed road allowance and are approximately 1.42 hectares  $\pm$  (3.53 acres  $\pm$ ) in size.

Both 13 Avenue and 5 Street SE were part of a previous road closure bylaw, approved by Council in 2006. This previous road closure was done in anticipation of the expansion of the Calgary Stampede grounds. Despite approval of this previous road closure, since 2006 operationally, 13 Avenue and 5 Street SE have continued to function as road. As both 13 Avenue and 5 Street SE will form part of the new Calgary Event Centre, and as the new building will occupy a portion of these closed roads, it is necessary to notify members of the public of the formal closure of 13 Avenue and 5 Street SE through this road closure application.

The lands surrounding 13 Avenue and 5 Street SE comprise surface parking lots to the north and south, with Calgary Stampede Headquarters to the south, the BMO Centre to the west, the legally protected Stephenson & Co building and Stampede Youth Campus to the east.

Both 13 Avenue and 5 Street SE are designated a Direct Control (DC) District ([Bylaw 4Z2006](#)) which was created to allow for the long-term development of Stampede Park. No land use is required to facilitate this road closure, or the construction of the new Calgary Event Centre.

## Community Peak Population Table

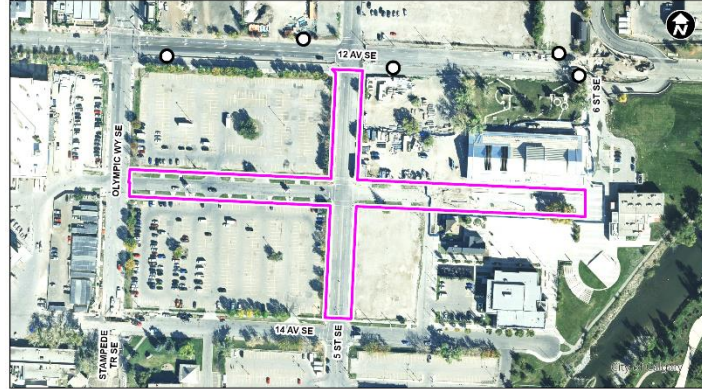
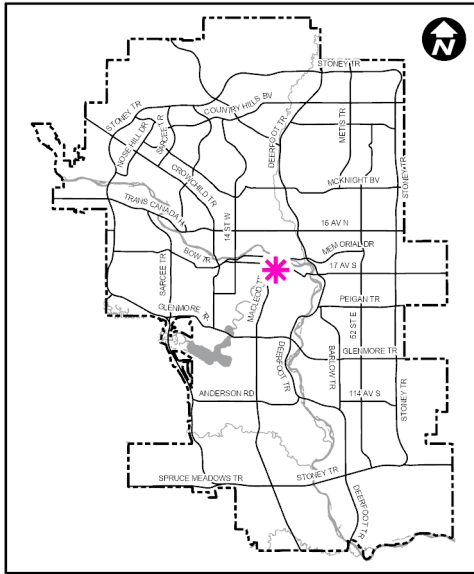
As identified below, the community of Beltline reached its peak population in 2019.

<b>Beltline</b>	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	$\pm$ 0.00
Difference in Population (Percent)	0%

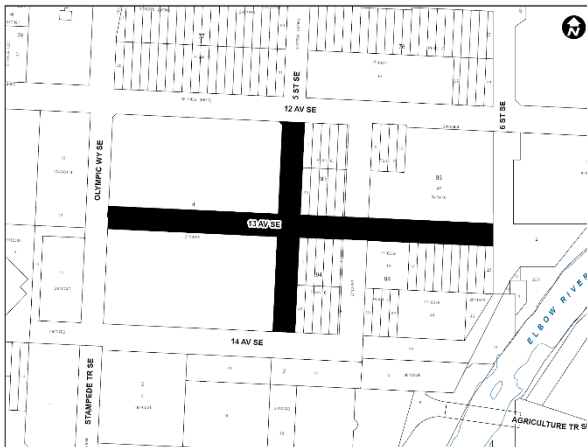
Source: *The City of Calgary 2019 Civic Census*

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

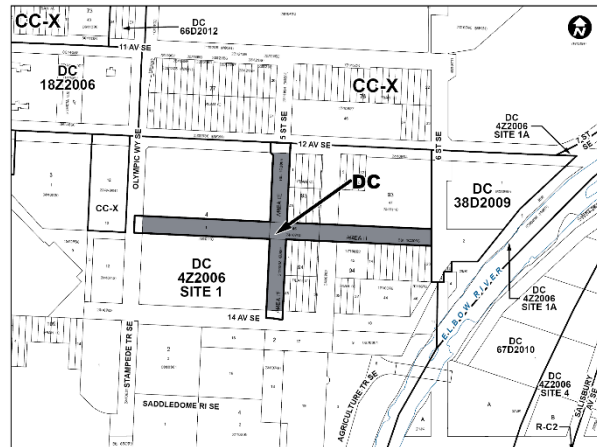
## Location Maps



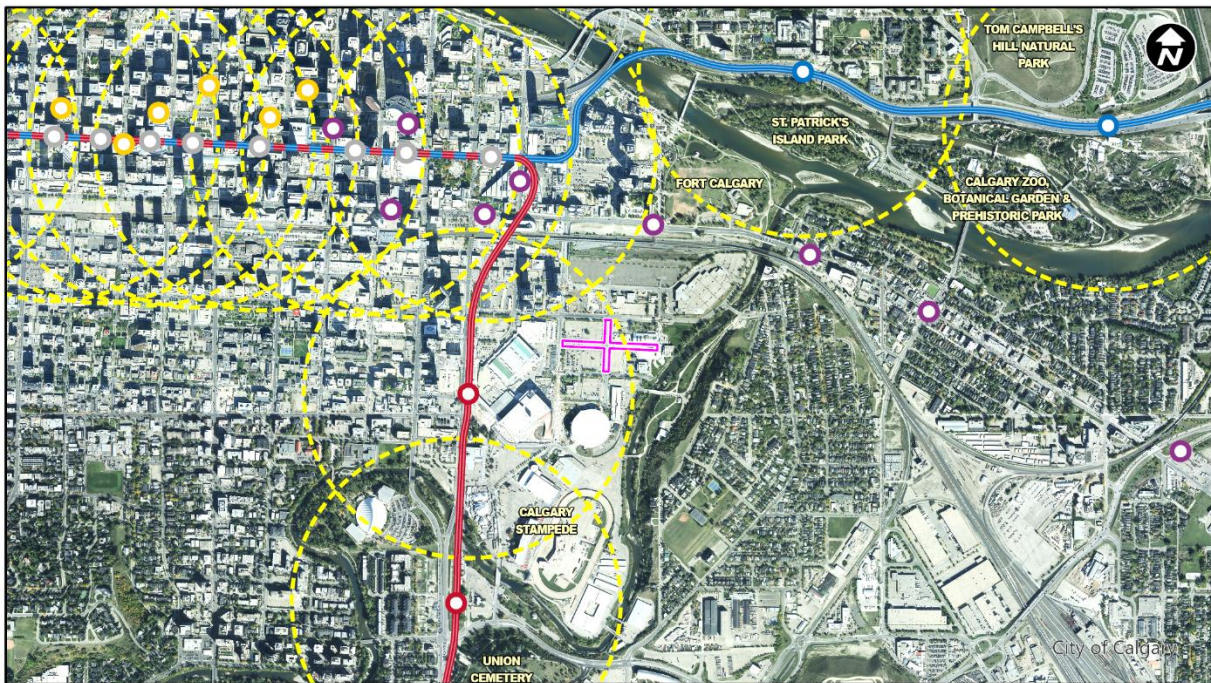
Road Closure



Proposed Land Use







## Previous Council Direction

In 2006 Council approved bylaw 1C2006 (attachment 4) for the roads around the event centre parcel, see above (Background and Site Context) for additional information.

## Planning Evaluation

### Road Closure

This proposal includes the closure of approximately 1.42 hectares  $\pm$  (3.53 acres  $\pm$ ), a portion of 13 Avenue and 5 Street SE.

As part of overall works associated with delivery of the new Calgary Event Centre, a new 5A street is proposed to be constructed to the east of the event centre block and will link 12 Avenue with 14 Avenue SE through a new north-south connection providing access for pedestrians, cyclists and vehicles. The Road Closure Conditions are included in Attachment 2.

### Land Use

The existing DC District is based on Land Use Bylaw 2P80 and applies to the entire Calgary Stampede Grounds. This DC divides the Stampede Grounds into six sites and allows for a range of uses (from commercial, industrial to special purpose) and development rules to cater to the long range redevelopment of the Grounds in a manner sensitive to the adjacent communities of Beltline and Ramsay.

### Transportation

The historical road closure for 5 Street SE is being offset by the introduction of a new road, situated approximately 60 meters east of the current 5 Street SE alignment. This new thoroughfare, designated as 5A Street SE, will ensure continued connectivity between 12



Avenue SE and 14 Avenue SE, thus preserving access from 12 Avenue SE to the Calgary Stampede Grounds.

### **Utilities and Servicing**

Utility removals within the road closure areas have been completed or are imminent. There are no utility or servicing concerns with the proposed road closure 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). This application 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 parcels are located within the Greater Downtown Activity Centre in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Greater Downtown MDP planning policies emphasize this area of the city as the primary hub for business, employment, living, culture, recreation and entertainment, with high density residential development which includes support services.

While there are no specific MDP policies which speak to this road closure or the site, this application is in alignment with MDP Policy.

### **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 stages.

### **Beltline Area Redevelopment Plan: Part 2 (Statutory 2019)**

This road closure application does not conflict with the [Beltline Area Redevelopment Plan](#) (ARP), nor the Beltline ARP maps, and the new 5A Street when constructed will allow for walking and wheeling options within the plan area, as well as the possibility of future transit.

# Road Closure Conditions

## **Planning**

1. That all costs associated with the closure be borne by the applicant.
2. That protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards to the satisfaction of the City.

## **Utility Engineering**

3. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.

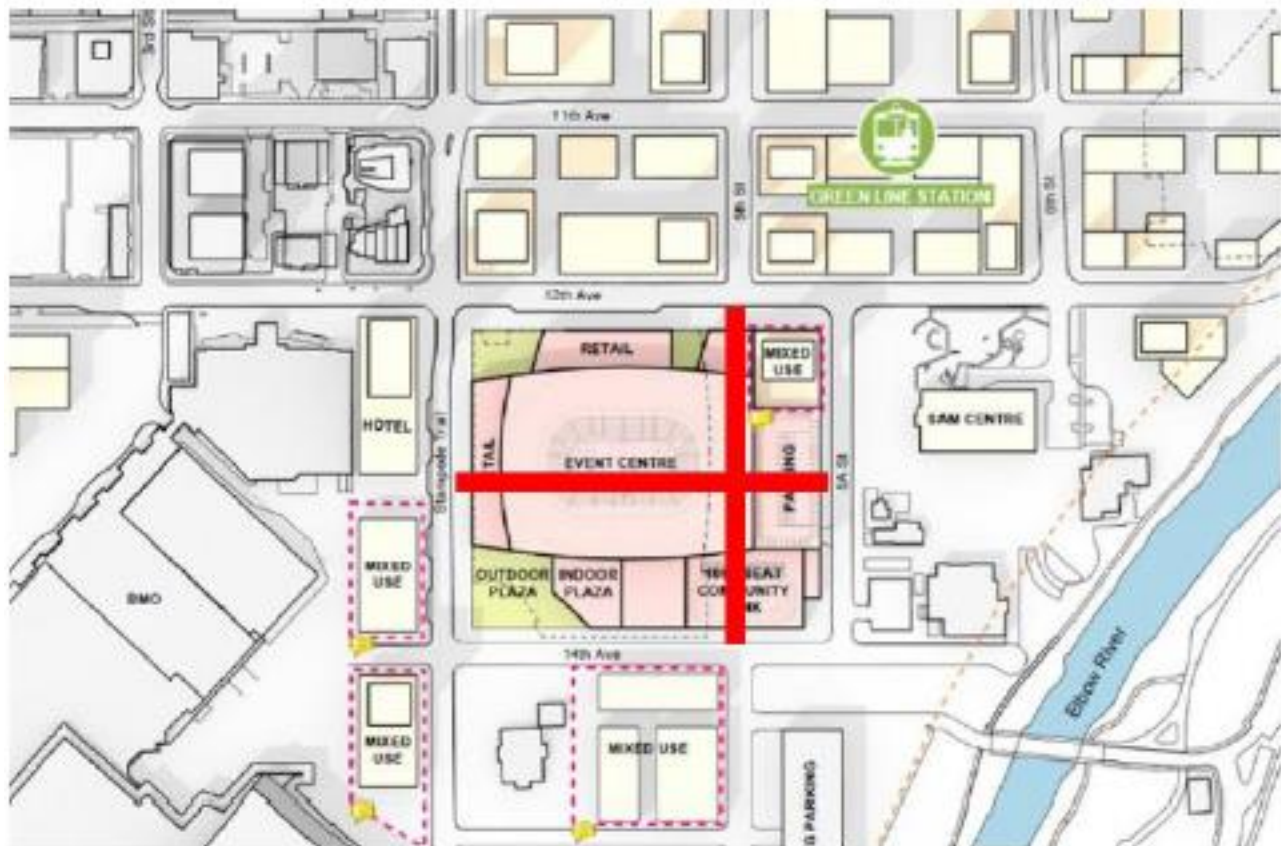


# Applicant Submission

## Calgary Event Centre - Road Closures Rationale

### Background

The design phase of the new Calgary Event Centre, community rink, and surrounding public plazas is well underway. As the project team works to finalize the construction schedule and commence construction, road closures of sections of both 5<sup>th</sup> Street SE and 13<sup>th</sup> Avenue SE are required to prepare for the next stages of the project. The areas below in red show the approximate location of existing 5<sup>th</sup> Street SE and 13<sup>th</sup> Avenue SE relative to where the new Event Centre will be constructed:



An additional, small chamfer corner on the site of the future Event Centre remains outstanding from the time of original subdivision and is required to be closed as well.

### Existing Road Closure Bylaw (2006)

Sections of 5<sup>th</sup> Street SE and 13<sup>th</sup> Avenue SE were previously closed. Bylaw 1C2006 closed several roads in January of 2006 to facilitate anticipated future Stampede expansion. However, both 5<sup>th</sup> Street SE and 13<sup>th</sup> Avenue SE have remained in use to current day, creating the public perception that these may still be open as public roads. A new road closure bylaw that duplicates the information of Bylaw 1C2006 has been deemed necessary to provide public notice that these are roads will be closed as part of construction of the Calgary Event Centre.

## **Two Road Closure Applications Required**

To facilitate development of the Event Centre site, two road closure applications are required at this time:

1 – A small chamfer corner (the SW corner of 5<sup>th</sup> Street SE and 12<sup>th</sup> Avenue SE) remains outstanding from original subdivision and is required to be closed. This application will proceed to CPC, Council, and ultimately to Land Titles for registration.

- As this road closure is a new application, a plan for road closure will be registered at the Alberta Land Titles office. This plan will be registered after the circulation of the application is completed and any requested amendments to the proposed closure are resolved.

2 – To provide public notice of the closures previously undertaken through Bylaw 1C2006, this application will proceed to CPC and Council only. Bylaw 1C2006, already registered with Land Titles, will remain in place.

- As this road closure only serves to provide public notice of a previously approved road closure that has already been registered at the Alberta Land Titles office, no plan for road closure will be registered (Land Titles does not have a mechanism for re-registering an already closed road).

## **Closing**

The two proposed road closures, when completed, will:

- Allow consolidation of the closed right of way (small chamfer corner) in the development process for the Event Centre
- Provide updated public notice of road closures that were previously completed under Bylaw 1C2006
- Ensure that both road closures comply with requirements of Alberta Land Titles

# Original Road Closure Bylaw

## BYLAW NUMBER 1C2006

BEING A BYLAW OF THE CITY OF CALGARY  
FOR THE CLOSURES OF ROAD LOCATED AT 13 AVENUE SE BETWEEN 3 STREET  
SE AND 1302 6 STREET SE; 14 AVENUE SE BETWEEN 3 STREET SE AND  
THE ELBOW RIVER; 3 STREET SE BETWEEN 12 AVENUE SE AND 14  
AVENUE SE; OLYMPIC WAY SE BETWEEN 12 AVENUE SE AND 14  
AVENUE SE; 5 STREET SE BETWEEN 12 AVENUE SE AND 14 AVENUE SE  
\*\*\*\*\*

**WHEREAS** The City of Calgary has decided to close from public use as a public street and to sell or to hold those portions of street described below;

**AND WHEREAS** the provisions of Sections 22 and 606 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

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

1. Immediately upon passage of this Bylaw, the following described street shall be closed from use as a public highway:

### TITLE 1

#### PLAN C

THAT PORTION OF 3 STREET SOUTH EAST LYING SOUTH OF 12 AVENUE SOUTH EAST AND NORTH OF 13 AVENUE SOUTH EAST CONTAINING 0.172 HECTARES (0.42 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.

### TITLE 2

#### PLAN C

THAT PORTION OF 3 STREET SOUTH EAST LYING SOUTH OF 13 AVENUE SOUTH EAST AND NORTH OF 14 AVENUE SOUTH EAST CONTAINING 0.172 HECTARES (0.42 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.

### TITLE 3

#### PLAN C

THAT PORTION OF 4 STREET SOUTH EAST LYING SOUTH OF 12 AVENUE SOUTH EAST AND NORTH OF 13 AVENUE SOUTH EAST CONTAINING 0.172 HECTARES (0.42 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.

### TITLE 4

#### PLAN C

THAT PORTION OF 4 STREET SOUTH EAST LYING SOUTH OF 13 AVENUE SOUTH EAST AND NORTH OF 14 AVENUE SOUTH EAST CONTAINING 0.172 HECTARES (0.42 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.

**BYLAW NUMBER 1C2006****TITLE 5****PLAN C**

THAT PORTION OF 5 STREET SOUTH EAST LYING SOUTH OF 12 AVENUE SOUTH EAST AND NORTH OF 13 AVENUE SOUTH EAST CONTAINING 0.172 HECTARES (0.42 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.

**TITLE 6****PLAN C**

THAT PORTION OF 5 STREET SOUTH EAST LYING SOUTH OF 13 AVENUE SOUTH EAST AND NORTH OF 14 AVENUE SOUTH EAST CONTAINING 0.172 HECTARES (0.42 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.

**TITLE 7****PLAN C**

THAT PORTION OF 13 AVENUE SOUTH EAST WHICH LIES EAST OF A STRAIGHT LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 21 IN BLOCK 90 ON SAID PLAN TO THE NORTHEAST CORNER OF LOT 20 IN BLOCK 97 ON SAID PLAN AND WEST OF LOT 2MR BLOCK 1 PLAN 8210096 CONTAINING 1.084 HECTARES (2.68 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.

**TITLE 8****PLAN C**

THAT PORTION OF 14 AVENUE SOUTH EAST

A) LYING EAST OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A STRAIGHT LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 21 IN BLOCK 97 ON SAID PLAN TO THE NORTHEAST CORNER OF LOT 20 IN BLOCK 108 ON SAID PLAN 11.5 METRES NORTHERLY THEREON FROM THE SAID NORTHEAST CORNER; THENCE SOUTHERLY ALONG THE SAID STRAIGHT LINE TO THE SAID NORTHEAST CORNER;  
THENCE EASTERLY ALONG THE PRODUCTION EASTERLY OF THE NORTH BOUNDARY OF LOT 20 1.3 METRES;  
THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE POINT OF COMMENCEMENT

B) LYING WEST OF 6 STREET ON PLAN 8210096

C) LYING SOUTH EAST OF THE SOUTH EAST LIMIT OF LOT A IN BLOCK 94 ON PLAN C

CONTAINING 1.141 HECTARES (2.82 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.

**TITLE 9**

THAT PORTION OF 6 STREET SOUTH EAST ON PLAN 8210096 CONTAINING 0.148 HECTARES (0.37 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS.



**BYLAW NUMBER 1C2006**

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 23<sup>rd</sup> DAY OF JANUARY, 2006.

READ A SECOND TIME THIS 23<sup>rd</sup> DAY OF JANUARY, 2006.

READ A THIRD TIME THIS 23<sup>rd</sup> DAY OF JANUARY, 2006.

  
MAYOR

DATED THIS 23<sup>rd</sup> DAY OF JANUARY, 2006.

  
ACTING CITY CLERK



## Road Closure in Beltline (Ward 8) at 519 – 12 Avenue SE, LOC2024-0085

### RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed closure of 0.0005 hectares  $\pm$  (0.0012 acres  $\pm$ ) of road adjacent to 519 – 12 Avenue SE (Plan 2411203, Area M) with conditions (Attachment 2).

### HIGHLIGHTS

- This application seeks to close a portion of 5 Street SE and 12 Avenue SE to allow for the future construction of a new Calgary Event Centre. As noted in the Applicant Submission (Attachment 3) two road closure applications are required, this application will proceed to Calgary Planning Commission and land titles to enable registration of the road closure plan, whereas LOC2024-0081 will proceed to Calgary Planning Commission and Council only, as Bylaw 1C2006 has already been registered with land titles.
- The proposed road closure aligns with the policies of the *Municipal Development Plan* (MDP) and the *Beltline Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This road closure allows for a corner cut at the junction of 5 Street SE and 12 Avenue SE and remains outstanding from the original subdivision for the site.
- Why does this matter? This road closure will allow for the development of the Calgary Event Centre by providing for a corner cut at 5 Street and 12 Avenue SE.
- A Development Permit for stripping and grading (DP2024-01425) and a Development Permit for excavation and shoring (DP2024-01432) for the Calgary Event Centre have been submitted and are under review. A Development Permit for the Calgary Event Centre building has not yet been submitted, but is anticipated in Q3, 2024.
- There is no previous Council direction related to this road closure.

### DISCUSSION

This application, in the southeast community of Beltline, was submitted by Stantec Architecture on behalf of the Calgary Stampede (owner of the parcels as of the date of the application) and the City of Calgary (Public Spaces Delivery) (current owner of the parcels) on March 13, 2024. A Development Permit for stripping and grading (DP2024-01425) and a Development Permit for excavation and shoring (DP2024-01432) for the Calgary Event Centre have been submitted and are under review.

As noted in the Applicant Submission (Attachment 3), the intent of the application is to close a small portion of the SW corner of 5 Street and 12 Avenue SE which remains outstanding from the original subdivision of the parcel and is required to be closed to allow for the future development of the new Calgary Event Centre.

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

## **Road Closure in Beltline (Ward 8) at 519 – 12 Avenue SE, LOC2024-0085**

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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. Given the scope of the application, the applicant did not consider any additional engagement beyond the standard City process to be necessary.

#### **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.

No comments from the Beltline Neighbourhoods Association were received. Administration contacted them to follow up and no response was received.

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

### **IMPLICATIONS**

#### **Social**

This road closure application does not have any social impacts.

The construction and future delivery of the new Calgary Event Centre will deliver significant social benefits to all Calgarians, and these will be considered as part of a future development permit.

#### **Environmental**

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Climate mitigation measures for the new Calgary Event Centre will be reviewed as part of a future development permit.

#### **Economic**

This road closure application does not have any direct economic impact.

The construction and future delivery of the new Calgary Event Centre is considered to create short, medium and long term economic benefits to the Stampede grounds, the Beltline

Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18

ISC: UNRESTRICTED  
CPC2024-0796  
Page 3 of 3

**Road Closure in Beltline (Ward 8) at 519 – 12 Avenue SE, LOC2024-0085**

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community, downtown Calgary and the City of Calgary which will be considered as part of a future development permit.

**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. Road Closure Conditions
3. Applicant Submission
4. Registered Road Closure Plan

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject parcel is located in the southeast community of Beltline, on the grounds of the Calgary Stampede. The parcel is approximately 0.0005 hectares  $\pm$  (0.0012 acres  $\pm$ ) in size and comprises a small chamfer at the corner of 13 Avenue SE and 5 Street SE. The parcel remains outstanding from the original subdivision and is required to be closed to allow for the development of the new Calgary Event Centre.

The parcel is designated a Direct Control (DC) District ([Bylaw 4Z2006](#)) which was created to allow for the long-term development of Stampede Park. No land use redesignation is required to facilitate this road closure, or construction of the new Calgary Event Centre, as Land Use Bylaw 2P280 rules also apply to road rights-of-way within each district.

## Community Peak Population Table

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

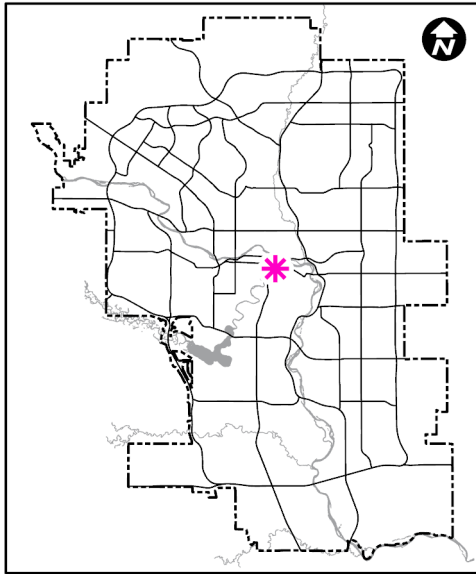
<b>Beltline</b>	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	$\pm$ 0.00
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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



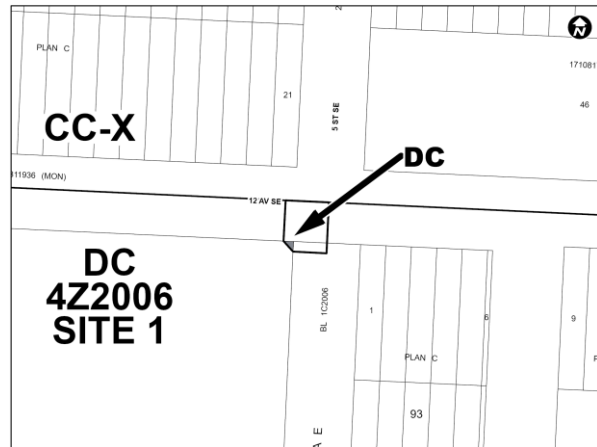
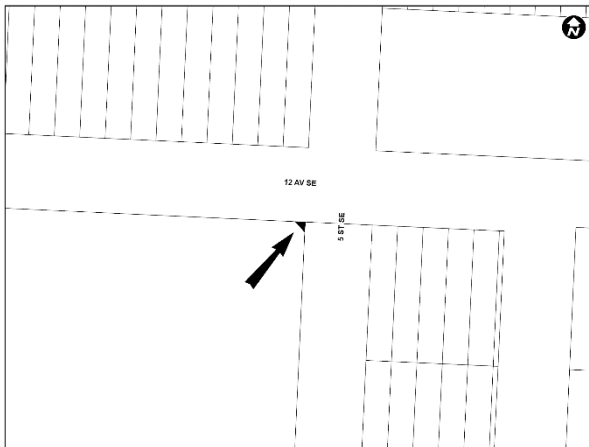
## Location Maps



Road Closure



Proposed Land Use





## Previous Council Direction

None.

## Planning Evaluation

### Road Closure

This proposal includes the closure of approximately 0.0005 hectares  $\pm$  (0.0012 acres  $\pm$ ) at the junction of 13 Avenue SE and 5 Street SE.

As part of overall works associated with delivery of the new Calgary Event Centre, a new 5A Street SE is proposed to be constructed to the east of the Calgary Event Centre block and will link 12 Avenue SE with 14 Avenue SE through a new north-south connection providing access for pedestrians, cyclists and vehicles. The Road Closure Conditions of Approval are included in Attachment 2.

### Land Use

The existing DC District is based on Land Use Bylaw 2P80 and applies to the entire Calgary Stampede Grounds. This DC divides the Stampede Grounds into six sites and allows for a range of uses (from commercial, industrial to special purpose) and development rules to cater to the long-term redevelopment of the Stampede Grounds in a manner sensitive to the adjacent communities of Beltline and Ramsay.

### Transportation

The corner cut subject of this road closure is not required as 5 Street SE is a closed road. There are no associated mobility impacts resulting from this area closure.

## Utilities and Servicing

There are no utility or servicing concerns with the proposed road closure 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). This application 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 parcels are located within the Greater Downtown Activity Centre in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Greater Downtown MDP planning policies emphasize this area of the city as the primary hub for business, employment, living, culture, recreation and entertainment, with high density residential development which includes support services.

While there are no specific MDP policies which speak to this road closure or the site, this application is in alignment with MDP policy.

### 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 stages.

### Beltline Area Redevelopment Plan: Part 2 (Statutory – 2019)

This road closure application does not conflict with the [Beltline Area Redevelopment Plan](#) (ARP), nor the Beltline ARP maps, and the new 5A Street when constructed will allow for walking and wheeling options within the plan area, as well as the possibility of future transit.

# Road Closure Conditions

## **Planning**

1. That all costs associated with the closure be borne by the applicant.
2. That protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards to the satisfaction of the City.

## **Utility Engineering**

3. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.



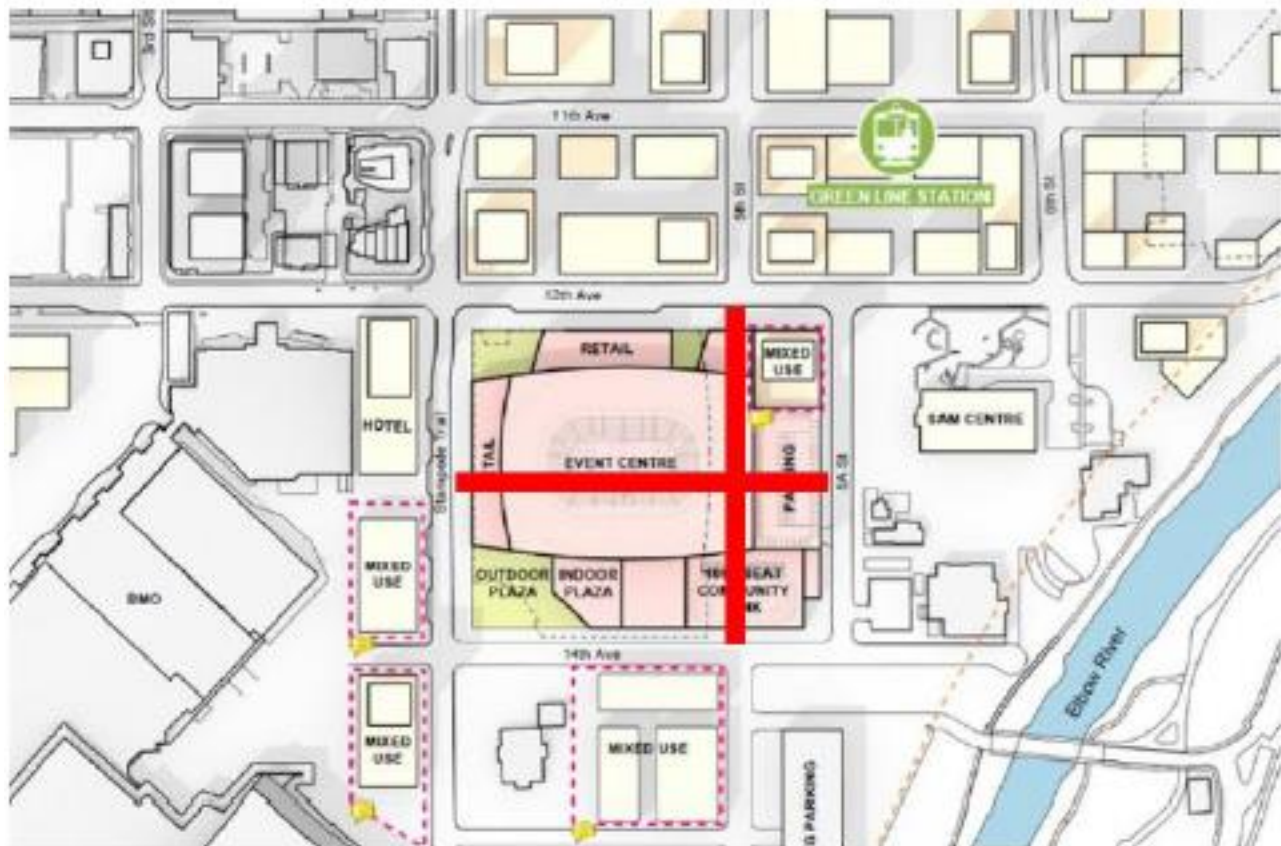


# Applicant Submission

## Calgary Event Centre - Road Closures Rationale

### Background

The design phase of the new Calgary Event Centre, community rink, and surrounding public plazas is well underway. As the project team works to finalize the construction schedule and commence construction, road closures of sections of both 5<sup>th</sup> Street SE and 13<sup>th</sup> Avenue SE are required to prepare for the next stages of the project. The areas below in red show the approximate location of existing 5<sup>th</sup> Street SE and 13<sup>th</sup> Avenue SE relative to where the new Event Centre will be constructed:



An additional, small chamfer corner on the site of the future Event Centre remains outstanding from the time of original subdivision and is required to be closed as well.

### Existing Road Closure Bylaw (2006)

Sections of 5<sup>th</sup> Street SE and 13<sup>th</sup> Avenue SE were previously closed. Bylaw 1C2006 closed several roads in January of 2006 to facilitate anticipated future Stampede expansion. However, both 5<sup>th</sup> Street SE and 13<sup>th</sup> Avenue SE have remained in use to current day, creating the public perception that these may still be open as public roads. A new road closure bylaw that duplicates the information of Bylaw 1C2006 has been deemed necessary to provide public notice that these are roads will be closed as part of construction of the Calgary Event Centre.

**Two Road Closure Applications Required**

To facilitate development of the Event Centre site, two road closure applications are required at this time:

1 – A small chamfer corner (the SW corner of 5<sup>th</sup> Street SE and 12<sup>th</sup> Avenue SE) remains outstanding from original subdivision and is required to be closed. This application will proceed to CPC, Council, and ultimately to Land Titles for registration.

- As this road closure is a new application, a plan for road closure will be registered at the Alberta Land Titles office. This plan will be registered after the circulation of the application is completed and any requested amendments to the proposed closure are resolved.

2 – To provide public notice of the closures previously undertaken through Bylaw 1C2006, this application will proceed to CPC and Council only. Bylaw 1C2006, already registered with Land Titles, will remain in place.

- As this road closure only serves to provide public notice of a previously approved road closure that has already been registered at the Alberta Land Titles office, no plan for road closure will be registered (Land Titles does not have a mechanism for re-registering an already closed road).

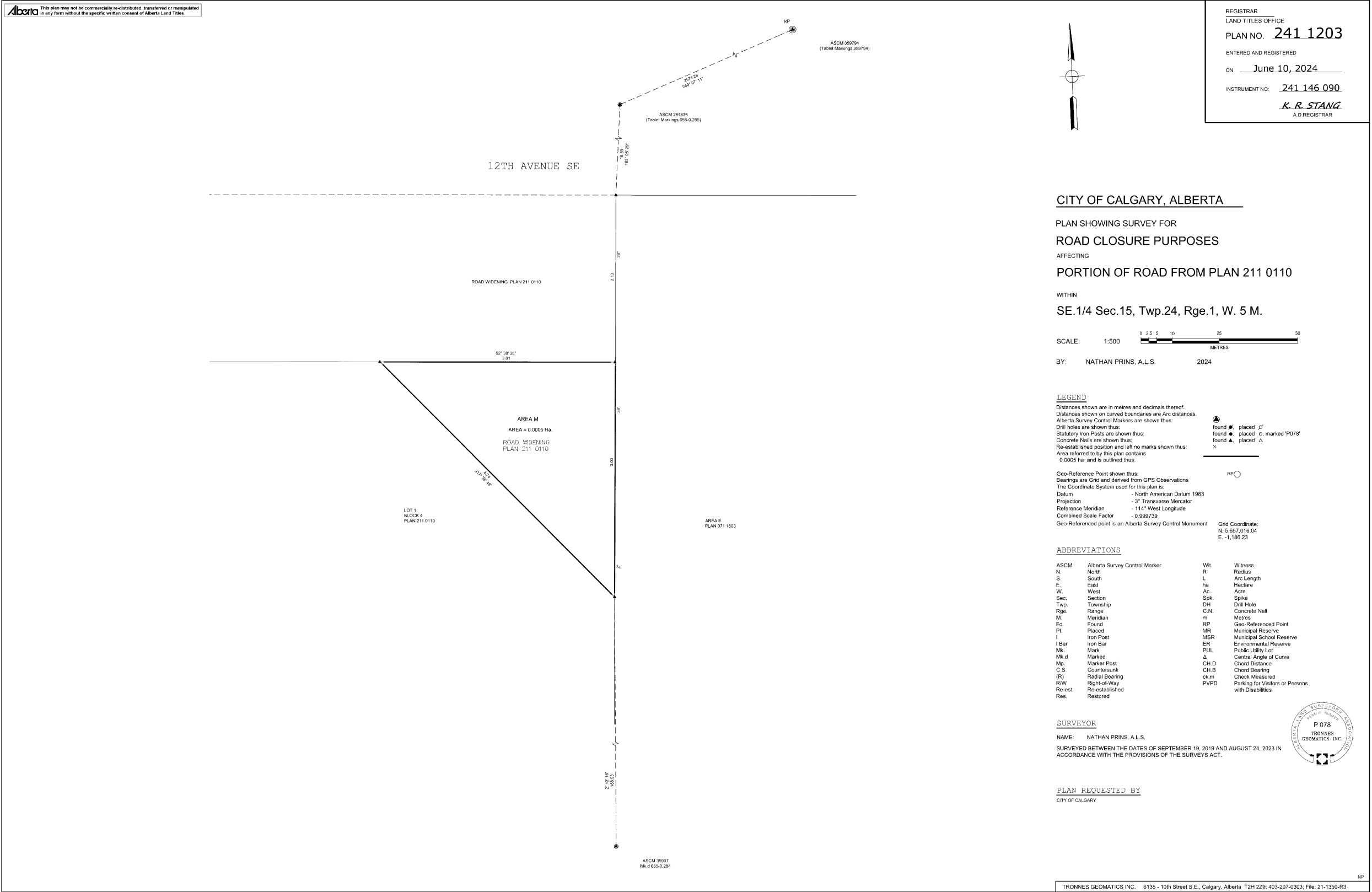
**Closing**

The two proposed road closures, when completed, will:

- Allow consolidation of the closed right of way (small chamfer corner) in the development process for the Event Centre
- Provide updated public notice of road closures that were previously completed under Bylaw 1C2006
- Ensure that both road closures comply with requirements of Alberta Land Titles



Registered Road Closure Plan





**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3207 – 29 Street SW,  
LOC2024-0101**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 3207 – 29 Street SW (Plan 5435AV, Block 3C, Lots 3 and 4) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for a development that is compatible with the character of the existing neighbourhood and is in keeping with the 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 would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit has been submitted for a low density development (five units, two buildings) and is under review.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment application, in the southwest community of Killarney/Glengarry, was submitted by Civic Works on behalf of the landowner Namrita Rattan on 2024 April 03. As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables a courtyard focused, grade-oriented townhouse development, designed to be compatible with surrounding properties. A development permit (DP2023-04202) for two buildings containing a total of 5 dwelling units was submitted on 2023 June 22 and is under review.

The approximately 0.07 hectare (0.17 acre) parcel is located mid-block and is currently occupied by a single storey dwelling. A gravel lane is located to the east which currently provides access to a carport and detached garage to the rear of the parcel.

At the 2023 October 03 Public Hearing of Council, a previous land use proposal for redesignation to the H-GO District, submitted by this applicant (LOC2023-0044), was refused by Council. As per Section 19 of the Land Use Bylaw, when an application has been refused by Council, a similar change in land use designation can be accepted after six months has passed from the date of refusal.

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3207 - 29 Street SW,  
LOC2024-0101**

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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 erected on-site signage with information on how to contact the project team, delivered letters to adjacent properties of the parcel informing them of the details of the application, provided a project web page and offered meetings with the Killarney-Glengarry Community Association (CA) and the Ward 8 Councillor's office. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

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

Administration received four letters of opposition from the public. The letters of opposition include the following areas of concern:

- the proposal is the same as the previous proposal and should not be considered again as nothing has changed;
- proposal does not fit within the character of the area;
- negative impact on local parking and traffic;
- negative impact on privacy;
- negative impact on trees; and
- negative impact on local infrastructure.

The CA was circulated on this application and did not provide any comments at the time of writing this report. Administration contacted the CA 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. Concerns related to overlooking, design and impact on local street traffic are being considered within the development permit review.

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 3207 - 29 Street SW,  
LOC2024-0101**

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**IMPLICATIONS**

**Social**

This land use amendment would create an opportunity to provide a variety of housing types which could cater to different age groups, lifestyles and demographics which may further contribute to an inclusive community.

**Environmental**

This application does not include actions that specifically address 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 with the development permit review process.

**Economic**

This land use amendment would allow for an efficient use of land, existing infrastructure and local services and would provide more housing choice in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with the proposal.

**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, mid-block along 29 Street SW, south of 30 Avenue SW. The site is approximately 15 metres wide and 46 metres long with an area of approximately 0.07 hectares (0.17 acres).

The parcel is surrounded by low density development on all sides, with single storey detached properties to the north and east, a two-storey semi-detached dwelling to the south and a single storey detached property to the west across the lane. Additionally, directly to the east of the site (across 29 Street SW) a property that was recently redesignated to the Housing – Grade Oriented (H-GO) District and to the southeast there is a property fronting onto Richmond Road SW that is zoned as the Residential – Grade-Oriented Infill (R-CG) District.

The parcel is approximately a three-minute walk to primary transit on Richmond Road SW (to the south), with a local shopping centre to the south. Parks and open spaces are nearby and include Richmond Green tennis courts and playground, Gladmere baseball field, Killarney/Glengarry Community Association and community garden, and Killarney Elementary School.

## Community Peak Population

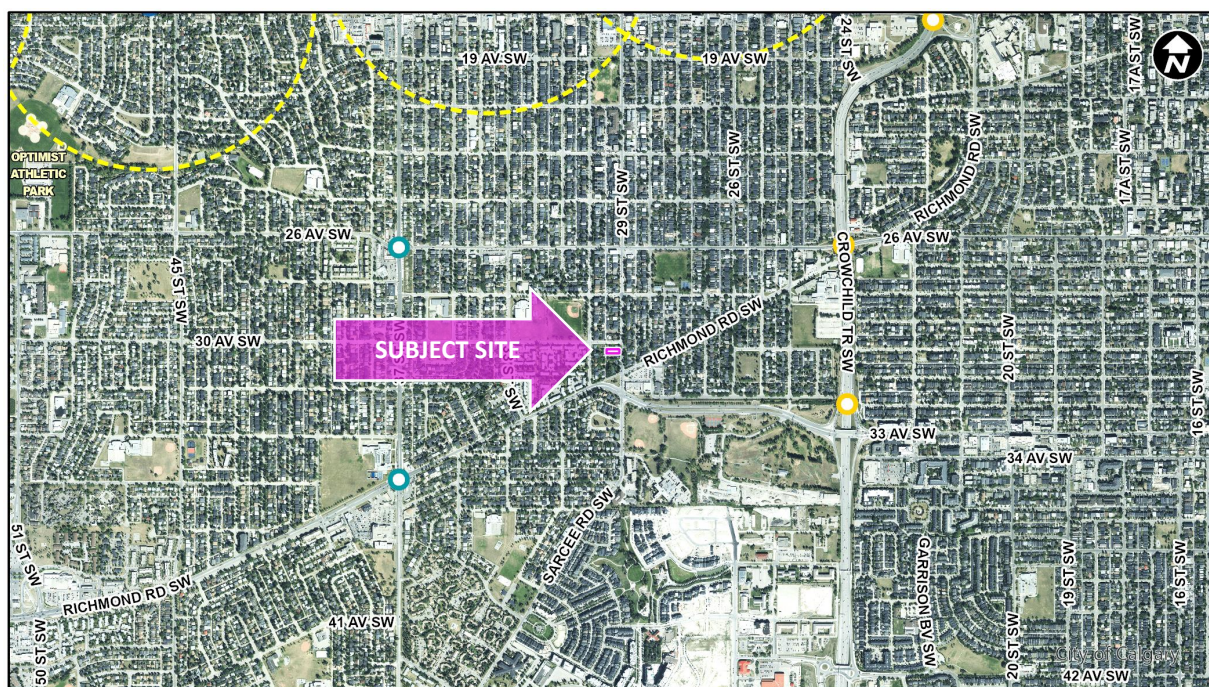
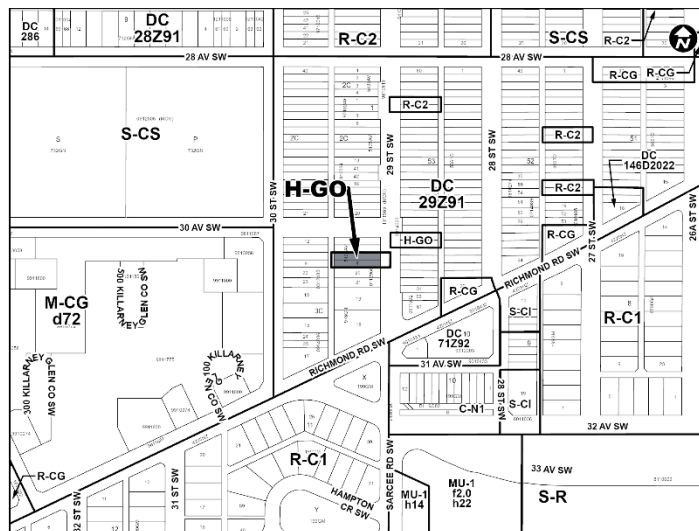
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

Killarney-Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

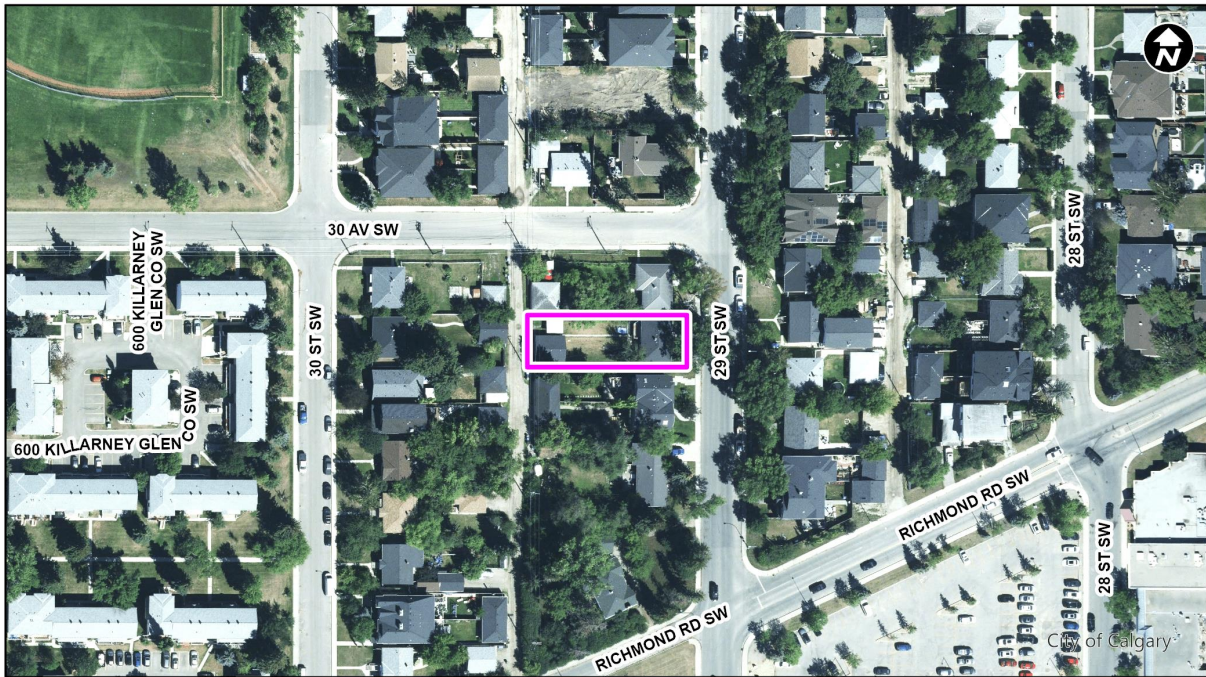
Source: *The City of Calgary 2019 Civic Census*

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









## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject parcel is currently designated as a Direct Control (DC) District ([Bylaw 29Z91](#)). This DC District applies to several blocks between 24 Street SW and 30 Street SW and north of Richmond Road SW in the Killarney/Glengarry community. This DC District applies the R-2 Residential Low Density District rules from Land Use Bylaw 2P80 to all parcels and has specific rules governing a minimum lot width and a minimum lot area.

The proposed H-GO District accommodates grade-oriented developments in a range of housing forms where dwelling units and secondary suites may be attached or stacked within a shared building or cluster of buildings.

The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres where there is more than one residential building on a laned parcel (between the residential building at the front and the residential building at the rear) to ensure functional courtyard amenity space
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite;
- a maximum floor area ratio (FAR) of 1.5;
- a maximum building height of 12 metres; and

- building chamfer rules where sites are adjacent to low density residential, H-GO and Multi-residential - Contextual Grade-Oriented (M-CG) Districts.

Section 1386(d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. In areas that are subject to an approved Local Area Plan, such as this subject site, the H-GO District is intended for areas which are identified as either the Neighbourhood Connector or Neighbourhood Flex urban form category. The subject site is identified as Neighbourhood Connector on Map 3: Urban Form of *the Westbrook Communities Local Area Plan* (LAP) and therefore meets the locational criteria of Section 1386(d) for sites designated H-GO District.

### **Development and Site Design**

If approved by Council, the rules of the H-GO District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- 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**

Pedestrian access to the site is available via existing sidewalks on 29 Street SW, which is designated as a collector class road. Additionally, 29 Street SW is a designated on-street bicycle route that connects directly to the 26 Avenue SW on-street bicycle lanes, which provide a connection to the larger bicycle network into the Centre City. An [improvement project](#) is also underway on 26 Avenue SW to provide a safe street for everyone including those walking, wheeling, driving and taking transit (project is currently in engagement stage). The site is also located nearby to the recently constructed 37 Street SW Main Street project which includes a multi-use pathway.

The site is approximately 170 metres from a westbound Calgary Transit Route 22 Richmond Road SW (West) bus stop, which provides service through Rutland Park, Glamorgan, and on to the Westhills bus loop, with access to other routes.

The site is also approximately 265 metres away from an eastbound Calgary Transit Route 22 Richmond Road SW (East) bus stop, which provides service through Richmond, South Calgary, Upper Mount Royal, and on to the Downtown core, with access to the Light Rail Transit (Primary Transit, approximately six and a half minutes away) as well as other routes.

Direct vehicular access to the proposed development will be from the lane.

### **Environmental Site Considerations**

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

### **Utilities and Servicing**

Water, sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at the time of 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 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 parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed application complies with relevant land use policies that encourage redevelopment and modest intensification within inner-city areas to support the transit network, make more efficient use of existing infrastructure, public amenities and deliver incremental benefits to climate resilience.

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

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are currently being explored and encouraged within the development permit review process.

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

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex urban form category (Map 3: Urban Form). The LAP also indicates a Low-Modified building scale modifier for the site (Map 4: Building Scale), which allows for building forms up to four storeys. Neighbourhood Flex areas are characterized by a mix of commercial and residential uses with units that are oriented to the street. The proposed H-GO District is in alignment with the LAP, as the H-GO District would fulfill objectives of the plan with respect to design, street interface, transition to adjacent dwellings and building height.



# Applicant Submission

2024 April 3



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

P 403 201 5305  
E [info@civicworks.ca](mailto:info@civicworks.ca)

## Proposed Land Use Change Applicant Summary

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**Project Location:** 3207 29 ST SW (KG3207)

**Existing Land Use:** Direct Control (DC29Z91) District

**Proposed Land Use:** Housing – Grade-Oriented (H-GO) District

### APPLICATION SUMMARY

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 3207 29 ST SW from the existing Direct Control (DC29Z91) District to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Killarney/Glengarry. EC Living will develop the proposed project using the Canada Housing & Mortgage Corporation's *Rental Construction Financing Program*, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

### WHAT IS PROPOSED?

A courtyard-oriented stacked townhouse development is proposed. A summary of key project details is included below:

**Building Height:** 3-storey front townhome building, 2-Storey rear townhome building (12m maximum building height)

**Residential Buildings:** 2 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)

**Residential Units:** 10 (5 larger 3 bedroom upper townhomes and 5 smaller 2 bedroom secondary suites)

**Vehicle Parking Stalls:** 5, accessed from the Rear Lane (0.5 parking stalls / unit)

**Secure Bike / Scooter / Stroller Storage Units:** 5 (1 / unit without an assigned vehicle parking stall)

**Resident Amenity Space:** 8.7m wide interior common courtyard (6.5 minimum width)

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared preliminary plans and concept drawings, available online at: [www.ecliving.ca/engage](http://www.ecliving.ca/engage)

A supporting Development Permit (DP) application, DP2023-04202, has been submitted by the project team and is currently being reviewed for completeness by The City of Calgary and is available to surrounding area residents and broader public for additional review and comment.

### APPLICATION HISTORY

The Project Team originally submitted concurrent Land Use Redesignation (LOC2023-0044) and Development Permit (DP2023-04202) applications for the subject site in 2023, with a proposed H-GO District that was aligned with the approved Westbrook Communities Local Area Plan. The proposed H-GO and 5 dwelling unit proposal (KG3207) was recommended for approval by Calgary Planning Commission, but was refused by Council in October of 2023 with a split 7-7 vote.

Since the submission of LOC2023-0044, there have been two other H-GO Land Use Redesignations approved along the 29 ST SW Neighbourhood Connector corridor and EC Living and the project team refined the development vision to reduce the height of the rear townhome building down to 2-storeys.



#### **WHAT IS 'MISSING MIDDLE' HOUSING?**

'Missing Middle' housing refers to a broad range of 2 to 3 storey buildings with multiple units and a variety of unit sizes, located in walkable inner city neighborhoods with easy access to transit, amenities and daily needs. This type of housing is typically 'Missing' from many of Calgary's neighbourhoods because it has been historically restricted by strict zoning regulations and parking requirements. In terms of form, scale, density and affordability, this form of housing sits in the 'Middle' of the development spectrum – between single-detached or semi-detached homes and mid-to-high-rise apartment buildings.

Since 2015, The City of Calgary has continuously evolved the Land Use Bylaw to address the need for greater housing choice and the general lack of 'Missing Middle' housing in our city. These changes have been primarily aimed at solving the mismatch between available housing stock and shifting demographic needs, including the ever-growing market demand for more diverse ground-oriented housing in amenity-rich inner city communities.

#### **WHY IS 'MISSING MIDDLE' HOUSING IN DEMAND?**

In recent years, the emergence and market interest in 'Missing Middle' housing, both locally and nationally, has been driven by:

- Significant market demand for housing options with a front door in desirable and amenity-rich inner city communities.
- A generally low supply of both vintage and new / modern 'Missing Middle' housing options within inner city communities.
- A shift in market demand towards purpose-built-rental options over traditional home ownership, driven by both relative affordability and lifestyle flexibility.
- An increase in market demand for relatively more affordable and smaller units (i.e. less than 500ft<sup>2</sup>), without an on-site parking stall where convenient alternative mobility options are available (i.e. Uber, carshare, transit, biking, walking).
- Attractive construction funding opportunities from Canada Mortgage & Housing Corporation aimed at tackling Canada's housing shortage and encouraging the development of 'Missing Middle' housing, with associated project requirements (i.e. minimum number of units and minimum levels of affordability).
- Fundamental land development economics related to land prices, construction costs, minimum return-on-investment, and what the market can afford.

#### **WHAT IS THE HOUSING - GRADE-ORIENTED (H-GO) DISTRICT?**

In late 2022, Council added the new Housing – Grade-Oriented (H-GO) District to Land Use Bylaw 1P2007 to address key regulatory and policy gaps related to certain forms of 'Missing Middle' housing in Calgary's inner city communities. Like the existing Residential – Grade-Oriented Infill (R-CG) and Multi-Residential – Contextual Grade-Oriented (M-CG) Districts, the new H-GO District generally allows for multi-residential development of up to 3-storeys (12m) in a variety of forms, including rowhomes and townhomes, with direct ground-level access for all homes.

Unlike existing Districts, the new H-GO District is specifically intended for amenity-rich inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service. Rather than a maximum number of units, the H-GO District limits maximum buildable floor area (up to 1.5x total site area). H-GO District rules also allow for stacked units and lower overall parking requirements based on proximity to frequent transit service and the provision of alternative mobility storage options.





## WHY HERE?

The H-GO District is only appropriate in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service, as well as within the specific policy boundaries of contemporary Local Area Plans. The specific bylaw location criteria for the H-GO District, including criteria met by the project site, are listed below:

- ✓ 1. An area within an approved Local Area Plan (eg. *Westbrook Communities Local Area Plan*) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or
- ✓ 2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the *Municipal Development Plan Urban Structure Map*, that is also within one or more of the following:
  - ✗ (a) 200m of a Main Street or Activity Centre;
  - ✗ (b) 600m of an existing or capital-funded LRT station;
  - ✗ (c) 400m of an existing or capital-funded BRT station; or
  - ✓ (d) 200m of a roadway that hosts Primary Transit Service.

## PROJECT SITE CHARACTERISTICS

Beyond the relevant H-GO District location criteria noted above, the proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

**Rear Lane Access:** The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organized waste and recycling collection from the lane.

**Higher Activity Street:** The project site is located on 29 ST SW, a higher order Collector street that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity.

**Nearby Transit Service:** The project site is within 400m (~5 min. walk) of Route 22 primary transit service on Richmond RD SW, Route 6 local bus service on 26 AV SW, and Route 66 local bus service on Sarcee RD SW, and 900m (~15 min. walk) of additional MAX Yellow BRT primary transit service on Crowchild TR S. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

**Nearby Commercial/Employment Opportunities:** The project site is within 150m (~2 min. walk) of Richmond Shopping Centre which contains various office and retail businesses including a local grocery store. The 33 AV SW Neighbourhood Main Street is also 1km away (~15 min. walk) from the project site which has a wide variety of commercial and employment opportunities including a Safeway Grocery Store, accessible by active transportation and transit.

**Nearby Open Spaces & Community Amenities:** The project site is within a short 10 minute walk of a variety of local area destinations and amenities, including Richmond Green Tennis Courts & Playground, Gladmere Baseball Field, Killarney/Glengarry Community Association + Community Garden, Killarney School, Holy Name School, Christian Life Assembly Church, and Richmond Corner Playground. Adjacent cycling infrastructure along 29 ST SW allows for even easier access to some of these destinations.

**Nearby Multi-Unit Development:** The project site is located across the street from an approved H-GO District property at 3206 29 ST SW and is within 200m of other examples of constructed multi-residential housing at 2802-2812 Richmond RD SW (8-unit townhome) and Killarney Glen Court (town-house style condominium community with 220 units), allowing the future development vision to complement the scale of surrounding area development.



#### **ALIGNMENT WITH CALGARY'S GROWTH PLANS**

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the *MDP* also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).

#### **ALIGNMENT WITH LOCAL AREA PLANS**

The project site falls within the boundary of the Westbrook Communities Local Area Plan (LAP). The subject site is identified in the LAP as having a Neighbourhood Flex Urban Form Category at a Low-Modified Scale, meaning that residential and mixed use development of up to 4 storeys is encouraged here. The KG3207 proposal aligns with the Westbrook Communities LAP, and no amendment will be required to facilitate the rezoning.

#### **APPLICANT-LED OUTREACH**

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

Each application is supported by a dedicated web portal, phone line and email inbox for public questions and comments, along with custom on-site signage and mailers hand delivered to residents living within 200m of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office and Community Association, with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City, and also published on the dedicated web portal for broader public access. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.



#### CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

#### CONCLUSION

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan*, and will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or [engage@civicworks.ca](mailto:engage@civicworks.ca), referencing KG3207 (3207 29 ST SW).



# Applicant Outreach Summary



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

P 403 201 5305  
F 403 201 5344

05.10.2024

**ATTN:** Jarred Friedman | Planner - Community Planning, South

**RE:** DR1 | LOC 2024-0101 (3207 29 ST SW): DC to H-GO

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

## COMMUNITY OUTREACH SUMMARY

CivicWorks and EC Living are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team undertakes a meaningful outreach process in support of all applications to ensure a clear and transparent process for all community groups and citizens. As part of our process, we contacted the local Ward 8 Councillor's Office, Killarney-Glengarry Community Association, and surrounding residents at the outset of the application process to encourage them to share any comments, questions, or concerns. Additional elements of our outreach process also include:

### **Custom On-site Signage:** *Installed on-site at application submission*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed April 5, 2024). The signage outlined the proposed change and directed interested parties to get in touch with the project team directly via a dedicated email inbox, phone line, or project website.

### **Neighbour Postcards:** *Delivered to surrounding area residents at application submission*

Paired with on-site signage, neighbour postcards were hand delivered to local area residents and adjacent property owners (delivered April 5, 2024) to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team directly via a dedicated phone line, email inbox, or project website.

### **Project Website, Voicemail, and Email:**

The project website acts as an information-sharing platform and the voicemail inbox and dedicated email address serve as a direct line to the project team. With these outreach strategies, community members can learn more about the proposed development vision and are invited to ask questions and share their feedback directly with the project team.

### **Killarney-Glengarry Community Association & Ward 8 Councillor's Office**

An information rich project summary was shared with the Killarney-Glengarry Community Association and Ward 8 Office at the outset of the application. The project team did not receive any response, comments or inquiries from the Killarney-Glengarry Community Association or the Ward 8 Office.

## WHAT WE HEARD

### **Local Area Residents Feedback**

The project team heard from a total of 3 community members, but only 1 individual provided feedback regarding the application. Through its own outreach process, the City received 4 letters of opposition and noted the following themes:

- Policy Alignment
- Community Character and Privacy
- Parking and Traffic
- Environmental and Infrastructure Impact
- Waste & Recycling

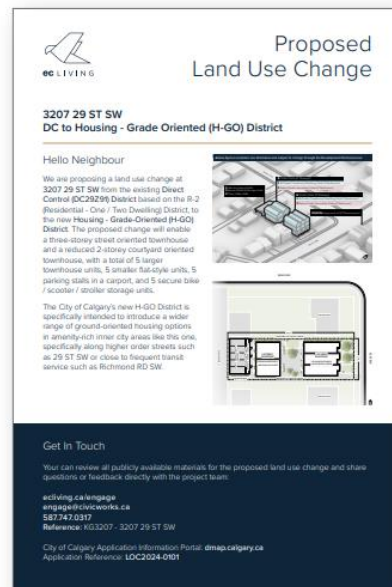


## OUTREACH MATERIALS

### Neighbour Postcards



### Custom On-Site Signage



### Dedicated Project Website





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

P 403 201 5305  
F 403 201 5344

#### Policy Alignment

The project team heard questions about the Westbrook Communities Local Area Plan (LAP) and how this development proposal aligns with this policy. The project site falls within the boundary of the LAP and is identified as having a Neighbourhood Flex Urban Form Category at a Low-Modified Scale, meaning that residential and commercial development of up to 4-storeys is encouraged here. The H-GO District is only appropriate within the specific policy boundaries, such as the Neighbourhood Flex Urban Form Category, of contemporary Local Area Plans, including the Westbrook Communities LAP. The project team believes the 2-3 storeys proposed in the KG3207 development vision is a modest increase when compared with the maximum 4-storey height permitted in the LAP.

#### Community Character & Privacy Considerations

Administration noted a general theme of concerns regarding community character and privacy in their own outreach process. The proposed land use district application seeks to transition the land use from the existing Direct Control (DC29Z91) District to the H-GO District to facilitate a courtyard-oriented rowhouse-style development with 5 townhome units and 5 secondary suites. The H-GO District regulates density based on building form (through Floor Area Ratio) rather than through units per hectare. As a result, the overall mass of building forms (through two- and three-storey buildings) can enable a gentle density increase within a contextual building form that transitions to the surrounding community.

The H-GO District provides for a maximum building height of 12.0m, while the existing Direct Control (DC29Z91) District has a maximum height of 10.0m (a 2.0 metre or approximately 6.5 foot difference). The H-GO District includes a building height chamfer rule that limits height to a maximum of 8.0 metres where the property line is shared with a low-density residential land use district, gradually increasing to 12.0m. This ensures that building height and mass is pulled away from any existing adjacent low-density neighbours. Through the active Development Permit (DP2023-04202), the project team has carefully chosen to reduce the height of the rear townhome building from 3-storeys to 2-storeys to mitigate privacy and shadowing concerns from adjacent neighbours. Additionally, there are no windows proposed along the North or South building elevations that interface directly with the adjacent parcels.

#### Parking & Traffic Impacts

Parking and traffic considerations were a theme Administration noted in their own outreach process. There are 5 parking stalls proposed for KG3207 accessed via the rear lane. The amount of parking proposed aligns with the Council approved Land Use Bylaw rules of the stock H-GO District with a ratio of 0.5 vehicle parking stalls for all units or secondary suites. Units not assigned a vehicle parking stall are provided with active modes storage lockers or enclosed bike parking (the mobility storage units are large enough for a cargo/e-bike, stroller, e-scooter, etc).

The project site is within  $\pm 170\text{m}$  ( $\pm 2\text{-}3$  min. walk) of the Primary Transit Network along Richmond RD SW with stops for Route 22, within 400m ( $\sim 5$  min. walk) of Route 6 local bus service on 26 AV SW and Route 66 local bus service on Sarcee RD SW, and is within 900m





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Calgary, Alberta T2V 1H2

P 403 201 5305  
F 403 201 5344

(~ 15 min. walk) of additional MAX Yellow BRT primary transit service on Crowchild TR S. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles. The adjacent cycle route along 29 ST SW connects cyclists safely to the greater cycling and pathway network.

#### Environmental & Infrastructure Impacts

Both Administration and the project team heard concerns regarding the capacity of the community infrastructure and landscaping. While the loss of mature trees is likely to occur due to new infill development, efforts by the project team architects to maintain existing private trees and shrubs are always an important consideration. Through the active Development Permit (DP2023-04202), the two mature public trees adjacent to the site in the 29 ST SW boulevard will be retained per the Tree Protection Bylaw (23M2002). The H-GO District includes specific rules about landscaping, such as minimum required number of new trees and shrubs and their minimum size requirements, etc. As a requirement of the H-GO District a Landscape Plan is required to be submitted as part of any Development Permit Application. Per the active Development Permit (DP2023-04202), there are 5 new trees proposed to replace the 1 existing tree within the site.

No water, wastewater or storm capacity issues were identified through Detailed Review by The City. Details of site servicing and stormwater management will be reviewed at the Development Permit stage.

#### Waste & Recycling

The project team heard from one respondent with concerns about the storage and collection of waste and recycling. The proposed development will use a private collections company for waste, recycling, and organic waste. Waste, recycling, and organics bins will be stored in a dedicated, screened, and private area beside the rear garage. The bins provided will accommodate for the waste and recycling produced by the entire development and will be shared among the residents. The use of a private collection contractor like Blue Planet or Waste Management ensures that bins are picked up directly from the storage area and returned properly only at the time of collections to avoid a cluttered laneway. Bins will generally be picked up more often than the City of Calgary's public collection program, and pickup frequency can be adjusted over time to meet future resident demand.

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3216 – 30 Street SW,  
LOC2023-0078**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 3216 – 30 Street SW (Plan 978GN, Block 3C, Lot 13) from Direct Control District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the site to allow for rowhouse and townhouse units, in addition to the building types already allowed in the existing land use district (e.g., single detached, semi-detached, and duplex dwellings).
- The proposal would allow for an appropriate increase in height on a residential site, allows for a 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 Residential – Grade-Oriented Infill (R-CG) District would promote greater housing choice within an inner city residential community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the southwest community of Killarney/Glengarry, was submitted by Horizon Land Surveys on behalf of the landowner, Stone West Developments Inc., on 2023 March 30. The mid-block site is approximately 0.07 hectares (0.17 acres) in size and currently contains a one-storey single detached dwelling with rear lane access. As indicated in the Applicant Submission (Attachment 2), the intent of the application is to allow for rowhouse and townhouse-style buildings providing greater housing diversity and choice in addition to what is already allowed on the subject site. No development permit has been submitted at this time.

Initially, the applicant proposed to redesignate the subject site to the Housing – Grade Oriented (H-GO) District. During the review of this application, the *Killarney/Glengarry Area Redevelopment Plan* (ARP) was rescinded and was replaced by the *Westbrook Communities Local Area Plan* (LAP). In response, the applicant amended their application on 2023 November 3 to redesignate the subject site to the Residential – Grade-Oriented Infill (R-CG) District as the proposal no longer aligned with the location criteria for the H-GO District described in Land Use Bylaw 1P2007.

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 Killarney/Glengarry (Ward 8) at 3216 – 30 Street SW,  
 LOC2023-0078**

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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 hand delivered postcards containing information about the proposed project to neighbouring parcels within a 90-metre radius of the subject site. The applicant also contacted the Ward 8 Councillor's Office and the Killarney-Glengarry Community Association (CA) to share the project information. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

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

Administration received six letters of opposition. The letters cited the following areas of concern:

- increased parking congestion on nearby streets and traffic safety issues due to the proposed density increase;
- lack of amenities nearby to support the proposed density increase including waste management and bin storage issues;
- lack of fit with the neighbourhood character and preference for a semi-detached or duplex dwelling;
- overdevelopment of a mid-block parcel and consequential loss of trees and vegetation;
- lighting, sightline, privacy and shadowing impacts due to the proposed increase in height from 10.0 metres to 11.0 metres;
- the proposal does not align with the LAP policies which indicate a corner lot as an ideal location for this type of proposal; and
- lack of information regarding the type/design of built form and number of dwelling units that will be developed on the site.

No comment was received from the Killarney-Glengarry CA. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal is appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. The proposed land use also provides for a modest increase in density and height while being sensitive to adjacent developments. The building and site design, number of units, landscaping vegetation, parking and waste management will be reviewed and determined at the development permit stage, using the policy guidance of the LAP which provides specific guidance and direction regarding built form.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18**

**ISC: UNRESTRICTED  
CPC2024-0709  
Page 3 of 3**

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3216 – 30 Street SW,  
LOC2023-0078**

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Following Calgary Planning Commission, notification 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 options in the area that may better accommodate the housing needs of different age groups, lifestyles, and demographics, and foster 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*. 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 proposal would support the recommendations found in The City of Calgary's Housing Strategy (Home is Here). It would enable a slight increase in density which would provide more housing opportunities and make for more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. 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 in the southwest community of Killarney/Glengarry, on the east side of 30 Street SW and north of Richmond Road SW. The parcel is a mid-block site and is approximately 0.07 hectares (0.17 acres) in size, with dimensions of approximately 15 metres wide and 46 metres deep. The site is currently developed with a one-storey single detached dwelling and has vehicular access from a lane at the rear.

Surrounding developments consist mainly of single detached dwellings and semi-detached dwellings designated as Direct Control (DC) District ([Bylaw 29Z91](#)). A two-storey multi-residential development is located to the west and is designated as Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

Nearby amenities include various retail and commercial uses at the Richmond Shopping Centre, which is located within 260 metres (a four-minute walk) east of the subject parcel. The parcel is also within 500 metres (an eight-minute walk) from additional amenities such as Killarney Elementary School and the Killarney Glengarry Community Association to the northwest and northeast, respectively.

Bus Route 22 (Richmond Road SW) and Route 732 (Central Memorial/Glamorgan) runs east and west along Richmond Road SW with a bus stop located within 180 metres (a three-minute walk) south of the subject parcel. These transit options provide connections to destinations including the West Hills Towne Centre, Mount Royal University, the Beltline neighbourhood and Downtown Calgary.

## Community Peak Population Table

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

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

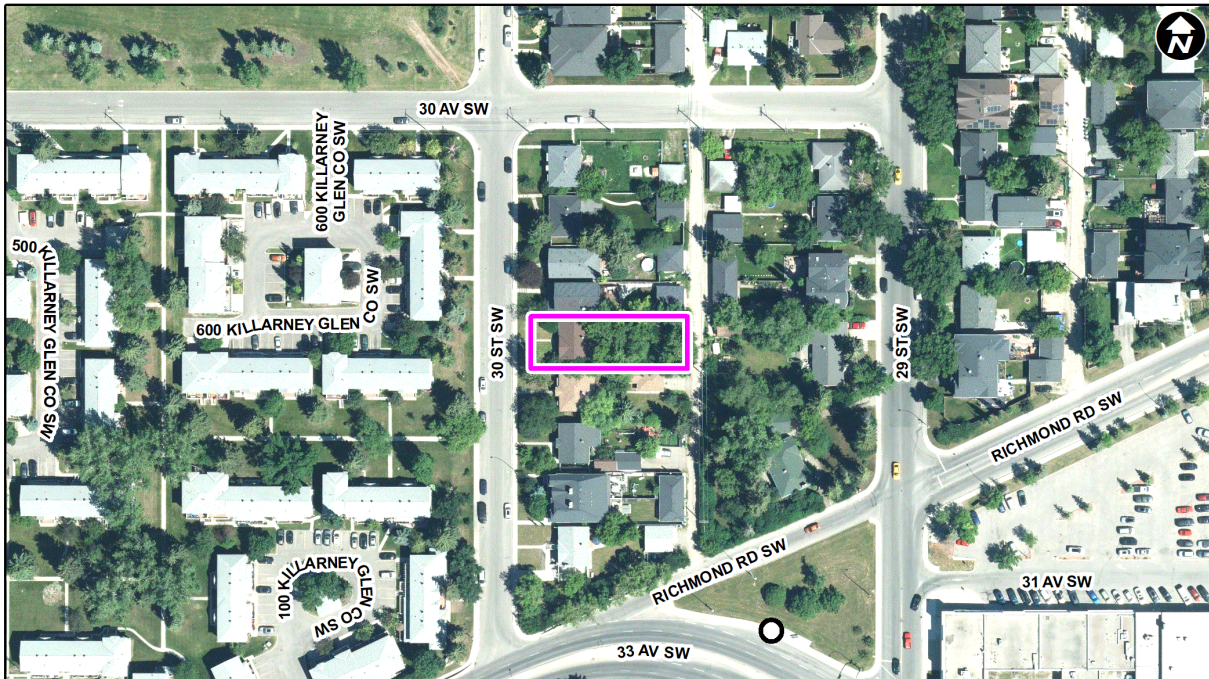
Source: *The City of Calgary 2019 Civic Census*

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









## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing DC District is based on the R-2 Residential Low Density District defined by Land Use Bylaw 2P80. This DC District is intended to accommodate a maximum of two dwelling units in the form of single detached, semi-detached or duplex dwellings. The DC District also includes specific minimum lot width and lot area requirements and includes a maximum building height rule of 10.0 metres. Secondary suites are not allowed in this DC District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a broader range of low density housing forms than the existing DC District including single detached, semi-detached, duplex dwellings, townhouses and rowhouse buildings. The R-CG District also allows for a maximum building height of 11.0 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area of the subject site, this would allow up to five dwelling units.

One backyard suite or one secondary suite per dwelling unit are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

### Development and Site Design

If this redesignation is approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Given the specific policy context

of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring the proposed built form aligns with the *Westbrook Communities Local Area Plan* (LAP) policies;
- the layout and configuration of dwelling units;
- ensuring an engaging built interface along 30 Street SW;
- mitigating shadowing, overlooking and privacy concerns;
- lane access and parking provision;
- waste collection and impact mitigation; and
- appropriate location of landscaping and amenity space including the protection of existing healthy trees.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks along 30 Street SW. The site is served by Calgary Transit Routes 22 (Richmond Road) and 732 (Central Memorial/Glamorgan), with a bus stop located within 180 metres (a three-minute walk), which provides service through Killarney/Glengarry, Rutland Park, South Calgary, Bankview and into the Beltline and the Downtown core.

Vehicle access to the subject site is provided from the rear lane. Also, the subject site is not located within a residential street parking permit zone and on-street parking is presently unrestricted along 30 Street SW.

A Transportation Impact Assessment (TIA) or parking study was not required for the proposed land use amendment.

### **Environmental Site Considerations**

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

### **Utilities and Servicing**

Water, sanitary, and storm sewer mains are available from 30 Street SW to service the site. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail through 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 site is located within the Developed Residential – Inner City Area land use typology as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest intensification and infill developments that are consistent and compatible with the scale and character of the neighbourhood.

The proposal is in keeping with the MDP policies as the R-CG District is a low density residential district able to provide modest intensification, while being compatible with the existing character of the neighbourhood.

The proposed R-CG District complies with the relevant MDP policies.

### **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 stages.

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

The site is subject to the [Westbrook Communities Local Area Plan](#) (LAP) and identified as being part of the Neighbourhood Local urban form category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for building forms up to three storeys. Neighbourhood Local areas are characterized by primarily residential uses that support a range of housing types, unit structures and forms. The Limited building scale is typically characterized by buildings of three storeys or less, where building mass may be limited above the second storey in Neighbourhood Local areas. Secondary suites are also supported where allowed by the land use designation and are not considered a unit.

The proposed R-CG District aligns with the policies of the LAP.



# Applicant Submission

2023 November 3

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Nov 1st, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.070 hectare site from DC29Z91 to R-CG to allow:

- rowhouse buildings, townhouses and cottage housing clusters in addition to what it is already allowed
- a maximum building height of 11 metres
- the uses listed in the proposed R-CG designation.

The subject site, 3216 30 Street SW, is a mid-block lot located in the community of Killarney/Glengarry along 30 Street SW. The lot is currently developed with a single detached dwelling built in 1954. The surrounding dwellings are mostly single detached or semi-detached houses although M-CG multi-house developments are immediately to the west of the site cross 30 Street.

The site is approximately 0.070 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 lane. The site is about 90 meters from Richmond RD, which is part of city's primary transit network. There are many bus routes along Richmond RD connecting to downtown and main transit hub.

The site is also in close proximity to Killarney School, Richmond Green Park, Community Association and commercial business establishments along Richmond RD.

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



of height, built form and density.

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.



# Applicant Outreach Summary

2023 November 3



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

Please complete this form and include with your application submission.

**Project name:** 3216 30 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 90 meters radius and also Ward Councilor Office.

On March 6th, 2023, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

Large sign was posted on site on April 24th.

Also contacted Community Association and Councilor Office for input.

### 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 initial application to H-GO was filed before Westbrook Communities Local Area Plan was approved. Our office received large number of oppositions from local residents and community association citing: the site doesn't meet criterion for H-GO under newly approved LAP; increased traffic; increased height; parking issues; shadowing.

Some residents also complain about affects to 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 change the application to R-CG to ease residents concerns with maximum height and the number of units that can be built under H-GO.

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



#130 Bowness Centre NW  
Calgary, AB, T3B 5M5

Phone 403-719-0272  
Fax 403-775-4171

[www.horizonsurveys.ca](http://www.horizonsurveys.ca)  
[info@horizonsurveys.ca](mailto:info@horizonsurveys.ca)

Dear Homeowners,

Horizon Land Surveys is applying land use amendment at 3216 30 Street SW from the current DC zoning to R-CG for townhouse development.



Our client truly would like to build houses with attractive urban design. And we certainly welcome any feedbacks from local residents and listen to your concerns. So if you have any, please call or email us at [info@horizonsurveys.ca](mailto:info@horizonsurveys.ca).

Thank You.

Yours truly,

Horizon Land Surveys Team



## **Street Names in Alpine Park (Ward 13), SN2024-0002**

### **RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Adopt, by resolution, the proposed street names: Elevation, Cirque.

### **HIGHLIGHTS**

- This application proposes two new street names for use in the community of Alpine Park.
- Administration recommends approval of the proposal as it complies with the *Naming of City Assets Policy*. Note that the former policy, *The Municipal Naming, Sponsorship, and Naming Rights Policy*, was repealed 2024 April 30.
- What does this mean to Calgarians? Municipal naming of streets plays an important role in simple and unambiguous identification for location and navigation within Calgary.
- Why does this matter? The proposal will assist citizens and emergency services operators with navigation to and within the developing community of Alpine Park.
- The application is associated with land use and outline plan application, LOC2022-0225.
- There is no previous Council direction regarding this proposal.

### **DISCUSSION**

This application, in the southwest community of Alpine Park, was submitted by Stantec Consulting LTD, on behalf of Dream Asset Management Corporation, on 2024 June 27.

The subject lands are located in the area north of 162 Avenue SW, south of Alpine Avenue SW, and west of 45 Street SW. Location Maps are provided in Attachment 1.

An associated land use amendment and outline plan application (LOC2022-0225, Attachment 2) was approved by Calgary Planning Commission at the 2024 June 20, meeting and, at the time of writing this report, is scheduled to be presented to Council 2024 July 16.

The proposed street names, Elevation and Cirque, were selected by the developer to complement and support the mountainous alpine theme throughout the proposed community's rolling terrain and landscape. More information can be found in the Applicant's Submission in Attachment 3.

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

### **ENGAGEMENT AND COMMUNICATION**

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

## **Street Names in Alpine Park (Ward 13), SN2024-0002**

### **Applicant-Led Outreach**

As part of the review of the application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with relevant public groups was appropriate. Applicant-led outreach was not required for this application.

### **City-Led Outreach**

In keeping with Administration's practices, this application was circulation to relevant public groups and affected landowners.

Administration provided the following restriction regarding street 'types' to be used with the following street name:

- Cirque: street type Circle shall not be used to avoid any potential phonetic confusion.

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

Following Calgary Planning Commission, this application will be scheduled for decision at a future meeting of Council.

## **IMPLICATIONS**

### **Social**

The proposed application enables the continuation of development in the community of Alpine Park and navigation through new communities for citizens and emergency service operators.

### **Environmental**

There are no concerns associated with this application.

### **Economic**

There are no concerns associated with this application.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.

## **ATTACHMENTS**

1. Location Maps
2. Associated Outline Plan (LOC2022-0225)
3. Applicant Submission

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18**

**ISC: UNRESTRICTED  
CPC2024-0834  
Page 3 of 3**

**Street Names in Alpine Park (Ward 13), SN2024-0002**

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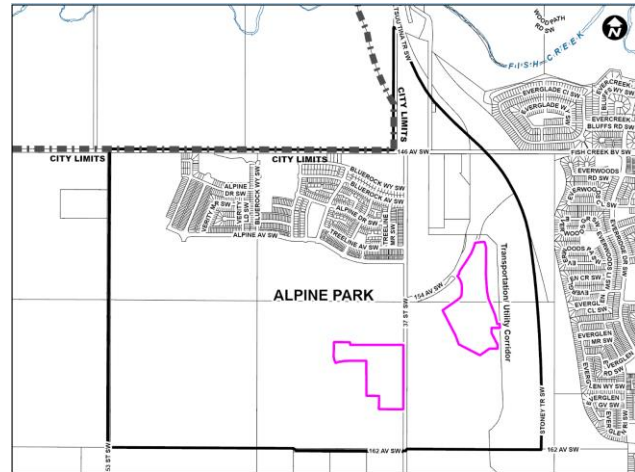
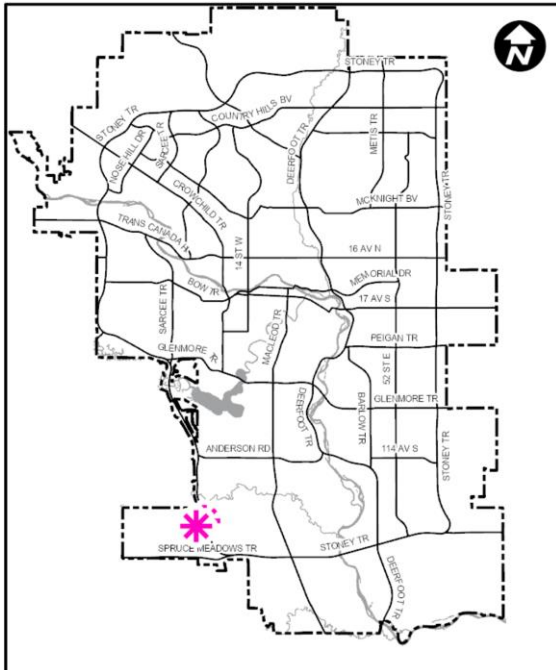
Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





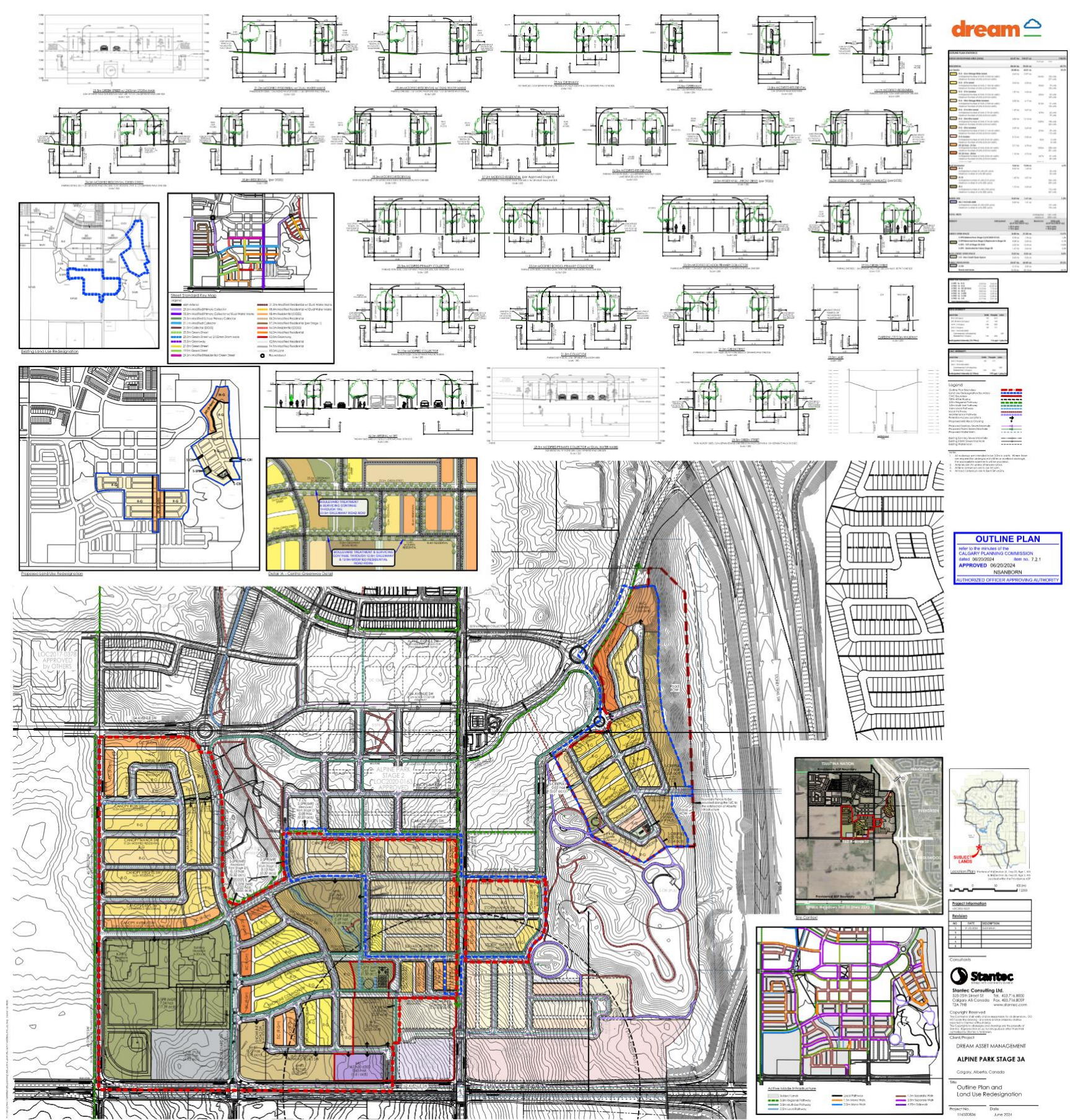
# Location Maps







Associated Outline Plan (LOC2022-0225)







# Applicant Submission



**Stantec Consulting Ltd.**  
200-325 25 Street SE  
Calgary AB T2A 7H8

June 27, 2024

Project/File: 116500863

**Attention: Monique Pahud, Senior Planning Technician**

Community Planning | Planning & Development  
Municipal Building – 800 Macleod Tr. S.E.  
PO. Box 2100, Station M, Calgary AB T2P 2M5

Dear Ms. Pahud,

**Reference: Street Naming Application – Alpine Park**

On behalf of Dream Asset Management Corporation (Dream), Stantec Consulting Ltd. (Stantec) is proposing the following additional street names for consideration within the community of Alpine Park:

- **Cirque**
- **Elevation**

We believe the proposed names are appropriate additions to the community and comply with all relevant requirements of the *Municipal Naming, Sponsorship and Naming Rights Policy*. These names have been chosen to align with and reflect the overarching “alpine” theme in Alpine Park.

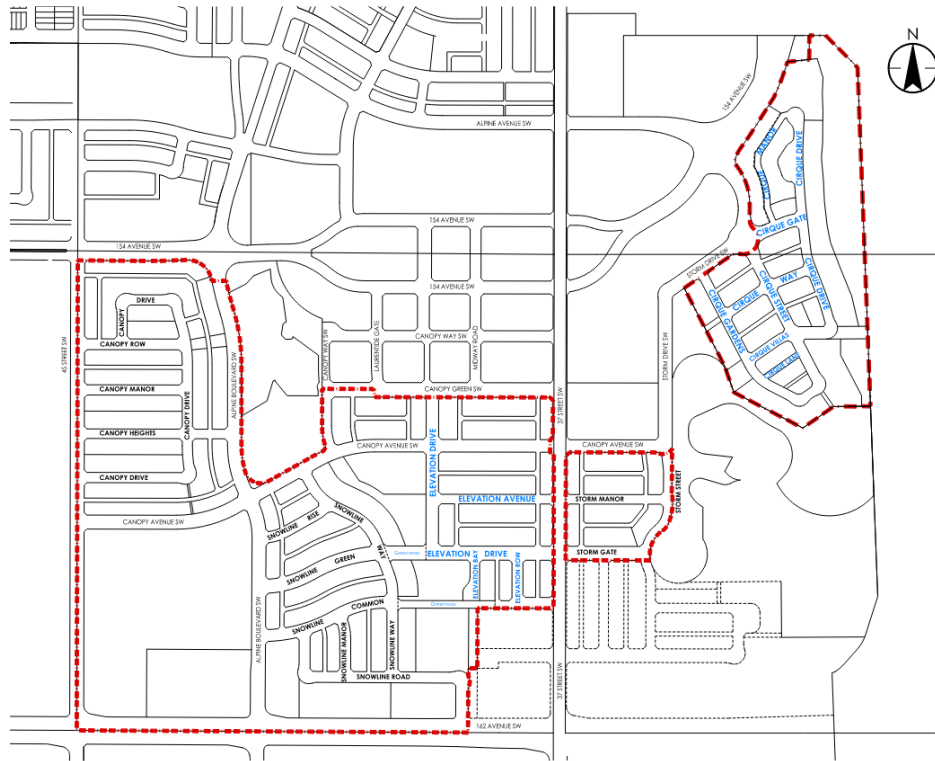
- The term “Elevation” is often used in the context of mountainous regions, signifying the height of a geographical location above a fixed reference point.
- Similarly, “Cirque” is a term used to describe a bowl-shaped, amphitheater-like valley formed by glacial erosion, commonly found in alpine (high mountain) areas.

These names are intended for use in select areas of the Alpine Park Stage 3 Outline Plan (LOC2022-0225), which was approved by Calgary Planning Commission on June 20, 2024, and will be presented to Council on July 16, 2024. For context, the names were reviewed by the City of Calgary Addressing and circulated to Municipal Naming as part of the LOC2022-0225 process. The approved Outline Plan reflects Addressing’s recommendations and preferred types. The locations of the proposed street names from the Stage 3 Outline Plan are illustrated in the attached Road Naming Application figure for ease of reference.

As no significant concerns were raised during circulation and approval of the prior Alpine Park naming applications (SN2019-0007 and SN2021-0004), we feel confident that these proposed street names will be acceptable and serve as positive additions to the Alpine Park community. Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Sincerely,

**STANTEC CONSULTING LTD.**



V:\1165\active\116500863\300\_planning\300\_outline\_plan\05\_coad\figures\116500863\_jr30a\_ep-dream.dwg Layout: fig.roadnaming

FIGURE | ALPINE PARK STAGE 3A  
**Road Naming Application**



June 2024

**CONCEPT ONLY**

THIS DRAWING IS AN ARTISTIC REPRESENTATION OF  
DESIGNS PREPARED BY STANTEC CONSULTING LTD.  
IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.  
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116500863

**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 35 – 11A Street NE,  
LOC2024-0074**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.57 hectares  $\pm$  (1.4 acres  $\pm$ ) located at 35 – 11A Street NE (Plan 2411141, Block 3, Lot 1) from Mixed Use – General (MU-1f4.0h50) District to Mixed Use – General (MU-1f4.6h52) District.

**HIGHLIGHTS**

- This application proposes to redesignate the site to increase the allowable height and density to accommodate a mixed-use development.
- The proposal aligns with the goals and policies of the *Municipal Development Plan* (MDP) and *Bridgeland-Riverside Area Redevelopment Plan* (ARP) including supporting higher residential densities in areas that are well-served by existing infrastructure, public amenities, and transit.
- What does this mean to Calgarians? This application allows for more housing and employment opportunities with access to alternative transportation modes and enables more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional commercial and housing diversity that may contribute to the vibrancy of the area and reduce overall servicing cost to Calgarians.
- A development permit for a mixed-use development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the northeast community of Bridgeland/Riverside, was submitted by Casola Koppe Architects on behalf of the landowner, Silvera For Seniors, on 2024 March 9. The approximately 0.57 hectare (1.4 acre) site is located on the southwest corner of McDougall Road NE and 11A Street NE, approximately 400 metres (a six-minute walk) from the Bridgeland/Riverside LRT station. The site is currently vacant. Several previously existing single storey multi-residential buildings were demolished and cleared from the site in preparation for redevelopment.

The subject site was redesignated to the Mixed Use – General (MU-1f4.0h50) District on 2021 July 27 as part of a comprehensive policy amendment, outline plan, and land use application (LOC2020-0079) that subdivided an approximately 2.51 hectare (6.20 acres) city block to allow for new community park space and mixed-use/multi-residential development in a Transit Oriented Development context. As noted in the Applicant Submission (Attachment 2), this application proposes an amendment to a portion of the 2021 land use approval to facilitate a mixed-use development with a maximum building height of 52 metres (an increase from the current maximum of 50 metres) and a maximum floor area ratio (FAR) of 4.6 (an increase from the current maximum FAR of 4.0).



**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 35 – 11A Street NE,  
LOC2024-0074**

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A development permit (DP2024-04157) for a 16-storey mixed-use development with 378 residential units and street-oriented businesses facing McDougall Road NE was submitted on 2024 June 10 and is under review. As part of the land use amendment review process, the schematic design was reviewed by the Urban Design Review Panel on 2024 May 1. The panel endorsed the application and supports the land use amendment, noting the project's strengths across all six urban design elements evaluated by UDRP.

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 discussed the application with adjacent residents of Silvera For Seniors properties and hosted a public open house at the Bridgeland-Riverside Community Hall on 2024 April 16 where approximately 53 people were in attendance. 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 in opposition to this application. The letters of opposition cited the following concerns:

- increase in vehicle traffic and on-street parking congestion;
- building height, potential shadow impacts, and loss of views for neighbouring properties;
- increase in density;
- increase in crime;
- construction nuisances;
- energy efficiency of proposed development;
- loss of community character; and
- loss of existing trees.

The Bridgeland-Riverside Community Association (CA) expressed its support for the project in comments submitted on 2024 April 23 (Attachment 4). The CA considered the additional two-metre variance to be minimal and recognized that the proposal aligns with the East Riverside Master Plan. However, concerns were raised regarding potential traffic congestion and the adequacy of area utility infrastructure to support new development.

**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 35 – 11A Street NE,  
LOC2024-0074**

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The land use amendment represents a modest increase in building height and FAR and remains consistent with the goals of the ARP to accommodate mixed-used, transit-oriented development within the Urban Neighbourhood policy area.

The building massing, site design, number of units and amenity provision are being reviewed through the development permit submission. Information associated with parking demands and transportation demand management identified through the Transportation Impact Assessment (TIA) are being further reviewed with the development permit.

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

## **IMPLICATIONS**

### **Social**

The proposal allows for a variety of housing choices in mixed-use and multi-residential building forms and accommodates housing needs within convenient walkable distance to transit services. The proposal enables this site to become a vibrant node with higher density mix use development near the LRT Station and encourages social integration to the East Riverside area.

### **Environmental**

Increasing density by having more people live near the primary transit network helps achieve the goal of zero carbon neighbourhoods contained in the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies, including electric vehicle charging and LEED (Leadership in Energy and Environmental Design) certification, have been identified and shared with the applicant and will be pursued at the development permit stage.

### **Economic**

The proposal enables a greater variety of housing choice to accommodate a diversity of incomes, supports business by increasing the population close to main shopping streets, and provides employment opportunities within the community of Bridgeland/Riverside. Redevelopment of this site makes more efficient use of existing infrastructure while increasing density near a transit station.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18**

**ISC: UNRESTRICTED  
CPC2024-0738  
Page 4 of 4**

**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 35 – 11A Street NE,  
LOC2024-0074**

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**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 Bridgeland/Riverside, at the southwest corner of McDougall Road NE and 11A Street NE. The site is well served by public transit, situated within 400 metres (a six-minute walk) of the Bridgeland-Memorial LRT Station. This site is located in an area known as East Riverside and consists of a variety of subsidized housing units, including affordable seniors' housing.

The subject site, approximately 0.57 hectares (1.4 acres) in size, spans approximately 58 metres along its northern edge (McDougall Road NE) and 98 metres along its eastern edge (11A Street NE). Currently undeveloped, the site was subdivided following a comprehensive policy amendment, outline plan, and land use application approved on 2021 July 26 for the surrounding 2.51-hectare (6.20-acre) block. These approvals in 2021 were intended to enable transit-oriented development, integrating higher density commercial and residential uses, along with the dedication of a new municipal reserve park space.

Surrounding development consists of apartment-style seniors' housing and assisted living facilities, along with health care services and planned park space. To the east, across 11A Street NE, are two seniors' housing buildings ranging from four to nine storeys. Directly west is a four-storey apartment building with assisted living facilities. To the north, across McDougall Road NE, is a senior health clinic and long-term health care facility. Directly south is a municipal reserve parcel designated for a future City park. To the southeast is the home of the Canadian National Institute for the Blind (CNIB), recently redesignated to allow for mixed-use and multi-residential development ranging from 40 to 86 metres (approximately 12 to 27 storeys) in height.

A variety of parks, services, and amenities are conveniently located within easy walking distance. The 9 Street NE shopping area is located approximately 550 metres (a nine-minute walk) to the east, while the 1 Avenue NE Neighbourhood Main Street is approximately 700 metres to the northeast (a 11-minute walk). Directly adjacent to the site is a future City park to the south, while McDougall Park is located approximately 100 metres (a one-minute walk) to the west. Tom Campbell's Hill, a naturalized open space, is located approximately 700 metres (a 11-minute walk) to the east.

## Community Peak Population Table

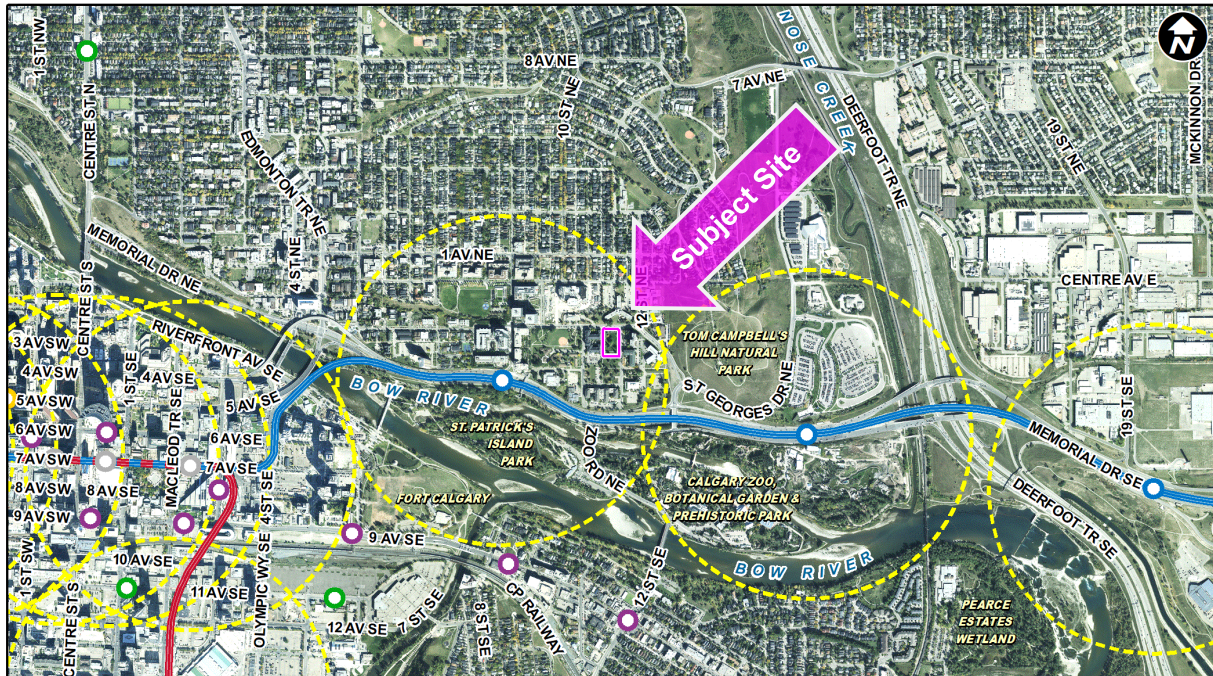
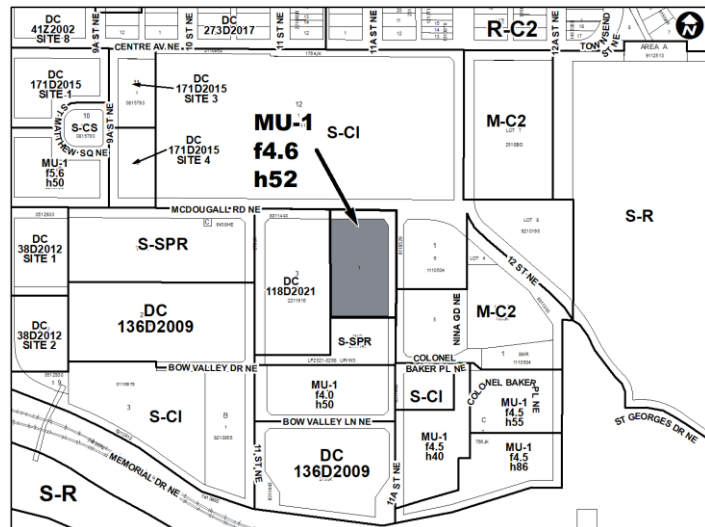
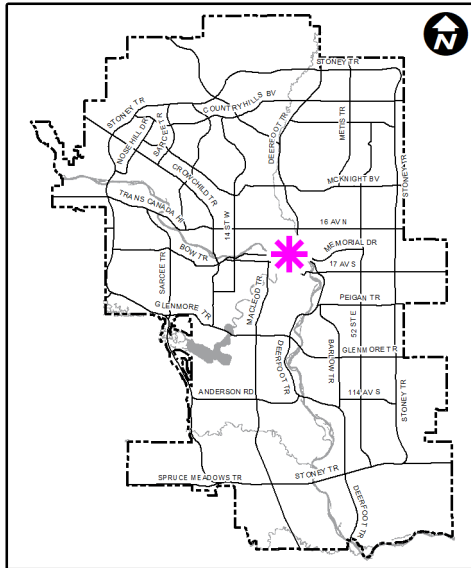
As identified below, the community of Bridgeland/Riverside reached its peak population in 2019.

<b>Bridgeland/Riverside</b>	
Peak Population Year	2019
Peak Population	6,835
2019 Current Population	6,835
Difference in Population (Number)	0
Difference in Population (Percent)	0%

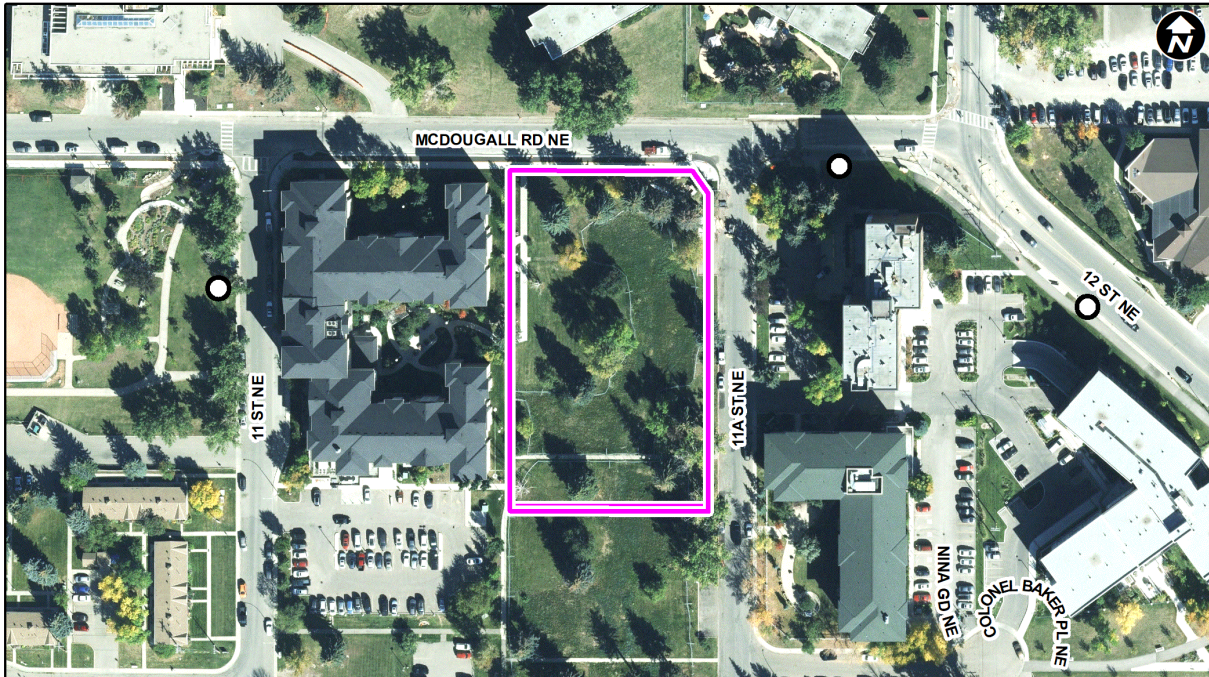
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Mixed Use – General (MU-1f4.0h50) District is intended to allow for commercial and residential uses in street-oriented buildings with either commercial or residential uses at street level. The District allows for a maximum floor area ratio (FAR) of 4.0 and a maximum building height of 50 metres (up to 16 storeys).

The proposed MU-1f4.6h52 District involves raising the maximum FAR from 4.0 to 4.6 and increasing the maximum building height from 50 to 52 metres (up to 16 storeys) to facilitate a mixed-use development permit application. These adjustments necessitate a land use amendment due to Section 40 of Land Use Bylaw 1P2007, which prohibits relaxations to maximum floor area ratio and building height as outlined on the Land Use District Map. Administration supports these changes, considering them minimal in scale and essential to accommodate the development proposal.

### Development and Site Design

If approved by Council, the applicable land use policies and the rules of the proposed MU-1 District along with the Urban Neighbourhood policies of the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) will provide guidance for the future redevelopment of this site including appropriate uses, height and building massing, landscaping, pedestrian connections, 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:

- mitigating shadowing, overlook, and privacy concerns on adjacent development and open spaces;
- ensuring a compatible shared residential interface with the Silvera For Seniors' apartment building located directly west of the subject site;
- ensuring at-grade amenity space is designed to integrate with the Municipal Reserve located directly south of the subject site;
- establishing pedestrian connections through the site that complements the existing network of open spaces in the area;
- minimizing vehicle access interruptions to public sidewalks and cycling infrastructure; and
- pursuing green building and climate resiliency mitigation and adaptation considerations.

### **Urban Design Review Panel**

As part of the land use amendment review process, a schematic development concept was presented to the Urban Design Review Panel (UDRP) on 2024 May 1. The panel endorsed the land use amendment, noting it was a well-designed project from an urban design perspective. The panel also recognized that increasing the building height would enhance the viability of the proposed ground floor commercial uses. Further consideration of the UDRP comments, including amenity space design within the site and mitigating loading and access impacts to the raised wheeling lane is occurring through the development permit process.

### **Transportation**

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

Pedestrian access to the site is facilitated by sidewalks along McDougall Road NE and an on-site north-south pathway, creating a direct link between McDougall Road NE and Bow Valley NE.

The site is well connected to the existing greater Always Available for All Ages and Abilities (5A) Network. McDougall Road NE features a raised wheeling lane on its south side and a protected on-street wheeling lane on its north side between 6 Street NE and 12 Street NE. The inclusion of missing sidewalk links on the west side of 11A Street NE and additional intra-block pathway connections are being assessed as part of the development permit review, further enhancing pedestrian connectivity in the area.

There is no vehicular access currently provided to the site. Future parkade access is being determined through the development permit process.

#### ***Transit***

The site is well served by Calgary Transit bus and LRT service. The site is located within approximately 400 metres (a six-minute walk) of the Bridgeland-Memorial LRT Station, and is also served by Calgary Transit Route 90 (Bridgeland/University of Calgary), with bus stops located within 100 metres (a two-minute walk) on McDougall Road NE and 11A Street NE.

### **Curbside Management**

The site is located within the Residential Parking Permit Zone G. On-street parking adjacent to the site is currently restricted to 2 hour parking on 11A Street NE and McDougall Road NE.

### **Transportation Impact Assessment**

An update to the Transportation Impact Assessment (TIA) for the 2021 land use amendment has been submitted in support of this proposal. It aims to assess the changes in transportation patterns resulting from this and other recent developments in the area. The TIA report, based on initial findings and City Mobility Engineering review, is being finalized through the development permit process. This process will determine any necessary transportation improvements and assign responsibilities as appropriate.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

There are no utility or servicing concerns associated with the proposed land use amendment. Water, sanitary, and storm servicing are being reviewed in detail at the subdivision/development stage.

## **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 in the Residential – Developed – Inner City area, as identified on Map 1: Urban Structure of the [Municipal Development Plan \(MDP\)](#). The site is also within 400 metres of the Bridgeland/Memorial LRT Station. The MDP encourages locating a portion of new housing and jobs within higher intensity, mixed use areas that are well connected to the Primary Transit Network. The MDP also supports increased development densities near the Primary Transit Network by targeting residential and employment intensities within 400 metres of transit stations and stops. The proposal is in keeping with the relevant MDP policies as the land use amendment provides for increased housing and jobs with higher densities in close proximity to the primary transit network.

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

Increasing density by having more people live near the primary transit network helps achieve the goal of zero carbon neighbourhoods contained in the [Calgary Climate Strategy – Pathways to 2050](#). Opportunities to enhance the development on this site with applicable climate strategies, including electric vehicle charging and LEED (Leadership in Energy and Environmental Design) certification, have been identified and shared with the applicant and are being pursued through the development permit process.

### **Transit Oriented Development Policy (Non-Statutory – 2004)**

The [Transit Oriented Development Policy](#) provides direction for the development of areas typically within 600 metres of a Transit Station. The Guidelines encourage higher density, walkable, mixed-use developments within station areas to support high frequency, rapid transit service and provide for a variety of housing, employment, services, and amenities that benefit local communities and transit users alike. The proposed development meets key policy objectives of the Guidelines, specifically that of increasing density around transit stations with mixed-use, pedestrian-oriented design.

### **Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)**

The subject site is located within the Urban Neighbourhood area of the [Bridgeland-Riverside Area Redevelopment Plan](#) (ARP), which was added as an amendment by Council in 2021. This area is intended to support higher density development that is primarily residential and complemented by at-grade commercial uses. Policy for this area contemplates building heights no greater than 50 metres, and includes additional guidance on building massing, at-grade building interfaces, and mobility connections. The proposal aligns with the applicable ARP policies and is in keeping with the maximum building height intent. The minor variance of two metres is deemed negligible and serves to accommodate the development proposal, which is designed to meet the plan's goals of increasing housing and employment opportunities in a TOD area.

### **East Riverside Master Plan (Non-Statutory – 2017)**

The [East Riverside Master Plan](#) is a document prepared by The City in collaboration with area landowners and the community that provides a vision, core ideas, and urban design principles to guide developments in the East Riverside portion of the larger Bridgeland-Riverside Neighbourhood. The proposal aligns with the Master Plan vision, as the 2021 amendments to the *Bridgeland-Riverside ARP* were adopted to incorporate its core ideas and urban design principles.

# Applicant Submission

2024 March 18



## APPLICANT'S SUBMISSION – FOR LAND USE REDESIGNATION

City of Calgary  
Planning & Development  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

**RE:** 35 11A ST NE, Calgary, AB | PE2023-01586 | Plan 273JK, Block C, Lot 1

### Background:

The subject parcel is in the community of Bridgeland/ Riverside fronting Mcdougall Road NE & 11A Street NE. The site consists of a 1.4 ac (~0.567 ha) parcel. The property has no lane and has minor grade change. The adjacent south parcel is zoned S-SPR (M-R).

### Land Use Application & Site Concept

This proposed MU-1 f4.6 h52 District is intended to provide for:

- (a) Multi-Residential Development and integrated townhouse form activating the streets and adjacent park with mobility connections;
- (b) Attracting new street-oriented businesses along Mcdougall Road per the Bridgeland-Riverside Area Redevelopment Plan;
- (c) outdoor spaces for social interaction.

Amendment to the current MU-1 zoning will allow for buildings with a maximum 52m height. Proposed increased height beyond the current 50m maximum will allow for building efficiency utilizing a smaller podium level and increasing open space at grade. This land use application includes a Floor Area Ratio modifier of 4.6, a minor increase to the existing FAR 4.0. The concept being contemplated is to house ±378 residential units and ±3 commercial units. Parking for the development will be accommodated in an underground parkade and surface loading. This application will be followed by a Development Permit (in progress).

### Policy Alignment

The subject parcel is in the Bridgeland-Riverside Area Redevelopment Plan. The parcel is identified in this ARP as Urban Neighbourhood. The proposed site concept includes ground oriented housing adjacent to sites with higher density towers / mixed use facilitating neighbourhood housing diversity and tenures per the Municipal Development Plan.

The proposed Land Use Redesignation facilitates a development that will create a sustainable range of housing opportunities within the City of Calgary. Per above rationale, we respectfully request support of this application.

Sincerely,

A handwritten signature in blue ink that reads 'Lauren MacKenzie'.

Lauren MacKenzie  
M.Arch, BECxP, Architect AAA



# Applicant Outreach Summary

2024 May 29



**LOC2024-0074 | 35 11A ST NE**  
Engagement Report: What We Heard

May 1, 2024 (Revision 1)

## Engagement Report: Land Use Amendment & Pre-Development Permit Application

RE: 35 11A ST NE, Calgary, AB | PE2023-01586 | LOC2024-0074 | Plan 273JK Block C Lot 1

### Executive Summary:

As part of the public engagement process, the Applicant & Developer conducted in person open house style public engagement and targeted stakeholder discussions for LOC2024-0074 (35 11A ST NE). The following report outlines what we heard at those events and what will be implemented in the forthcoming Development Permit application.

How did people hear about the Land Use Amendment & approaching DP Application?

- Mar 3 • Social media posting. Project active on Skyrise Calgary.
- Mar 14 • Press release email to residents of Silvera for Seniors properties nearby inviting stakeholders to public engagement event
- Mar 15 • In-building public engagement open house flyers with event details posted for residents of Silvera for Seniors properties
- Mar 16 • Social media posting
- Mar 19 • Two public engagement open house billboards posted: one on-site & one near the BRCA (Community Association building)
- Apr 8 • Email invitation to BRCA (Community Association) & Ward Councillor with public engagement event details
- Apr 16 • Public Engagement Open House event was held on Tuesday, April 16, 2024 at BRCA building from 18:00-20:00

Targeted Stakeholder Discussions:

- Mar 26 • Discussion #1 (online) with Silvera for Seniors on interface with existing approvals (MR S-SPR) and future pedestrian connection from McDougall to MR S-SPR
- Apr 16 • Discussion #2 (in person) with Silvers for Seniors envisioning session on amenities, interface with MR S-SPR, and future pedestrian connection between properties

### Public Engagement Open House Attendance: 53 + 7 Facilitators

STAKEHOLDERS: 49 | WARD COUNCILLOR: 1 | BRCA: ~ 3 | DEVELOPER: 4 | APPLICANT: 3

### Feedback:

<b>Most common themes:</b>	<b>Traffic, Height, Street parking needed, Amenity</b>
<b>Notable other themes:</b>	<b>CNIB Application (By Others), Construction noise</b>



LOC2024-0074 – 35 11A ST NE

**Report Discussion:**

Refer to Appendix A for Presentation Boards displayed at the Open House.

The Applicant & Developer endeavoured to record all verbal concerns and feedback discussed. Those items are summarized in the "Summary of Verbal Discussions" in Appendix B.

Attendees were encouraged to provide written feedback during the event or to email the City of Calgary Planning & Development Services Senior Planner. Emails and Feedback Cards are summarized below. In addition to the Feedback Cards, one printed typed letter was deposited in the Feedback Card box during the Public Open House Engagement Event (to the Applicant Team directly). Refer to Appendix C for all verbatim feedback. The typed verbatim feedback summary is followed by the scanned Feedback Cards. Personal details have been redacted from feedback.

Note: The Applicant received no phone calls relating to the LOC file (via site notice posting).

WHAT WE HEARD	WHAT WE DID
Traffic	Recent changes to signalization at St. George and access out of the community is a concern. Discussed with Ward Councillor at engagement event.
Height	The land use amendment height increase by 2m is a minor change to the existing land use approval. By increasing density at the towers more open space has opened up at grade for west amenity. Further details will be provided at the development permit stage on landscape programming.
Street parking needed	An attendee & BRCA recommended a dedicated on-street loading area being beneficial. Consultants will explore adding a short term street loading area for residential food & package deliveries at the east residential main entrance.
Amenity	<p>Multiple attendees and the BRCA asked for a dedicated dog area. An on-site dog run will be included in the Development Permit application.</p> <p>Attendees asked for connected pathways to the streets. Pathway connection will be provided from McDougall to the park on the west and east side of the development. Access will be barrier free and well lit for safety. Developer has reached out to the BRCA post the open house re their concerns.</p>

**Next steps**

The Applicant & Developer will continue targeted discussions with Silvera for Seniors regarding interface between the properties; theme already captured in this report.

Regards,



Lauren MacKenzie  
M.Arch, BECxP, Architect AAA  
For

**Casola Koppe Architects**

LOC2024-0074 – 35 11A ST NE

## **Appendix A**

*Presentation Boards – Open House*

LOC2024-0074 – 35 11A ST NE

WELCOME

Thank you for attending our open house.

Information about the development is presented throughout the room.

Representatives from the development team are present to answer questions.

Please complete a comment form with your thoughts on the proposed land use change and they will be presented to the City of Calgary.



LOC2024-0074 35 11A STREET NE, CALGARY, AB

**bucci** casola.koppe  
ARCHITECTS & PLANNERS  
CALGARY, ALBERTA

PROJECT TIMELINE



LAND USE AMENDMENT ENQUIRY  
PRE-APPLICATION SUBMISSION  
TO CITY

**BUCCI PRE-DESIGN  
PUBLIC ENGAGEMENT 1  
APRIL 16, 2024**

PUBLIC FEEDBACK REVIEW &  
'WHAT WE HEARD' REPORT  
SUBMISSION TO CITY

LAND USE AMENDMENT  
SUBMISSION REVIEW BY CITY

CONCURRENT DEVELOPMENT  
PERMIT SUBMISSION &  
REVIEW BY CITY

REVIEW PROCESS

AMENDMENTS & DEVELOPMENT  
PERMIT APPROVALS

BUILDING PERMIT &  
CONSTRUCTION

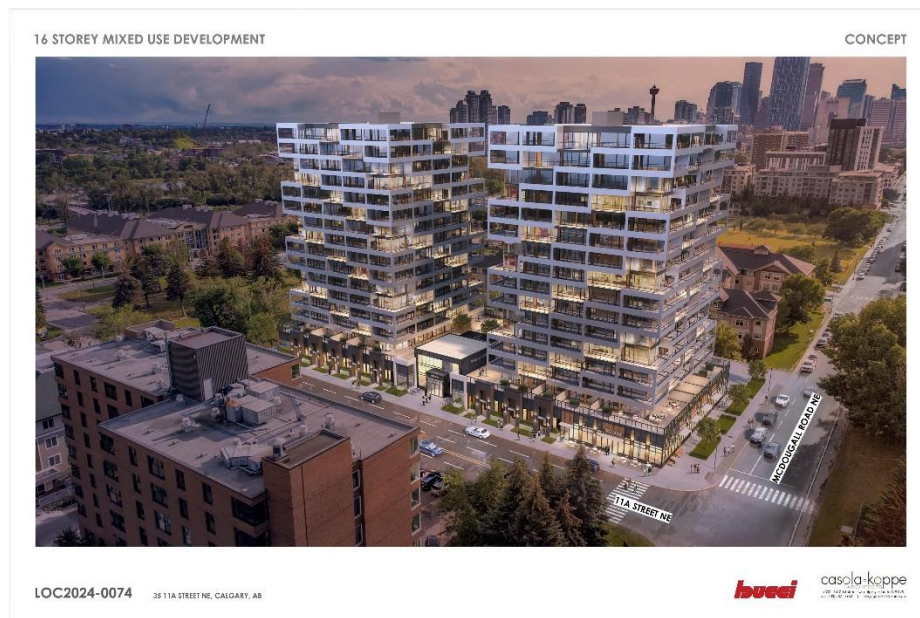
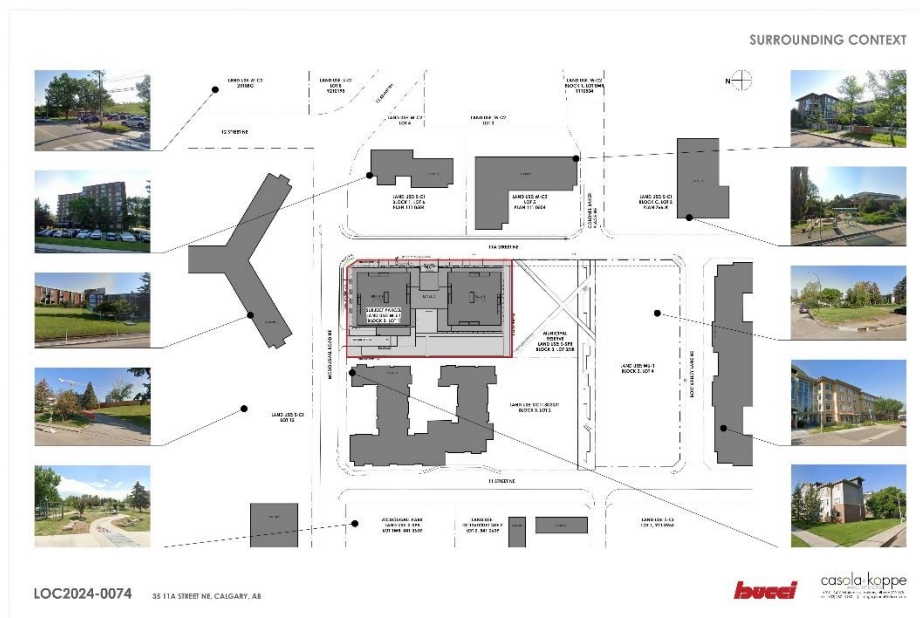


LOC2024-0074 35 11A STREET NE, CALGARY, AB

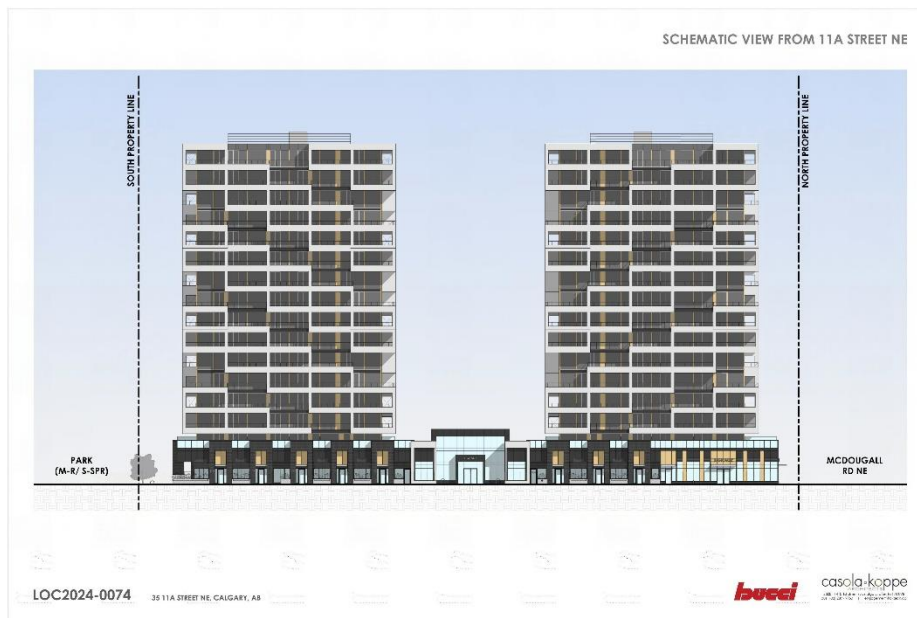
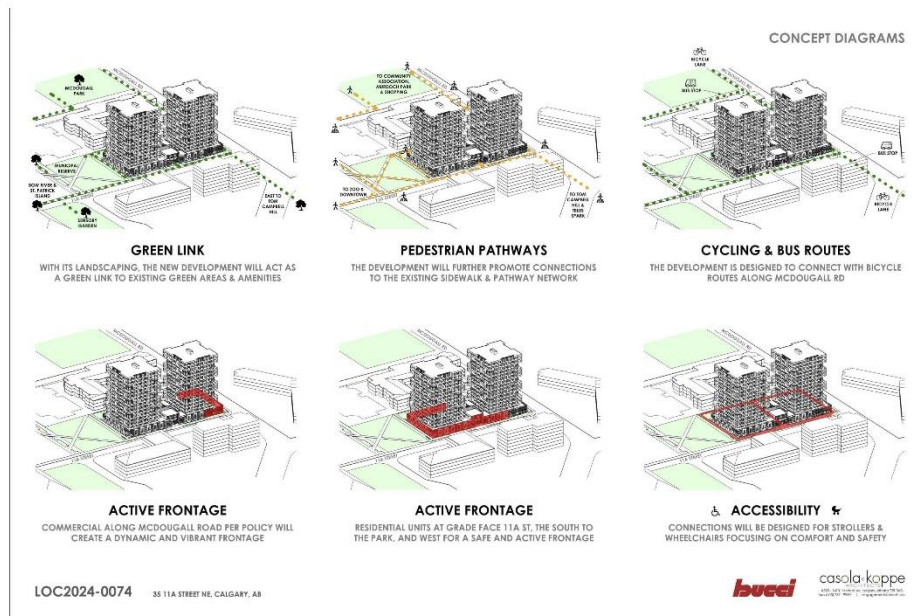
**bucci** casola.koppe  
ARCHITECTS & PLANNERS  
CALGARY, ALBERTA



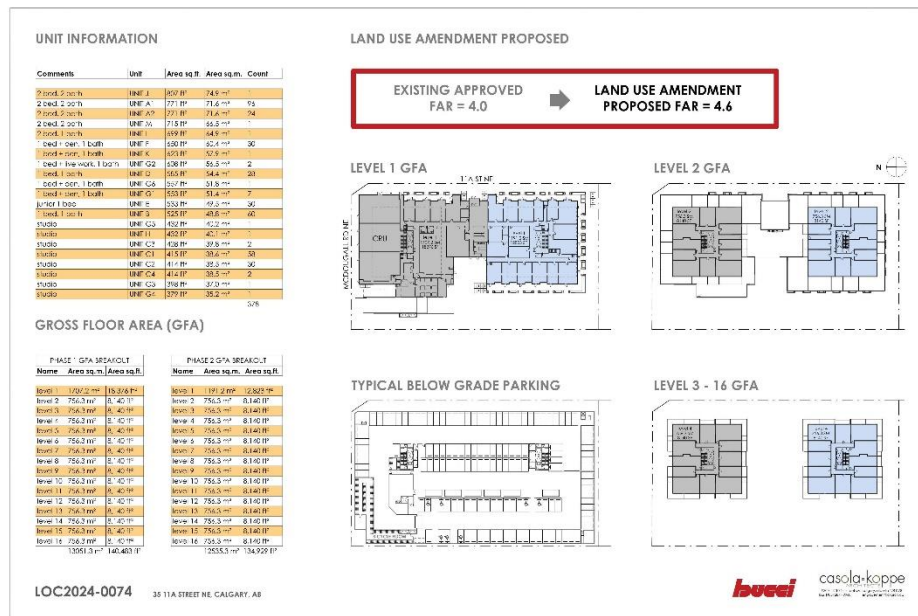
LOC2024-0074 – 35 11A ST NE



LOC2024-0074 – 35 11A ST NE

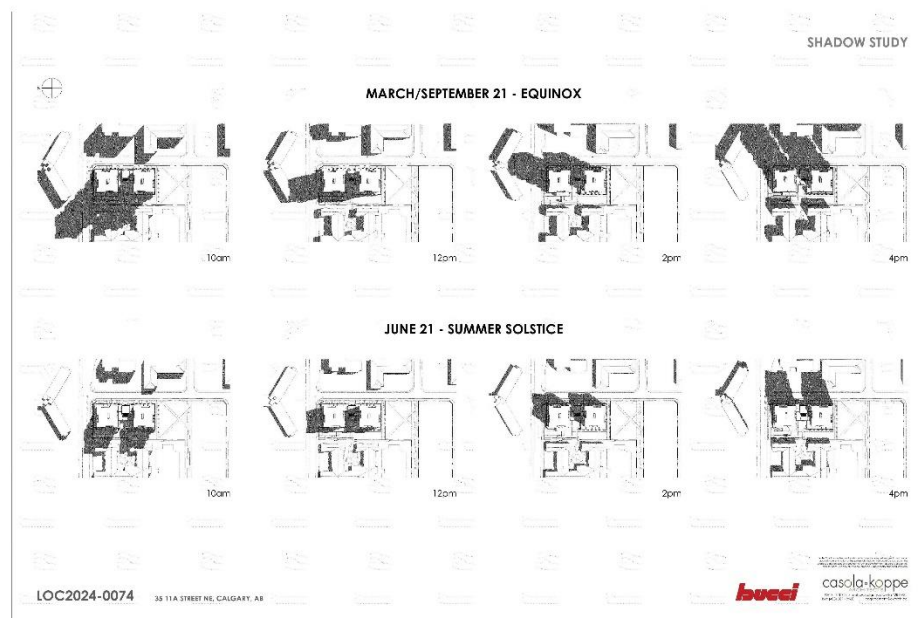
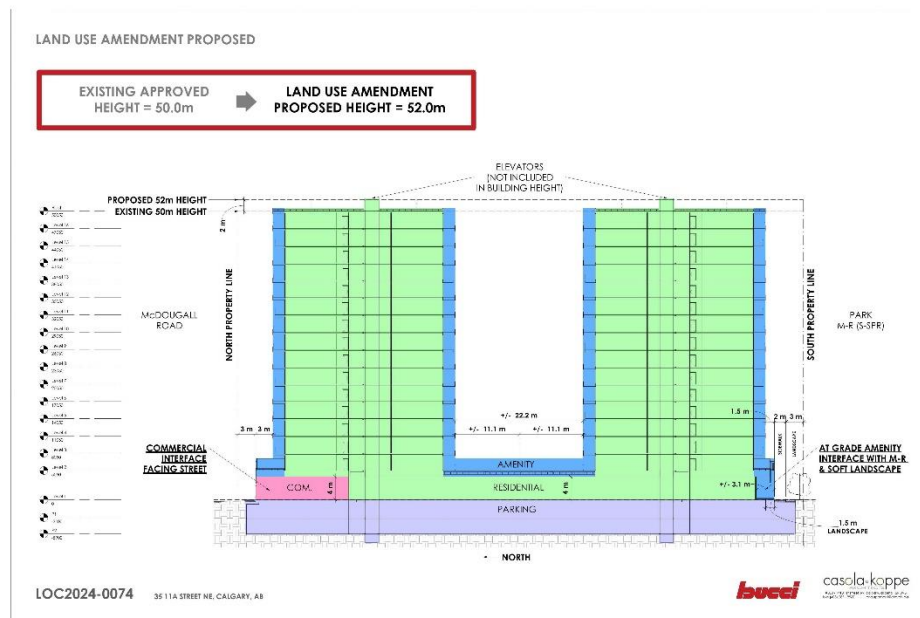


LOC2024-0074 – 35 11A ST NE





LOC2024-0074 – 35 11A ST NE



LOC2024-0074 – 35 11A ST NE

## **Appendix B**

*Summary of Verbal Discussions*

LOC2024-0074 – 35 11A ST NE

**Summary of Verbal Discussions**

During the Public Open House Engagement Event (April 16, 2024) the Applicant & Developer endeavoured to record all verbal concerns and feedback discussed. Those items are summarized below. The following are organized by theme and order received.

<b>COMMERCIAL</b>	• <b>Want to see grocery store, pharmacy, hairdresser, coffee shop.</b>
	• <b>Need commercial- closest is east village and co-op on 16<sup>th</sup> Ave for mainstream. Bush Lane and Bridgeland market expensive.</b> Discussed commercial is proposed.
	• <b>Glad to see commercial proposed.</b>
	• <b>No cannabis store or tattoo shop. No vape or liquor.</b>
	• <b>Restaurants needed.</b>
<b>HEIGHT</b>	• <b>Need a basic grocery store that isn't that expensive.</b>
	• <b>Won't see morning sun.</b> Referred to shadow study provided.
	• <b>Will shadow unit in the morning.</b> Referred to shadow study provided.
<b>DENSITY</b>	• <b>Okay with height proposed.</b>
	• <b>Love density, live on 7a</b>
<b>AESTHETICS</b>	• <b>How does this support the community?</b> Discussed commercial and west amenity corridor connecting McDougall to the new MR (S-SPR) Park. Density to help the housing shortage.
	• <b>Need more housing soon.</b>
	• <b>Appreciate geometry of proposed cladding.</b>
<b>TRAFFIC</b>	• <b>Will be a beautiful building.</b>
	• <b>Oh, fancy buildings.</b>
	• <b>Onto Memorial East the dual turn is now gone.</b> Discussed congestion increase since that signalization change was recently made.
	• <b>Stated concern with traffic flow on McDougall.</b>
	• <b>Bridge congested, 30% of units without parking.</b> Discussed parking ratios will be reviewed at the development permit stage.
<b>CNIB &amp; OTHER</b>	• <b>Add a street bump out for deliveries at main entrance. Bump in from the street.</b>
	• <b>12<sup>th</sup> lane change the worst.</b>
	• <b>CNIB need to coordinate construction flow. 11a will be very busy with that parcel.</b>
	• <b>Another exit needed at 12<sup>th</sup> ST it's a cul-du-sac because of CNIB</b>
<b>ENERGY</b>	• <b>Carewest took away all the parking underground. Parking is tight – there is none.</b>
	• <b>C-Train station not safe at night.</b>
	• <b>Energy efficiency</b>
<b>PARKING AMENITY</b>	• <b>Will there be e-vehicle parking?</b> Discussed parking types will be reviewed at the development permit stage.
	• <b>No incandescent bulbs.</b> Discussed the building aims to perform 25% better than energy code requirements.
	• <b>Has big sinks. Use non-square sinks to use less water.</b>
	• <b>There are no public surface lots.</b>
	• <b>MR Park built soon?</b>
<b>INFRASTRUCTURE</b>	• <b>Operations &amp; maintenance of parks bad. Have to pick up garbage. Help with garbage in parks.</b>
	• <b>Outside dog run needed.</b> A dog run is proposed.
	• <b>Will there be a sidewalk between the buildings north to south?</b> Discussed yes.
	• <b>Picketball court?</b>
	• <b>Would want to see a dog park for residents and not in park.</b>
	• <b>Concern on infrastructure and amenities.</b>

LOC2024-0074 – 35 11A ST NE

## **Appendix C**

*Summary of Feedback (Emails & Event Cards)*

LOC2024-0074 – 35 11A ST NE

### Summary of Feedback (Event Cards)

Attendees of the Public Open House Engagement Event (April 16, 2024) were encouraged to provide written feedback during the event or to email the City of Calgary Planning & Development Services Senior Planner. The Feedback Cards received are summarized below. In addition to the Feedback Cards, one printed typed letter was deposited in the Feedback Card box during the Public Open House Engagement Event titled "Willow Park on the Bow 30 11<sup>th</sup> St. NE" (to the Applicant Team directly). The below typed summary is followed by the scanned Feedback Cards and that typed letter. Personal details have been redacted from scans and noted as removed in brackets '(redacted...)' from the typed Summary of Feedback.

Feedback Card #	Summary of Feedback
1	<ol style="list-style-type: none"> <li>Cannot have 2 constructions going on at the same time, Bucci's and CNIB project</li> <li>Traffic is a huge problem. The east riverside is not made to have twin towers (rather south-north towers) and CNIB's 27 storey tower. The area is very compact due to St. George st and the bridge (not connected to Inglewood). There is a strong need to have a one-way street from entering onto 11 street, Bow Valley Lane and 11A street. Many seniors use the pathways between Silvera buildings and streets, many tenants use the pathways to connect to the C train stations  There are not enough parking spaces in the Riverside area. Case in point: residents of Bucci's twin tower (locate don MacDougall road/9a street) now park their cars/vehicles on MacDougall road up to 11a street, not only tenants use them, also guests.</li> <li>There is a dead end street at the end of 11a street. Parking lot is located south of the aspen community building where the drivers park their vehicles. There is no flow of traffic.</li> <li>Too much shadowing the with Bucci's 15 storey buildings, reduces the sun's path significantly after 5:00pm in the winter and after 6:00pm. How are the tenants going to expect and ensure that their gardens are getting  sufficient sun to grow their own produce? The plants need at least 6 hours a day. When the sun comes around at 4:00pm. The Fragrance Garden at the CNIB would lose more sun. If the plan is to go ahead with a 27 storey building at CNIB, the Fragrance would more sun and Bucci increase the shadow.</li> <li>Bucci should not push the boundary line toward Bow Valley Lane for more land coverage. Seniors, families, teenagers and people from all walks of life use the pathway for leisure activities and accessible to the Ctrain station.</li> <li>Bucci's building 15 storey is beyond the BRCA's standard height. It would appear to be claustrophobic. Bucci need to  reduce the height to 4 storey's high and reduce the shadow.</li> </ol>

LOC2024-0074 – 35 11A ST NE

	<p>7. Visually impaired individuals come to CNIB, with or without service dogs, quite often. There is a need to consider a safe environment. Furthermore individuals with wheel-chairs also use the "parks" across from aspen community</p> <p>8. No commercial offices/spaces, no need for amenities. We got Bridgeland market.</p> <p>9. Currently there are 22 healthy trees in the Bucci's lot. How are you going to cool the building on the hottest days, like 40°C</p>
2	Consider shorter buildings or moving so Silvera Seniors aren't shadowed. Or do something for the seniors – like have a hair salon in the building.
3	<p>I would like to see the height stay at 50m. I think it sets a slippery precedent when we let the tolerances slip.</p> <p>I feel it's important to mandate the commercial on the McDougall Street level. This was identified long ago as important to provide some amenities in this corner of the neighborhood.</p> <p>Important – it will be introducing 300 + units in this corner of the hood, the St. Georges bridge lanes need to be re-worked. Allow dual turns to the east to access Memorial Drive. This is a minor disaster, I know it's unrelated to this particular change but my 311 submissions keep going unanswered.</p> <p>Thanks</p> <p>The building already towers/ dwarfs its neighbours &amp; throws a shadow onto the George Bayak.</p>
4	I would like to see a Bakery & fitness centre for the neighborhood.
5	I have a concern about the available parking since there already isn't enough street parking in the area as it is. We can't assume people will not have cars since we are close to a train station. The station is not safe at night.
6	<p>Parking, particularly street parking is at a premium. This will only create more challenges. Regardless of city dreams, people still need to drive, and have family that needs to drive to see them here.</p> <p>In addition, the traffic on the only conduit road to deerfoot will have another 2 towers of 16 floors that will be exiting onto McDougall.</p>
7	Grocery Store pls!
8	<p>It's exciting to see continued growth.</p> <p>My concerns are:</p> <ul style="list-style-type: none"> <li>- Increased traffic and congestion on McDougall Rd, which already struggles during rush hours due to people shortcutting through the neighbourhood.</li> <li>- Lane restrictions and construction traffic during the fly over and neighbourhood road/ boke lane sidewalk construction, all of which is expected to last until late 2025 and will already contribute to major traffic issues in the neighbourhood. I would like to see any land restrictions or parking restrictions delayed until after the 2 big city projects are completed.</li> <li>- Adequate free visitor parking for both residential and commercial in the building, so that there is no impact on the limited street parking available in the area.</li> </ul> <p>(Contact Information Redacted)</p>
9	Please consider that McDougall Road is facing congestion what with this development & CNIB. A better result for the community is to have the City consider better linkages with 12 <sup>th</sup>



LOC2024-0074 – 35 11A ST NE

	Street to avoid funneling traffic on one road. Transit oriented developments still have cars and our neighbourhood has already experienced congestion & parking & safety problems. Otherwise, welcome (back) to the community. (Name redacted) BRCA Planning Committee
10	How long take to build? 3-4 years. These bldgs be service grounds by. How more rent be. (Contact Information Redacted)
11	Concerns <ol style="list-style-type: none"> <li>1) Increased local traffic with 2-15 story buildings</li> <li>2) Street parking in the area with 2-15 story buildings. We are already getting people who work in the downtown parking in our area and taking the train into the city</li> <li>3) 3 ½ to 4 years of non stop noise and dust for nearby residents with noise starting @ 7:00 am</li> <li>4) Safety concerns with some residences being so close to construction</li> </ol>
12	<ol style="list-style-type: none"> <li>1. Put willow park on the bow in shadow of new structures.</li> <li>2. Traffic congestion around 11a St to Tom Campbell to Memorial</li> <li>3. Architectural design does not blend in with existing buildings</li> <li>4. Does not take into account of the impact of the proposed 27<sup>th</sup> CNIB buildings</li> <li>5. Two levels of underground parking – water issues due to proximity to river</li> <li>6. No allotment for senior housing</li> </ol>
13	<ul style="list-style-type: none"> <li>- With the additional population will access on 12<sup>th</sup> street be improved? Currently a lot of traffic backup to leave the community.</li> <li>- Will pedestrian &amp; non-vehicle access be maintained/ improved in the area?</li> <li>- I like the plans to have commercial along mcdougall</li> <li>- Will there be traffic calming during construction</li> </ul>
14	<ul style="list-style-type: none"> <li>- Traffic Flow Impact</li> <li>- Parking impact if any</li> <li>- Access through Bridgeland</li> </ul>
15	<p>Site Specific</p> <ol style="list-style-type: none"> <li>1. Suggest adding 'dipped in' loading zone for deliveries &amp; drop off cars like uber eats/ amazon are often blocking traffic stopping</li> <li>2. Would suggest building a dog park space for residents &gt; concerns with Dominion residents ruining grass with pets so anticipate this will be a concern with new dev.</li> </ol> <p>Broader concerns The BRCA had worked w/ city &amp; stakeholders like Silvera, CNIB, AHS 6-8 years ago on East Riverside Master Plan. The City cancelled the ARP Process before it was finalized and thus many of the community concerns around access, infrastructure, amenities are very prevalent</p> <p>We recommend that the City, Bucci, Silvera, AHS, CNIB convene to review updated plans for East Riverside to discuss long term needs for the community (Contract information redacted)</p>
16	BRCA card (contact information redacted)
17	Beautiful project! Very encouraging to see increased density in a city that badly needs it. A+++
18	<p>(Note: this was printed typed letter submitted during the engagement open house event)</p> <p>Proposed land use change REF #LOC2024-0074 To: Calgary.ca/developmentmap From: (Contact information redacted) Willow Park on the Bow 30 11<sup>th</sup> St. NE</p>

LOC2024-0074 – 35 11A ST NE

	<p>We moved to WPOTB in (redacted year) because of it being a seniors community and the location and senior opportunities such as being able to live in an independent building, then moving to an assisted living building and finally a long term lodge for our future needs would be met.</p> <p>Number one concern with the proposal is how traffic will be affected when firetrucks, EMS, ambulances and bus transportation must get to the senior buildings quickly in a life saving situation. Plus having food delivered and being able to leave the community to get groceries etc.</p> <p>Number two concern is how these new 16 story buildings will tower over the surrounding buildings which may be blocked off from all natural elements and views due to the height of the proposed buildings. Seniors will be living in the dark in their homes and may have to move.</p> <p>Number three concern is the density of population and traffic with this proposed development and a proposed development behind the CNIB when people are added to the community and again they need to have a way to enter and exit easily.</p> <p>Number four concern is traffic flow with the addition of so many cars regarding street parking etc. from other residents and the construction crews. The streets around 11st and 11a st and McDougall road are already filled daily to capacity with parked cars not only from seniors but visitors and other residents from 9<sup>th</sup> street.</p> <p>Number five concern is the impact of noise for several years which will affect seniors greatly and with construction the air quality will not be good and could cause problems for seniors.</p> <p>Number six concern is that there are line up of cars already towards the 12<sup>th</sup> st bridge to access Eastbound Memorial and Inglewood and with the density it will be even more congested. The tree traffic lights are holding back the traffic so that 12<sup>th</sup> st is backed up all the way to McDougall. The St.George's Drive coming down from the zoo is also adding to the traffic congestion. How will this be handled?</p> <p>Number seven concern is a problem that is very concerning for us being a senior community. Crime. Car thieves, homeless people sleeping in our outer lobbies. We feel now with the addition of many more residents coming into the area the police will be dealing with more crime. Not safe.</p>
--	---

Public Engagement Comment Form

Public Engagement Comment Form

Thanks for your participation! **bucci**

Public Engagement Comment FormPublic Engagement Comment Form

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Public Engagement Comment FormPublic Engagement Comment Form

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Public Engagement Comment Form

Thanks for your participation! **bucci**

Public Engagement Comment Form

Thanks for your participation! **bucci**

Public Engagement Comment Form

Thanks for your participation! **bucci**

Public Engagement Comment Form

COMMENTS/FEEDBACK:

\* grocery store pls!

Thanks for your participation!

bucci

Public Engagement Comment Form

COMMENTS/FEEDBACK:

How long take to build  
3-4 years

These Bridge for Schwan  
Tampa Bay

How many  
Bike Lanes

Thanks for your participation!

bucci

Public Engagement Comment Form

COMMENTS/FEEDBACK:

- will provide additional population will  
access on 12th street for community  
concerning a lot of traffic because it  
leave the community

- will provide a non-vehicle access  
be maintained/improved in the area?

- I like the plan to have commercial  
along Midway St.

- will there be traffic calming  
during construction

Thanks for your participation!

bucci

Public Engagement Comment Form

COMMENTS/FEEDBACK:

I'm excited to see continued growth.  
My concerns are:

- increased traffic on MacDougal Rd, which already struggles during rush hours due to people short-cutting through the right-hand lane.
- lane restrictions and construction traffic during the plover and neighborhood road bike lane side walk construction, all of which is expected to last until late 2025, and will already contribute to major traffic issues in the neighborhood. I would like to see any lane restrictions or parking restrictions delayed until after the 2 big city projects are complete.
- adequate free visitor parking for both residential and commercial in the building, so that there is no impact of the limited street parking available in the area.

Thanks for your participation!

bucci

Public Engagement Comment Form

COMMENTS/FEEDBACK:

CONCERNS

- 1) INCREASED LOCAL TRAFFIC WITH 2-15 STORY BUILDINGS
- 2) STREET PARKING IN THE AREA WITH 2-15 STORY BUILDINGS. WE ARE ALREADY GETTING PEOPLE WHO WORK IN THE DOWNTOWN PARKING IN OUR AREA AND TAKING THE TRAIN INTO THE CITY
- 3) 3 TO 4 YEARS OF NON STOP NOISE AND DUST FOR NEARBY RESIDENTS WITH NOISE STARTING @ 7:00 AM.
- 4) SAFETY CONCERNS WITH SOME RESIDENTS BEING SO CLOSE TO CONSTRUCTION.

Thanks for your participation!

bucci

Public Engagement Comment Form

COMMENTS/FEEDBACK:

- Traffic Flow Impact
- Parking Impact if any
- Access through Bridge Street

Thanks for your participation!

bucci

Public Engagement Comment Form

COMMENTS/FEEDBACK:

16 Apr.  
- Please consider that MacDougal Road is facing competition with this development + CNIP. A better solution for the community is to have the City consider better linkages with 12th Street to avoid jamming traffic on one road. Transit-oriented developments still have cases and our neighbourhood have already experienced congestion of parking + safety problems. Otherwise, welcome (back) to the community.

BRCA Planning Committee  
Thanks for your participation!

bucci

Public Engagement Comment Form

COMMENTS/FEEDBACK:

- 1) But Willow Park on the Bay in shadow of new structures.
- 2) Traffic congestion around 11th St. to Campbell to Memorial.
- 3) Architectural design does not blend in with existing buildings.
- 4) Does not take into account of the impact of the proposed 27th CNIP building.
- 5) Two levels of underground parking - water issues due to proximity to river.
- 6) No allotment for senior housing.

Thanks for your participation!

bucci

Public Engagement Comment Form

COMMENTS/FEEDBACK:

- 1) Surrogate adding 'dipped in landing zone' for deliveries + drop off cars like Uber cars + Amazon are often blocking traffic stopping.
- 2) Would suggest adding in dog park space for residents + children. If Broomfield residents going to visit on Midway St. This will be a concern of new dev.

READER CONCERNS

The BRCA had worked in city + embedded like Wilson, Lundy, etc. 2-6 years ago in their respective. Now the City cancelled the ARP process before it was finalized and thus many of the community concerns around access, infrastructure, amenities are only potential.

We recommend that the City, BRCA, City, etc. CNIP cannot be needed updated plans for BRCA + BRCA to discuss long term needs for the community.

Thanks for your participation!

bucci



### Public Engagement Comment Form

COMMENTS/FEEDBACK:

Beautiful project! Very encouraging  
to see increased density in a city  
that really needs it.  
A+++

Thanks for your participation!



Proposed land use change Ref #LOC2024-0074

To: Calgary.ca/developmentmap

From: [REDACTED]

Willow Park on the Bow 30 11<sup>th</sup> St. NE

We moved to WPOTB in [REDACTED] because of it being a seniors community and the location and senior opportunities such as being able to live in an independent building, then moving to an assisted living building and finally a long term lodge for our future needs would be met.

Number one concern with this proposal is how traffic will be affected when firetrucks, EMS ambulances and bus transportation must get to the senior buildings quickly in a life saving situation. Plus having food delivered and being able to leave the community to get groceries etc.

Number five concern is the impact of noise for several years which will affect seniors greatly and with construction the air quality will not be good and could cause problems for seniors.

Number six concern is that there are line up of cars already towards the 12<sup>th</sup> st bridge to access Eastbound Memorial and Inglewood and with the density it will be even more congested. The three traffic lights are holding back the traffic so that 12<sup>th</sup> st is backed up all the way to McDougall.

The St. George's Drive coming down from the zoo is also adding to the traffic congestion. How will this be handled?

Number seven concern is a problem that is very concerning for us being a senior community. Crime. Car thieves, homeless people sleeping in our outer lobbies. We feel now with the addition of many more residents coming into the area the police will be dealing with more crime. Not safe.

Number two concern is how these new 16 story buildings will tower over the surrounding buildings which may be blocked off from all natural elements and views due to the height of the proposed buildings. Seniors will be living in the dark in their homes and may have to move.

Number three concern is the density of population and traffic with this proposed development and a proposed development behind the CNIB when people are added to the community and again they need to have a way to enter and exit easily.

Number four concern is traffic flow with the addition of so many cars regarding street parking etc. from other residents and the construction crews. The streets around 11st and 11A st and McDougall road are already filled daily to capacity with parked cars not only from seniors but visitors and other residents from 9<sup>th</sup> street.



LOC2024-0074 – 35 11A ST NE

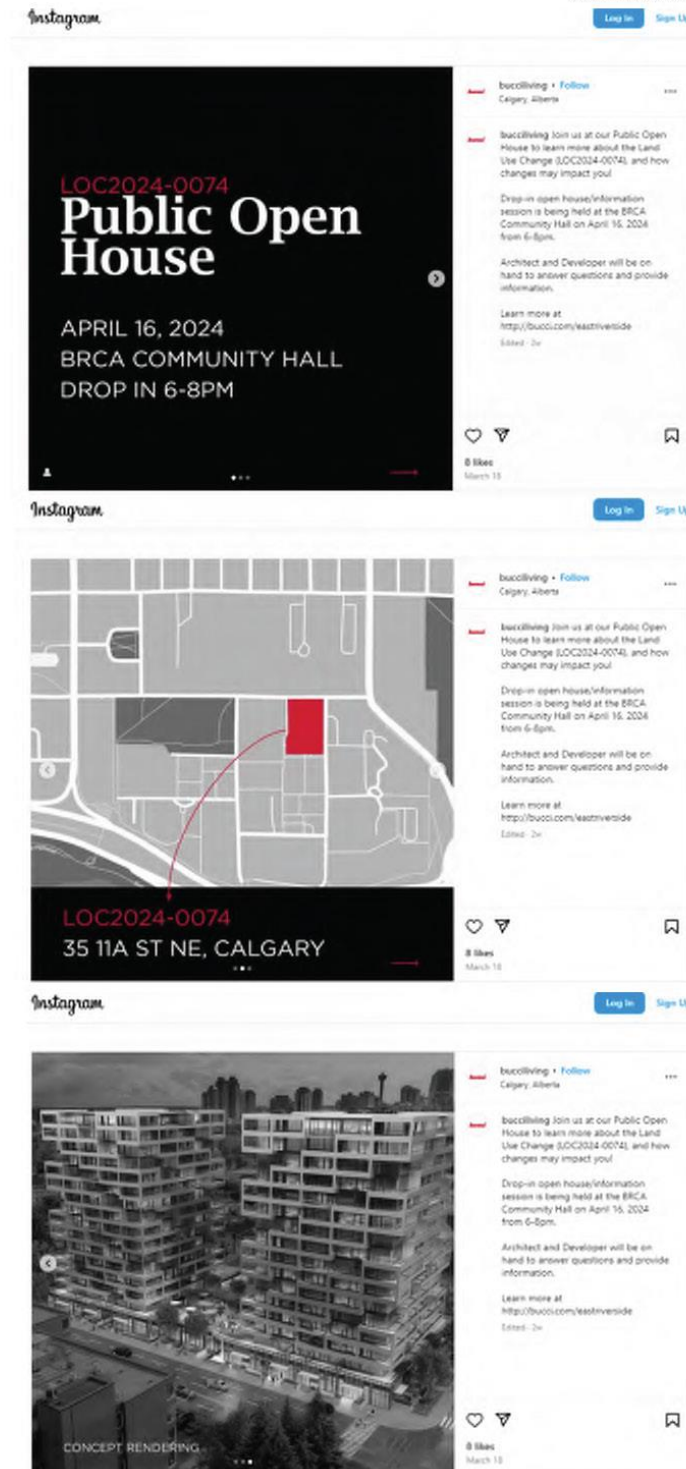
## **Appendix D**

*Summary of Outreach (Engagement Invitations)*

*Emails, Flyers, Billboards, and Social Media*



LOC2024-0074 – 35 11A ST NE



LOC2024-0074 – 35 11A ST NE

FLYERS POSTED AT SILVERA FOR SENIORS RESIDENCES:



## News Release

FOR IMMEDIATE RELEASE  
March 14, 2024

### BUCCI DEVELOPMENTS LTD. ANNOUNCES LAND ACQUISITION IN CALGARY FROM SILVERA FOR SENIORS

A Land Use application has been submitted to the City of Calgary for the first phase of the development, which is the northern parcel directly east of Willow Park on the Bow. The Land Use contemplates changing the existing MU-1 (mixed-use) designation from having a height restriction of 50 meters to 52 meters and increasing the maximum Floor Area Ratio (density) from 4.0 to 4.6.

This new community would build on the developer's commitment to the Bridgeland-Riverside neighbourhood as their 6th development in the area over the last 2 decades (Bella Citta - 2003, Bella Lusso - 2006, NEXT - 2013, Radius - 2019, Dominion - 2021). In the coming months Bucci intends to submit a Development Permit application for the first phase containing approximately 378 rental homes in two 16-storey buildings above a single level podium with four neighbourhood serving retail units along McDougall Road NE.

Parties interested in discovering more about the Land Use can visit [bucci.com/eastriverside](https://bucci.com/eastriverside) or attend the drop-in Open House at the BRCA Community Hall April 16th, 2024, 6-8pm.

Comments can be addressed to the developer at [REDACTED]@[bucci.com](https://bucci.com) or to the City of Calgary referencing file number: LOC2024-0074.

Further details and drawings will be released with the Development Permit application.

LOC2024-0074 – 35 11A ST NE



**Developer Arranges April 16 Open House To Share Plans for Vacant East Riverside Land**

March 14, 2024

Greetings to Silvera Residents and Neighbours in Bridgeland,

Tomorrow a sign will be posted on Silvera's vacant land east of Willow Park on the Bow Residence and north of Aspen Commons advertising an open house on April 16, 2024. I wanted to send you a message today to let you know what this is all about.

The open house is planned for the Bridgeland Riverside Community Association Hall on April 16, 2024 from 6 to 8 pm. This open house will allow you to learn about the plans, view renderings of the project and ask questions of the developer. Between now and then, you are invited to visit [bucci.com/eastriverside](https://www.bucci.com/eastriverside) for details and a sense for how the project will look.

Silvera has retained ownership of the land directly south of Willow Park on the Bow (WPOTB), but north of the proposed Municipal Reserve, and will consider its options for this land in the future.

To ensure there's no confusion, this agreement for the sale of vacant land will have no impact on Silvera's existing communities in Bridgeland, including Aspen Commons, Spruce Commons, Bow Valley Commons and Bow Valley Townhomes. As noted above, expansion of the Willow Park on the Bow Residence will be considered in the future.

Sincerely,

Live with us.  
Work with us.  
Invest in us.

LOC2024-0074 – 35 11A ST NE



BRCA

SUBJECT PROPERTY



[REDACTED]

---

**From:** [REDACTED]@bucci.com>  
**Sent:** April 8, 2024 10:53 AM  
**To:** [REDACTED]@BRCAcalgary.org  
**Cc:** [REDACTED]  
**Subject:** Bucci Developments - LOC2024-0074

Hi BRCA,

My name is [REDACTED] and I am from Bucci Developments. We are working on an exciting new project in the Bridgeland Riverside Community that I would like to bring to your attention. Bucci has contracted to purchase [REDACTED] located at 15 – 11A Street NE from Silvera for Seniors to construct two mixed-use, purpose-built rental buildings.

A Land Use application has been submitted to the City of Calgary [REDACTED] which is the northern parcel directly east of Willow Park on the Bow. The Land Use contemplates changing the existing MU-1 (mixed-use) designation from having a height restriction of 50 meters to 52 meters and increasing the maximum Floor Area Ratio (density) from 4.0 to 4.6.

This new community would build on our commitment to the Bridgeland-Riverside neighbourhood as our 6th development in the area over the last 2 decades [Bella Citta - 2003, Bella Lusso – 2006, NEXT- 2013, Radius - 2019, Dominion- 2021]. In the coming months we intend to submit a Development Permit application for the [REDACTED] [REDACTED] containing approximately 378 rental homes in two 16-storey buildings above a single level podium with four neighbourhood serving retail units along McDougall Road NE.

We would like to formally invite you to attend our public open house on April 16, 2024, located at the BRCA Community Hall from 6-8pm. More information on our Land Use is available on our website at <https://www.bucci.com/eastriverside>.

We look forward to seeing you. Please let us know if you have any questions.

Thank you,

[REDACTED]

The Bucci logo is written in a bold, red, italicized sans-serif font.



# Community Association Response

2024 April 23

Application: LOC2024-0074

Submitted by: Anthony Imbrogno

## Contact Information

Address:

Email: [planning@brcacalgary.org](mailto:planning@brcacalgary.org)

Phone:

## Overall, I am/we are:

In support of this application

## Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts.

## What are the strengths and challenges of the proposed:

## Will the proposed change affect the use and enjoyment of your property? If so, how?

**The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?**

## How will the proposed impact the immediate surroundings?

## General comments or concerns:

Generally speaking, Planning Committee is in favour of this application. Bucci and Silvera held an Open House that was very informative.

## Pros

- Only asking for 2m variance above existing 50m land use. This compliance with the East River Master Plan is welcome.
- Interesting design that is visually appealing and adds to the neighbourhood's aesthetics, in conjunction to and complimented with the Dominion building.



- Commercial activation along McDougall Rd is welcome to add services to this area, which has virtually no commercial space currently. Seniors in the area with reduced mobility will also benefit by having shops etc in the area.
- Seeks to extend main street from 1st Ave, along 9th St and onto McDougall Rd. We note that McDougall Rd is the only access to the development, given that 11a St and 11 St are cul de sacs. As noted in comments provided on LOC2023-0408, this will severely increase congestion in the area. It is highly recommended that City Planning Dept return to the area's plans and consider adjusting traffic configurations at 12 St NE and St. George's Drive to provide for an extension of Nina Gardens NE, thereby adding another access point to the area. As well, better connections for the bike pathways and also safer access to Tom Campbell's Hill are critical to the success of the businesses in the area and to the liveability of its new resident. Funnelling traffic through McDougall Rd and along 12 St NE is not an acceptable outcome for the community. Planning, Bucci, and CNIB are highly advised to come to the table with the community to settle the plans for this area and to discuss the coordination of construction traffic and noise, which will be disruptive to the current residents.
- Good to see activation of 11A St with eyes on the street. The proponent also indicated they may add larger units with front doors onto the street to increase the diversity of unit sizes available in the community, with larger units available for larger families.

#### Comments/Feedback/Suggestions:

- Size of units: Community would love to see larger units with 3 and 4 bedrooms for families to have options in this type of development. Currently larger and growing families are having to leave the area even though they would wish not to because these size units are lacking.
- Parking/Loading Zone: Parking options within the building are better than other proposals, however, because the stalls are an additional cost for residents, this will push vehicles onto the road (as seen currently along 9 St and McDougall Rd near the Dominion building), which raises concerns from neighbors particularly with the increased density throughout this area. Also, we suggest adding a 'cut out' loading zone out front. Dominion building by Bucci often has Amazon and food delivery drivers stopping in front of the building on a narrow street, which ends up blocking traffic. Suggest addressing this with new development to have a cut out at the front doors for drop off/pick up and deliveries for short term stops.
- Pet friendly buildings - impacts on adjacent green space, with the grass dying. Recommend the park to the south have dedicated dog-friendly facilities. Dominion is a pet friendly building and many of the pets use St Matthew's View park/green space behind it to relieve themselves, which has killed all the grass. Suggest adding in an allocated dog park within the grounds to allow pet owners and pets to enjoy. Concerns that the adjacent municipal land reserve park space will be ruined by pets killing the grass similar to what we're seeing outside Dominion.
- Broader Concerns - East Riverside Masterplan / Bridgeland ARP and supporting infrastructure and amenities. We question whether the area's infrastructure, pipes can handle 5 new towers (2 at this Bucci development and 3 at the CNIB)
- Engagement - community appreciated the open house, however would suggest engagement with the adjacent seniors homes for residents that aren't able to physically attend open house.

**Land Use Amendment in Marlborough (Ward 10) at 5255 Marlborough Drive NE,  
LOC2023-0273**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares  $\pm$  (0.18 acres) located at 5255 Marlborough Drive NE (Plan 5571JK, Block 6, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to allow the additional discretionary use of Child Care Service, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application proposes to redesignate the parcel to a DC District to allow for the additional discretionary use of Child Care Service in addition to the uses already allowed, including rowhouse and townhouse buildings, duplex and semi-detached dwellings, single detached dwellings and secondary suites.
- The proposal aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for an additional use that is an essential service and a community amenity.
- Why does this matter? Child Care Services being integrated into communities leads to more convenient lives for Calgarians and supports positive social and economic outcomes.
- There is no Area Structure Plan or Area Redevelopment Plan applicable to this parcel.
- No development permit has been submitted at this time.
- There is no previous Council direction on this site.
- 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 northeast community of Marlborough, was submitted by Paul Perry Architect on behalf of the landowners, Noor Rahman and Naheed Begum, on 2023 September 18. As noted in the Applicant Submission (Attachment 3), the landowner intends to develop and operate a commercial child care service for up to 50 children. A conceptual review indicated that the site could support a commercial child care service of this scale. No development permit application has been submitted at this time.

The approximately 0.07 hectare (0.18 acre) corner parcel is located at the intersection of 52 Street NE and Marlborough Drive NE. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear laneway. The site is within walking distance of several community park spaces to the north (approximately 240 metres, or a four-minute walk), northwest (approximately 500 metres, or an eight-minute walk) and southwest (approximately 400 metres, or a seven-minute walk).

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 Marlborough (Ward 10) at 5255 Marlborough Drive NE,  
LOC2023-0273**

---

**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 discussed the project with the Ward Councillor and engaged with adjacent neighbours 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.

No public comments were received at the time of writing this report. The Marlborough Community Association was circulated as part of this land use amendment review and provided a letter of no objection on 2024 June 21 (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The outdoor play space, parking, drop off/pick up areas and servicing will be reviewed at the development permit and provincial licensing stages.

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

**IMPLICATIONS**

**Social**

The proposed land use would allow for a Child Care Service to be located within a residential community at a scale that fits with the neighbourhood. Child Care Services are essential to creating complete communities and accommodating the needs of parents and caregivers within the 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 permit stages.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18**

**ISC: UNRESTRICTED  
CPC2024-0795  
Page 3 of 3**

**Land Use Amendment in Marlborough (Ward 10) at 5255 Marlborough Drive NE,  
LOC2023-0273**

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**Economic**

The proposed land use amendment would allow for an additional Child Care Service within the residential community of Marlborough. Child Care Service is an essential service that allows parents to participate in the labour force, provides regulatory oversight to the care of children, as well as providing employment opportunities for staff of the Child Care Service.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is a corner parcel located in the northeast community of Marlborough at the intersection of Marlborough Drive NE and 52 Street NE. The site is approximately 0.07 hectares (0.18 acres) in size and is approximately 18 metres wide by 41 metres deep. The parcel is currently developed with a single detached dwelling and detached garage accessible from the rear lane.

Surrounding development is characterized by single detached dwellings designated Residential – Contextual One Dwelling (R-C1) District. Land designated Special Purpose – School, Park and Community Reserve (S-SPR) District is located east of 52 Street NE and a parcel designated Commercial – Neighbourhood 2 (C-N2) District is located north of Marlborough Drive NE. The site is located 400 metres south (a six-minute walk) of the TransCanada Centre shopping mall, and 240 metres southeast (a four-minute walk) of a local neighbourhood playground.

The site is approximately 700 metres west (an 11-minute walk) of Bob Edwards School, a Calgary Board of Education (CBE) school offering French immersion programming for grades six to nine, and 800 metres southwest (a 13-minute walk) from Marlborough School, a CBE school offering regular programming from Kindergarten to grade five.

## Community Peak Population Table

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

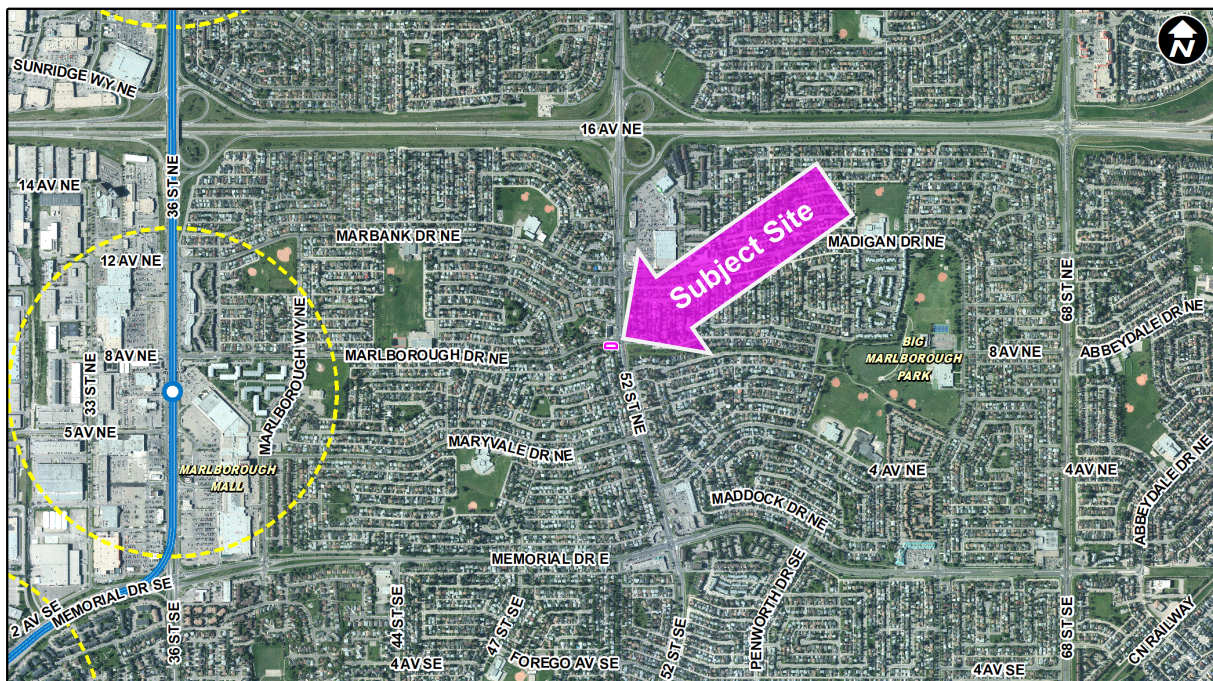
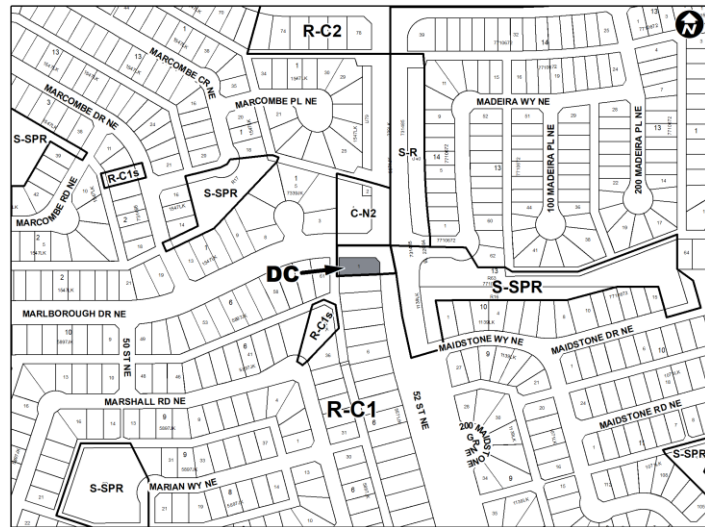
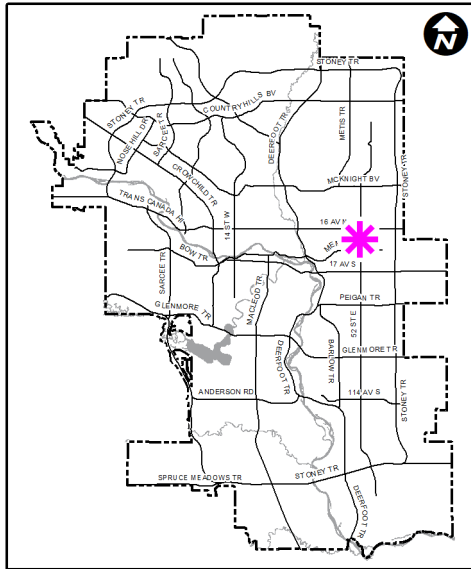
<b>Marlborough</b>	
Peak Population Year	1982
Peak Population	10,025
2019 Current Population	9,162
Difference in Population (Number)	- 863
Difference in Population (Percent)	- 8.6%

Source: *The City of Calgary 2019 Civic Census*

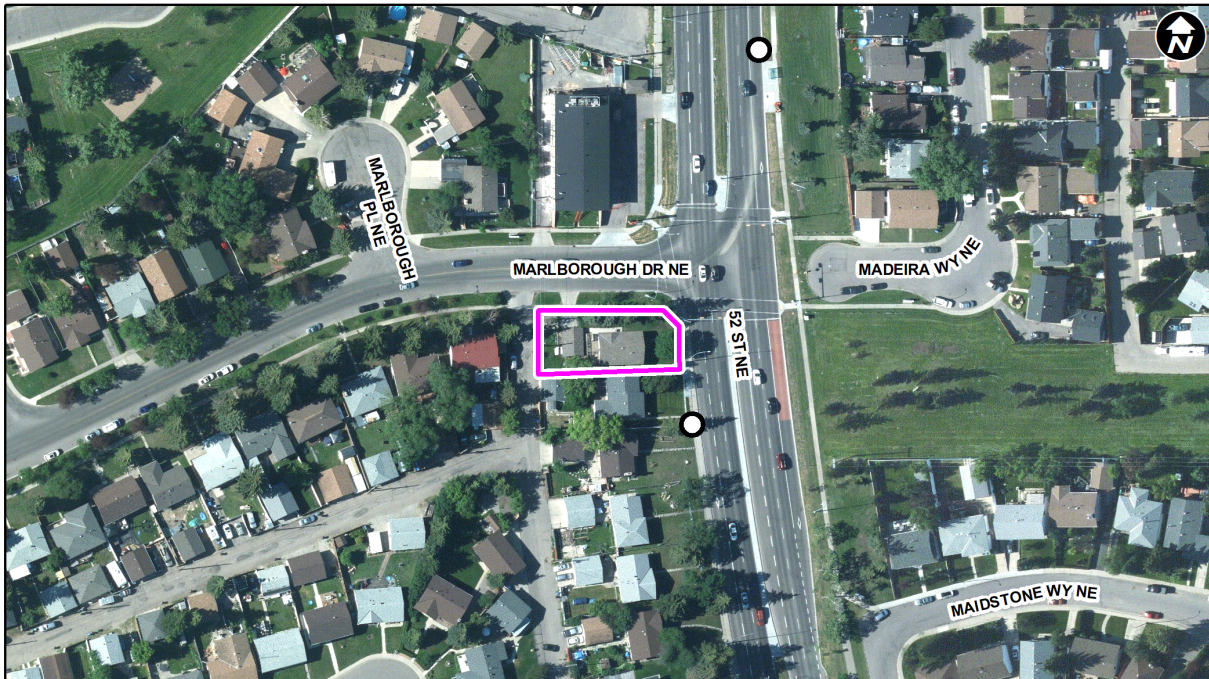
Additional demographic and socio-economic information may be obtained online through the [Marlborough Community Profile](#).



## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area. This district allows for a maximum building height of 10 metres and a maximum density of one dwelling unit per parcel. One parking stall per dwelling unit is required.

The R-C1 District currently allows for day homes for up to six children through the use of Home Based Child Care – Class 1. The proposed DC District is based on the Residential – Grade-Oriented Infill (R-CG) District with the additional discretionary use of Child Care Service. This is to accommodate the upcoming redesignation of all R-C1 parcels to R-CG under the Rezoning for Housing initiative approved by Council on 2024 May 14. All existing rules in the R-CG District would be retained, including height and general massing allowable for any new buildings.

The Child Care Service use requires one parking stall for pick-up and drop-off for every ten children. No specific rate of staff parking is included in the use rules, and as such this requirement would be evaluated as part of the development permit stage. The DC District does not specify a maximum number of allowable children, as that would be determined at the development permit stage along with the provincial licensing requirements. The proposed DC District would further allow for residential uses consistent with surrounding development if the Child Care Service use is not commenced or is discontinued in the future.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed and is supported by Administration. The [\*Child Care Service Policy and Development Guidelines\*](#) recommends the use of a DC District when a Child Care Service is proposed within an existing low density residential building, and recommends the Special Purpose – Community Institution District (S-CI) District to support a Child Care Service in a new or existing institutional or commercial building in a low density residential area. In this particular situation a DC based on the R-CG District has been deemed the most appropriate land use because the site is in a highly residential area, and retaining a residential base use should offer more flexibility and longevity of use of the land use district without the need for another potential future redesignation.

The proposed DC District includes a rule that would allow the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district from Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules may be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure the same provisions for relaxation are available for the DC District.

### **Development and Site Design**

If approved by Council, the rules of the proposed DC District and the *Child Care Service Policy and Development Guidelines* would provide guidance for the future redevelopment of the subject site.

A discretionary use development permit would be required to enable the Child Care Service use. The ultimate number of children, onsite parking stalls, location of pick-up and drop-off stalls and outdoor play areas would be confirmed through the development permit process.

The child care service operators will also require provincial licensing and will also be evaluated by the province under the [\*Early Learning and Child Care Act\*](#).

### **Transportation**

Transit service is available immediately adjacent to the subject site on 52 Street NE. Route 23 (52 St E) connects riders from the Saddletowne LRT Station in the north to the community of Seton in the south. The site is located 250 metres south of the intersection of 52 Street NE and Madigan Drive NE which includes transit stops for Route 42 and Route 49 (Marlborough and Forest Heights). These routes are counter flow circle routes taking riders to stops including the Marlborough LRT station.

Street parking is limited along both frontages of this site, including no parking on 52 Street NE and restricted parking on Marlborough Drive NE on the approach to 52 Street NE.

Marlborough Drive NE is a future on street Bikeway and will make up a key component of the Always Available for all Ages and Abilities (5A) Network in the area, while 52 Street NE envisions an off-street pathway in the west boulevard.

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

### **Environmental Site Considerations**

No environmental concerns were identified.

## Utilities and Servicing

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

## Legislation and Policy

### South Saskatchewan Regional Plan (2014)

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 parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#). The neighbourhood is predominantly low-density residential. Pockets of multi-residential developments, commercial and community service developments are located at nodes, around LRT stations and along the edges of the neighbourhood. City-wide policies encourage child care services in residential, mixed use and commercial areas in addition to activity centres and main streets.

### 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 stages.

### Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)

The proposal has been evaluated using the [Child Care Service Policy and Development Guidelines](#). This is a non-statutory policy intended to guide the development of child care services in various districts at various sizes across Calgary, including low density residential areas. This policy also provides development guidelines to manage the impacts within low density residential areas, which would be reviewed at the development permit stages.

Policies within this document note that child care is an integral part of complete communities, and that child care services for more than six children may be considered through a land use redesignation in low density areas provided the parcel meets the site selection criteria and development guidelines contained within this policy. The parcel and proposed DC District generally align with the applicable site selection criteria as noted below:

The site is located in proximity to activity focus areas in Marlborough;

- the site has the ability to accommodate an outdoor play area;
- the site can accommodate on-site parking accessed from the rear lane;
- the site is located at the intersection of a collector road and an arterial road;
- the site is located on a corner parcel; and
- no other child care services have been identified on the same block.

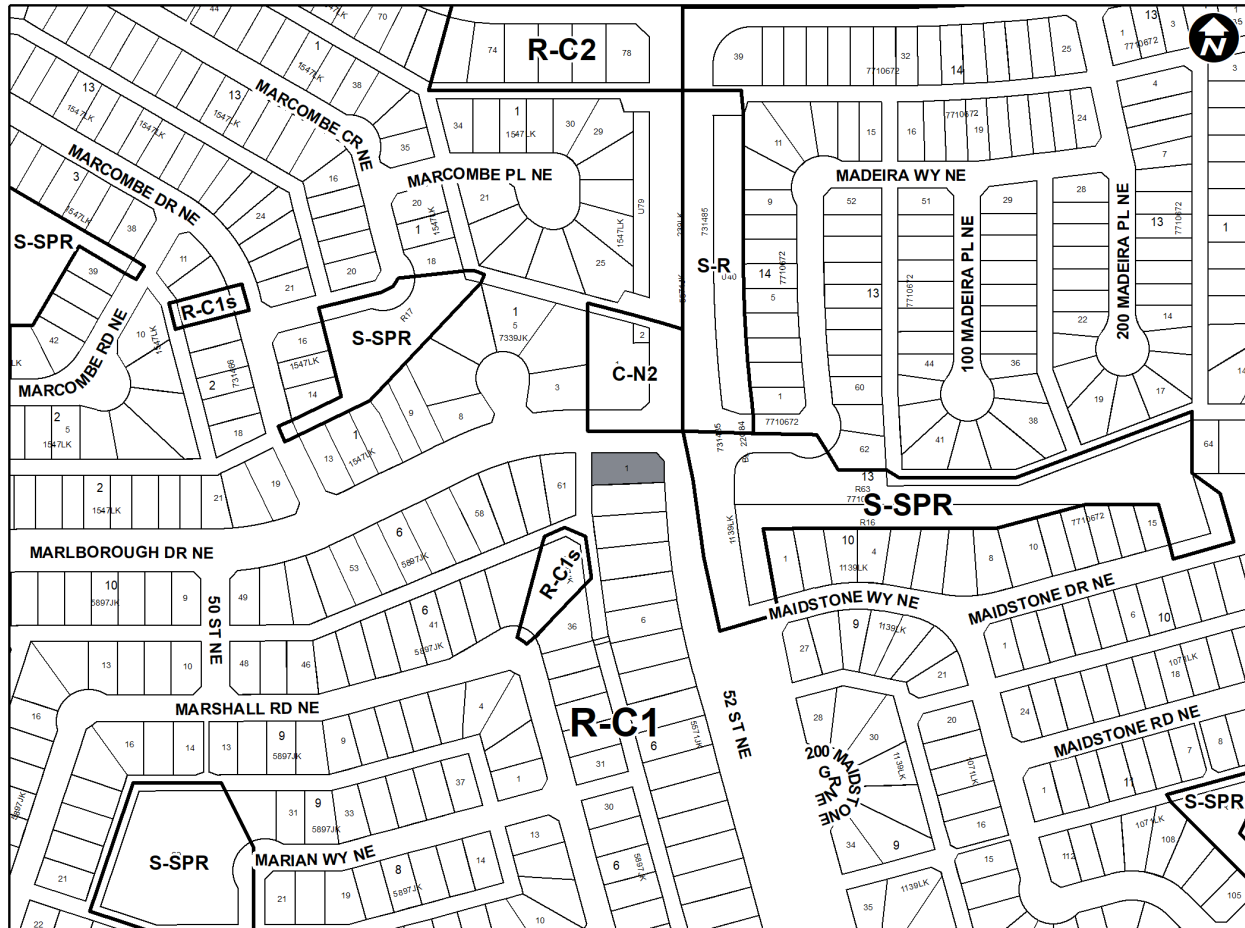
The development guidelines are intended to inform more specific site and building design details at the development permit review stage, including parking, privacy concerns, location of outdoor play areas and signage. A preliminary review indicates the site's characteristics would allow for these development guidelines to be applied.



# Proposed Direct Control District

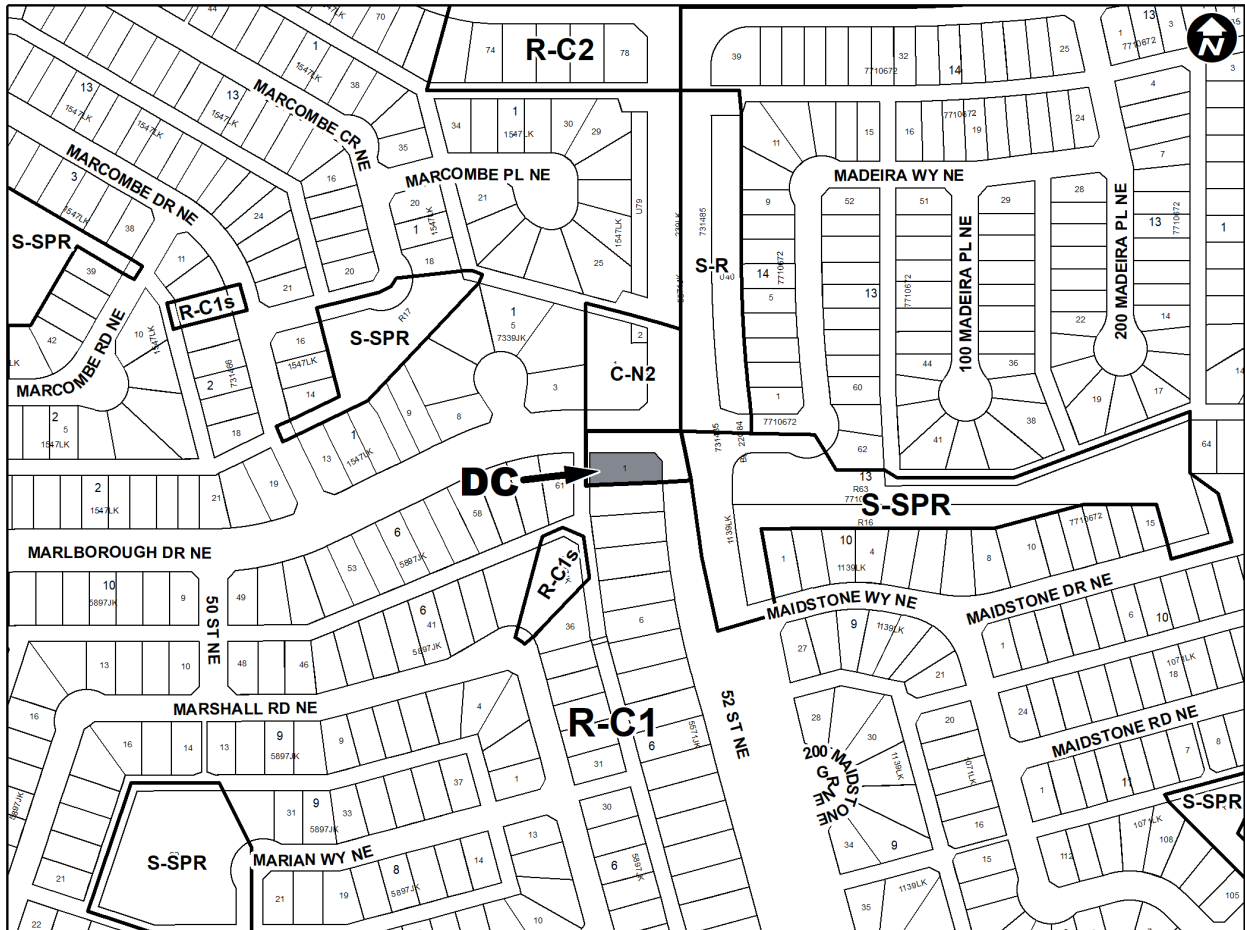
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

## SCHEDULE A





## SCHEDULE B



### **DIRECT CONTROL DISTRICT**

#### **Purpose**

- 1 This Direct Control District Bylaw is intended to allow for the additional use of child care service.

#### **Compliance with Bylaw 1P2007**

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

#### **Reference to Bylaw 1P2007**

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

#### **Permitted Uses**

- 4 The **permitted uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

**5** The ***discretionary uses*** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Child Care Service.**

**Bylaw 1P2007 District Rules**

**6** Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

**Relaxations**

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

TEXT FOR DISCUSSION



# Applicant Submission

2023 October 16

Company Name (if applicable):

Big Miracle Kids Academy

LOC Number (office use only):

LOC2023-0273

Applicant's Name:

Noor Rehan

Date:

October 16 2023

## Scope of the Project

In the first step application will be submitted to the city for zone changes in which the existing residential properties will be converted into a commercial daycare centre. Second a consultant will be hired to develop a plan and all the modification as per city code, fire code and health laws. In the modification, the downstairs basement will be change to legal basement to use for the kids classes .A parking stall for four cars will be made at the back of the house. The existing entry to the Marlborough Drive will be closed as per city directive and entrance and pick and drop will be provided from back side. A play structure and ground will be developed in the front side of the house. The existing fence will be replaced with new fence.

## Justification for the Project

Based on our experience of successfully starting and running another daycare centre where now we have a waiting list for the kids. An innovative approach will be applied to this daycare by providing extended hour service , weekend service , night daycare for health care staff and providing pick and drop to the kids from home and school. An organic food menu will be served in the daycare for the utmost physical well-being of the kids. We will also keep low child to staff ratio which is appealing to the parents by providing then quality childcare. We also have a gym in the plan for the indoor activities in the winter where kids have limited outdoor activities.

## Benefit of the Project

- it will provide daycare service to the working families to keep them in work
- it will generate employment
- it will create revenue
- it will pay the tax to the city

## Expertise for the Project

My wife has her masters in education and level three teacher. She has several years experience in running and manging a daycare centre . Presently working as director for Mini Miracle Early Learning Centre. I have also experience and education in this line and help her in running the business. We will be working as volunteer till the the centre start giving income.



# Applicant Outreach Summary

2024 June 28



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

Please complete this form and include with your application submission.

Project name:

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

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

### Outreach Strategy

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

1. i had a community outreach programme in November 2023 and had surveyed more than hundred household and discussed with them the daycare project. All the people was very positive and consider it a useful project in the Marlborough community.
2. i am also an active member of Marlborough community association and discussed with them the daycare project and they assured me of every help and support in the great interest of the community
3. i met with ward 10 councillor Andre Chabot and discussed with him the project and he was very cooperative and positive and consider it very positive move for the community.

### Affected Parties

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

since i have discussed the project with marlborough resident, community association and ward 10 councillor and all my immediate neighbour so all of them are positive and no body opposed it



**What did you hear?**

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

Since project will house 35 to 40 kids and provide the parking space so far no body has raised any issue or concerns or objection.

**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.

i did not get any issue or concerns from the residents though i was very responsive to any concerns of any residents and was ready to discuss it and devise step to solve it

**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)

i had prepared a pamphlet about the daycare project and handed over it to all resident and also an application to war 10 councilor for review and wiht information of my contact and email but so far i have received convened from any stakeholder in the area.

# Community Association Response

2024 June 21


[External] 5255 Marlborough Drive



Holly Trotta <president@calgarymarlborough.com>  
To: Walker, Asia L.



Fri 6/21/2024 12:58 PM

 You replied to this message on 6/21/2024 1:23 PM.  
If there are problems with how this message is displayed, click here to view it in a web browser.

## This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to [spam@calgary.ca](mailto:spam@calgary.ca)

The Calgary Marlborough Comm Assoc. Is not opposed to a child care service at this location provided that vehicles dropping off and picking up children do not block neighboring driveways

Holly Trotta, President  
Calgary Marlborough Community Association



**Policy and Land Use Amendment in Sunalta (Ward 8) at 1633 and 1635 – 13 Avenue SW, LOC2024-0050**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Sunalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.26 acres  $\pm$ ) located at 1633 and 1635 – 13 Street SW (Plan 5380V, Block 212, Lots 3 to 5 and a portion of Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms in a scale that is consistent with low density residential districts.
- The proposal represents an appropriate increase in density 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 *Sunalta Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.

**DISCUSSION**

This application, in the southwest community of Sunalta was submitted by Ellergodt Design on behalf of the landowners, Amy Han, Yongquan Han and Junxian Li, on 2024 February 16. The approximately 0.11 hectare (0.26 acre) mid-block parcels are located on the south side of 13 Avenue SW between 16 Street SW and 15 Street SW. The subject site is currently developed with two single detached dwellings and two detached garages that are accessed from the rear lane. No development permit has been submitted at this time.

As indicated in the Applicant Submission (Attachment 3), the proposed policy and land use amendment is to accommodate a potential nine-unit development on the subject site.

The proposed land use amendment would require approval of a policy amendment to change the Land Use Policy Map 2 within the ARP from 'Conservation and Infill' to 'Medium Low Density' (Attachment 2).

**Policy and Land Use Amendment in Sunalta (Ward 8) at 1633 and 1635 – 13  
Avenue SW, LOC2024-0050**

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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 reached out to the Sunalta Community Association (CA), as well as hand-delivered letters to residents within proximity to the subject site, as per the map in the Applicant Outreach Summary (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 three letters of opposition and two letters of support from the public. Administration also received an unsigned petition submitted by residents of Sunalta that outlined further concerns to development. The letters of opposition and petition comments included the following areas of concern:

- street parking capacity issues;
- concerns for safety for children;
- increased noise and dust due to construction;
- concerns for lack of adequate space for waste removal;
- loss of community character;
- privacy of neighbouring lots with concerns related to potential height, lot coverage and shadowing impacts of future development;
- concerns with the alignment of the proposed land use to MDP;
- concerns with setting a precedent with approval of the proposed land use; and
- concerns on environmental implications, particularly regarding the removal of mature trees on the property.

The letters of support received included the following comments:

- neighbourhood would benefit to increase amount of housing and types of housing; and
- support for development of housing in an urban context neighbourhood such as Sunalta.

The Sunalta Community Association provided comments (Attachment 5) of neither opposition or support on 2024 May 27, identifying the following concerns:

**Policy and Land Use Amendment in Sunalta (Ward 8) at 1633 and 1635 – 13  
Avenue SW, LOC2024-0050**

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- development setback considerations with current context and retaining mature public tree canopy;
- timing of the application while the community is undergoing creation of the West Elbow Communities Local Area Plan (LAP);
- development permit and general development concerns;
- concern on abandoned homes and development delays;
- contextual street facing design;
- retain trees as possible and provide replacement within the landscaping; and
- thoughtful approach to waste management that reduces the impact and physical space needed.

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

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

## **IMPLICATIONS**

### **Social**

The proposed application would allow additional housing types that 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 will be explored and encouraged at subsequent development approval stages.

### **Economic**

The ability to moderately increase density in this location would enable more efficient use of existing infrastructure and services.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

No anticipated financial impact.



**Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18**

**ISC: UNRESTRICTED  
CPC2024-0802  
Page 4 of 4**

**Policy and Land Use Amendment in Sunalta (Ward 8) at 1633 and 1635 – 13  
Avenue SW, LOC2024-0050**

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**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Amendment to Sunalta Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located on the south side of 13 Avenue SW and comprised of two parcels developed with two single detached dwellings with two detached garages that are accessed by a laneway to the south. It is located mid-block and approximately 0.11 hectares  $\pm$  (0.26 acres  $\pm$ ), measuring approximately 27 metres (along 13 Avenue SW) by 40 metres (in depth).

The subject site is designated Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. Surrounding context is primarily developed with single detached dwellings and is similarly designated M-CGd72 District. Multi-residential developments are located within the same block of 13 Avenue SW, approximately 60 metres (a one-minute walk) east of the subject site. Two multi-residential developments designated M-CGd111 District are situated directly south of the subject site, separated by a laneway. A community garden is located at the northeast corner of 14 Avenue SW and 16 Street SW, approximately 65 metres (a one-minute walk) from subject site.

The site is approximately 135 metres west (a two-minute walk) of Sacred Heart School (Kindergarten to Grade 6), which is located near the intersection of 13 Avenue SW and 15 Street SW and approximately 70 metres northeast (a one-minute walk) to Royal Sunalta Park, which includes the Calgary Tennis Club and Scarboro Community Association. There are multiple bus stops within close proximity and the Sunalta LRT Station within 375 metres (a six-minute walk) from the subject site.

## Community Peak Population Table

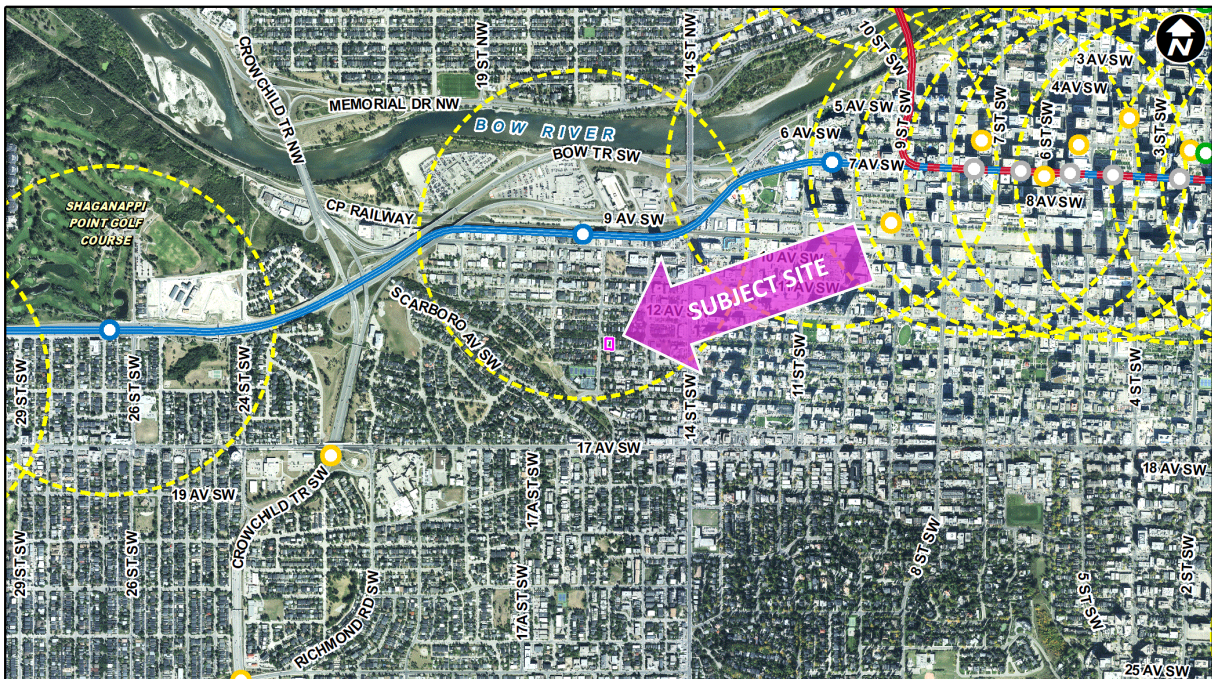
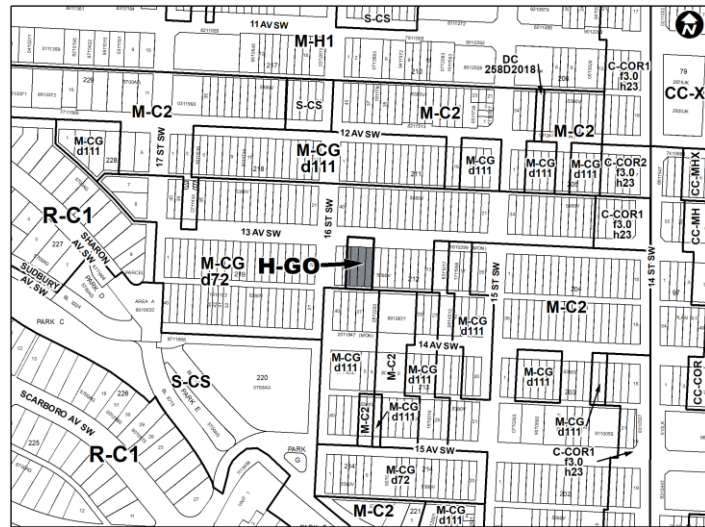
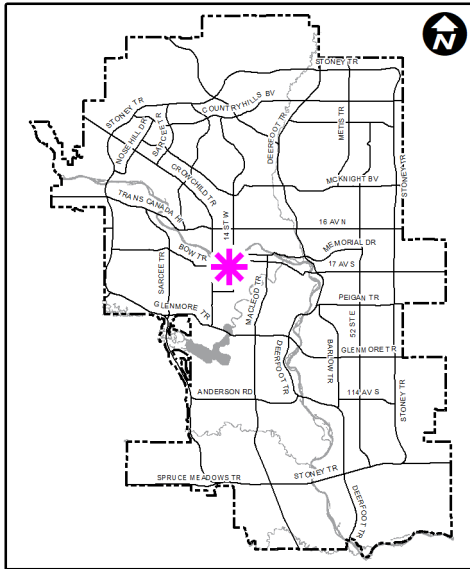
As identified below, the community of Sunalta reached its peak population in 2015.

<b>Sunalta</b>	
Peak Population Year	2015
Peak Population	3,454
2019 Current Population	3,239
Difference in Population (Number)	- 215
Difference in Population (Percent)	- 6.22%

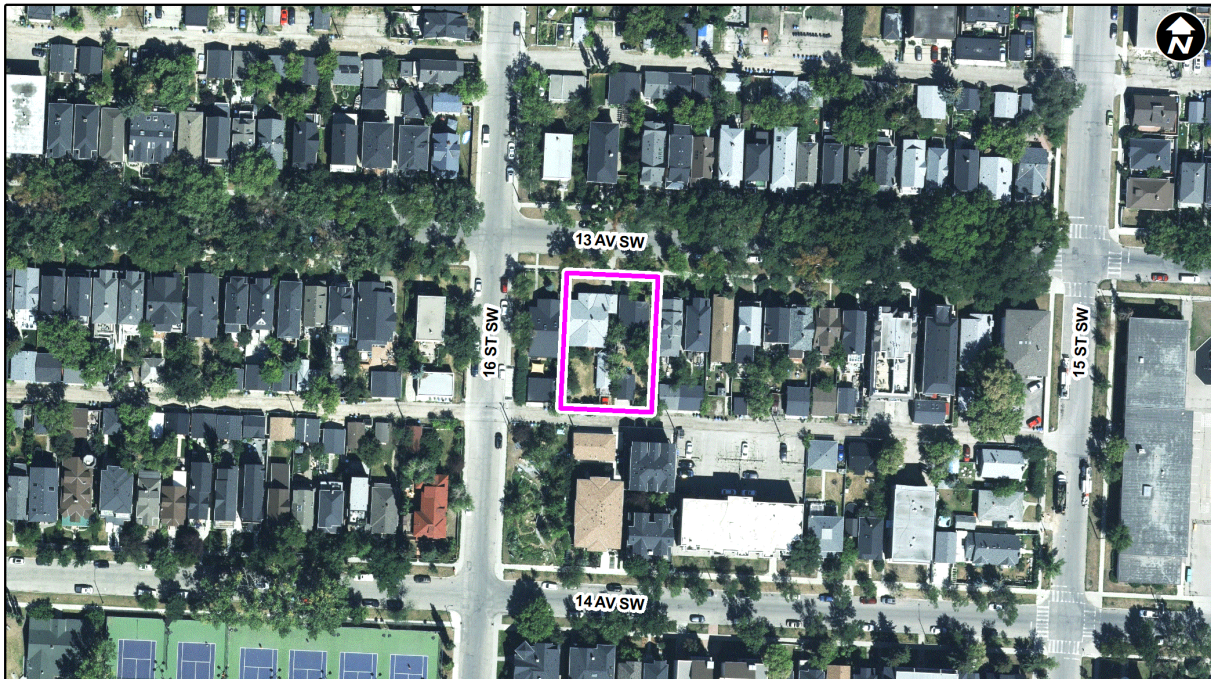
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing M-CGd72 District accommodates low height and low density development in the form of duplex dwellings, semi-detached dwellings, single detached dwellings and multi-residential development with units having direct access to grade. The M-CGd72 District allows for a maximum of seven dwelling units and a maximum building height of 12 metres on the subject site. Secondary suites are permitted uses within the M-CGd72 District.

The proposed Housing – Grade Oriented (H-GO) District is intended to provide an opportunity for dwellings to be developed in a wide range of housing forms where dwellings may be attached including rowhouse, townhouse and stacked townhouse units. The H-GO District offers a balance of compatibility with the adjacent residential districts and greater design flexibility. The H-GO District supports the applicant's intent to develop up to nine dwelling units.

There is no maximum density under the H-GO District. Development scale and intensity are managed through a combination of:

- a minimum building separation of 6.5 metres between a residential building at front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;
- a maximum floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and

- a minimum of 0.5 motor vehicle parking stalls per unit or suite.

Section 1386(d) of the Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. If the parcel is not in a location with an approved Local Area Plan (LAP), it must be in the Centre City or Inner City and meet one of the location criteria. The subject site is located approximately 375 metres (a six-minute walk) of an existing LRT platform, and as such meets the criteria established in Section 1386(d).

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District 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 that may be considered at the development permit stage include, but are not limited to:

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

### **Transportation**

The subject site is well-served by Calgary Transit. The parcel is located 375 metres (a six-minute walk) south of the Sunalta LRT Station (Blue Line). The nearest transit stop is an eastbound Route 90 (Bridgeland/University of Calgary) bus stop, located approximately 140 metres north (a two-minute walk) of the site on 12 Avenue SW. There are also additional bus stops for Route 22 (Richmond Rd SW) and Route 6 (Killarney/26 Av SW) located within 350 metres (a six-minute walk) of the subject site.

The subject site is located within the Residential Parking Permit (RPP) Zone “P”, where on-street parking adjacent to the site is presently restricted to only resident parking.

At the time of development permit, all required parking/loading and bicycle/mobility storage (amount and size) is to be situated on site and all vehicular access is anticipated to come from the lane.

### **Environmental Site Considerations**

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

### **Utilities and Servicing**

Water, sanitary and storm utilities exist adjacent to the site within public road rights-of-way. Servicing requirements will be determined at the time of development.

## **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 policy and 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 within the Developed Residential – Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposal complies with the MDP which encourages modest intensification of the Inner City area. More efficient use of existing infrastructure, public amenities and transit represent incremental benefits to climate resilience.

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

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

### **Sunalta Area Redevelopment Plan (Statutory – 1983)**

The site is subject to the [Sunalta Area Redevelopment Plan](#) (ARP), which classifies the site as part of the 'Conservation and Infill' area (Map 2: Land Use Policies). This land use classification allows redevelopment to include detached and semi-detached dwellings and small multi-dwelling infill projects that are contextually compatible.

To accommodate the proposed H-GO District, a minor amendment to Map 2 of the ARP is required to change the land use classification to 'Medium Low Density', which allows for contextually appropriate townhousing and stacked townhousing with access to grade level or a landscaped area. The amendment is considered appropriate in this location as it will act as a transition between the conservation areas to the south and higher density areas to the north while providing alternative accommodation at slightly higher densities than in the conservation area.

### **West Elbow Communities Local Area Planning Project**

This site is located in Area 2/3 (West Elbow Communities), which includes Sunalta and surrounding communities. Administration is currently developing the [West Elbow Communities Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing *Sunalta Area Redevelopment Plan* (ARP).





# Proposed Amendment to the Sunalta Area Redevelopment Plan

1. The Sunalta Area Redevelopment Plan attached to and forming part of Bylaw 13P82, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.11 hectares  $\pm$  (0.26 acres  $\pm$ ) located at 1633 and 1635 – 13 Avenue SW (Plan 5380V, Block 212, Lots 3 to 5 and a portion of Lot 2) from 'Conservation and Infill' to 'Medium Low Density' as generally illustrated in the sketch below:

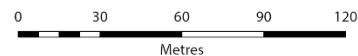
## Sunalta Area Redevelopment Plan

Fig. 2

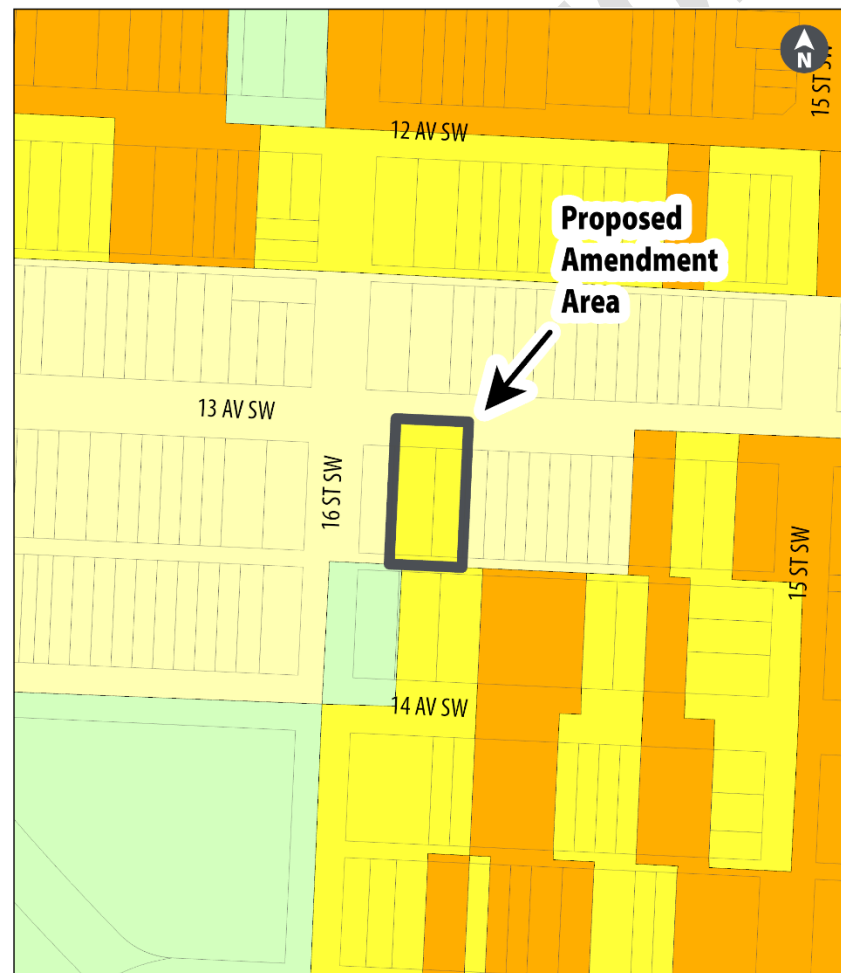
### Land Use Policy

#### Legend

<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black;"></span>	Conservation and Infill
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span>	Medium Low Density
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black;"></span>	Medium Density
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ccffcc; border: 1px solid black;"></span>	Open Space



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





# Applicant Submission



## Applicant Submission

February 14, 2024

### Summary

Address: 1633 & 1635 13 Av SW

Current Zoning: M-CGd72

Proposed Zoning: H-GO

This is an applicant's planning overview detailing specific information about this parcel, the proposed use of the parcel, the intended zoning, and other pertinent information with regards to a land-use amendment proposal at 1633 & 1635 13 Av SW.

Ellergodt Design is submitting this application for a land-use amendment on behalf of the landowners, Yongquan (Frank), Junxian (Jun), and Amy Han. The existing zoning is M-CGd72 (multi-residential – contextual grade-oriented) and the proposed zoning is H-GO (housing – grade-oriented). This new zoning will allow more flexible densification in a key area within the establish city area, following council-approved principles in the Municipal Development Plan (MDP), Calgary Transportation Plan (CTP), the Guide for Local Area Planning, and the Calgary Climate Strategy - Pathways to 2050.

### Subject Parcel

This proposed land-use amendment is for a rectangular parcel of land in the community of Sunalta in Calgary's central Southwest. The parcel is relatively flat in nature, rectangular in shape, and approximately 26.67 x 39.62m in dimension (87.5' x 130'). This property is a mid-block parcel along 13 Av SW between 16 St and 15 St SW, located 300m from 14<sup>th</sup> St SW bordering the Beltline. Currently existing on the land are two bungalows built in the 1920s, two detached garages, with access to a rear lane. There is currently some fencing, mature trees, and landscaping within the property, and one curb cut accessing a driveway on the front street.

This property within Sunalta is in an area that has seen significant public investment through infrastructure upgrades nearby, public amenities, and transit inclusions, and further private investment through redevelopment, local businesses, and real estate within the community and especially along the primary avenues of 10<sup>th</sup>, 11<sup>th</sup>, and 12<sup>th</sup> Streets.

Transit: Notably, located 380m to the North is the Sunalta LRT station (blue line). Located 120m to the North is the #90 bus route, and 300m to the East are the #6, 7, 22, and 414 bus routes. Additionally, within 500m are the bus routes #2, 65, 66, and 90, representing consistent and varied transit routes.

Road Networks: Sunalta is extremely central in the city and is well served by road networks in the area. Access through downtown is through 10<sup>th</sup> Av, 12<sup>th</sup> Av, or 17<sup>th</sup> Av. Bow Trail, Crowchild Trail, 14<sup>th</sup> St, and 17<sup>th</sup> Av SW allow access to all directions, and connections to Glenmore Trail, Sarcee Trail, Stoney Trail, and 16<sup>th</sup> Avenue NW.



**Public Green Spaces:** Within approximately 1km, there are 14 public green spaces with various amenities accessible by walking or bicycling. Notably, the bow river pathway is within walking distance allowing connections to the Riverwalk, Prince's Island Park, and beyond. Amenities include the Millennium Park, Sunalta and Scarboro Community Associations, and the Calgary Tennis Club.

**Schools:** Within 1-2km are 10 primary or secondary schools. The closest post-secondary school is the SAIT and AUArts 2.7km to the North, within bicycle or LRT commute.

**Employment Centers:** Countless employment centers are nearby which might include main street businesses along 10<sup>th</sup> Av SW or 14<sup>th</sup> St SW, adjacent commercial centers to the North, South, or East, the downtown Core to the East, and the SAIT and AUArts campuses to the North.

With proximity to good road networks, excellent public transit access, various green spaces and public amenity sites, schools, and employment centers nearby, this site is in a great location for densification in line with MDP principals. This supports a zoning specifically targeted at "missing middle" housing to help build more housing alternatives and options for Calgarians as the city grows.

## Local Context

A broader view of the local vicinity is helpful in understanding the compatibility of this type of zoning. Throughout Sunalta is a variety of housing and mixed-use stock, including single family and semi-detached dwellings, duplex dwellings, low-rise multi-family dwellings, mid-rise multi-family dwellings, townhomes, apartments, and even a 26-storey residential tower on the north side of the community, in addition to several commercial, retail, community, and light-industrial buildings. Zonings of land nearby include M-CG, M-C2, M-H1, CCOR, and several DC sites based on Centre City mixed use districts. In the adjacent community of Scarboro to the Southwest, most properties are zoned R-C1 with single family dwelling development.

Though there are still original (and some historic) single family dwellings in the area, due to its central location, Sunalta is has seen more intensive multi-family development over the past several decades, of which an H-GO style development would fit right in due to a lower density, height, and FAR requirement. Sunalta is very diverse in nature and has a broad mix of housing types and styles, including newly developed and existing.

## The H-GO District

The HGO district was developed by the City to provide development opportunities for more housing choices for Calgarians in an effort to help combat housing shortages city-, province-, and country-wide.

An H-GO zoned property would allow a development with the following characteristics:

- 12m building height maximum (3-storeys) with height chamfer restrictions to adjacent low-density zoned parcels,
- Floor Area Ratio of 1.5,
- 60% parcel coverage maximum,



limited land. Council-approved plans such as the North Hill Communities and Westbrook Communities local area plans as well as the Guidebook for Great Communities offer urban planning solutions and guidelines for redevelopment in existing communities. There are currently other communities that are receiving new Local Area Plans that will be approved by council in upcoming months and years, including the community of Sunalta as apart of the West Elbow communities.

This land-use amendment is proposing a zoning that can only support up to approximately 9 dwellings and it will by no means solve housing shortages. However, by following council-approved frameworks such as the MDP, CTP, and LAPs under review and in progress, this development will be one of many throughout several communities and areas throughout the City which will help contribute to bringing more housing units to the market. With the growing population, more residential units are needed in all areas of the city and in a variety of forms and sizes.

Allowing modest densification within established communities rich in existing infrastructure means a more efficient use of that existing infrastructure, as opposed to requiring new infrastructure to be built to support housing in new communities. More dense housing in areas like Sunalta and neighbouring communities which are close to Main Streets, amenities, and transportation networks allows future occupants use of existing transit options, existing schools and recreation areas, and existing community services, while allowing more people to live closer to employment centers such as the downtown core.

## Conclusion

The approval of this land-use amendment for 1633 & 1635 13 Av SW to the H-GO zoning will follow previous council-approved policy with the MDP, CTP, and the Guide for Local Area Planning (formerly Guidebook for Great Communities). This will lead to small-scale densification through the development of a new 9-unit development that will aid in bringing housing options for a growing Calgary in an amenity and infrastructure rich community. On behalf of the property owner, Ellergodt Design respectfully requests support of this land-use amendment.

Regards,

**Ryan Cairns**  
Residential Designer

Ellergodt Design  
[beginwithdesign.com](http://beginwithdesign.com)





# Applicant Outreach Summary



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

May 13<sup>th</sup>, 2024

### Summary

Address: 1633 & 1635 13 Av SW

Current Zoning: M-CGd72

Proposed Zoning: H-GO

Note: this is an updated document where initial comments were made at the time of application submission. Updated comments are dated either Apr 18<sup>th</sup> or May 13<sup>th</sup>, 2024 and highlighted for clarity.

### Did you conduct community outreach on your application?

Not at the time of LOC submission. Outreach will begin once the application is made.

**Update May 13:** Community outreach has begun and is ongoing. Refer to below summary.

### Outreach Summary

Specifically pertaining to this land-use amendment, as this letter is being written before the submission of the application, our outreach has not yet fully begun. However, after the application is submitted and an LOC reference number is created with a file manager, the plan for community engagement includes:

- A postcard drop to the closest 50 neighbours informing them of the land-use amendment, complete with some basic information on what the R-CG zoning is, the property included, and contact information for Ellergodt Design for more information requests, as well as LOC information prompting more information to be obtained through the City.
  - If any questions or comments are received, they will be responded to with answers and clarifications (if any), and compiled for an update to this document prior to CPC
  - **Update Apr 18:** 62 postcards were dropped to the nearest residents on the block (not including some apartment buildings and houses with no visible mailbox), on Apr 15 around 3:30pm. A map of the postcard drop location is attached to this document along with the postcard itself.
  - **Update Apr 18:** To date, no emails or phone calls were received as a result of the postcards.
  - **Update May 13:** To date, 2 emails have been received as a result of the postcard drop, both of which had a few back-and-forth communications.
- The Sunalta Community Association will be sent an email stating our intentions with the LOC and to open up the conversation for feedback
  - **Update Apr 18:** Between Mar 23 and Apr 2, an emailed conversation took place with the Director of Planning & Development for the Sunalta CA. We discussed additional details of our planned future development, existing restrictive covenants in the area, potential areas of concern for development such as front setbacks and maintenance of public trees, the community feel on this street in particular, and general community feedback.



- Our responses included intentions that we would love to maintain the community feel as much as possible through design of the development. We expect to maintain all existing public trees adjacent to this property while also planting new trees as a part of any development. We also look to taking design inspiration from local architecture on this street to hopefully keep traditional styles present so as not to detract from the streetscape in any way. Many of these items can be thoughtfully addressed during the design and DP of a subsequent development.
- Councillor Walcott's office will be sent an email stating our intentions with the LOC and to open up further feedback

Further, during the land-use amendment process, the City will install a notice posting on-site directing further comments or questions to the file manager. If any feedback is received and forwarded to Ellergodt Design, additional information can be provided to those specific parties.

**Update Apr 18:** The notice posting was installed on site Mar 11 by the applicant. On Mar 13, we received feedback from the resident at 1633 13 Av that the sign was in a less ideal position, so on Mar 14 we moved the sign to a less impactful position, but maintaining good visibility to the public realm. The resident had some questions about the LOC process, what the development would entail, and the timelines for any work, all of which were answered via phone. To date, no other phone calls or emails have been received directly as a result of the notice posting.

## Stakeholders

We are intending to make contact with nearby residents in close proximity to this subject property, the community association, the councillor's office, and City planning & development staff. Once the application is further underway, the CPC and City Council will be stakeholders as well.

**Update May 13:** To date, the stakeholders have been three residents, the community association planning and development director, and city staff namely the file manager Chloe Berezowski.

## What did you hear?

When comments and questions come in, this document will be updated prior to CPC.

**Update Apr 18:** Through direct residents, we have heard questions about the process, about development timelines, and about the city-wide rezoning proposals. Through the community association, we have heard other concerns via nearby residents about public trees nearby, the streetscape, and community feel of the street.

**Update May 13:** From residents emailing, two residents inquired about several key points including:

- Motivation for the application without committing to a final designed DP
- Timelines for any construction
- Requests for detailed development plans
- Differences between what can currently be built within M-CGd72, and what could be built in H-GO
- Why not build large semi-detached dwellings instead of row and townhouses
- How does H-GO actually offer housing choice for Sunalta residents



- Financial and market analysis comparing 7 units in M-CGd72 and 9 units in H-GO

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

When comments and questions come in, we will assess whether comments are indicative of any change in intent or decision, and this document will be updated prior to CPC.

**Update Apr 18:** After hearing several talking points surrounding community feel and after personally walking the street while dropping off postcards, we are committed to designing the development in a traditional style based on local housing examples in order to maintain as much community feel as possible. Though new development and old development don't necessarily follow the same size and scale, the style, detailing, and quality of construction of new development can help contribute positively to local streetscape rather than detract from it. This being said, these items would be served through the DP, not the zoning.

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

Further in the LOC process, any individuals who contact our office will be notified of when the file will be heard before council for review. They can then choose to attend or speak with their opinions on the development in order to open the conversation before council.

File: postcard drop locations







File: postcard front and back

Web: [beginwithdesign.com](http://beginwithdesign.com)  
Email: [info@beginwithdesign.com](mailto:info@beginwithdesign.com)  
Instagram: [@EllergodtDesign](https://www.instagram.com/EllergodtDesign)

**1633 & 1635 13 Av SW**

This application is currently under review by the City of Calgary planning department.

To learn more about the City land-use amendment process, visit: [calgary.ca/planning/land-use](http://calgary.ca/planning/land-use)

**LOC2024-0050**

To learn more about development near you, visit the Calgary Development Map: [dmap.calgary.ca](http://dmap.calgary.ca)

To learn more about the H-GO zoning and the City-wide housing strategy, visit: [calgary.ca/housingstrategy](http://calgary.ca/housingstrategy)

**Hello Neighbour!**

*Ellergodt Design is proposing a land-use amendment in Sunalta on behalf of the property owners.*

This property is currently zoned M-CGd72 (Multi-Residential - Contextual Grade-Oriented). This M-CG zoning supports a variety of development styles, primarily grade-oriented multi-residential buildings with a maximum density of 72 units per hectare (7 units on this parcel).

The proposed land-use zoning is H-GO (Housing- Grade Oriented). The H-GO zoning was developed by the City of Calgary to provide development opportunities for more housing choice for Calgarians in an effort to help combat housing shortages. An H-GO zoned property would allow residential development with these characteristics:

- 12m building height maximum (up to 2 or 3 storeys) with additional height restrictions
- 1.5 Floor area ratio (FAR) maximum
- 60% parcel coverage maximum
- Parking requirements of 0.5 per unit and suite with additional mobility storage areas
- At-grade orientation of all units

A development permit and building permit are still required to be approved before any construction may begin.

**Where is H-GO supported?**

As defined in the land-use bylaw, an H-GO zoning is permissible within either:

- 200m of a Main Street
- 600m of an LRT platform
- 400m of a BRT station
- 200m of a primary transit bus stop

**1633 & 1635 13 Av SW**

We'd love to hear your feedback, questions, comments, or concerns. Send Ellergodt Design an email with "LOC2024-0050" in the subject to: [info@beginwithdesign.com](mailto:info@beginwithdesign.com)

**LOC2024-0050**





# Community Association Response



Attn: Chloë Berezowski  
RE: LOC2024-0050

May 27, 2024

The Sunalta Community Association is providing this letter in response to the land use application LOC2024-0050.

The SCA development committee has reviewed the package delivered via email; and wish to provide this letter with our response.

Our preference would be that both 1920s era houses be registered by the owner and heritage retained. Our next best option is that we would like to see every demolition in Sunalta count towards making a better community. We did have the pleasure of meeting with residents for several hours to ensure we can help articulate nearby resident concerns, as well as provide a resource to help navigate the process.

The SCA does not oppose or support the proposal as nearly all the concerns can and will hopefully be addressed during the development permit phase should we get there.

The proposal fits the expectations of what the West Elbow Local Area Plan will formalize and fits within broader city-wide policy for areas near major transit routes, and is also a short block away from the the 12<sup>th</sup> Avenue cycle track.

1627, 10 Avenue SW  
Calgary, Alberta  
T3C 0J8  
(403) 244-2608  
[www.sunalta.net](http://www.sunalta.net)



However, we wish to share two concerns for consideration for the land use change. The rest of our letter is then focused on our concerns that are meaningful at the development permit stage. We have already shared them with the applicant and wish to have them on the public record should the property change hands before redevelopment occurs.

#### **Setback Considerations**

The existing M-CGd72 land use provides the ability to see contextual setbacks. Since this is calculated at the development permit stage and as of the date this letter was written we would expect it to require a front setback somewhere between 4 and 5 metres more in line with the rest of the block. H-GO (and M-CG under the other circumstances) would both require 3 metres.

We view 13<sup>th</sup> Avenue's relative setbacks and mature public tree canopy as a major asset to the community. Without a concurrent development permit or certainty on a design, a relaxed setback is ultimately a concern.

We are very aware of examples elsewhere in the city where a well done contextual design could complement and improve the streetscape with the variety of setbacks on 13<sup>th</sup> Avenue. The lack of this certainty is one of the reasons we can not write a letter of support of the proposal.

#### **Timing**

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We also wish to note our concern about the application happening while we are actively undergoing the creation of the West Elbow Local Area Plan. The WELAP will be bringing tools that will impact this site – such as the heritage design guidelines as 13<sup>th</sup> Avenue is expected to be listed as a heritage design area. Additionally, there are other City led initiatives that we would much prefer to have in place such as the ones passed during the Rezoning for Housing hearing – incentives for collaboration, public engagement on development permits, and more clear row house guidelines for residents.

We acknowledge the matter of timing is often imperfect, and are well aware that applying at this time is well within the rights of the applicant. In discussions the applicant was well aware of the unideal timing, but also quite amenable to following these draft guidelines if and when the development permit stage happens.

The reason for our concern stems from the lack of certainty should the land change hands before the local area plan is passed.

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### **Development Permit and General Development Concerns**

As mentioned before, the rest of this letter is focused on items that are relevant to the development permit stage should this redevelopment get that far. We wish to have them in the public record so we can point to them should the property change hands.

### **Abandoned Homes and Development Delays**

Our area has been challenged over the years with a few infill redevelopment attempts resulting in heritage homes being purchased, gutted, and then left vacant sometimes with or without an active development permit. While the applicant has verbally told us this should not be the case, it is still a concern for Sunalta. Unfortunately, a development permit is not a reliable indicator of someone's intention to follow through.

We ask the applicant to please ensure no matter the outcome, the homes are well taken care of, we have neighbors to say hello to, and not create magnets for social disorder.

### **Contextual Street Facing Design**

Given 13<sup>th</sup> Avenue's inclusion in the heritage guideline areas for the West Elbow Local Area Plan – it's important a design fits with the rest of the streetscape and incorporates the heritage aesthetic of Sunalta. For example, the style of sloped roofs, front porches.

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### **Other Design Elements**

Should the proposal go forward with a 2 building style rowhouse with a courtyard – we strongly encourage a modestly lit courtyard with significant attention paid to ensuring the east and west ends pay consideration to the neighbors in terms of privacy impacting windows, air conditioners, among other items that will come up during the design process.

### **Public Tree Removal**

Should this application go to a development permit stage, it's paramount the applicant is aware that asking the City for public tree removal is a non starter given 13<sup>th</sup> Avenue's heritage and the fundamental aspect how mature trees help make modestly taller homes feel more human scale.

### **Landscaping**

We wish to urge the applicant to consider options to do more than the minimum H-GO requires for landscaping – the removal of roughly 8 mature trees on the existing lots is unideal and we would like to see a thoughtful design that builds back better.

### **Waste Management**

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Depending on the number of units and design, a thoughtful approach to waste management is paramount. H-GO already requires screened options for bins, while Molock containers and other more creative approaches can significantly reduce the impact of the visuals and physical space needed for waste management.

Thank you for your consideration of our input to the proposal,

Micheal Jones  
President and Director of Planning and Development Committee

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[www.sunalta.net](http://www.sunalta.net)

**Policy and Land Use Amendment in Mission (Ward 8) at 206 – 26 Avenue SW,  
LOC2024-0094**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares  $\pm$  (0.29 acres  $\pm$ ) located at 206 – 26 Avenue SE (Plan B1, Block 51, Lot 22 and a portion of Lot 21) from Multi-Residential – High Density Medium Rise (M-H2) District to Multi-Residential – High Density High Rise (M-H3f8.5h56) District.

**HIGHLIGHTS**

- This land use and policy amendment application seeks to redesignate the subject site to facilitate the development of a vacant lot into a 15-storey multi-residential building.
- The proposed Multi-Residential – High Density High Rise (M-H3f8.5h56) District would allow additional residential units near public transit in a built form that complements the existing context. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Additional housing units in an inner-city community well-served by transit would support a broader number of Calgarians.
- Why does this matter? Allowing for more housing opportunities in inner-city areas would allow for more efficient use of land and existing infrastructure and accommodate a more diverse population.
- An amendment to the *Mission Area Redevelopment Plan* (ARP) is required to accommodate the proposed increase in density.
- A development permit has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

A policy and land use amendment application was submitted by Dialog on behalf of the landowner, Urban Capital, on 2024 March 30 proposing to retain the existing Multi-Residential – High Density Medium Rise (M-H2) District, but to increase the Floor Area Ratio (FAR) and amend the *Mission ARP*. After receiving detailed review comments from Administration, the application was resubmitted on 2024 June 10 as a policy and land use amendment seeking to redesignate the site to the M-H3f8.5h56 District which would allow for the proposed FAR. As part of the resubmission CivicWorks assumed the role of applicant.

The approximately 0.17 hectare (0.29 acre) corner-block site in Mission is located on the northwest corner of 26 Avenue SW and 1 Street SW. The site, which is currently vacant, has no rear lane and therefore access can only come from the street.

As indicated in the Applicant Submission (Attachment 3), the proposed land use district and policy amendment would enable a multi-residential development designed to be compatible with

**Policy and Land Use Amendment in Mission (Ward 8) at 206 – 26 Avenue SW,  
LOC2024-0094**

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surrounding land uses and built form context. A development permit (DP2024-03130) for a fifteen-storey multi-residential building with 136 residential units was submitted on 2024 May 2 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).

**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 and respective community association was appropriate. In response, the applicant's community outreach included contacting the Ward Councillor's Office, the Cliff Bungalow-Mission Community Association (CA), and surrounding neighbours, in addition to providing custom on-site signage and neighbour notices, and a dedicated phone line and email inbox for citizens to provide comments and ask questions regarding the proposal. Additional information 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 29 letters of concern, two letters of support and three letters that did not indicate support or opposition. The feedback and concerns are summarized as follows:

- concerns related to an increase in traffic and demand for parking;
- loss of existing mature trees on the site;
- general concerns related to an increase in density above what is permitted in the *Mission ARP*;
- privacy and overlook onto adjacent properties; and
- loss of views and sunlight for adjacent properties.

The CA submitted a letter of support for the proposal (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to parking, building size and other relevant factors will be reviewed at the development permit stage.

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

Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18

ISC: UNRESTRICTED  
CPC2024-0829  
Page 3 of 3

**Policy and Land Use Amendment in Mission (Ward 8) at 206 – 26 Avenue SW,  
LOC2024-0094**

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**IMPLICATIONS**

**Social**

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

**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 at the development permit and subsequent the development approval stages.

**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. Policy Amendment to the Mission Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is a corner-block parcel located in the community of Mission at the north-west corner of 26 Avenue SW and 1 Street SW and is within the plan area boundary of the *Mission Area Redevelopment Plan (ARP)*. The site has an area of approximately 0.12 hectare (0.29 acre) and is approximately 29 metres wide by 39 metres deep. The site is currently vacant and does not have access to a lane.

The surrounding area is primarily characterized by multi-residential development and the Multi-Residential – High Density Medium Rise (M-H2) District. The properties immediately north and west include multi-residential buildings of three and four storeys respectively. The broader context along 26 Avenue SW and 25 Avenue SW includes primarily high-rise towers up to 17 storeys in height – including four towers at 330, 318, 228 and 124 - 26 Avenue SW that are a minimum of 16 storeys in height and located within 300 metres of the subject site. Goose Park, the Elbow River and the Elbow River Pathway are located south of the site, across 26 Avenue SW. 4 Street SW, which is a Council-designated Neighbourhood Main Street, is located two blocks to the west, and the Erlton/Stampede LRT Station is 550 metres (a 10-minute walk) to the east.

## Community Peak Population Table

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

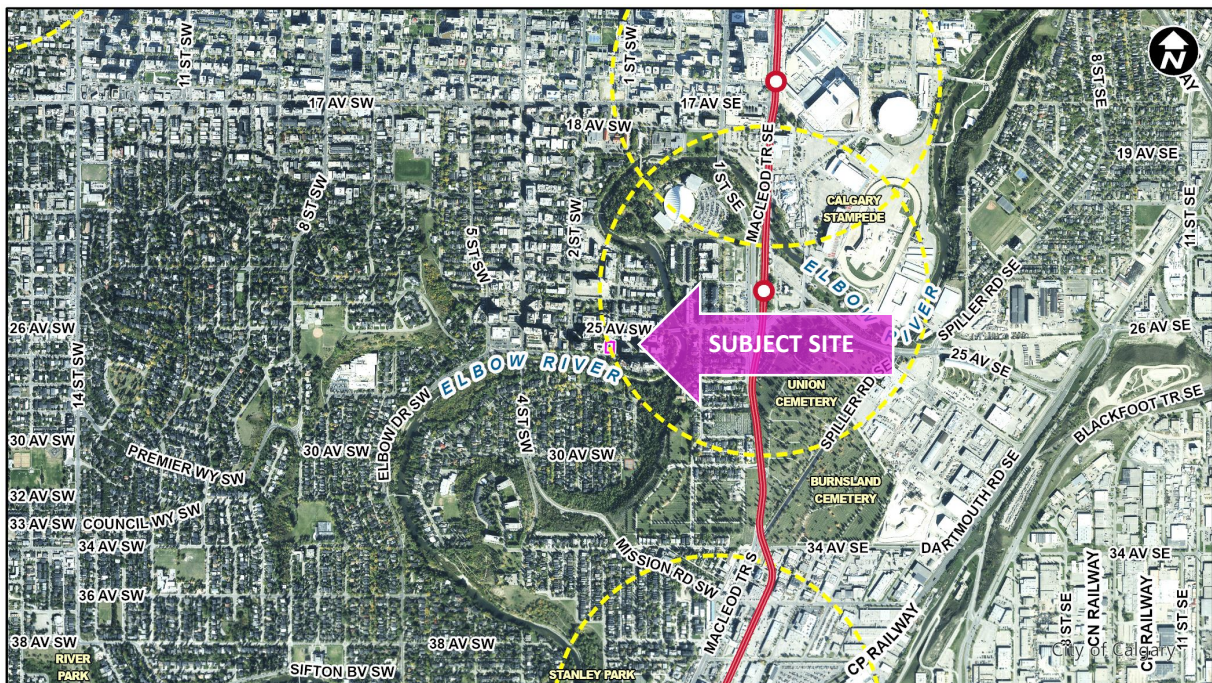
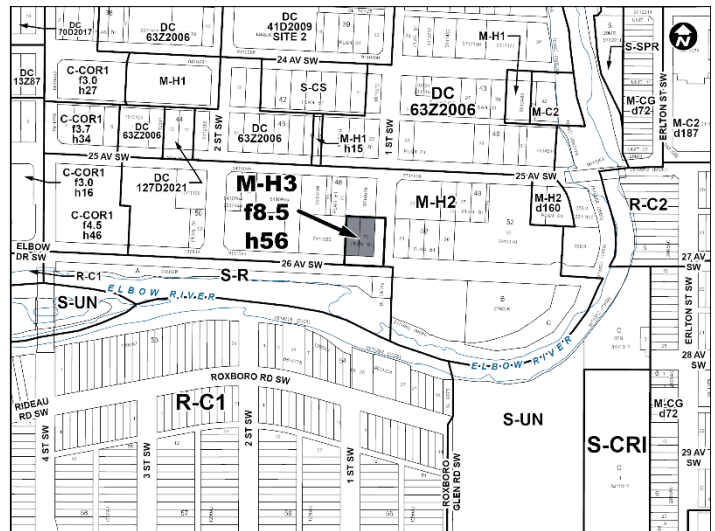
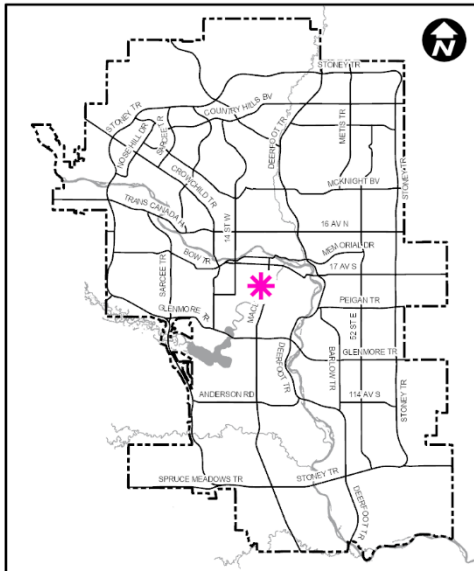
<b>Mission</b>	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	-75
Difference in Population (Percent)	-1.6%

Source: *The City of Calgary 2019 Civic Census*

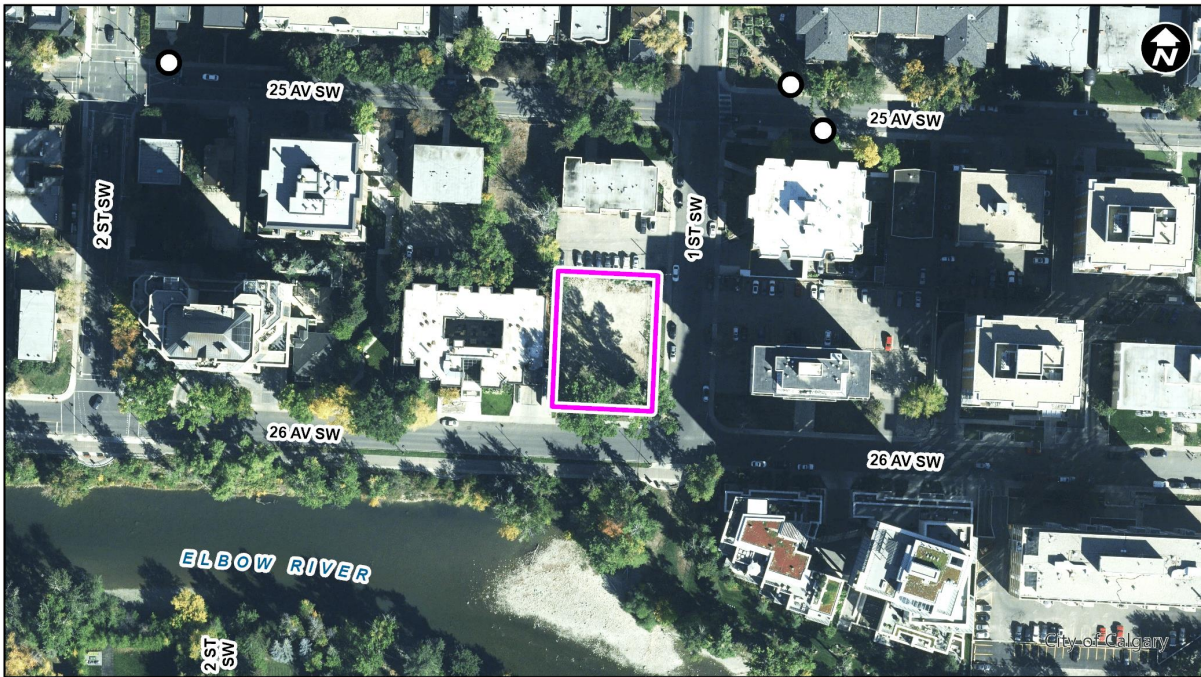
Additional demographic and socio-economic information may be obtained online through the [Mission Community Profile](#).



## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing M-H2 District is intended to provide for mid-rise, high-density multi-residential development. The M-H2 District regulates density by floor area ratio (FAR) to provide flexibility in building form and dwelling unit size and number. The M-H2 District has a maximum FAR of 5.0 and maximum height of 50 metres, however there is no maximum number of units. The site is located within the "High Density Residential" land use policy area of the ARP, which supports high-density multi-residential development of up to 17 storeys, while limiting the maximum number of units to 395 units per hectare.

The proposed Multi-Residential – High Density High Rise (M-H3f8.5h56) District would increase the maximum height from 50 metres to 56 metres and the FAR from 5.0 to 8.5. The allowable uses and remaining provisions of the existing M-H2 District, such as parcel coverage, setbacks and landscaping, would not change. The application also proposes a policy amendment to the ARP that would increase the allowable number of units on this site from 395 to 1200 units per hectare.

The intent of the maximum height provisions of the land use bylaw are to ensure that the scale of development is compatible with the surrounding context and conforms with the policies of the ARP. The proposed increase in height is considered minimal given the existing M-H2 District rules, and would be compatible with the surrounding context, which includes buildings of similar

heights along 25 Avenue SW and 26 Avenue SW, and are in keeping with the ARP policies for the site which support buildings of up to 17 storeys.

Administration conducted a technical review to ensure the proposed land use and policy amendments are appropriate for the site and the resulting built form would be compatible with the existing context. The surrounding context is characterized by a concentration of towers with minimal setbacks from the street and a consistent range of separation distances between adjacent buildings and property lines. Additionally, the site's dimensions and location on a corner provide opportunities and flexibility for placement of the tower element in strategic locations that would mitigate potential impacts. As such, the proposed policy and land use amendments are suitable for the subject site and mitigation of potential impacts can be addressed through the Development Permit application.

### **Development and Site Design**

If this application is approved by Council, the rules of the M-H3 District and the applicable policies of the ARP will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- an engaging built interface along 26 Avenue SW and 1 Street SW;
- height, massing, separation distance, and privacy concerns in relation to the adjacent properties;
- retention or replacement of existing trees; and
- mitigating the traffic impacts.

A development permit (DP2024-03130) for a 15-storey multi-residential building with 136 residential units was submitted on 2024 May 2 and is under review.

### **Transportation**

The subject parcel is located at the corner of 26 Avenue SW and 1 Street SW. Both streets are classified as Residential Streets. The parcel is not served by an adjacent laneway. Vehicle access to the subject parcel will be from 1 Street SW. Pedestrian access will continue from the existing sidewalks fronting the site. The subject parcel is located within the Residential Parking Zone J. On-street parking adjacent to the site is presently restricted to a maximum two hours, Monday to Friday, 8:30 a.m. to 6:00 p.m.

The subject site is well-served by Calgary Transit. Bus stops for Route 17 (Renfrew/Ramsay) are located 75 metres (a one-minute walk), with stops for Route 3 (Sandstone/Elbow DR) and Route 449 (Eau Claire/Parkhill) located 325 metres (a four-minute walk) from the subject parcel, with the Erlton Stampede LRT Station located 550 metres (a 10-minute walk) away. The Elbow River pathway system is located adjacent to the parcel. The Elbow River pathway forms part of the Always Available for All Ages and Abilities (5A) Network. A development permit (DP2024-03130) for a 15-storey multi-residential building with 136 residential units was submitted on 2024 May 2 and is under review.

### **Environmental Site Considerations**

No environmental concerns were noted for this site. A Phase 1 Environmental Site Assessment was previously submitted and reviewed.

### **Utilities and Servicing**

Water storm and sanitary sewers are available to service this site. The proposed development location is within the 1:100 "Flood Fringe", as such, the proposed development is subject to the Land Use Bylaw (LUB), Part 3, Division 3, Sections 55, 59 and 60.

## **Legislation and Policy**

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

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

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and 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 [Municipal Development Plan](#) (MDP) identifies the site as located within the Developed Residential - Inner City Area on the Urban Structure Map (Map 1). The proposal is consistent with the General Policies for Developed Residential Areas (Section 3.5.1) and Inner City Area policies (Section 3.5.2). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development is intended to occur in a form and nature that respects the scale and character of neighbourhood context. The proposal is in keeping with relevant MDP policies as the proposed land use and policy amendment would help facilitate a multi-storey development that respects the scale and character of the neighbourhood context.

### **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 strategies are being explored at the development permit stage.

### **Mission Area Redevelopment Plan (Statutory – 2006)**

The subject site is located within the 'High Density Residential' land use policy area of the [Mission Area Redevelopment Plan](#) (ARP), as identified in Map 4: Land Use Policy Plan. The High Density Residential policy area has a maximum density of 395 units per hectare. The proposed policy amendment would increase the density allowed under the ARP from 395 to 1,200 units per hectare to accommodate a high-rise development on the lot. The proposed amendment is supported given the location of the site and surrounding context.

### **West Elbow Communities Local Area Plan (underway)**

This site is located in Area 2/3 (West Elbow Communities), which includes Mission and surrounding communities. Administration is currently developing the [West Elbow Communities Local Area Plan project](#) to update local policy for this area. Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing ARP.



# Proposed Amendment to the Mission Area Redevelopment Plan

1. The Mission Area Redevelopment Plan attached to and forming part of Bylaw 12P2004, as amended, is hereby further amended as follows:
  - (a) In Section 6.1.3 Policy, under policy 1., after the last sentence, add the following:

“For the site at 206 – 26 Avenue SW, a maximum density of 1,200 units per hectare is allowed.”

TEXT FOR DISCUSSION





# Applicant Submission

2024 March 30



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

P 403 201 5305  
E info@civicworks.ca

## Proposed Land Use Change Applicant Summary

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**Project Location:** 206 26 AV SW

**Existing Land Use:** Multi-Residential – High Density Medium Rise (M-H2) District

**Proposed Land Use:** Multi-Residential – High Density High Rise (M-H3f8.5h56) District

### APPLICATION SUMMARY

On behalf of Urban Capital, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 206 26 AV SW from the existing Multi-Residential – High Density Medium Rise (M-H2) District to the Multi-Residential – High Density High Rise (M-H3f8.5h56) District, in support of active Development Permit (DP2024-03130) and Minor Policy Amendment (LOC2024-0094) applications. The proposed land use change and development vision will deliver much needed new housing options on a strategically located vacant site in the inner city community of Mission.

The proposed change is required to accommodate a higher maximum Floor Area Ratio (FAR) and maximum building height than allowed by the current M-H2 District, based on unique site conditions and the requirement for additional ground floor height to accommodate flood mitigation measures. The proposed development scale is fully aligned with the policies of the *Mission Area Redevelopment Plan*, which specifically support high density multi-residential development of up to 17 storeys at this location. To ensure alignment with the ARP's scale policy, the proposed M-H3 District features a maximum building height modifier of 56.0m, consistent with the 15-storey building design of the supporting Development Permit application.

Given the age of the ARP, a supporting site-specific Minor Policy Amendment to the *Mission Area Redevelopment Plan* is required to accommodate multi-residential development where intensity is measured by floor area ratio instead of a maximum unit density to provide greater flexibility in building design, unit size and number. The use of a maximum floor area ratio is a more contemporary and progressive approach to regulating building intensity that focuses on the ultimate form of a building instead of the total number of units within. No other changes are proposed.

### WHAT IS PROPOSED?

River Club – Urban Capital's first project in Calgary – is an architecturally significant 15-storey multi-residential condominium building at the corner of 26 AV and 1 ST SW, directly across from the Elbow River Regional Pathway system and steps away from multiple frequent transit routes and the 4 ST SW Neighbourhood Main Street. Key project details are provided below:

**Building Height:** 15 storeys / 56.0m (56.0m maximum building height)

**Building Floor Area Ratio:** 8.4 (8.5 maximum Floor Area Ratio)

**Number of Buildings:** 1 (60% maximum lot coverage)

**Residential Unit Count & Mix:** 136 Units (92 one-bedroom, 36 two-bedroom, 8 three-bedroom)

**On-site Vehicle Parking:** 63 within an underground parkade (0.469 stalls / unit, with a 25% reduction for LRT proximity)

**On-site Bicycle Storage:** 136 secure Class-1 bike stalls (1.0 stalls / unit) & 14 outdoor Class-2 bike stalls (0.1 stalls / unit)

To provide Council, The City of Calgary, surrounding area residents, and the general public with detailed information about the proposed development vision, the project team has prepared and submitted a comprehensive Development Permit application (DP2024-03130) that outlines the key building and site design details. A summary of the Development Permit application is available online for review and comment at: <https://developmentmap.calgary.ca/?find=DP2024-03130>



## PROJECT SITE CHARACTERISTICS

The proposed development vision is well-suited to the project site given its lot characteristic, strategic location, and the character and scale of surrounding area development. Key supporting site characteristics are summarized below:

**Corner Location:** The project site is located on a corner parcel, allowing the proposed development to enhance both fronting streets (26 AV and 1 ST SW) with landscaping and other architectural features which reflect existing residential design and streetscape patterns.

**Higher Activity Street:** The project site is located on 26 AV SW, a higher order Collector class street that connect key area destinations and generally sees higher levels of vehicle, cyclist and pedestrian activity.

**Nearby Transit Service:** The project site is within 400m ( $\pm 5$  min. walk) of Route 3 primary transit service and Routes 17 & 449 local transit service on 4 ST SW, and within 800m ( $\pm 10$  min. walk) of Route 10 & 30 local transit service and the Red Line Erlton Stampede LRT Station. The availability of multiple frequent transit options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

**Nearby Main Streets:** The project site is located within 400m ( $\pm 5$  min. walk) of the 4 ST SW Urban Main Street, a municipally-identified corridor for future growth and change.

**Nearby Open Spaces & Community Amenities:** The project site is within a short  $\pm 10$  minute walk of a variety of local area destinations and amenities, including the Elbow River regional pathway, Elbow Island Park, William Aberhart Park, Goose Park, Mok'ntsis Park, Erlton Park, Lindsay Park, Cliff Bungalow Off Leash Area, Cliff Bungalow-Mission Community Association, and the MNP Community & Sports Centre. Dedicated high quality cycling infrastructure along 26 AV SW and 2 ST SW allows for even easier access to some of these destinations.

**Nearby Multi-Unit Development:** The project site is situated within a context other higher scale multi-residential and mixed-use developments, allowing the proposed development vision to blend with and complement the scale of surrounding area buildings.

## ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

## ALIGNMENT WITH LOCAL AREA PLANS

The project site is located within the boundary of the *Mission Area Redevelopment Plan (ARP, 2006)*, and falls within the "High Density Residential" land use policy area, supporting high density multi-residential development of up to 17 storeys, in alignment with the proposed 15-storey scale of River Club. Given the age of the ARP, a site-specific Minor Policy Amendment to the ARP is required to accommodate multi-residential development where intensity is measured by floor area ratio instead of a maximum unit density to provide greater flexibility in building design, unit size and number. The use of a maximum floor area



ratio is a more contemporary and progressive approach to regulating building intensity that focuses on the ultimate form of a building instead of the total number of units within. No other changes to the ARP policy are proposed.

#### APPLICANT-LED OUTREACH

CivicWorks and Urban Capital are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

Urban Capital and the broader project team began pre-application discussions and outreach for River Club in March of 2024, including information sharing and meetings with both the Cliff Bungalow - Mission Community Association and the Ward 8 Councillor's Office to discuss the fundamentals of the proposed development vision and gather early feedback.

In addition to providing opportunities for early feedback, each application CivicWorks undertakes is supported by a dedicated phone line and email inbox for public questions and comments, along with custom on-site signage and notices delivered to residents living  $\pm 200\text{m}$  of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office and Community Association, with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City, and also published on the dedicated web portal for broader public access. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

#### CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

#### CONCLUSION

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan*, and will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully ask for your support for application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or [engage@civicworks.ca](mailto:engage@civicworks.ca), referencing River Club (206 26 AV SW).



# Applicant Outreach Summary



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F 403 201 5344

[civicworks.ca](http://civicworks.ca)





## Outreach Strategies



### CITY OF CALGARY & CUSTOM ON-SITE SIGNAGE

To supplement required City of Calgary notice signage, the project team deploys additional on-site signage that outlines key details of the proposed development vision and enabling land use change. The signage also invites interested parties to learn more about the project or share feedback directly with the project team via the dedicated project email address and phone line.



### NOTICE LETTERS

Paired with on-site signage, neighbour application notices were delivered to ±145 surrounding area residents to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the City of Calgary and project team. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



### DEDICATED VOICEMAIL & EMAIL INBOX

A dedicated and regularly monitored project voicemail inbox and email address serve as a direct line to the project team, allowing the community members and the general public to learn more about the proposed development vision and enabling land use change, ask clarifying questions, and share their feedback directly with the project team.



### COMMUNITY MEETINGS & INFORMATION SHARING

Detailed development vision information was shared with the Cliff Bungalow Community Association and the Ward 8 Office in the spring of 2024 prior to formal application and once more when a land use change was identified as required through the Development Permit review process. The project team also met with the Cliff Bungalow Community Association in March 2023 to discuss the proposal, receive feedback, and answer questions.

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## Outreach Process

### OVERVIEW

Our outreach process was designed to provide multiple opportunities for community members to learn about the vision for the site early on and to share their thoughts, all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies to date, feedback from one community member was received directly by the project team. Administration noted that they received feedback from 39 community members and a letter of support from the Cliff Bungalow Mission Community Association. Urban Capital and the project team would like to thank everyone who shared feedback.

In reviewing feedback collected to date (March 2024), the project team has identified three key themes related to building scale, traffic / parking, and the loss of mature on-site trees. Each of these themes are outlined in the following pages and are addressed with both What We Heard and the associated Team Response.

### OUR COMMITMENT

Since no single design solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

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



## Key Themes



### 1 PARKING, TRAFFIC & SAFETY

#### WHAT WE HEARD

Some community members expressed concern about the proposed density and number of parking spaces provided on-site, including impacts to available on-street parking spaces, traffic congestion, and road safety.

#### TEAM RESPONSE

The proposed parking supply has been carefully considered and tailored to both the market and the project site's inner-city context. The availability of frequent transit service on 4 ST SW and via the Erleton Stampede Red Line LRT Station within easy walking distance is a key consideration. The availability of everyday needs and amenities within easy walking distance is another. The proposed parking supply of 63 stalls is generally aligned with the Land Use Bylaw which requires 64 stalls to be provided for 136 units (a parking ratio of 0.47 stall / unit). This is just one stall shy of the proposed parking supply. While the project team endeavored to be fully aligned with the Land Use Bylaw, a minor variance of 1 stall is required due to the technical limitations and space requirements of the proposed 3-level underground parkade.

The careful calibration of parking supply also has immediate implications to housing affordability, as the cost of supplying parking ultimately gets passed through to residents. Those purchasing units without an assigned parking stall will realize significant savings in the cost of their home, helping provide more housing choice and affordability in our current housing crisis. We believe our city's housing market should have a supply that meets the unique needs of all Calgarians regardless of budget, size, car ownership, lifestyle, or location needs and preferences.

Based on the project team's experience across multiple projects of similar scale and location, the provision of fewer on-site parking stalls also typically results in fewer vehicles going to and from the site, helping alleviate concerns related to traffic, congestion and safety.

As part of the proposed development vision for River Club, the project will be improving the pedestrian realm around the site and at the key corner of 26 Avenue and 1 Street SW, including pedestrian crossing and curb bulb improvements to shorten crossing distances and increase pedestrian safety at this key crossing.



## 2 BUILDING SCALE, DENSITY & COMMUNITY CHARACTER

### WHAT WE HEARD

Some community members expressed concern about the proposed density and building scale, including impacts to views, privacy, access to light, and neighbourhood character.

### TEAM RESPONSE

While the Mission community has a varied and eclectic mix of densities and building scales, 25 and 26 AV SW have always been streets with some of the highest densities and building scales in the community. This is reinforced by the *Mission Area Redevelopment Plan (ARP)*, which identifies the areas along 25 & 26 AV SW as a 'High Density Residential' area, with supported building scales of up to 17 storeys. The proposed 15-storey scale of River Club is fully aligned with this intent and context.

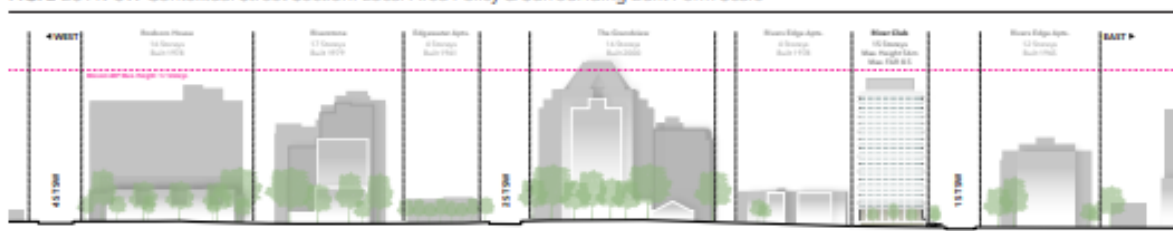
Given the age of the ARP, a site-specific Minor Policy Amendment is required to accommodate development where intensity is measured by floor area ratio (FAR) instead of a maximum unit density to provide greater flexibility in building design, unit size and number. The use of FAR is a more contemporary and progressive approach to regulating building intensity that focuses on the ultimate form of a building instead of the total number of units within. No other changes to the ARP policy are proposed.

Key built form relationships to directly adjacent properties are being addressed through the ongoing Development Permit process, including shifts of primary building mass toward the street to the south and east to provide an appropriate buffer to properties to the north and west and align with the Land Use Bylaw.

FIG. 1 Mission ARP Land Use & Building Scale Policy Map



FIG. 2 26 AV SW Contextual Street Section: Local Area Policy & Surrounding Built Form Scale





### 3 LOSS OF MATURE ON-SITE TREES

#### WHAT WE HEARD

Feedback shared with The City of Calgary through the application process indicated concerns about the loss of on-site mature trees.

#### TEAM RESPONSE

The project team always tries to retain mature existing trees on-site where possible and will ensure compliance with Tree Protection Bylaw (23M2002) through the Development Permit review process. In balancing multiple project needs and community feedback which identified the provision of appropriate parking as a key concern, the project team acknowledges that the construction activities associated with both underground parkade and tall building construction will result in the necessary removal of on-site trees given the scale of both their canopies and root systems which would be impacted by both excavation and above-ground construction activity. It should be noted that almost any development activity on-site that has an underground parkade element would have the same result.

Urban Capital and the project team are committed to high-quality architecture, building materiality, and landscaping to create an aesthetically-pleasing, lasting, and pedestrian-friendly design that complements the surrounding community and contributes to a vibrant public realm. To ensure the long term vitality and health of the urban tree canopy, a detailed landscape plan completed by a Landscape Architect has been submitted along with the supporting Development Permit application currently under review by Administration. A total of 10 trees and 352 shrubs are proposed to be provided as part of the proposed development.



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5





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# Community Association Response

## CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

### Planning and Development Committee

462, 1811 4 Street SW, Calgary Alberta, T2S 1W2

Community hall and office, 2201 Cliff Street SW

[www.cliffbungalowmission.com](http://www.cliffbungalowmission.com)

[cbmca.development@gmail.com](mailto:cbmca.development@gmail.com)



June 26, 2024

City of Calgary

Planning and Development

Third floor, Municipal Building

800 Macleod Trail SE

Calgary, Alberta

Re: LOC2024-0094 (206 26 Avenue SW)

Decision: **Support**

The Cliff Bungalow-Mission Community Association ("CBMCA") Planning and Development Committee is pleased to submit this formal comment of support for the land use application LOC2024-0094. We are providing support for the following reasons:

- **Applicant Engagement:** The Committee appreciates the Applicant's proactive approach in engaging with us directly during the pre-application period. This included a comprehensive overview of the application and an opportunity for questions and discussion.
- **Appropriate Location for Increased FAR and Density:** The site is ideally situated for higher floor area ratio (FAR) and density. It occupies a corner lot adjacent to a park and the Elbow River and is directly connected to a multi-use pathway. Additionally, it is in close proximity to the 4 ST Main Street, LRT Station, and multiple transit routes, including the Frequent transit route #3. These features make it a suitable for redevelopment.

The Planning and Development Committee look forward to seeing this site redeveloped to make more efficient use of a well-connected inner-city location and thank the Applicant team for their submission. Given the significance of this site, we expect to see a high-quality design realized through the subsequent Development Permit process.

Kind regards,

Planning and Development Committee

Cliff Bungalow-Mission Community Association

[cbmca.development@gmail.com](mailto:cbmca.development@gmail.com)





**Policy and Land Use Amendment in Parkhill (Ward 8) at multiple addresses,  
LOC2023-0394**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Parkhill/Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 3615, 3623 and 3627 Erlton Court SW (Plan 5793U, Block 7, Lots 42 to 49;) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject parcels to allow for multi-residential development in the form of apartment buildings.
- The proposal allows for the development of additional residential units close to an Urban Main Street area and is aligned with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal will add multi-residential forms in an established area with access to transit options, commercial amenities and open spaces.
- Why does this matter? This application would provide a larger variety of housing options in the Parkhill community, while making more efficient use of existing infrastructure.
- An amendment to the *Parkhill/Stanley Park Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, in the southwest community of Parkhill, was submitted by Casola Koppe Architecture on behalf of J. Brian Heninger and Sandra Heninger on 2023 December 13. As noted in the Applicant Submission (Attachment 3), the intent of the application is to consolidate the three subject parcels and develop a multi-residential building.

The 0.24 hectare  $\pm$  (0.59 acre  $\pm$ ) site is comprised of three parcels located on the east side of Erlton Court SW. As indicated in the Applicant Submission (Attachment 3), the redesignation would enable the development of a multi-residential building in an Urban Main Street area. The increased density aligns with the intent and policies of the MDP, but will require an amendment to the ARP to facilitate the development.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1). No development permit application has been submitted at the time of writing this report.

**Policy and Land Use Amendment in Parkhill (Ward 8) at multiple addresses,  
LOC2023-0394**

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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 the respective community association was appropriate. As a result, the applicant chose to host an open house for the community on 2024 February 6, reach out to both the Parkhill and Erlton Community Associations, contact the Ward Councillor's office, visit the immediately adjacent properties to provide information and distribute 100 flyers to residences within the community. Please see the Applicant Outreach Summary (Attachment 4) for more details.

**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 26 letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues given that the site is accessible by only one road;
- effect of proposed development type on the value of the existing neighbouring homes;
- reduced sunlight and privacy for neighbouring lots, especially given slope of the site;
- incompatibility with the character of the community; and
- concerns that infrastructure may not be able to accommodate the increase in users.

The Parkhill Stanley Park Community Association (CA) provided a letter of concern on 2024 February 14 (Attachment 5) identifying the following concerns that were heard from residents when considering the land use redesignation and preliminary plans (not yet received by Administration in a development permit):

- parking on Erlton Court SW;
- traffic congestion on the roads accessing the site;
- density and scale of the proposed building; and
- the lack of open spaces/ landscaping provided on the site.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. While a development permit has not been submitted at the time of writing this report, Administration did ask the applicant to provide a Transportation Impact Assessment and shadow studies to better understand the potential impacts of the development, and the servicing for the site was reviewed as part of the standard file review process. The height, massing, orientation and scale of buildings, site design, on-site circulation and parking will be reviewed and determined at the development permit stage. The applicant

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18**

**ISC: UNRESTRICTED  
CPC2024-0774  
Page 3 of 3**

**Policy and Land Use Amendment in Parkhill (Ward 8) at multiple addresses,  
LOC2023-0394**

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has indicated that they intend to make changes to the detailed site drawings at the development permit stage based on the concerns expressed by residents and the Parkhill Stanley Park CA. Further details can be found in the Applicant Outreach Summary (Attachment 4).

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

**IMPLICATIONS**

**Social**

The proposed land use district would enable the development of higher density housing types in close proximity to transit and other amenities, and can support the housing needs of various demographics.

**Environmental**

This application does not include 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 at the development approval stages.

**Economic**

The proposed land use amendment would support additional residents in the area, which support both the surrounding commercial amenities and existing transit infrastructure.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Amendment to the Parkhill/Stanley Park Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Parkhill on the east side of Erlton Court SW, just south of the intersection with 34 Avenue SE. The site is comprised of three parcels with a combined area of approximately 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) and a rectangular shape that is just under 95 metres by 30 metres. The subject site is currently developed with four single detached dwellings; the southern three dwellings are accessed by a rear lane, while the northern dwelling is accessed by a driveway on Erlton Court SW. The site has a significant slope and a retaining wall along part of the western edge (at the interface with Erlton Court SW).

Surrounding development is characterized by a variety of residential types, with higher-density forms concentrated along the Macleod Trail S and Mission Road SW corridors. Development is primarily low-density residential to the north, south and west, with low-rise apartment buildings and low density residential to the east across Erlton Court SW.

The site is within the Macleod Trail S Urban Main Street area and is 180 metres (a three-minute walk) from the intersection of Macleod Trail S and Mission Road SW. The 39 Avenue LRT station is approximately 650 metres (a nine-minute walk) to the southeast of the site. The Parkhill-Stanley Park Community Association is 700 metres (a 10-minute walk) south of the site and Roxboro Park is 500 metres (a seven-minute walk) northwest of the site.

## Community Peak Population Table

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

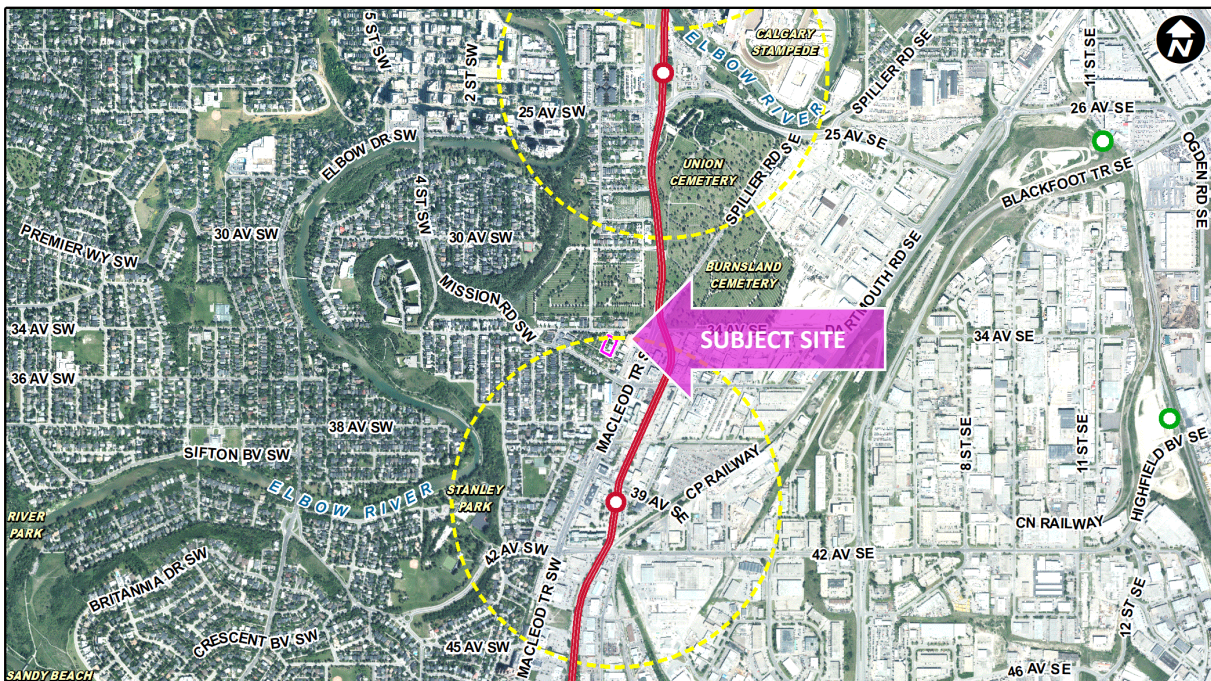
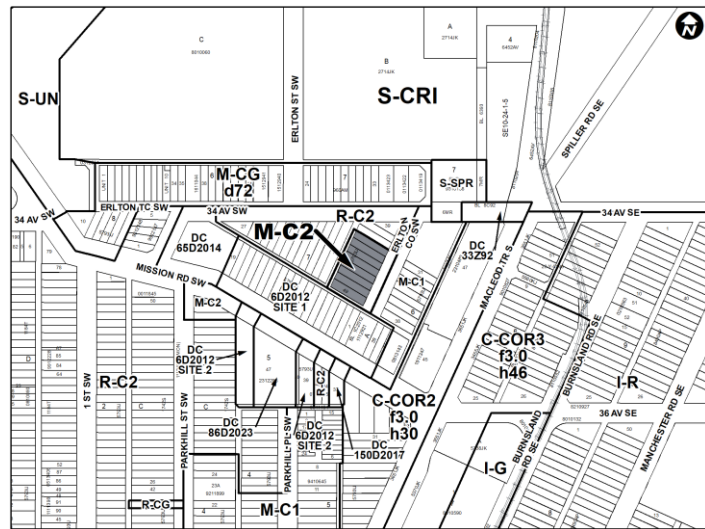
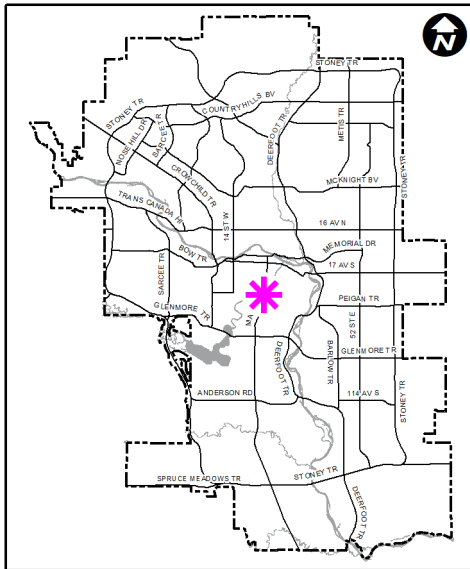
Parkhill	
Peak Population Year	1968
Peak Population	1,739
2019 Current Population	1,691
Difference in Population (Number)	48
Difference in Population (Percent)	-2.8%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Parkhill Community Profile \(calgary.ca\)](https://calgary.ca/parkhill).



## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

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

The proposed M-C2 District accommodates multi-residential development with higher numbers of dwelling units and higher traffic generation than low density residential and lower profile multi-residential land use districts. The M-C2 District contains contextual regulations that guide sensitive development of higher density and height that is intended to be located adjacent to or in close proximity to low density residential development. The M-C2 District allows for a maximum floor area ratio of 2.5 and a maximum building height of 16.0 metres (approximately four storeys).

The proposed M-C2 District will provide additional housing options and units within an Urban Main Street area, while ensuring that development is context-appropriate and sensitive to the adjacent low density residential currently surrounding the site.

### Development and Site Design

The rules of the proposed M-C2 District will provide guidance for future site development including height, massing, landscaping, parking, building orientation, use areas and access.

## Transportation

A Transportation Impact Assessment (TIA) was submitted by the applicant and reviewed by Administration. It was determined that Erlton Court SW will need to be improved to the current design standard. At the Development Permit stage lane paving of both lanes will be required at the full expense of the applicant. Transit service is available within 130 metres (a two-minute walk) on Mission Road SW for Route 449 (Eau Claire/ Parkhill), 220 metres (a four-minute walk) on Macleod Trail S for Route 10 (City Hall/ Southcentre), and 39 Avenue LRT Station is located about 650 metres (a nine-minute walk) from the site. The closest 5A on-street bikeway is available along Mission Road SW, and a future Always Available for All Ages and Abilities (5A) Network on-street bikeway is planned along Erlton Street SW. The site is within the ZZ Residential Parking Zone, and parking to be provided on site as per the requirements of the Land Use Bylaw.

## Environmental Site Considerations

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

## Utilities and Servicing

Public water and sanitary utilities exist adjacent to the site. No public storm utilities exist adjacent to the site.

The site is currently serviced from an existing dead-end public water main (Erlton Court SW). At the time of development, the applicant will be required to provide a Fire Flow Letter and a Sanitary Servicing Study (SSS) for review and acceptance.

At the time of development, a public storm sewer main extension will also be required. The storm sewer main extension, along with any additional public utility improvements work that may be deemed necessary for development servicing purposes, will be at the developer's expense, and subject to the terms and conditions of an Indemnification Agreement (IA). Development servicing requirements will be further determined at the time of development.

## 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 recommendations aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy amendment and 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 [Municipal Development Plan](#) (MDP) identifies this site as part of an Urban Main Street area on Map 1: Urban Structure. The proposal is consistent with the general policies for Main Streets (Section 3.4.1), the specific policies for Urban Main Streets (Section 3.4.2) and the general policies of the MDP. Urban Main Streets require a minimum intensity of 200 people and jobs per hectare and are intended to include medium and high density residential (Table 3-2, page 97). The proposed M-C2 District would provide a transition from higher density development located

along the Macleod Trail S corridor to areas of lower density residential located to the west of the site.

### **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 strategies may be explored and encouraged at subsequent development approval stages.

### **Parkhill/Stanley Park Area Redevelopment Plan (Statutory – 1994)**

The [Parkhill/Stanley Park Area Redevelopment Plan](#) (ARP) shows the site as part of the 'Low Density Residential Conservation and Infill' area on Map 3: Land Use Policy Areas (page 4). Policies for these areas direct that low density development should be maintained through preservation or infill development. An amendment to the ARP will be required to support this application; the area is proposed to be shown as part of the 'Low/Medium Density Multi-family' area on Map 3.

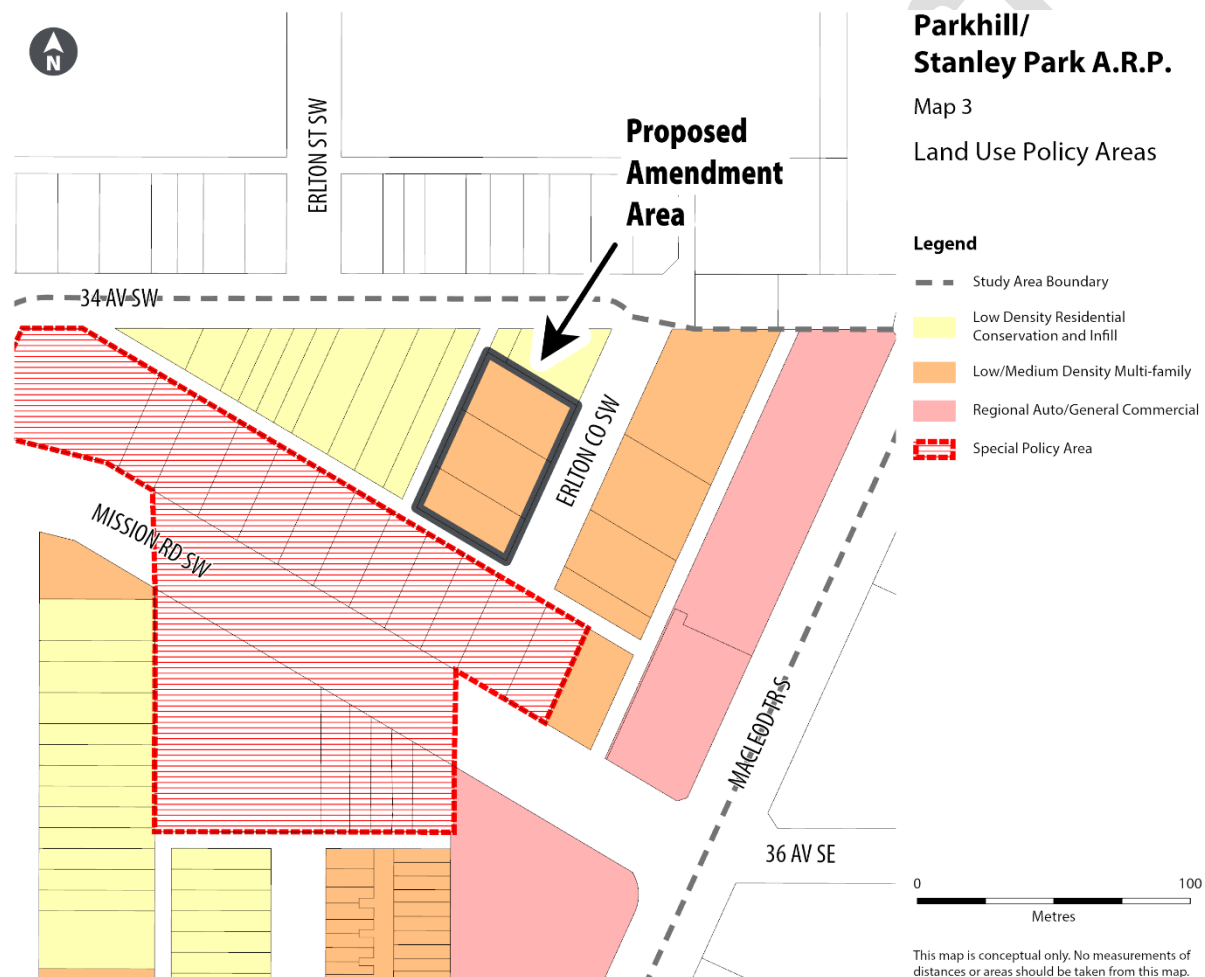
### **Chinook Communities Local Area Plan**

This site is located in Area 8 (Chinook Communities), which includes Parkhill and surrounding communities. Administration is currently developing the Chinook Communities Local Area Plan project. Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing [Parkhill/Stanley Park Area Redevelopment Plan](#) (ARP). The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft Chinook Communities Local Area Plan (LAP).



# Proposed Amendment to the Parkhill/Stanley Park Area Redevelopment Plan

1. The Parkhill/Stanley Park Area Redevelopment Plan attached to and forming part of Bylaw 20P94, as amended, is hereby further amended as follows:
  - (a) Amend the existing Map 3 entitled 'Land Use Policy Areas' by changing 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 3615, 3623 and 3627 Erlton Court SW (Plan 5793U, Block 7, Lots 42 to 49) from 'Low Density Residential Conservation and Infill' to 'Low/Medium Density Multi-family' as generally illustrated in the sketch below:







# Applicant Submission



Tony Casola Architect Ltd. Hans Koppe Architect Ltd.  
1410, 1 Street SW, Calgary, Alberta, T2R 0V8  
Ph: 403 287-9960 Fax: 403 287-9962

Tuesday, January 23, 2024

**Calgary, Planning and Development**

## **Planning Rationale/Applicant Submission – Sandy Beach Apartments**

### **Land Use Redesignation from low density to medium density (MC-2)**

3615, 3623 & 3627 Erton Court SW Calgary

We have been tasked with applying for a land use redesignation for the parcels noted above. In our opinion, the policy change will be beneficial to the community and the City of Calgary, and falls within current guiding policy as follows:

- **Housing Crisis.** This project will inject more housing in a transit friendly area with amenities required within a short walking distance. The area is also improving with other new supporting uses developing nearby. We are moving away from exclusionary zoning and toward a more complete neighbourhood.
- The project falls within the Macleod Trail Urban Main Street policy which asks for a minimum of 200 residents/jobs per hectare. With the project coming in at about 200 units per hectare, we meet the minimum requirements, which could not be met with a low-density designation.
- **Climate Crisis – Densification** in well connected regions provides a small footprint compared to low density housing on the periphery of the City. This, coupled with reduction of vehicular use, and strict energy use policy and codes means we are meeting the crisis head on.
- The Project falls within the guiding policy of the MDP.

We recognize that an ARP amendment will be required, but this will bring the area in line with other existing policies.

*Our goal is to replace these old homes with an attractive, energy efficient and comfortable apartment building with more than adequate parking. We will remove the ugliest broken concrete retaining wall and add attractive green space plus desirable common areas for tenants..*

In short, the parcels are perfectly suited for a modest medium density application. It should be noted that the land-use will be followed up with a Development Permit Application, making it a concurrent process.

Yours truly,

A handwritten signature in black ink, appearing to read 'H. Koppe', is written over a light blue horizontal line.

**Hans Koppe**, Architect, AAA, AIBC, MAAA, MSAA, LEED® AP  
**Casola Koppe Architects**



# Applicant Outreach Summary



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

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

**Project name:** Sandy Beach Apartments

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

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

### Outreach Strategy

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

1. 2024-01-11: First emailed the Parkhill and Erlton community association to inform them of the Land use Change Application and requesting to hold an open house at the community centre.
2. 2024-01-24: 50 Open House flyers hand delivered to residents in Erlton Court and 34th Avenue in immediate proximity to site.
3. 2024-01-24: Open House notification taped to door of the Parkhill Stanley Park Community Centre
4. 2024-01-24: Casola Koppe posted Open House invite on Instagram & Facebook
5. 2024-01-24: Emailed Parkhill Community Association a flyer for the Open House, so they could post the invite on their community association website.
6. 2024-01-25: 50 additional Open House flyers hand delivered in neighbourhood
7. 2024-01-25: emailed Erlton Community Association Planning Chairperson a flyer for the Open house so that they could send it on to interested residents
8. 2023-02-06: Held Open House Engagement at the Parkhill Community Hall from 7:00pm to 9:00 pm. 9 boards (24" x 36") were displayed:
  - Proposed site plan
  - 2 boards showing shadow studies
  - 2 boards showing proposed elevations (Black and White sketches)
  - 3 boards showing 3 proposed perspective views (Black and White sketches)
  - 1 board for sticky note comments/feedback

A 2 page handout was available as a take away with a project summary, images from the information boards and contact information.

Approximately 20 neighbours and community members attended

### Affected Parties

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

Parkhill Community Association  
Erlton Community Association

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



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

### What did you hear?

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

1. Building Height and density: Prefer 3 stories , less traffic and more sunlight and try to blend to residential neighbourhood scale. privacy
2. Landscaping: need trees and greenery
3. Concerns about traffic safety:
  - a. The width of the alley (on the south) is too narrow. Should it be a one way lane? Will part of the lane be paved?
  - b. There is only one way in and out of the neighbourhood and it is unsafe. Need traffic lights?
  - c. Is 60 on site parking stalls sufficient. What if 2 bedroom units have 2 cars? Will residents park on the street?
  - d. The lane on the west side of the property is very very steep and dangerous. Should it be closed off?
  - e. How will construction vehicles (ie. dump trucks, concrete trucks) get in and out of the site (due to narrow roads/lanes)?
4. Concerns from the neighbour to the North:
  - a. Can a permanent fence be built as high as possible (10') before construction starts along the north property line to block the view during construction and afterwards. Temporary fencing is unattractive.
  - b. Concerned about construction noise etc.
5. Concerns about infrastructure: sewer, water, power etc. Can the current infrastructure support this development?

### 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.

1. Building Height and Density: We are stepping the building down to 3 stories on the north and west sides and at the southeast corner to blend to residential scale and reduce shadowing. We are only proposing 49 units.
2. Landscaping: We will engage a landscape architect to design the landscaping as per the City of Calgary requirements with trees and shrubs etc as part of the Development permit stage.
3. Traffic Safety: We conducted a Traffic Impact Assessment and will follow the recommendations. We will provide more than the required on site parking stalls for tenants and visitors. We will pave the lane next to our site and engage the city in conversations what to do about the portion of north/south lane that is too steep.
4. We will provide a permanent tall fence as requested by the neighbour to the north.
5. We will be extending the storm system and upgrading infrastructure if required to service this development.

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

### 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 informed attendees of the first Open House that prior to a Development Permit Application we will host another Community engagement open house with drawings and renderings that reflect our response to their concerns. We will wait until a Land Use decision before progressing with the design.

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# Community Association Response

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## PARKHILL STANLEY PARK COMMUNITY

4013 Stanley Road SW Calgary, AB T2S 2P5

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**Sarah Nielsen, RPP, MCIP**

**Senior Planner** | South Team | Community Planning

T 587-226-0567 | E sarah.nielsen@calgary.ca

February 14, 2024

**Re: LOC2023-0394**

Dear Sarah Nielsen,

I am writing on behalf of the Parkhill Stanley Park Community Association, as the Board Member looking after Development issues in our community. Regarding the Application LOC 2023-0394, the rezoning of 3615, 3623 and 3627 Erlton Court SW from R-C2 to M-C2, the Applicant hosted an open house at our Hall which the Community Association facilitated, and a few Board Members attended. The Applicant and Owner were present and engaged in actively responding to questions and concerns by those who attended with the use of several boards depicting the proposed development and shadow studies.

The Community Association acknowledges that the owner/developer, the Heninger family is a long-time resident of the Parkhill Community and respected business owner. They have communicated a strong desire to see the best quality development and intend to follow through with this when applying for development permit. Currently, we are only able to comment on the land-use application, as it significantly increases density and scale of development and would have a dramatic affect upon the immediate neighbourhood. To that end, we are in receipt of numerous emails from affected residents, regardless of whether they live in Erlton or Parkhill, and we have attached these. We acknowledge that there are some serious concerns expressed by those who live in the immediate vicinity. Generally, the issues breakdown perhaps into four main areas:

- **Traffic** - 34 Ave SW and Erlton Court SW are not through streets and will be significantly impacted with increase density.
- **Parking** - On street parking is another concern expressed given the proposed increased density as it will introduce increased visitor and resident demand alike. The application does indicate how parking at a rate of 1 stall per resident and 10 total for visitors is achievable on site, however we are not able to verify if this is adequate.
- **Density and Scale** – The size, height and coverage of the potential building (it is noted as the ‘proposed building’ in the Applicant’s information) is substantially different and out-of-character with those in the immediate vicinity. There is a valid concern that current infrastructure (sewer, roads, water, etc.) may not be able to support the proposed increase in density.
- **Open Space** – Affected residents indicated the landscaping proposed and limited open space of the development would have a negative impact upon the quality of life of affected residents as it differs dramatically from the current pattern of development in the area.

We acknowledge the valid and serious concerns of affected residents regarding the dramatic impact of this development upon parking, traffic and quality of life. We ask that the applicant engage a Traffic Engineering Consultant and undertake a parking/traffic study to address those concerns and ensure the results are made publicly available. We suggest the applicant review the detailed comments and concerns expressed by affected residents and consider how to address them.

Sincerely,

Christopher Babits

**Parkhill Stanley Park Community Association**

Cc: Parkhill Stanley Park Community Association President  
Parkhill Stanley Park Community Association Treasurer  
Erlton Community Association Planning Chair

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T 403-243-6211 [www.parkhillstanleypark.ca](http://www.parkhillstanleypark.ca)