



AGENDA

CALGARY PLANNING COMMISSION

August 1, 2024, 1:00 PM

ENGINEERING TRADITIONS COMMITTEE ROOM

Members

A/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 18
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None

5.2 Land Use Amendment in Banff Trail (Ward 7) at 2808 Capitol Hill Crescent, LOC2024-0129, CPC2024-0862

5.3 Policy Amendment in Bankview (Ward 8) at 2604 – 18 Street SW, LOC2024-0119, CPC2024-0882

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 Horizon (Ward 10) at 3505 – 35 Street NE and 3510 – 34 Street NE, LOC2024-0100, CPC2024-0771

7.2.2 Policy and Land Use Amendment in Altadore (Ward 8) at 1643 Altadore Avenue SW, LOC2024-0021, CPC2024-0875

7.2.3 Outline Plan, Policy Amendment, Road Closure and Land Use Amendment in Ricardo Ranch (Ward 12) at multiple addresses, LOC2023-0207, CPC2024-0835

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

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

ABSENT: Commissioner N. Hawryluk
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 1:00 p.m.

ROLL CALL

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

Absent from Roll Call: Commissioner Hawryluk, Commissioner Small, and Commissioner Weber

2. **OPENING REMARKS**

Chair Goldstein provided opening remarks and a traditional land acknowledgment.

3. **CONFIRMATION OF AGENDA**

Moved by Commissioner Pollen

That the Agenda for today's meeting be amended by moving the following Items onto the Consent Agenda:

- 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

MOTION CARRIED

Moved by Director Mahler

That the Agenda for the 2024 July 18 Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 July 4

Moved by Commissioner Gordon

That the Minutes of the 2024 July 4 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Campbell-Walters

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

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

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, **as corrected**

A clerical correction was noted in the Recommendation box in Report CPC2024-0802, in Recommendation 2, by deleting the word "Street" and by substituting with the word "Avenue".

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

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 Bridgeland/Riverside (Ward 9) at 35 – 11A Street NE, LOC2024-0074, CPC2024-0738

A presentation entitled "LOC2024-0074 Land Use Amendment" was distributed with respect to Report CPC2024-0738.

Chair Goldstein introduced the Ghanaian-Canadian Association of Calgary.

Moved by Councillor Carra

That with respect to Report CPC2024-0738, the following be approved:

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.

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

MOTION CARRIED

- 7.2.2 Land Use Amendment in Marlborough (Ward 10) at 5255 Marlborough Drive NE, LOC2023-0273, CPC2024-0795

This Item was dealt with at the Consent Agenda.

- 7.2.3 Policy and Land Use Amendment in Sunalta (Ward 8) at 1633 and 1635 – 13 Avenue SW, LOC2024-0050, CPC2024-0802

This Item was dealt with at the Consent Agenda.

- 7.2.4 Policy and Land Use Amendment in Mission (Ward 8) at 206 – 26 Avenue SW, LOC2024-0094, CPC2024-0829

A presentation entitled "LOC2024-0094 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0829.

Boris Karn (applicant) answered questions of Commission with respect to Report CPC2024-0829.

Moved by Director Mahler

That with respect to Report CPC2024-0829, the following be approved,
after amendment:

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 **SW** (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.

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

MOTION CARRIED

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

A presentation entitled "LOC2023-0394 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0774.

Commissioner Small (Remote Member) joined the meeting at 1:54 p.m.

Hans Koppe (applicant) answered questions of Commission with respect to Report CPC2024-0774.

Moved by Director Mahler

That with respect to Report CPC2024-0774, the following be approved:

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.

For: (7): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, 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 Commissioner Campbell-Walters

That this meeting adjourn at 2:35 p.m.

MOTION CARRIED

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

CONSENT AGENDA

- Street Names in Alpine Park (Ward 13), SN2024-0002, CPC2024-0834

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment in Montgomery (Ward 7) at 2108 Home Road NW, LOC2023-0327, CPC2024-0811
- Policy Amendment in Montgomery (Ward 7) at 4932 – 21 Avenue NW, LOC2024-0090, CPC2024-0777
- Policy Amendment in Montgomery (Ward 7) at 4423 – 22 Avenue NW, LOC2023-0325, CPC2024-0810
- Road Closure and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) adjacent to 1002 – 17 Street NW, LOC2024-0022, CPC2024-0798
- Land Use Amendment in Highland Park (Ward 4) at multiple properties, LOC2024-0099, CPC2024-0830
- Road Closure in Beltline (Ward 8) at multiple addresses, LOC2024-0081, CPC2024-0775
- Road Closure in Beltline (Ward 8) at 519 – 12 Avenue SE, LOC2024-0085, CPC2024-0796
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 3207 – 29 Street SW, LOC2024-0101, CPC2024-0684
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 3216 – 30 Street SW, LOC2023-0078, CPC2024-0709
- Land Use Amendment in Bridgeland/Riverside (Ward 9) at 35 – 11A Street NE, LOC2024-0074, CPC2024-0738
- Land Use Amendment in Marlborough (Ward 10) at 5255 Marlborough Drive NE, LOC2023-0273, CPC2024-0795
- Policy and Land Use Amendment in Sunalta (Ward 8) at 1633 and 1635 – 13 Avenue SW, LOC2024-0050, CPC2024-0802
- Policy and Land Use Amendment in Mission (Ward 8) at 206 – 26 Avenue SW, LOC2024-0094, CPC2024-0829

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

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 July 25 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED

**Land Use Amendment in Banff Trail (Ward 7) at 2808 Capitol Hill Crescent NW,
 LOC2024-0129**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three reading to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 2808 Capitol Hill Crescent NW (Plan 2846GW, Block 4, Lot 2) 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 consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Banff Trail 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 a more efficient use of existing infrastructure and nearby amenities.
- 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.
- A development permit for a street-oriented stacked townhouse was submitted on 2024 June 21 and is under review.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.
-

DISCUSSION

This land use amendment application in the northwest community of Banff Trail was submitted by CivicWorks on behalf of the landowner, Oldstreet Ivy 28 GP Inc. on 2024 May 10.

The approximately 0.07 hectare (0.18 acre) mid-block site is located on Capitol Hill Crescent NW, about 240 metres (a four-minute walk) southeast of the University LRT Station. The site is currently developed with a single detached dwelling and a rear detached garage accessed from the rear lane.

As indicated in the Applicant Submission (Attachment 2), a street-oriented stacked townhouse is being proposed. A development permit (DP2024-04559) for a 14-unit townhouse development was submitted on 2024 June 21 and is under review.

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

**Planning and Development Services Report to
Calgary Planning Commission
2024 August 01**

**ISC: UNRESTRICTED
CPC2024-0862
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**Land Use Amendment in Banff Trail (Ward 7) at 2808 Capitol Hill Crescent NW,
LOC2024-0129**

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 displayed custom on-site signage and delivered brochures outlining the proposed change and development vision to neighbours within 200 metres of the site. The applicant also shared a project summary and plans with the Banff Trail Community Association and Ward 7 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 one letter of support highlighting the need for more housing around the University of Calgary campus.

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

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 amendment would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to 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*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and by optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies is being explored and encouraged through the development permit process.

Planning and Development Services Report to
Calgary Planning Commission
2024 August 01

ISC: UNRESTRICTED
CPC2024-0862
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**Land Use Amendment in Banff Trail (Ward 7) at 2808 Capitol Hill Crescent NW,
LOC2024-0129**

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

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 Banff Trail on Capitol Hill Crescent NW, midblock between Exshaw Road NW and Cascade Road NW. The site is approximately 0.07 hectares (0.18 acres) in size and is approximately 20 metres wide and 36 metres deep. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding development consists primarily of single-detached dwellings designated Residential – Contextual One / Two Dwelling (R-C2) District. Parcels directly to the south and east of the subject site are designated Housing – Grade Oriented (H-GO) District. Multiple parcels to the east of the subject site along 24 Street NW are designated as Residential – Grade-Oriented Infill (R-CG) District.

The subject site is located approximately 240 metres (a four-minute walk) southeast of the University LRT station and 400 metres (a six-minute walk) of the University of Calgary campus, as identified in the *Municipal Development Plan* (MDP) as a Major Activity Centre. The subject site is located approximately 450 metres (a seven-minute walk) from both Banff Trail School and William Aberhart High School. West Confederation Park is located approximately 850 metres (an 11-minute walk) east of the subject site.

Community Peak Population Table

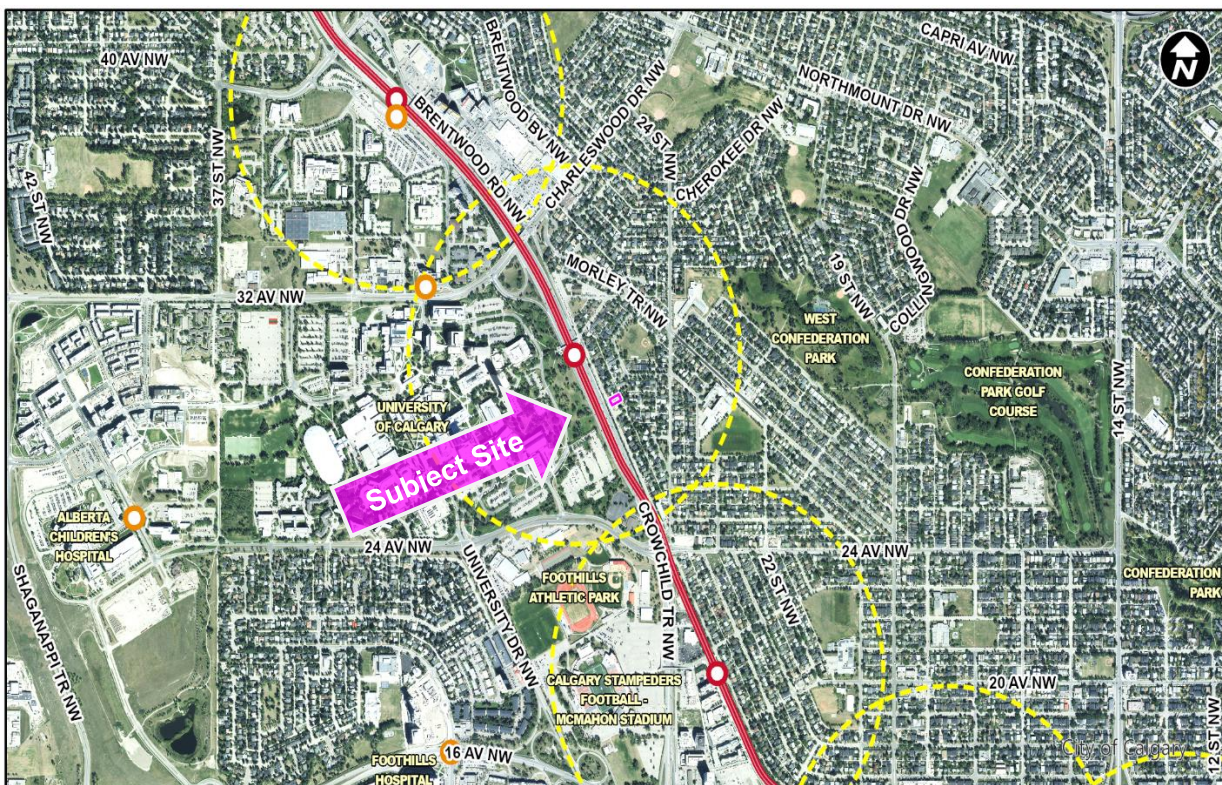
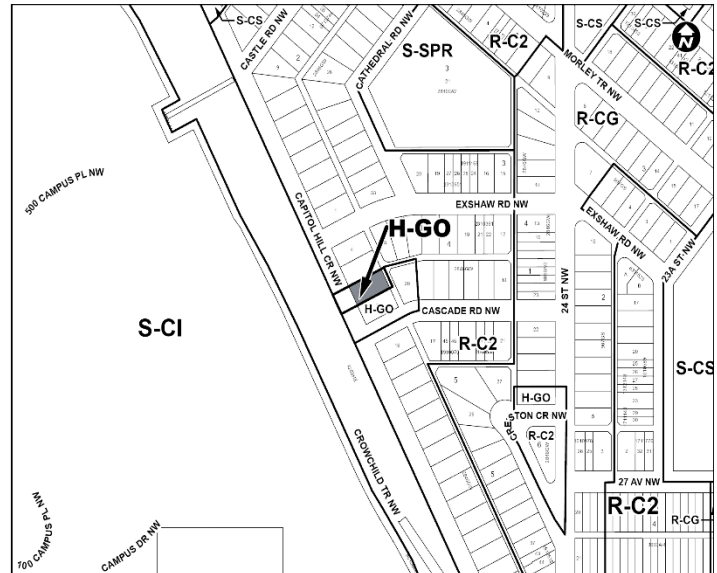
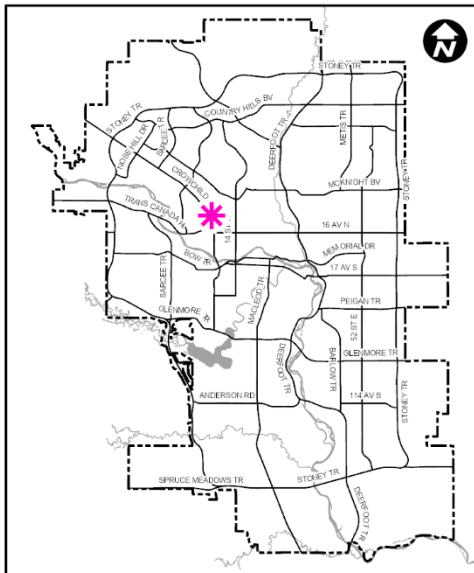
As identified below, the community of Banff Trail reached its peak population in 1968.

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.9%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

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

Planning Evaluation

Land Use

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

The proposed H-GO District allows for a range of grade-oriented building forms that primarily take the form of a rowhouse, townhouse, or stacked townhouse and may include secondary suites. There is no maximum density required 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 the front and a residential building at the rear of the 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 parking stalls per unit or suite.

Only the parcels that meet the site selection criteria located in the purpose statement of the district in the Land Use Bylaw 1P2007 have the potential to be redesignated to H-GO District. In areas that do not have an approved Local Area Plan, the H-GO District is only intended to be applied to parcels in the Centre City or Inner City Areas as identified on the Urban Structure Map of the Calgary Municipal Development Plan, and within one or more of the following areas:

- 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Municipal Development Plan (MDP);
- 600 metres of an existing or capital-funded LRT platform;
- 400 metres of an existing or capital-funded Bus Rapid Transit (BRT) stop; or
- 200 metres of primary transit service.

The subject site is appropriate for the proposed H-GO District as it is located within the Inner City and meets the locational criteria for proximity to an existing LRT platform (University Station).

Development and Site Design

If approved by Council, the rules of the proposed H-GO District would provide guidance for the ongoing redevelopment of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Additional items that will 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 inclusion of required vehicular parking and alternative mobility storage areas; and
- providing appropriate waste and recycling storage.

Transportation

Pedestrian access to the site is available from existing sidewalks along Capitol Hill Crescent NW. The subject site is well served by Calgary Transit. The subject site is located approximately 240 metres (a four-minute walk) from the University LRT Station. A transit stop is available within 500 metres (a eight-minute walk) on 24 Street NW and Morley Trail (Route 65 – Market Mall/Downtown West). Transit stops are also available within 850 metres (a 14-minute walk) on Charleswood Drive NW where Route 20 (Heritage Station/ Northmount Dr N), Route 38 (Brentwood Station/Temple) and Route 65 (Market Mall/Downtown West) are located.

Street parking is limited to residential permit parking on Capitol Hill Crescent NW. Vehicular access to the subject parcel is currently available from the rear lane.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject 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 established communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. The proposal is in keeping with the relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit process.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject site is located within the Medium Density Low-Rise area as identified on Figure 2: Land Use Plan in the [Banff Trail Area Redevelopment Plan](#) (ARP). This area is intended to allow for a low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area. The proposed land use amendment is supported by the policies of the ARP.

South Shaganappi Communities Local Area Planning Project

This site is located in Area 13 (South Shaganappi Communities), which includes Banff Trail and surrounding communities. Administration is currently developing the [South Shaganappi Communities Local Area Planning Project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are being reviewed using existing legislation and Council approved policy only, including the existing *Banff Trail Area Redevelopment Plan* (ARP). This 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).

Applicant Submission

2024 May 10

Proposed Land Use Change Applicant Summary

Project Location: 2808 Capitol Hill CR NW (Ivy28)

Existing Land Use: Residential - Contextual One/Two Dwelling (R-C2) District

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

APPLICATION SUMMARY

On behalf of Oldstreet Development Corporation, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 2808 Capitol Hill CR NW from the existing Residential - Contextual One/Two Dwelling (R-C2) 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 Banff Trail. Oldstreet Development Corporation 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 street-oriented stacked townhouse development is proposed. A summary of key project details is included below:

Building Height: 3 storeys (12m maximum building height)

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

Residential Units: 14 units (three 3-bedroom units, five 2-bedroom units, four 1-bedroom units, and two smaller studio units)

Vehicle Parking Stalls: 7, contained on a parking pad (0.5 parking stalls / unit or suite)

Secure Bike / Scooter / Stroller Storage Units: 7 are provided (1 / unit without an assigned vehicle parking stall)

Resident Amenity Space: Individual outdoor amenity provided at grade or within a balcony.

The design concept included as part of this redesignation application will inform a supporting Development Permit (DP) application by project team architect FAAS that will be submitted by the project team in the coming weeks, which will be reviewed for completeness by The City of Calgary and available to surrounding area residents and broader public for additional review and comment.

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 500ft²), 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.

For more information about the H-GO District and other recent Land Use Bylaw changes related to greater housing choice in our city, The City of Calgary has created an information-rich online resource available at: www.calgary.ca/housing-changes.html

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. *North Hill 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.

Nearby Transit Service: The project site is within 250m (~3 min. walk) of University Station or the 201 Red line LRT providing several options for connecting transit service, and Routes 20, 38, 65 primary and local transit service is within 400-800m (~5-10 minute walk) on Morley Trail NW, and Charleswood Drive. 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 Activity Centre: The project site is located 200m from the University of Calgary / Motel Village / Brentwood Village Major Activity Centre, a municipally-identified area for the highest levels of future population growth and incremental redevelopment outside of downtown Calgary.

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 the University of Calgary Campus, Foothills Athletic Park, McMahon Stadium, Motel Village, Cathedral Road Park, William Aberhart High School, West Confederation Park, and numerous other parks, employment opportunities, and every day amenities. Nearby cycling infrastructure along Capitol Hill CR NW, 24 ST NW, Morley TR NW, the 24 AV NW cycle track, and several regional park pathways allow for even easier access to some of these destinations.

Nearby Multi-Unit Development : The project site is located near other examples of planned or existing multi-residential housing at 3405 Cascade RD NW, 3432 Cascade RD NW, City Initiated Redesignation in Banff Trail & Capitol Hill to R-CG along 24 ST NW and Morely TR NW, and recently approved H-GO District applications at 2804 Capitol Hill CR NW and 35 Creston CR NW, 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 is located within the boundary of the Banff Trail Area Redevelopment Plan (1986), and falls within the 'Medium Density Low-Rise' policy area, allowing for future multi-residential development of up to 3-4 storeys. The proposed land use change and development vision are fully aligned with local area policy and no amendments to the plan are required.

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 phone line and email inbox for public questions and comments, along with custom on-site signage and detailed project information brochures 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. 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.

Applicant Outreach Summary

2024.06.27

—

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

ATTN:

Setara Zafar | Planner, Community Planning
Email Delivery: Setara.Zafar@calgary.ca

RE:

Detailed Team Review (DTR1) | LOC2024-0129 (2808 Capitol Hill CR NW): R-C2 to H-GO

APPLICANT-LED OUTREACH SUMMARY

CivicWorks submitted an application in May 2024 to redesignate the subject property from the R-C2 District to the H-GO District to facilitate 14 homes of varying unit sizes including three 2-storey 3-bedroom units, five 2-storey 2-bedroom units, two at-grade studio units, and four 1-bedroom basement units within a courtyard-oriented rowhouse-style development.



Conceptual project visualization, looking east across Capitol Hill CR NW toward site. Subject to change based on municipal review of Ivy28 Development Permit submission.

CivicWorks and Old Street are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all interested parties. As part of our process, we contacted the local Ward 7 Councillor's Office, Banff Trail 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 at application submission, updated at outreach closure*

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 May 31, 2024). The signage outlined the proposed change and directed interested citizens to get in touch with the project team directly via a dedicated email inbox and phone line. The signage will be updated to notify residents of outreach closure and that this Outreach Summary is available by request.

www.civicworks.ca

1



Neighbour Brochures: *Delivered to surrounding area residents within a 200m radius at application submission and at outreach closure*

Paired with on-site signage, information-rich neighbour brochures were hand delivered to local area residents (delivered June 4, 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 and email inbox. As part of our outreach process, all inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner. A second round of mailers will be hand delivered to the same radius to notify citizens of outreach closure and that this Outreach Summary is available for anyone requesting a copy.

WHAT WE HEARD

Community Feedback

The project team did not receive any feedback through the outreach process. The City of Calgary also did not receive any comments through a separate outreach process.

Banff Trail Community Association

An information rich project summary memo and materials were shared with the Banff Trail Community Association (BTCA) at the outset of the application, along with an invitation to meet and discuss the proposed redesignation. The project team has provided the BTCA a copy of this Outreach Summary.

Ward 7 Councillor's Office

An information rich project summary memo and plans were shared with the Ward 7 Councillor's Office at the outset of the application, along with an invitation to meet and discuss the proposed redesignation. The project team has provided closure messaging to the Ward 7 team, including a copy of this Outreach Summary.

OUTREACH MATERIALS

Custom On-Site Signage





Neighbour Brochures

Hello,

We are preparing a Land Use Redesignation at 2808 Capital Hill SW to rezone the existing land use from Neighbourhood Residential - Commercial One (N-CO) to Neighbourhood Residential - Commercial One (N-CO) District to the Housing - Greater Downtown (H-GD) District.

The proposed change and development vision will result in a multi-story mixed-use building with a mix of housing, office, and retail. The proposed land use change would enable a higher density development that includes three 2-bedroom units, five 2-bedroom units, four 1-bedroom units, and two smaller studio units, with 7 parking stalls on a parking pad and 2 on-site / visitor / service / storage units.

The proposed development vision is well suited to the site given its location and a growing market. The H-GD District is intended to facilitate greater density development that is compatible with other low-density, built-up forms.

A supporting concept Development Theme (DT) application will be submitted in the following weeks by the project team, in support of the application by the City of Calgary, and available for review by the public and the City of Calgary, and available for review by the public and the City of Calgary.

Find Out More

Calgary is committed to being a great neighbour and working with the community to ensure that the development is working with you to realize our vision.

Find out more about our projects and share your thoughts with us below.

Contact Us
Email: info@calgary.ca
Phone: 403.243.2277

Proposed Land Use Change

R-C2 to H-GD: 2808 Capital Hill SW

July 28

Conceptual Visualization

Land Use Change

A Land Use Redesignation (also referred to as "rezoning") is a process that allows the City of Calgary to change the land use that applies to a property. It is a process that allows the City of Calgary to change the land use that applies to a property. It is a process that allows the City of Calgary to change the land use that applies to a property.

Development Vision

The proposed land use change would enable a multi-story development that includes a mix of housing, office, and retail. The proposed land use change would enable a higher density development that includes three 2-bedroom units, five 2-bedroom units, four 1-bedroom units, and two smaller studio units, with 7 parking stalls on a parking pad and 2 on-site / visitor / service / storage units.

Policy Alignment

The project site is located within the boundary of the 2808 Capital Hill SW and falls within the Neighbourhood Residential - Commercial One (N-CO) District. The proposed land use change is consistent with the City of Calgary's land use policy and the City of Calgary's land use policy.

Conceptual Site Plan

Planning Rationale

The proposed site is located within the boundary of the 2808 Capital Hill SW and falls within the Neighbourhood Residential - Commercial One (N-CO) District. The proposed land use change is consistent with the City of Calgary's land use policy and the City of Calgary's land use policy.

Track Progress & Share Feedback

If you wish to track the progress of the Land Use Redesignation and share your feedback, please visit the City of Calgary's website at www.calgary.ca/development and enter the site address 2808 CAPITAL HILL SW in the project number field.

Policy Amendment in Bankview (Ward 8) at 2604 – 18 Street SW, LOC2024-0119

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

HIGHLIGHTS

- This application seeks a policy amendment to the *Bankview 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.
- No development permit has been submitted at this time.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This policy amendment application, in the southwest community of Bankview, was submitted by Prime Design Solutions on behalf of the landowner, Keshvani Group Ltd., on 2024 April 28. The original application included a land use redesignation to the Residential – Grade-Oriented Infill (R-CG) District. A 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 to support a rowhouse or a townhouse development with secondary suites. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant identified the intent to build a four-unit rowhouse with secondary suites in the future.

The approximately 0.06 hectare (0.15 acre) site is located on the southeast corner of 18 Street SW and 25 Avenue SW. 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 Bankview (Ward 8) at 2604 – 18 Street SW, LOC2024-0119

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 [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted the Bankview Community Association and discussed the application with residents. 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 two letters in opposition and one in support with a recommendation to save existing trees. The letters of opposition included the following areas of concern:

- traffic congestion and lack of parking;
- safety concerns;
- loss of community character; and
- loss of existing tree canopy.

A letter that was neither in support nor opposition from the Bankview Community Association (Attachment 5) was received on 2024 July 15 with a recommendation for Residential — Grade-Oriented Infill (R-CGex) District, citing concerns around lack of amenity space and lot coverage.

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

Following Calgary Planning Commission, notifications for Public Hearing of Council 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 households and lifestyle needs.

**Planning and Development Services Report to
Calgary Planning Commission
2024 August 01**

**ISC: UNRESTRICTED
CPC2024-0882
Page 3 of 3**

Policy Amendment in Bankview (Ward 8) at 2604 – 18 Street SW, LOC2024-0119

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 will be explored and encouraged at subsequent development approval stages.

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 Bankview 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 Bankview at the southeast corner of 25 Avenue SW and 18 Street SW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 42 metres deep by 15 metres wide. It is currently developed with a single detached dwelling with vehicular access from the rear lane.

Surrounding development is characterized by a mix of single and semi-detached dwellings and multi-residential development across 25 Avenue SW. Parcels to the east, across 17A Street SW, are designated as Multi-Residential – Contextual Medium Profile (M-C2) District.

Richmond School is approximately 850 metres (a 14-minute walk) to the west of the site. 20 Street Playground is approximately 300 metres (a five-minute walk) to the west of the site. The subject site is also 500 metres (an eight-minute walk) north of a variety of commercial services located along 26 Avenue SW.

Community Peak Population Table

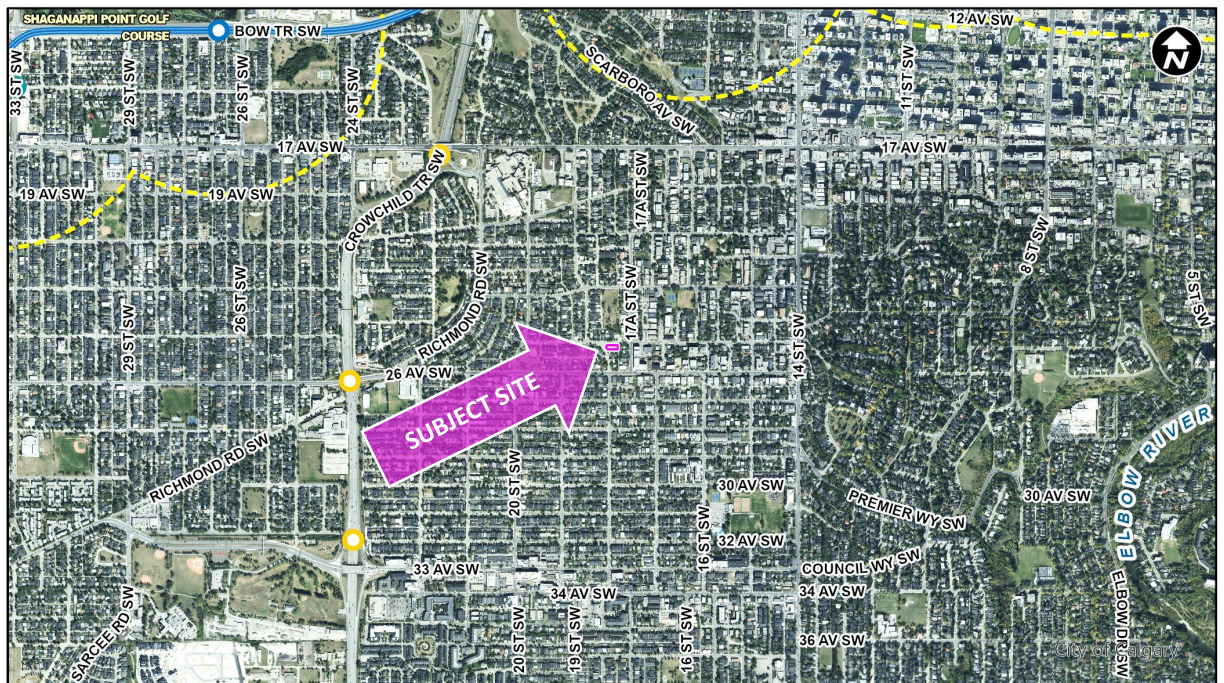
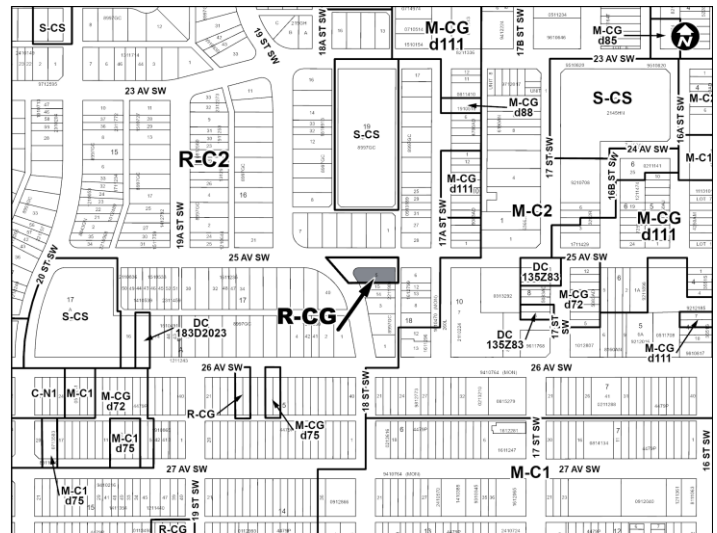
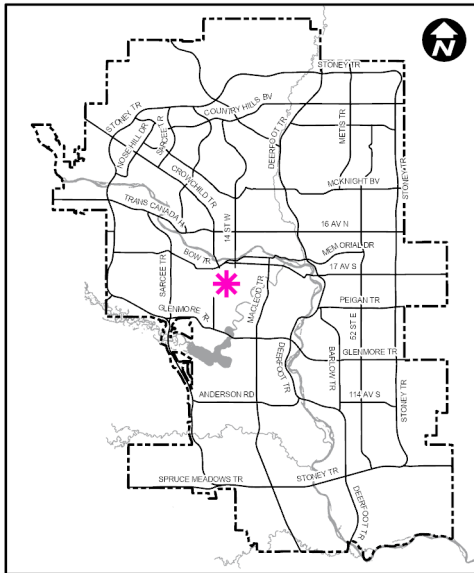
As identified below, the community of Bankview reached its peak population in 1981.

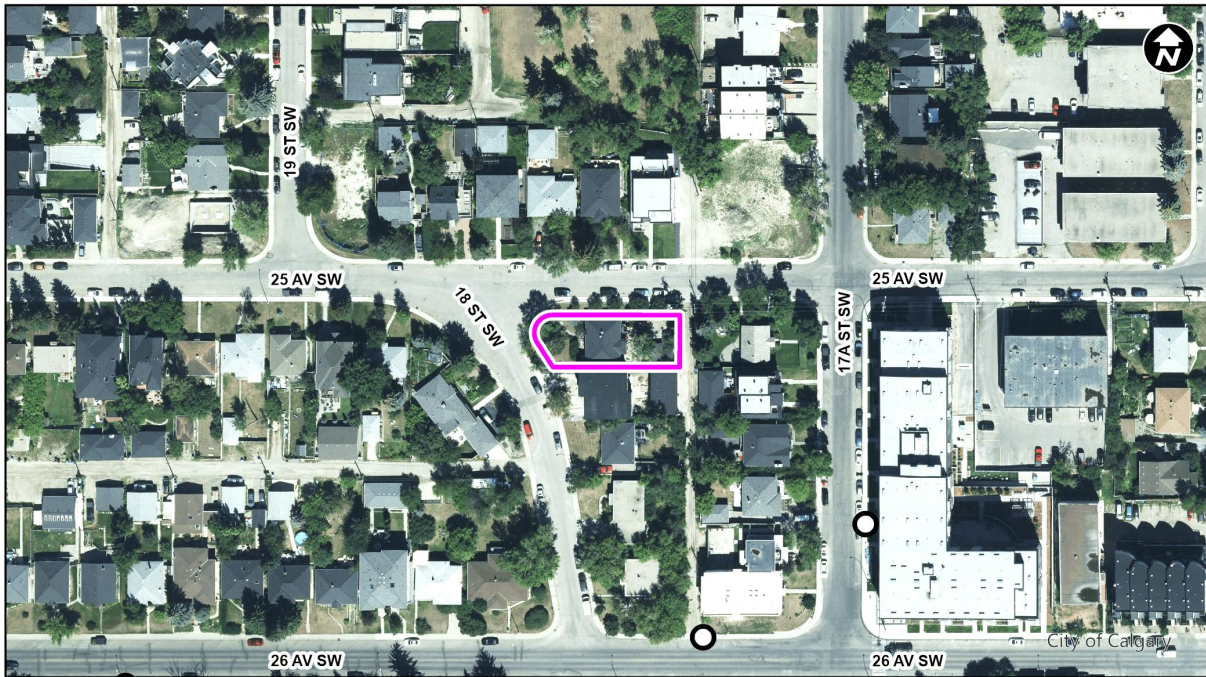
Bankview	
Peak Population Year	1981
Peak Population	5,590
2019 Current Population	5,256
Difference in Population (Number)	- 334
Difference in Population (Percent)	- 6.0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bankview 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.

Bankview Area Redevelopment Plan (Statutory – 1981)

In order to accommodate the proposed land use redesignation, an amendment to the [Bankview Area Redevelopment Plan](#) (ARP) is required. Figure 2 of the ARP identifies the land use category of the subject site as 'Conservation' area. The intent of the 'Conservation' area is to retain existing neighbourhood quality and character and encourage preservation and enhancement of existing dwellings. Redevelopment should be limited to one- and two-family dwellings which reflect surrounding structures.

The policy amendment proposes to amend Figure 2: Land Use Policy from 'Conservation' to 'Conservation and Infill' for the subject site. The intent within the 'Conservation and Infill' area is to improve existing neighbourhood quality and character while permitting limited low-profile redevelopment to occur. Acceptable redevelopment would include one- and two-family dwellings and small multi-dwelling infill projects with a maximum density of 75 units per net hectare (four dwelling units based on the size of the subject site).

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

This site is located in Area 2/3 (West Elbow Communities), which includes Bankview and surrounding communities. Administration is currently development 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 the *Bankview Area Redevelopment Plan* (ARP).

Proposed Amendment to the Bankview Area Redevelopment Plan

1. The Bankview Area Redevelopment Plan attached to and forming part of Bylaw 13P81, as amended, is hereby further amended as follows:
 - (a) Amend Figure 2 entitled 'Land Use Policy' by changing 0.06 hectares \pm (0.15 acres \pm) located at 2604 – 18 Street SW (Plan 8997GC, Block 18, Lot 5) from 'Conservation' to 'Conservation and Infill' as generally illustrated in the sketch below:

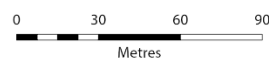
Bankview Area Redevelopment Plan

Fig. 2

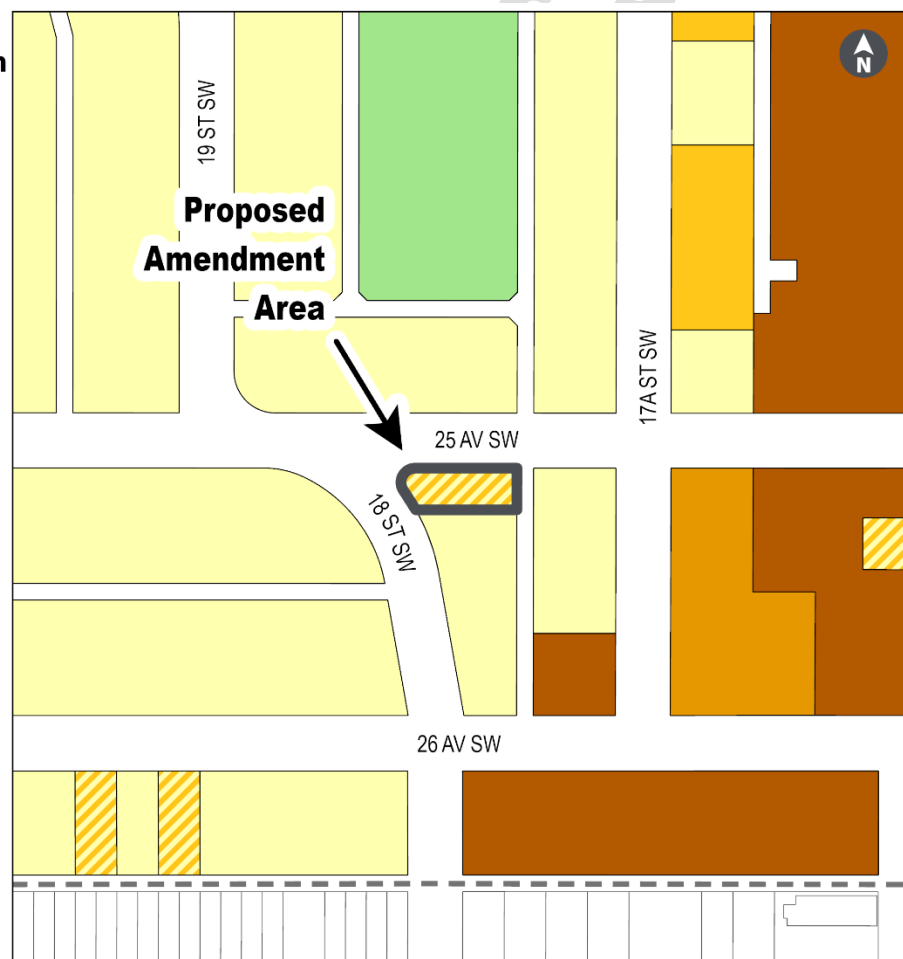
Land Use Policy

Legend

- Conservation
- Conservation and Infill
- Medium Low Density
- Medium Density
- Neighbourhood - Mid-Rise
- Park School and Recreation
- Study Area Boundary



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



Applicant Submission

Company Name (if applicable):

Prime Design Solutions Ltd.

Applicant's Name:

Irfan Khan

Date:

2024.07.16

LOC Number (office use only):

The subject site located on the corner of 25 Ave SW and 18 St SW is approximately 0.15 acres (618.18 SQ.M) in size - 15.24 meters wide by 37.27 meters deep. The parcel is currently developed with a single detached dwelling with front access from 25 Ave SW and has rear lane access which will provide future vehicle access.

Located just a 10 minute drive from Calgary's downtown core, the property is surrounded by multiple desirable amenities. The property is surrounded by multiple beautiful green spaces within walking distance.

The immediate area surrounding the subject site consists of mostly low density residential uses with an increase in semi-detached developments being proposed.

The blanket rezoning to R-CG District allows for a range of low-density developments such as single detached, semi-detached / duplexes, townhomes and rowhomes along with the possibility of Secondary Suites.

This is an ideal location for a 4 unit rowhome as this would increase the housing opportunities within this highly sought-after community. It would further add to the character and attractiveness of this part of the Bankview community. This type of development would achieve a balance between community growth and responsibility alongside assisting in optimizing the existing and future infrastructure. The increased density is minimal and low-impact to the adjacent neighbors and the community as a whole as detached garages will be provided on the property to minimize street traffic and a 3-storey configuration will allow for the best utilization of this currently under-developed corner lot.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Applicant Outreach Summary

2024 July 22



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2604 18 ST SW - PROPOSED 4PLEX

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)

Discussed proposed development with community members and neighbors, with a positive response. The proposal was also sent to the Bankview community association to get feedback.

Affected Parties

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

Immediate neighbours of the property.

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.

positive feedback from all parties.

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.

All potential concerns to be addressed during the conceptual design phase.

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)

The attached conceptual site plan was reviewed with all parties to answer all questions.

calgary.ca/planningoutreach

Community Association Response

From: Bankview Development <development@bankview.org>
Sent: Monday, July 15, 2024 9:47 AM
To: Sharma, Shallu
Subject: [External] Re: Reg.LOC2024-0119

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

Hi Shallu,

The only comments we have regarding LOC2024-0119 is that the surrounding area being mainly R-C2, we would like to see it zoned R-CGex to try and maintain some of the character of the surrounding area. With the unique corner lot, that turns back on itself, it would also pose challenges to amenity space and lot coverage if additional secondary suites were included.

Thanks for reaching out.

Michal
Bankview Development Committee

Land Use Amendment in Horizon (Ward 10) at 3505 – 35 Street NE and 3510 – 34 Street NE, LOC2024-0100

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0771) to the 2024 September 10 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.85 hectares \pm (4.57 acres \pm) located at 3505 – 35 Street NE and 3510 – 34 Street NE (Plan 8011265, Block 13, Lots 6 and 7) from Industrial – Business f1.0 (I-B f1.0) District to Multi-Residential – Contextual Medium Profile (M-C2) District and Special Purpose – Community Institution (S-CI) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a multi-residential development providing affordable housing.
- The proposal allows for an appropriate building form and set of uses near an LRT station and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would provide more affordable housing options near alternative transportation modes, and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would help to address the growing need for affordable housing and social support for families at risk of experiencing homelessness.
- A development permit for a multi-residential development has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the northeast community of Horizon was submitted by HomeSpace Society on behalf of the landowner, The City of Calgary, on 2024 April 2. The approximately 1.85 hectare (4.57 acre) site is situated north of 34 Avenue NE, between 34 Street NE and 35 Street NE. The site is located adjacent to the Whitehorn Multi-Services Centre, which is a City facility. The subject site is currently vacant except for a portion of the Multi-Services Centre parking lot which encroaches on the east end of the site. The parcel is a Transit-Oriented Development (TOD) site and is approximately 400 metres (a five-minute walk) southwest of the Whitehorn LRT Station.

As noted in the Applicant Submission (Attachment 2), Multi-Residential – Contextual Medium Profile (M-C2) District would allow for the development of affordable housing on the east end of the site, while Special Purpose – Community Institution (S-CI) District on the west end of the site would allow for a social organization providing childcare, supportive programming and recreational opportunities for residents of the affordable housing development. Residential uses

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Land Use Amendment in Horizon (Ward 10) at 3505 – 35 Street NE and 3510 – 34 Street NE, LOC2024-0100

are not permitted on the western portion of the site due to Airport Vicinity Protection Area regulations. A development permit (DP2024-04639) for a 52-unit townhome development was submitted on 2024 June 24 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/interested parties was appropriate. In response, the applicant spoke with the Ward Councillor's Office, attended a Whitehorn Community Association meeting and sent mail-outs to 1,775 businesses and residences within a 500m radius to inform neighbours of the proposed development. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration did not receive any responses from neighbours or members of the public. There is no Community Association for Horizon.

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

IMPLICATIONS

Social

The proposed land use district would enable additional housing options and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community. The development of these lands may also enable a more efficient use of land and infrastructure.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the proposed development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs A and F).

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Land Use Amendment in Horizon (Ward 10) at 3505 – 35 Street NE and 3510 – 34 Street NE, LOC2024-0100

Economic

The proposed land use amendment would enable the development of a multi-residential development which would provide housing opportunities and support local businesses within the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

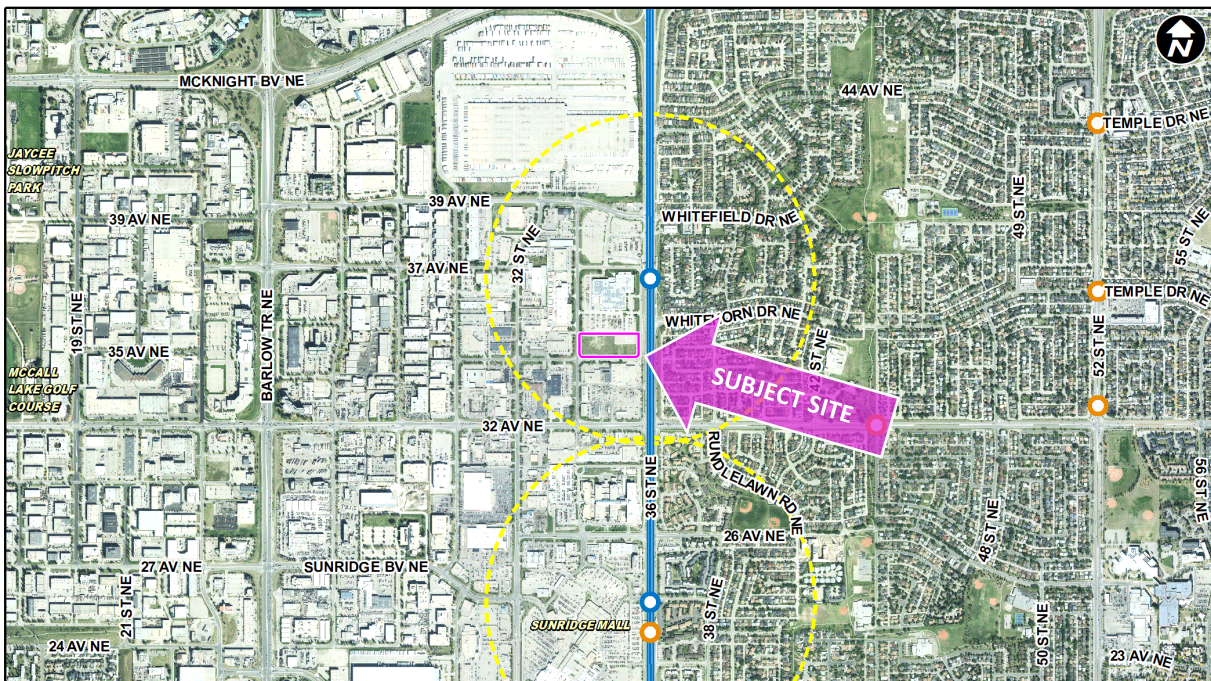
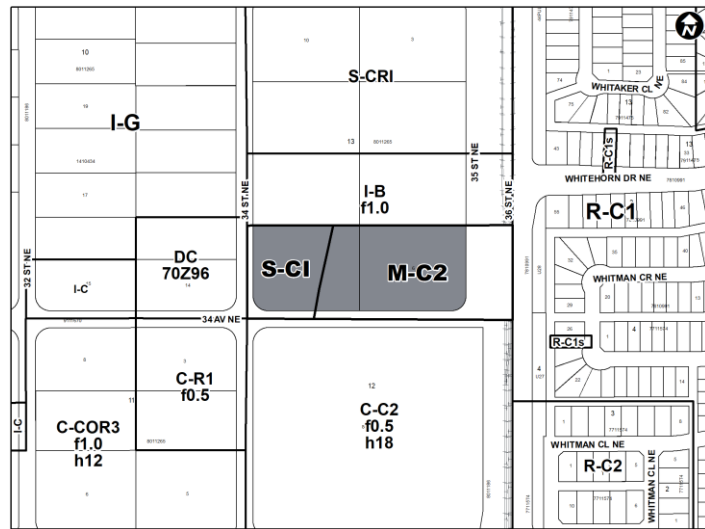
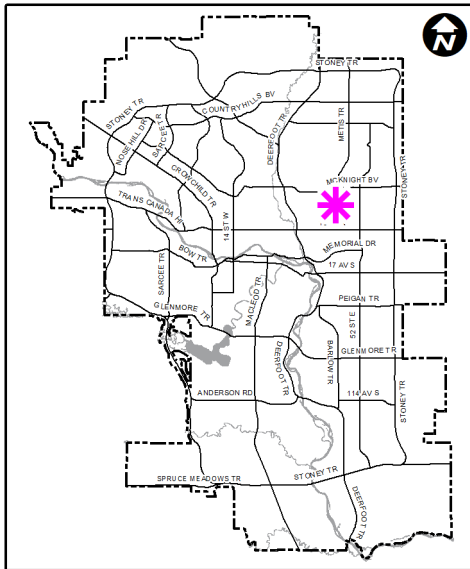
The subject site is located in the northeast community of Horizon on the north side of 34 Avenue NE, between 34 and 35 Street NE. The site is adjacent to the Whitehorn Multi-Services Centre and includes a portion of its parking lot in the northeast corner. The site is approximately 1.85 hectares in size (4.57 acres) and is approximately 215 metres wide by 86 metres deep. It is comprised of two parcels that are currently undeveloped except for the northeast corner, which contains a portion of the Whitehorn Multi-Services Centre parking lot.

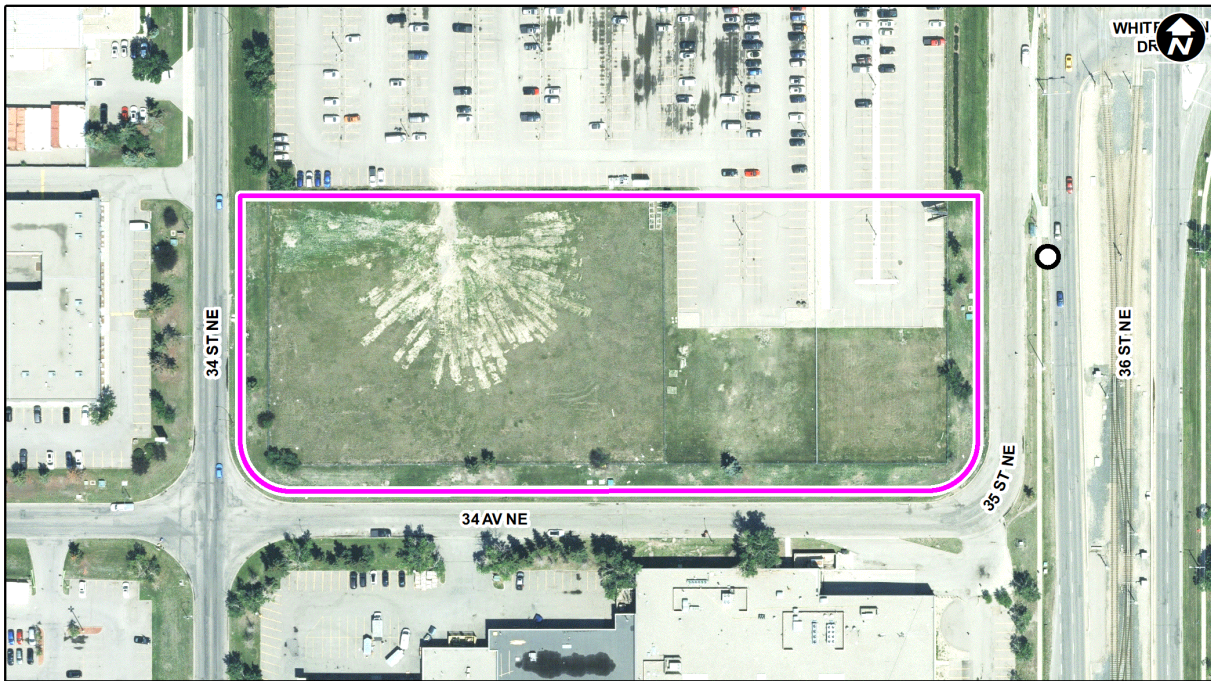
The site is ideally located near the Whitehorn LRT Station. Surrounding development is characterized by a mix of commercial and industrial developments including a grocery store located 100 metres (a two-minute walk) to the south. Several stores, restaurants, and commercial services are located within a ten-minute walk from the site. The established community of Whitehorn lies to the east across 36 Street NE, which includes essential neighbourhood amenities such as parks and a variety of schools. Peter Lougheed Centre is located 750 metres (an 11-minute walk) to the south.

Community Peak Population Table

Not available because the subject area is currently industrial and commercial in nature.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Industrial – Business f1.0 (I-B f1.0) District accommodates high-quality manufacturing, research, and office developments in locations that contribute to employment centres. The I-B District includes a floor area ratio (FAR) modifier of 1.0 and has a maximum building height of 12.0 metres (approximately three storeys).

The proposed Multi-Residential – Contextual Medium Profile (M-C2) District would allow for a multi-residential development of medium height and density located at community or transportation nodes within the developed area. It includes a maximum floor area ratio of 2.5 which equates to a building floor area of approximately 23,475 square metres. The maximum building height of 16 metres would allow for approximately four storeys. The M-C2 District is proposed for the eastern end of the site to place the residential portion of the development in close proximity to the transit corridor.

The proposed Special Purpose – Community Institution (S-CI) District allows large-scale cultural, education, health and treatment facilities in a wide variety of building forms. It does not include a maximum floor area ratio or building height. The S-CI District is proposed on the western end of the subject site, which is intended to include recreational areas and a building for a social organization providing child care and support for the proposed multi-residential development.

Administration has reviewed the context and applicability of the proposed M-C2 and S-CI districts and determined that is appropriate for this location due to its ideal location near transit and commercial services. Although the location is currently industrial in nature, the immediate surroundings include compatible commercial uses such as restaurants, grocery stores, and shopping. It is also close to the established residential community of Whitehorn which provides local amenities such as parks, playgrounds and schools.

Development and Site Design

The rules of the proposed M-C2 and S-CI Districts would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permit application include the following:

- pedestrian connection with the transit corridor along 36 Street NE;
- appropriate location of uses due to Noise Exposure Forecast (NEF) Contours;
- resident safety and security;
- accessibility; and
- appropriate amenity space for the residents.

Transportation

The site fronts onto 34 Avenue NE to the south, 34 Street NE to the west and 35 Street NE to the east. 36 Street NE is located less than a one-minute walking distance to the east. Pedestrian connectivity in the area is lacking and there are no sidewalks adjacent to the site. There is currently no vehicular access to the site, however the development permit under review is proposing driveways from 34 Avenue NE and 35 Street NE. On-street parking is restricted on all roads adjacent to the subject site. A shared lane bikeway is available across 36 Street NE on Whitehorn Drive NE, and 32 Street NE includes an on-street bikeway.

The subject site is located adjacent to a Primary Transit Network. Transit stops for Route 38 (Brentwood Station/Temple) and Route 43 (McKnight – Westwinds Station/Chinook Station) are located on 36 Street NE within a two-minute walk of the subject site. These transit options provide connections to South Airways Industrial, University of Calgary, International Avenue, South Foothills Industrial, Manchester Industrial, Chinook Mall and other parts of Calgary. The parcel is a Transit Oriented Development (TOD) site within a five-minute walking distance of the Whitehorn LRT Station.

Administration is supportive of the proposed land use amendment and the ability to ensure the full development potential of a TOD site while maintaining a strong transportation network.

A Transportation Impact Assessment (TIA) was not required for this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25–30 and 30–35 Noise Exposure Forecast (NEF) Contours of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. Residential uses are prohibited within the 30-35 NEF contour area, however they are allowable within the lower noise exposure of the 25-30 NEF contour. The proposed split zoning of the site ensures that residential uses will not be located within the 30-35 NEF contour.

Municipal Development Plan (Statutory – 2009)

The subject site is classified within Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) as being within the Major Activity Centre (MAC) land use typology, intended to provide a major mixed-use destination central to larger residential or business catchment areas. MACs are intended to have the highest density and building heights outside of downtown, with the broadest range of land uses. The intensity threshold for MACs are intended to be established through a local area plan, which has not yet been created for this community. They should function as an “urban centre” providing opportunities for people to work, live, recreate and meet their daily needs. They should contain a broad range of medium and high-density housing opportunities and a mix of housing tenure and affordability levels. The proposed land use redesignation will be a significant step towards achieving the goals of the MDP by converting vacant land to a multi-residential development within a MAC.

Map 2: Primary Transit Network also identifies Whitehorn LRT Station as a Primary Transit Hub. The applicable MDP policies support a broad range and mix of employment, commercial and retail uses, including residential uses with varying ownership tenures to accommodate a diverse range of population, as well as apartments and ground-oriented units. The proposed Districts comply with the relevant MDP policies.

The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

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 20 percent energy savings compared to NECB 2017 standards, as well as four electric vehicle charging stations, as part of the development permit application. This supports Program Pathways A and F of the *Climate Strategy*.

Transit Oriented Development Policy Guidelines (2004)

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

Applicant Submission

2024 March 28

This site is located in a primarily industrialized area but has the benefit of the adjacency to the Whitehorn CTrain station and Whitehorn Residential area to the east. This site has a restricted space along the western portion of the site due to the Airport Vicinity Protection Area Boundary which does not allow for residential occupancy.

The planning strategies used on this project we to create an active “front door” focused development for the residents. Minimal parking is accommodated on the internal streets (temporary loading stalls) to reduce congestion of cars on the streets and promote a pedestrian focused development (primary parking located near clubhouse). We envision a development that will be active with families in their front and back yards - building community. The housing is based on a townhouse model which allows for rapid phased delivery and efficient 3 bedroom family focused units. The development will also accommodate universal suites to enable greater flexibility for those who have greater mobility needs.

The project leveraged the restricted space along the west to provide a “clubhouse” style building that will house flexible cultural community spaces, administrative spaces for Non-for-profit operators and daycare for tenants. Surrounding the clubhouse will be a variety of culturally focused gathering outdoor spaces for community events and play spaces for the tenant families.

The context of the existing community plays a role in the architectural design to make sure that the development blends into the community’s architecture. The design of the townhome is a traditional townhouse, two-story with a pitched roof. This style is consistent with the existing community while also enriching the neighborhood with new buildings, activated amenity spaces, and landscaping.

Applicant Outreach Summary

2024 June 27

Project name: Horizon Whitehorn

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)

Feb 21- HomeSpace webpage is updated providing details on the proposed development along with the ability for visitors to provide comment/feedback.

Feb 22- Notification emails/letters to Ward 10 Councillor's office and Whitehorn CA on the award of the site to HomeSpace, our development intent and our interest in discussing/meeting. Another email was sent to the Ward 10 office Mar 13.

Mar 7- Door knocking of businesses and residences that are adjacent to the site.

Mar 11-Contact with Jennifer Curley of the City of Calgary (Neighborhood Partnerships Coordinator, Community Partners) who made the introduction and provided the contact for Saroz Khunkhun of the Whitehorn Community Association.

Mar 12 and email went to Saroz offering to meet at the April/May CA meeting.

Community consultation will continue throughout the approval process during both the LUA and DP applications. We are aiming to submit our LUA at the end of March.

Mar 12 - contact from Amory Homilton-Henry PHD of Showers of Blessing Church who offered their 3000 ft hall that can host community meetings with additional breakout space and all A/V requirements.

Mar 24- Direct mail out to 1,775 business and residential addresses within a 0.5KM radius of the site the end of Feb/beginning of March through Canada Post. The mail out included very general detail on HomeSpace and the proposed development and directed people to the HomeSpace webpage for more detail and updates.

Mar 22-Connected with Jessica Kovacs (Constituent Assistant) of the Ward 10 Office who offered support as needed and was supportive of the development.

Mar 28 - Connected with Jessica Kovacs (Constituent Assistant) of the Ward 10 Office who had a proposal for outdoor space at our development called Los Trompos.

May 9 - HomeSpace and GGA attended the Whitehorn Community Association Monthly meeting to present our proposed development plans. We were met with nothing but positive feedback regarding our site layout, design and the work that we do. A couple questions/comments we received were mainly about the Airport no fly zone that crosses our site and how we were going to handle the loud planes flying above. Another question we received was where the catchment would be for kids going to school. I believe there was about 25-30 people in attendance, which included Jessica Kovacs, Constituent Assistant of Ward 10.

Affected Parties

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

Ward 10 Councillor's Office

Whitehorn CA

City of Calgary Neighborhood Partnerships Coordinator, Community Partners

Mailout to 1,775 business and residential addressed within a 0.5KM radius of the site

Door knocking of business and residential neighbors adjacent to the site

What did you hear?

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

We have not received any issues or concerns of any type to date.

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.

N/A

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)

N/A

Policy and Land Use Amendment in Altadore (Ward 8) at 1643 Altadore Avenue SW, LOC2024-0021

RECOMMENDATIONS:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore 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 1643 Altadore Avenue SW (Plan 5301GP, Block 22, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd77) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for multi-residential buildings in a variety of forms including townhouses, rowhouse buildings and fourplexes, in addition to the building forms already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the provisions of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for more housing options that may accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit for a multi-residential development with eight units and eight secondary suites has been submitted and is under review.
- 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 policy and land use amendment application, in the southwest community of Altadore was submitted on 2024 January 22 by CivicWorks on behalf of the landowners, Rodney Shaver and Llyn Strelau. As per the Applicant Submission (Attachment 3), the proposal is to accommodate a development for up to eight units and eight secondary suites. A Development Permit (DP2024-00851) was submitted on 2024 February 06 for a multi-residential development with eight units and eight suites and is under review.

The approximately 0.11 hectare (0.26 acre) site is situated on the southeast corner of Altadore Avenue SW and 16 Street SW with rear lane access off 16 Street SW. It is located 95 metres (a

Policy and Land Use Amendment in Altadore (Ward 8) at 1643 Altadore Avenue SW, LOC2024-0021

two-minute walk) north of a commercial retail development. The adjacent built context is a mix of single detached, semi-detached and multi-unit developments.

16 Street SW is part of the Always Available for All Ages and Abilities (5A) Network and the parcel is located 500 metres (an eight-minute walk) from the Elbow River pathway system. The subject site is well-served by Calgary Transit. Bus stops are located within 50 metres (a one-minute walk) for Route 13 (Altadore) and 650 metres (an 11-minute walk) for Route 7 (Marda Loop).

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and respective community association was appropriate. In response, the applicant installed custom signage on-site and delivered mailers to residents within approximately 200 metres of the site. The applicant also held a digital open house and contacted the Ward 8 Councillor's Office and the Marda Loop Communities Association (MLCA). 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 214 letters of opposition from 150 individual members of the public. The letters of opposition cited the following concerns:

- increased parking, traffic and safety issues;
- concern for increased density;
- decreased privacy; and
- lack of fit with neighbourhood character.

The MLCA responded to the circulation neither in favor nor in opposition of the application. The MLCA indicated that they had received a considerable amount of resident interest in the project (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The M-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. It provides for a modest density increase while being sensitive to adjacent development. The

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**Policy and Land Use Amendment in Altadore (Ward 8) at 1643 Altadore Avenue
SW, LOC2024-0021**

building and site design, number of units and on-site parking are being reviewed and determined through the concurrent development permit.

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

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 are being explored and encouraged at subsequent development approval stages.

Economic

The proposed policy and land use amendment promotes fiscal sustainability by supporting intensification in the inner-city to allow 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 South Calgary/Altadore 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 Altadore on the southeast corner of Altadore Avenue SW and 16 Street SW. The site is approximately 0.11 hectares (0.26 acres) in area, has dimensions of approximately 38 metres deep by 28 metres wide and is serviced by a rear lane. There is currently a single detached building and a detached garage on the site.

Surrounding development is characterized by single detached dwellings, semi-detached dwellings and rowhouse buildings. The parcels to the south of the site are designated Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. The parcels to the north and east and west are designated Residential – Contextual One / Two Dwelling (R-C2) District. The parcel is 100 metres north of Verna Reid Park (a two-minute walk) and 400 metres west of River Park (a seven-minute walk). Altadore School (kindergarten to grade six) and Rundle Academy (grades four to nine) is 120 metres (two-minute walk) north of the subject site.

Community Peak Population Table

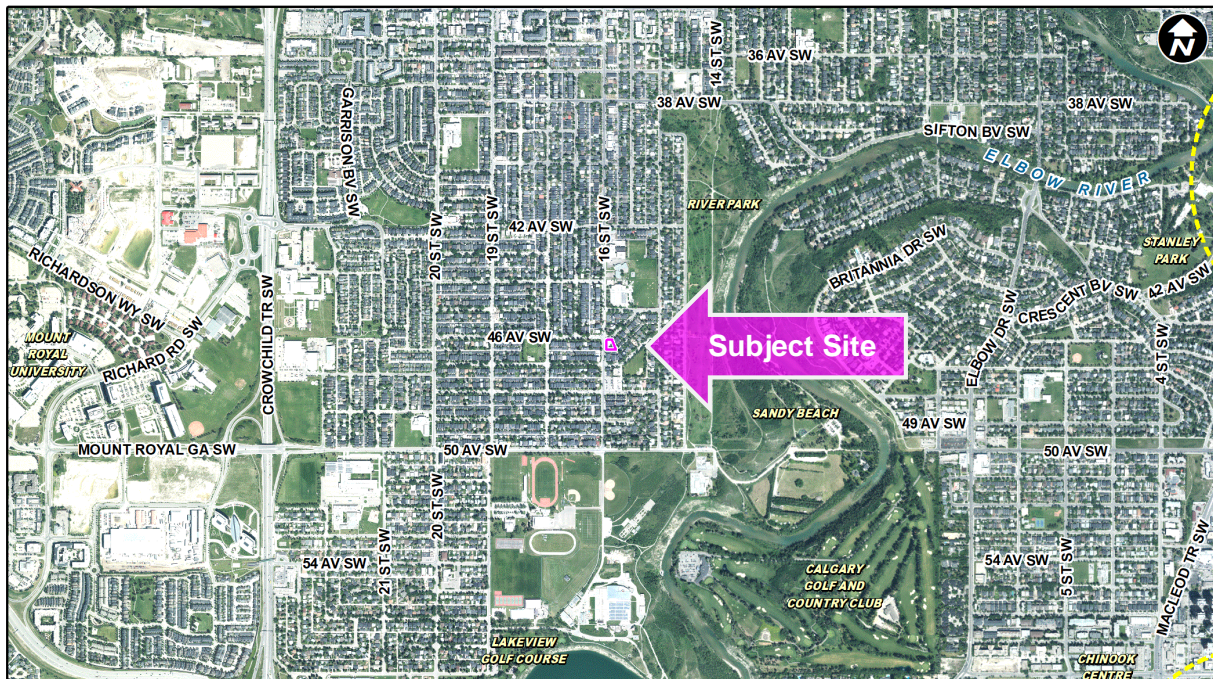
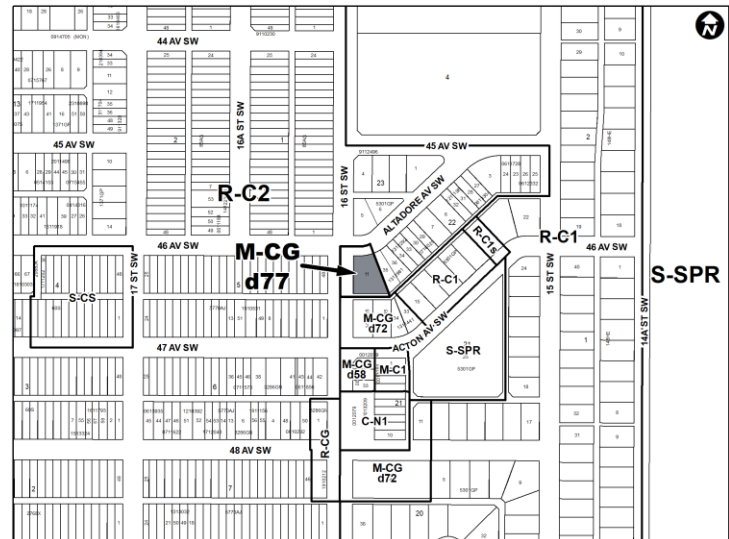
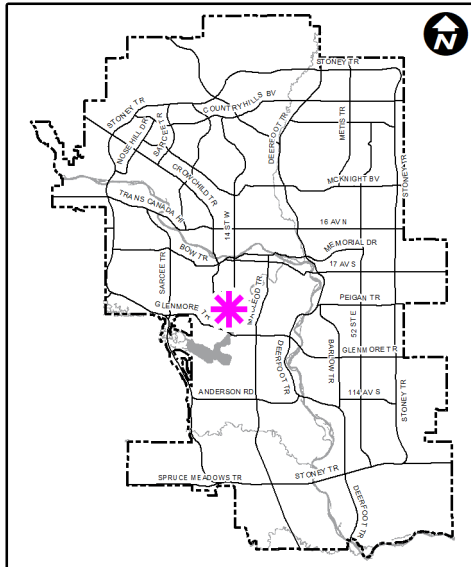
As identified below, the community of Altadore reached its peak population in 2019.

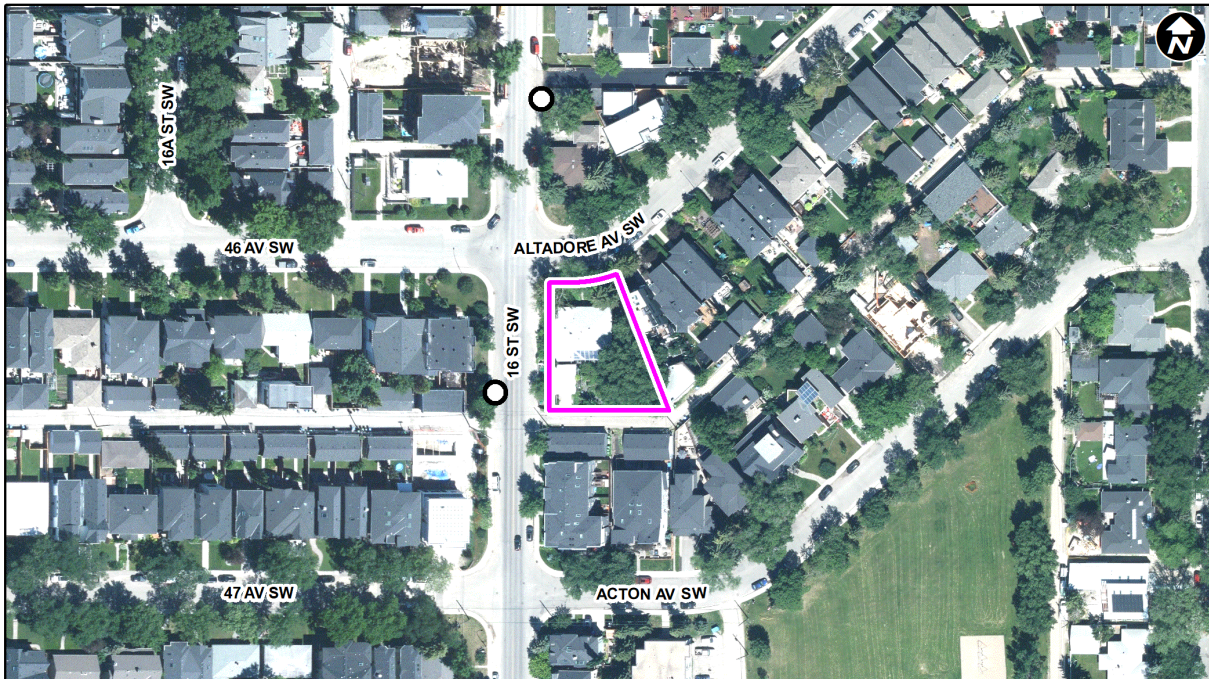
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

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

Planning Evaluation

Land Use

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

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd77) District is intended to be similar to low density residential development. It allows for a range of multi-residential development of low density and low building height including townhouses, rowhouse buildings and fourplexes. A density modifier of 77 units per hectare has been applied to limit the number of dwelling units to eight on the parcel. Secondary suites are allowed in the M-CG District and do not count towards allowable density. The parcel would require 0.625 parking stalls per dwelling unit or per secondary suite.

An M-CGd77 District is similar to the Residential – Grade-Oriented Infill (R-CG) District as it allows for similar building forms with R-CG District. However, the R-CG District would only allow seven units on the site based on 75 units per hectare compared to the eight units envisioned with this proposal. The M-CG District also allows for up to 12 metres in height where R-CG allows for a maximum of 11 metres in building height.

Development and Site Design

The rules of the proposed M-CGd77 District provide guidance for future redevelopment including appropriate uses, building height and massing, landscaping and parking. Items being considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate size and location of landscaping and amenity space.

Transportation

The site is a corner parcel with adjacent lane access. The bordering roadways are 16 Street SW and Altadore Avenue SW. 16 Street SW is classified as a Collector Road, whereas Altadore Avenue SW is classified as a Residential Street. Vehicle access to the site will continue from the laneway. Pedestrian access to the site will continue from the sidewalks fronting the site. On-street parking adjacent to the site is presently unrestricted. The parcel is not located in an existing Residential Parking Permit (RPP) zone.

The subject site is well-served by Calgary Transit. Bus stops are located within 50 metres (a one-minute walk) for Route 13 (Altadore) and 650 metres (an 11-minute walk) for Route 7 (Marda Loop). 16 Street SW, adjacent to the subject parcel, forms part of the Always Available for All Ages and Abilities (5A) Network which includes an existing on-street bikeway. The parcel is also located 500 metres from the Elbow River pathway system.

Environmental Site Considerations

No environmental concerns were noted and no reports were required for this land use.

Utilities and Servicing

Sanitary and water mains are available to service the site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed 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 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 within existing residential neighbourhoods to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies, as the M-CGd77 District provides for increased intensity of development in a form that is sensitive to existing residential development in terms of height, scale and massing.

Calgary Climate Strategy (2022)

This application and the development permit application do not include any specific actions that address the objective 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 subsequent development approval stages.

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

The subject parcel is located within the Residential Conservation area as identified in Map 2: Land Use Policy of the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP). The intent of the residential conservation policy is to improve existing neighbourhood quality and character while permitting low-profile infill development that is compatible with the surrounding area.

An amendment to the ARP is required to support the application, which proposes a higher intensity than what is considered in Residential Conservation. Medium Density is encouraged to locate around activity nodes (such as small scale commercial) and along the more major roads in the area. A Medium Density policy area and the M-CG District is considered appropriate in this location.

West Elbow Communities Local Area Planning Project

This site is located in Area 2/3 (West Elbow Communities), which includes Altadore 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 ARP.

Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan

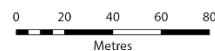
1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.11 hectares \pm (0.26 acres \pm) located at 1643 Altadore Avenue SW (Plan 5301GP, Block 22, Lot 11) from 'Residential Conservation' to 'Residential Medium Density' as generally illustrated in the sketch below:

Map 2

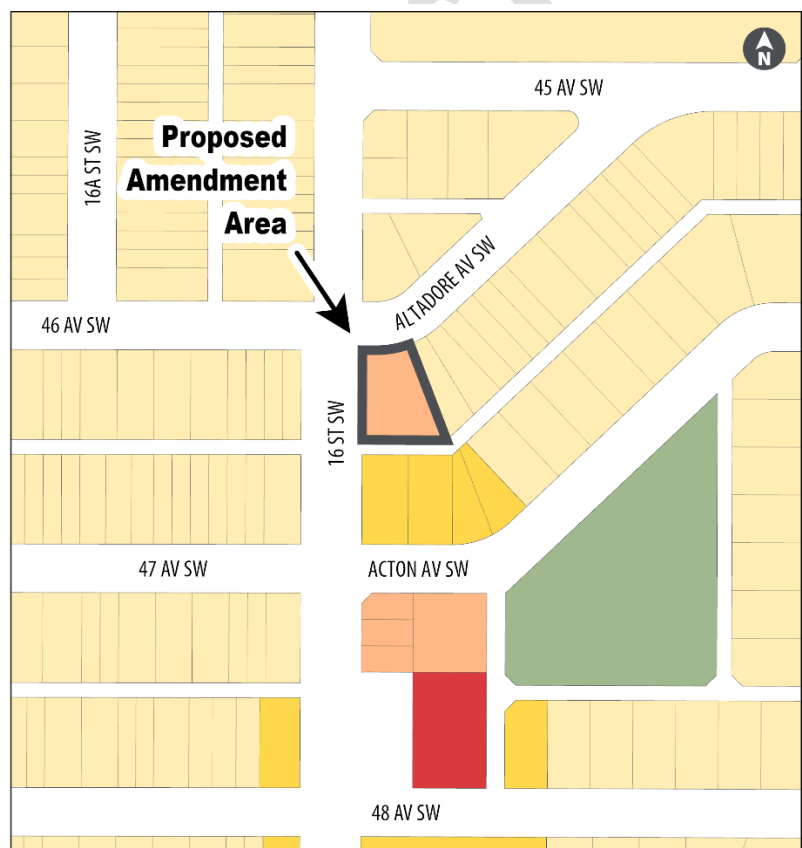
Land Use Policy

Legend

- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Local Commercial
- Open Space



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



Applicant Submission

2024 July 09



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

P 403 201 5305
E info@civicworks.ca

Proposed Land Use Change Applicant Summary (July 4, 2024 update)

Project Location: 1643 Altadore AV SW (named "AL1643")

Existing Land Use: Residential – Contextual One / Two Dwelling (R-C2) District

Proposed Land Use: Multi-Residential – Contextual Grade-Oriented (M-CGd77) District

APPLICATION SUMMARY

The subject site, "AL1643", is situated at the corner of 16 ST SW and Altadore AV SW in the Inner City community of Altadore. On behalf of EC Living, CivicWorks has made a Land Use Redesignation ('rezoning') application (LOC2024-0021) to transition one parcel at 1643 Altadore AV SW with a site area of 0.105 hectares from the existing Residential – Contextual One / Two Dwelling (R-C2) District to the Multi-Residential – Contextual Grade-Oriented (M-CGd77) District. Formed Alliance Architecture Studio (FAAS) has also been retained to undertake a staggered-concurrent Development Permit (DP) application alongside the Land Use Redesignation (LOC) application. The staggered-concurrent process ensures a high quality 'bricks-and-mortar' design outcome that aligns with the proposed land use change.

The Applicant project team originally applied for the stock M-CG District, which has a maximum density of 111 units per hectare (uph). Based on feedback received, a change to the M-CGd77 District is proposed, which creates more certainty of outcome by capping the density to only what is required (77uph) to enable the staggered-concurrent DP application (DP2024-00851). In addition, the proposed M-CGd77 District very closely aligns with the M-CGd72 District located directly across the laneway from this site, as well as the density possible under the stock R-CG District (75uph). The M-CG District also offers more parking (0.625 vehicle parking stalls per unit or suite) compared to the R-CG District (0.50 vehicle parking stalls per unit or suite).

WHAT IS PROPOSED?

A three-storey, courtyard-oriented multi-residential development is proposed. Key project details are summarized below:

Building Height: 3 storeys (12m maximum building height)

Density: Maximum 77 Units Per Hectare (uph)

Residential Units: 16 (8 townhomes and 8 Secondary Suites)

Motor Vehicle Parking Stalls: 10, located along the laneway (0.625 vehicle parking stall / unit or suite)

Bicycle Parking Stalls: 16 Class 1 Stalls (1.0 Class 1 Stall / unit or suite)

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 organized all relevant application materials and made them available online at www.ecliving.ca/engage.

The concurrent DP application proposes 16 homes with a range of bedroom options. 10 motor vehicle parking stalls are proposed along the laneway, a supply that meets Bylaw requirements. The redevelopment as envisioned is entirely in alignment with the proposed M-CGd77 District and will not approach the stock M-CG District maximum density of 111uph, which would permit 11 units and 11 secondary suites. Instead, a maximum of 8 units and 8 secondary suites will be possible under the revised M-CGd77 District (maximum density of 77uph). From the initial design process, the approach recognized that this location should accommodate greater density, and design details are being formally reviewed via the DP application (DP2024-00851). This proposal is also in alignment with the Caveat (615HA) registered on the Land Title Certificate. This Caveat has been in effect since 1955 and explicitly designates this site for "Multiple Family Dwellings".

PROJECT SITE CHARACTERISTICS

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 16 ST SW, a higher order roadway classified as a *Collector Roadway* that connects the surrounding area and generally sees higher levels of vehicle, cyclist and pedestrian activity.

Nearby Transit Service: The project site is within easy-walking distance of local transit network service, including route 13 just steps from the site ($\pm 50\text{m}$) on 16 ST SW. The subject site is also nearby ($\pm 400\text{m}$) to the 50 AV SW bikeway that connects into cycle lanes and cycle tracks of the river pathway network and onwards to downtown.

Nearby Commercial Opportunities: The project site is within $\pm 150\text{m}$ (± 2 min. walk) of commercial-retail stores like Monogram Coffee, Sunny Variety, and Pegasus Restaurant, in addition to other stores $\pm 700\text{m}$ (± 8 min. walk) further north on 16 ST SW.

Nearby Open Spaces & Community Amenities: The project site is within walking distance to a variety of local area destinations and amenities, including Altadore Elementary School and Community Garden, Rundle Academy, Alternative High School, Dr. Oakley School, Emily Follensbee School, Verna Reid Park, Green Park, River Park Off-Leash Area, Glenmore Athletic Park, and a variety of businesses located along 16 ST SW.

Nearby Multi-Unit Development: The project site is located immediately adjacent and nearby to examples of multi-residential housing along 16 ST SW and in the Altadore community, allowing the future development vision to complement the scale of the surrounding area's existing built form.

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 PLAN

The subject site is within the *Residential Conservation* land use policy area of the statutory *South Calgary/Altadore Area Redevelopment Plan (ARP, 1986)*. A minor, map-based policy amendment to the *South Calgary/Altadore ARP* will be required to change the land use policy area for a portion of the site from *Residential Conservation* to *Residential Medium Density*. While subject to change and refinement, the proposal also recognizes the ongoing work to establish the *West Elbow Communities Local Area Plan*, which is being actively created and currently anticipated to go forward to Committee and Council for decision in 2025. The draft *West Elbow Communities Local Area Plan* Figure 3: Existing and Potential Areas for Growth Map proposes this site and the rest of the nearby 16 ST SW Collector Roadway corridor as *Potential Growth Area 4-6 Storeys*. Once prepared and approved, the *West Elbow Communities Local Area Plan* will replace the *South Calgary/Altadore ARP*.

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 provided 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. The Applicant-led outreach process commenced upon submission of the LOC application and provided opportunities across a variety of platforms for stakeholders to learn about the vision and to share their comments and questions.

This LOC application was supported by a dedicated project webpage, 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. A Digital Information Session was also held on March 26, 2024 to ensure that interested community members had the opportunity to learn more about the proposal, discuss and ask questions. Key application materials were additionally shared directly with the local Ward 8 Councillor's Office and Marda Loop Communities 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* was prepared and shared with community groups and The City, and also published on the dedicated webpage 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 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 *Calgary Transportation Plan* and will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transportation options, 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, referencing "AL1643" (1643 Altadore AV SW).

Applicant Outreach Summary

2024 July 23



Applicant-Led Outreach Summary

1643 Altadore AV SW

LOC2024-0021
DP2024-00851



Issued
July 2024

Applicant-led Outreach Process

CivicWorks and EC Living are committed to being good neighbours and working with community throughout this Land Use Redesignation and Development Permit application process. In support of the applications for this project, CivicWorks undertook a proactive and appropriately-scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented between January - July 2024 and are further detailed below. Interested parties including the Marda Loop Communities Association (MLCA) and Ward 8 Office were offered digital meetings and invited to participate in our process, which has focused on informative and fact-based engagement and communications. A Digital Information Session was held on March 26, 2024 to ensure that interested community members had the opportunity to learn more about the proposal, discuss and ask questions.

Our Outreach Strategies



On-Site Signage

Supplementary on-site signage was installed early in the application process. Additional temporary signage was installed on-site to advertise the Digital Information Session. Signage remains on-site to share detailed project information directly with surrounding neighbours and provide project team contact information until a Council decision.



Project Outreach Webpage

The project website (www.ecliving.ca/al1643-1643-altadore-av-sw) acts as an information-sharing platform and serves as a direct line to the project team. Community members can learn more about the proposed development vision through the information published to the project website and are invited to ask questions and share their feedback directly via an online feedback form.



Hand Delivered Mailers

Detailed project mailers were hand-delivered to surrounding area neighbours within a ±200m radius of the project site to share project information, provide project team contact information, and publicly advertise the Digital Information Session.



Public Digital Information Session held on March 26, 2024

The project team digitally met with City Administration, the Marda Loop Communities Association, Ward 8 Office, and local area residents on March 26, 2024 to discuss the proposed change and answer questions.



Phone Line & Email Address

An outreach phone line and email inbox provided direct lines of contact for the public to communicate with the project team. The outreach phone number and email address are listed on both mailers, on-site signage, and the project outreach webpage.



Community Association & Ward Office Comms.

A brief summary of the development vision, conceptual site plans and a planning and design rationale for the proposed change are shared directly with the local area Community Association and Ward Councillor's office.

Our Commitment

Since no single 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 project.**
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.**

Balancing Interests

Our role as Applicant / Outreach Lead requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions. Through this outreach process, we consider:

1. **Calgary's Growth & Development Goals**
City-wide goals and priorities that shape the future of Calgary's communities.
2. **Local Area Policy**
Existing and emerging plans and policies that guide local area development.
3. **Development Vision & Design Principles**
'Missing Middle' projects that provide greater housing choice for Calgarians looking to live in amenity-rich communities.
4. **Economic Viability**
The need to design and deliver a financially-viable project.
5. **Community Feedback**
What various community members and groups think and say about a proposed project or specific issue.

Application Timeline

January - July 2024: Application Submission & Applicant-led Outreach Launch

- Activated and monitored a dedicated engagement email and phone line;
- Shared project information materials with the MLCA and Ward 8 Councillor's Office, offering virtual meetings;
- Hand-delivered mailers to neighbours within ±200m of the subject site, providing proposal details, contact information, and advertising the Digital Information Session;
- Displayed sandwich boards on site, providing proposal details, contact information, and details about the Digital Information Session;
- Digital Information Session held with attendance from the MLCA, Ward 8 Office and community participants on March 26, 2024 via Zoom;
- On-going correspondence and direct responses provided to all interested parties;

July 2024: Outreach Closure

- Hand-delivered a third round of mailers to neighbours within ±200m of the subject site, providing outreach closure notification and project status updates;
- Updated on-site signage providing notice of outreach closure and shared Applicant-led Outreach Summary to interested parties;
- Shared Applicant-led Outreach Summary with City Administration, MLCA, and Ward 8 Office;
- Continued monitoring dedicated engagement email and phone line for additional feedback or comments.

Application History & What We Heard Overview

Application History

In January 2024, on behalf of EC Living, CivicWorks made a Land Use Redesignation (‘rezoning’) application (LOC2024-0021) to transition one extra-large parcel at 1643 Altadore AV SW with a site area of 0.105 hectares from the existing Residential – Contextual One / Two Dwelling (R-C2) District to the Multi-Residential – Contextual Grade-Oriented (M-CG) District. The subject site is situated at the corner of the 16 ST SW Collector Roadway and Altadore AV SW in the Inner City community of Altadore.

Formed Alliance Architecture Studio (FAAS) was also retained to undertake a staggered-concurrent Development Permit (DP2024-00851) application alongside the Land Use Redesignation (LOC) application. The staggered-concurrent process ensures a high quality ‘bricks-and-mortar’ design outcome that aligns with the proposed land use change.

Through our outreach with the community, it was noted that more certainty could be provided with a maximum density modifier to only what is required to enable the active Development Permit application. As a result of this feedback, LOC2024-0021 has been amended from the stock M-CG District, which has a maximum density modifier of 111 units per hectare (uph), to the M-CGd77 District, which has a more limited maximum density modifier of 77uph. This density modifier very closely aligns with the M-CGd72 District located directly across the laneway from this site, as well as the density possible under the stock R-CG District (75uph), which this site will be redesignated to as a component of the city-wide rezoning via Calgary’s Housing Strategy, effective August 6, 2024.

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, feedback from the MLCA, the Ward 8 Councillor’s Office, Administration, and 24 community members was received directly by the project team, in addition to feedback from 26 community participants who attended the Applicant-led Digital Information Session. Administration also advised that letters from 150 individuals were received from community members. EC Living and the project team would like to thank these community members for sharing their feedback.

In reviewing the feedback collected to date (July 8, 2024) and summarized by Administration and the MLCA, the project team has identified seven key themes raised by community members. The key themes outlined in the following pages are broken into What We Heard and Team Response.

Feedback Themes

1. **Building Height**
2. **Density & R-CG District Development**
3. **Building Orientation**
4. **Privacy & Shadow Studies**
5. **Vehicle Parking & Traffic**
6. **Proximity to Amenities**
7. **School Capacity**
8. **Landscaping & Sustainability**
9. **Future Residents**
10. **Waste & Recycling**

What We Heard

Building Height

What We Heard
A central theme heard by the project team was that the number of units proposed is excessive and will not fit within community of Altadore.

Team Response
Lower scale rowhouse and townhouse-style buildings represent a best-practice solution to providing additional housing options in established communities while still maintaining sensitive transitions to existing homes. The proposed development vision features 3-storey (±11m) courtyard-oriented buildings that seek to respond to the scale of neighbouring properties and fit within the eclectic character of the surrounding neighbourhood and the evolving scale of the 16 ST SW Collector Roadway.

The maximum building height under the existing R-C2 District is 10.0m. This site will be redesignated to the R-CG District through Calgary’s Housing Strategy, effective August 6, 2024. The maximum building height under the R-CG District is 11.0m. The maximum building height under the proposed M-CGd77 District is 12.0m. The change in building height is therefore 2.0m more than allowed in July 2024, or 1.0m more than will be allowed after August 6, 2024. However, the Development Permit application (DP2024-00851) only proposes a maximum height of approximately 11.0m to ensure a contextual fit with neighbouring forms. This height offers a smooth transition to the adjacent low-density residential districts, which have a maximum height of 10.0m, increasing to 11.0m next month (the same height as currently proposed through the Development Permit application). The project team intentionally aligned the maximum building height proposed with the maximum building height that will be enabled for the majority of Calgary properties on August 6, 2024.

The M-CG District is a land use district that, among other things, is noted according to the Land Use Bylaw (1P2007) as providing for Multi-Residential Development in a variety of forms, having low height and low density, allowing for varied building height and front setback areas in a manner that reflects the immediate context, and is intended to be in close proximity or adjacent to low density residential development. This District utilizes contextual setback and height rules, where the setbacks are adjusted based on adjacent existing residences, and

the maximum building height is chamfered at property lines shared with low density residential districts, the M-CG District, and the H-GO District. This ensures that new development under the M-CG District cannot achieve its maximum height near property lines, in order to mitigate any potential negative impacts.

The project site is located on 16 ST SW, a higher order Collector Roadway that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity. The West Elbow Communities Local Area Plan (draft, May 2024) is in development by The City of Calgary and is expected to replace the South Calgary / Altadore Area Redevelopment Plan (1986) next year. Currently, the draft concept map has policy supportive of 4-6 storey buildings on this site and elsewhere along the 16 ST SW Collector Roadway; however, the EC Living team is seeking to proceed with a gentler 3-storey development to ensure a contextual fit.

The project team evaluated the height differential between the neighbouring residences, as well as the residences across the laneway from the site. The height difference between the proposed development and the neighbouring residence appears to be comparable, or even lesser than, the height difference between the two adjacent single-detached residences. These height measurements are provided in the appendix for transparent public review.

All factors related to building height are subject to change and continue to be determined and refined through the Development Permit (DP2024-00851) application review process.

What We Heard

Density & R-CG District Development

What We Heard

Another key theme heard by the project team was that the number of units proposed for the site are excessive and do not fit the character of Altadore. Multiple respondents noted that they felt that the R-CG District would allow for a more appropriate outcome.

Team Response

The proposed development vision provides for a contextual density increase while following the low scale building form rules that are found within the subject site's existing M-CG District – a Land Use District specifically intended to be located in close proximity or directly adjacent to low-density residential development. The M-CG District is not appropriate everywhere. The project team feels that the subject site is appropriate for the M-CG District based on its strategic location, corner lot typology, oversized parcel area, direct laneway access, and proximity to public transit and surrounding amenities.

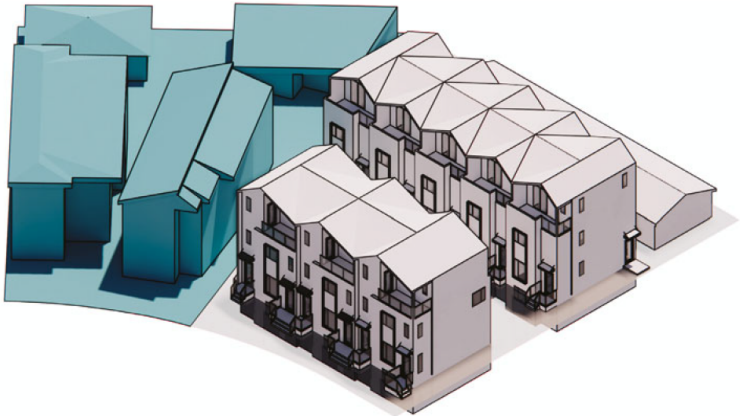
The density possible on this site is not representative of the density possible on any site in Altadore, as density is measured based on site area – this site is a large corner parcel with a total site area of 0.105 hectares, nearly twice the area of a standard 50x120-foot parcel. The project team has prepared a comparative visualization of this site and a typical 50x120-foot site on page 8 for public review. In direct comparison, a standard 50x120-foot parcel, has an area of ±0.056 hectares and would only allow for 4 units and 4 Secondary Suites under the M-CGd77 District. Larger sites will inherently allow for more density.

The Applicant project team originally applied for the stock M-CG District, which has a maximum density of 111 units per hectare (uph). Based on feedback received, a change to the M-CGd77 District is proposed, which creates more certainty of outcome by capping the maximum density to only what is required (77uph) to enable the staggered-concurrent DP application (DP2024-00851). In addition, the proposed M-CGd77 District very closely aligns with the M-CGd72 District located directly across the lane from this site, as well as the maximum density possible under the stock R-CG District (75uph).

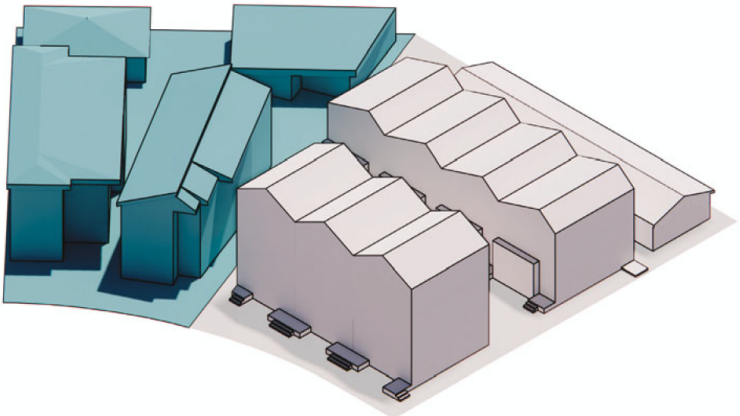
In terms of what development could be possible under the R-CG District, which the site will be effective August 6, 2024 as per The City of Calgary's Housing Strategy, the project team prepared an evaluation of potential built forms for comparison. The difference between the proposed development vision under the M-CG District and the potential development under the R-CG District is 1 unit and 1 Secondary Suite. The R-CG District could accommodate 2 buildings, with a total of 7 Dwelling Units, with 7 Secondary Suites, or a total of 14 homes (as Suites are not considered Dwelling Units). This M-CGd77 District proposal seeks a 2 building development with a total of 8 Dwelling Units, with 8 Secondary Suites, or a total of 16 homes. A comparative table of differences between the R-CG District and the proposed M-CGd77 District is also available for review in the appendix on page 33.

Conceptual Massing Iterations: M-CGd77 District compared to R-CG District

M-CGd77 District
8 Units + 8 Secondary Suites
10 Parking Stalls Required



R-CG District
7 Units + 7 Secondary Suites
7 Parking Stalls Required

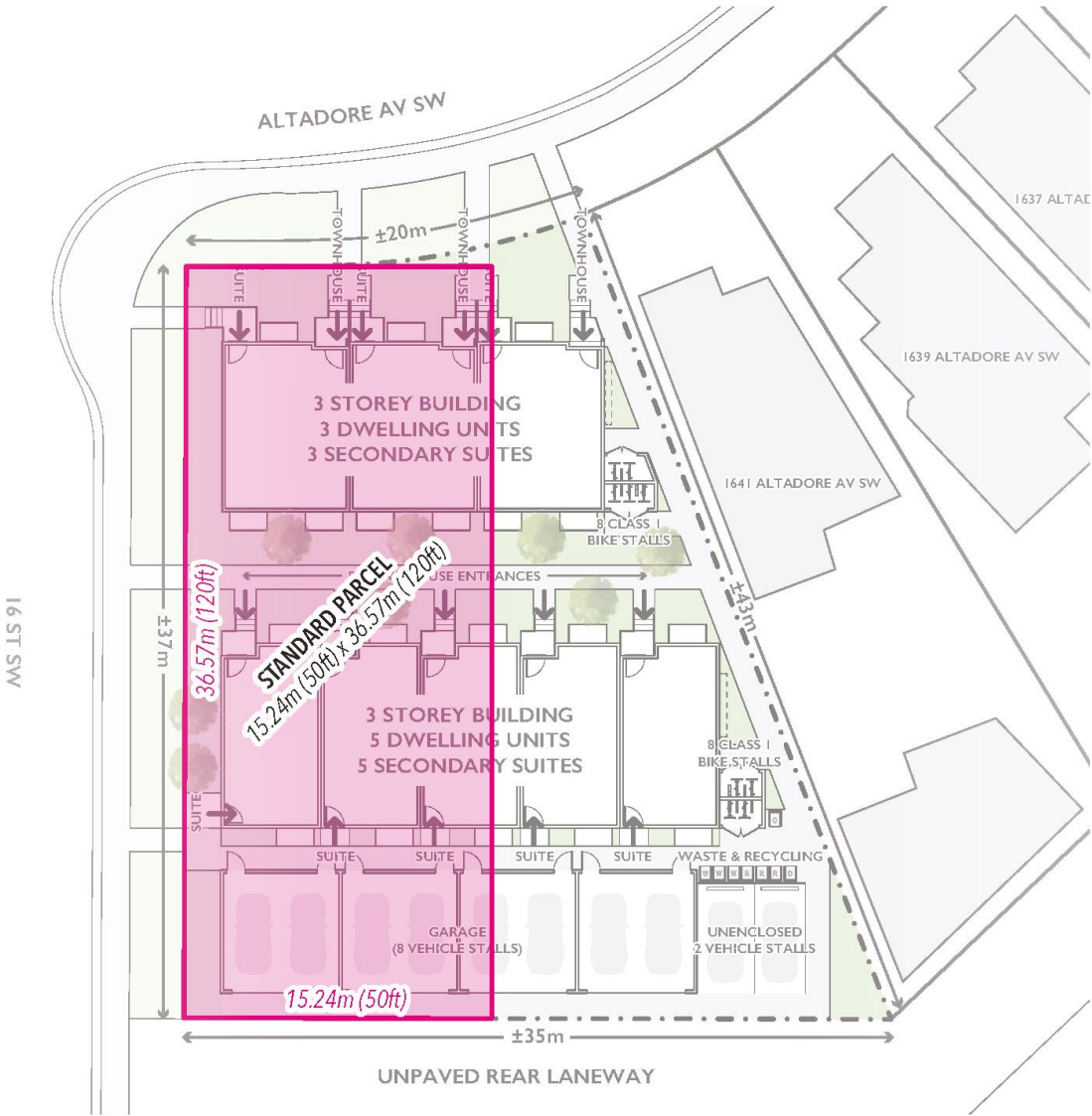


NOTE: Building designs are conceptual in nature and provided for discussion purposes only based on community requests. Confirmation of exact form would be required through a Development Permit application and review by The City of Calgary.

What We Heard

Density & R-CG District Development (continued)

Comparison of parcel size of 1643 Altadore AV SW to a standard 50x120-foot parcel



NOTE: Building design is conceptual in nature and subject to change through the review of DP2024-00851. Site areas shown are approximate.

Building Orientation

What We Heard

Some neighbours asked if the building orientation and two-building, courtyard-oriented typology is consistent with the Altadore community, as well as if there are any examples of a similar built outcome.

Team Response

The proposed development vision features 3-storey ($\pm 11\text{m}$) street- and courtyard-oriented buildings that respond to the scale of neighbouring properties. The design intention with the proposed M-CG District Roadway in a manner that minimizes impacts to neighbours, achieving a more sensitive approach in the continued evolution along 16 ST SW and with the existing adjacencies both across the rear lane and along Altadore AV SW.

While this built form is relatively new compared to traditional single-detached built forms, there are many examples of this built form across Calgary and within the Altadore and South Calgary communities. The nearest development that utilizes a courtyard-oriented design is Peaks & Plains, which is located two blocks to the south at 1635 48 AV SW (pictured below).

Often, courtyard-style rowhouse developments place a drive aisle and parking stalls between buildings. The proposed design instead turns that area into a landscaped courtyard for resident use. The proposed common courtyard area is $\pm 21\text{ft} / \pm 6.5\text{m}$ deep and is designed as a shared amenity space with an open and inviting feel that encourages daily interactions between future residents.

The project team stands by the proposal and development vision, emphasizing the quality of design, attractive and durable materials, and additional landscaping - all factors that are to be determined and refined through the Development Permit (DP2024-00851) application review process.



Example of a courtyard-oriented development on a larger site located two blocks to the south

Looking Southeast from above 16 ST SW



Looking Southeast from 48 AV SW

What We Heard

Privacy & Shadow Studies

What We Heard

Some respondents provided feedback to the project team with concerns regarding potential overlooking and privacy concerns, as well as shadowing.

Team Response

Privacy

The proposed building design and orientation is intended to maintain privacy for neighbouring properties by taking into account the site context, specifically with regards to shadowing and overlooking. Balconies are oriented towards the street rather than facing adjacent neighbouring properties to limit potential overlooking. Windows on the second level or above that face adjacent properties serve bedrooms that typically have lower levels of activity during the day. The current design also intentionally has no windows facing the only immediately adjacent property. Selective window frosting may also be applied to further mitigate potential privacy impacts at neighbouring property edges, which will continue to be determined through the submitted Development Permit application (DP2024-00851).

Shadow Studies

To help community members understand the potential shadow impacts associated with the proposed development vision, a sun-shadow study analysis was undertaken using industry-standard modeling, to ensure minimal impacts to adjacent neighbours. The analysis shows that, despite the building height increase, the proposal’s shadows created by the proposed development will not adversely impact the community.

For shadow studies that examine the potential impacts of the associated Development Permit application (DP2024-00851), please refer to the appendix pages 21-23.

Vehicle Parking & Traffic

What We Heard

The most common feedback theme was related to on-street parking availability and traffic generation. Concerns with potential increased risk of danger to pedestrians were also shared with the project team, along with perspectives on the viability of a vehicle-free lifestyle in Altadore.

Team Response

Transportation Impact Statement

The project team has consulted with transportation engineers Bunt & Associates, which prepared an independent Transportation Impact Statement that assessed the on-street parking availability, traffic generation, and other aspects related to the proposed change. This report has been made publicly available on the project website for download and review, and was submitted to The City of Calgary for the Mobility Engineering department’s review and record as well. It was determined that this proposal is not anticipated to be a significant generator of total daily traffic volume.

On-Site Vehicle Parking Requirements

The proposed development currently includes 10 on-site vehicle parking stalls along the laneway and 16 Class 1 Bicycle Stalls (1.0 Class 1 Bicycle Stall per unit/ suite). The proposed 10 vehicle parking stalls meet the Council-approved Land Use Bylaw rules of the M-CG District with a ratio of 0.625 vehicle parking stalls per Dwelling Unit or Secondary Suite. The proposed on-site parking supply also exceeds the R-CG District vehicle parking requirements, which only would require 0.50 vehicle parking stalls per Dwelling Unit or Secondary Suite. Units not assigned a vehicle parking stall are provided with active modes storage lockers (large enough for a cargo/e-bike, stroller, e-scooter, etc.) or enclosed bike parking. All on-site vehicle parking stalls are standard size, meeting City requirements, and capable of accommodating standard-sized vehicle types including SUVs.

On-Street Parking Supply

As a corner site, the property has a generous double roadway frontage along both 16 ST SW and Altadore AV SW, allowing for approximately 7 total on-street parking stalls. There are 5 existing on-street parking stalls currently available along 16 ST SW adjacent to this site. Closing the existing, private curb cut along Altadore AV SW is anticipated to add 2 new on-street parking stalls should The City of Calgary adjust the existing “no parking” zone. These on-street parking stalls are anticipated to accommodate potential off-site spillover without impacting adjacent residences, helping to mitigate any potential on-street parking impacts on neighbors and ensuring ample parking space for potential visitors. In specific, the average City-wide multi-family auto ownership rate is 0.98 per unit. The inner city average is 0.79 per unit. Applying the higher City-wide average results in an on-street demand of 6 vehicles (16 vehicles - 10 on-site vehicle stalls = 6 residual stalls), which can be accommodated by the on-street frontage without impacting adjacent residences.

Safety

As part of the concurrent application Detailed Team Review, the City of Calgary Mobility Engineering department has reviewed the development in terms of pedestrian and vehicular safety. No comments related to safety risks were noted by the project team from The City. There are existing traffic safety measures in place already along 16 ST SW, including a pedestrian bulb-out directly adjacent to the northwest corner of the subject site, which reduces pedestrian crossing distance. There is also a playground zone ±65m to the north of the site limiting traffic speed to 30 km/h. In practice, on-street parking tends to narrow road widths which generally affects driver behavior by reducing vehicle speeds and creating a safer crossing environment for pedestrians while also creating a physical barrier between the sidewalk and moving vehicles. All adjacent roadways are anticipated to continue to operate well below guidelines after the addition of the proposed development, with the expected development trip generation of 6 new peak hour trips being well below the 100 trips per hour threshold for requiring a Transportation Impact Assessment (TIA). This level of trip generation would not result in network operational impacts.

Living Without a Car

Altadore is a well-connected community and many residents choose to live in the area without a personal vehicle. The typology of building and type units proposed typically have a lower rate of car ownership relative to a single-detached or semi-detached residence. Tenants tend to self-select their housing choice based on their lifestyle and the priority they place on available, convenient, and predictable parking.

The project site was chosen because it is located directly along a local transit route and has excellent access to other alternative and sustainable modes of transportation, including walking, cycling, e-scooter and car share options, helping to support vehicle-reduced and vehicle-free lifestyles. In specific, there are multiple cycling routes connecting to regional pathways near the site along 14A ST SW, 16 ST SW, and 50 AV SW connecting cyclists safely to the greater cycling and pathway network.

Based on an analysis of data from Alberta Transportation vehicle registration data (2021), Canada Post dwelling counts (2021) and The City of Calgary census data, the communities in and around Altadore see roughly 20% of households choosing to live without a personal vehicle. Furthermore, ±39% of households in this area only own one vehicle. These findings indicate that a significant portion of local area residents may benefit from additional housing options that offer a parking supply tailored to their vehicle ownership preferences.

For additional information about local area vehicle ownership and alternative transportation options, please refer to pg. 40-41.

What We Heard

Proximity to Amenities

What We Heard

The project team heard the concern that the community of Altadore lacks the required amenities to accommodate additional residents, in particular those without vehicles.

Team Response

There are a wide variety of amenities that inner-city residents of Altadore enjoy. While large-format grocery stores and medical offices were noted by some respondents as requiring a longer walk, cycling, or local transit to access, the project team notes that these are still readily-accessible, and that there are many other types of amenities that draw people to Altadore and make it a vibrant community to live in. Some of these amenities include the plethora of schools nearby to the site, along with ample green spaces such as Green Park, Verna Reid Park, Sandy Beach, River Park Off-Leash Area, and Glenmore Athletic Park. In addition to the existing park space and schools within the local area, the site is also within easy access to a number of amenities along the 16 ST SW Collector Roadway, including Monogram Coffee, Sunny Variety, and Pegasus Restaurant, as well as numerous other business to the north along 16 ST SW. These desirable amenities have broad appeal and provide ample opportunities for residents to enjoy the outdoors and access businesses within the local area.

School Capacity

What We Heard

Some neighbours raised concerns about the potential impact of new residents on the existing school capacity in the local area.

Team Response

While an increase in the number of homes can have potential impacts on school capacity, it is beyond the purview of individual land use applications to effect change related to school capacity issues. The Calgary Board of Education (CBE) monitors population growth and change to make recommendations to the Government of Alberta about opening or closing schools. The Government of Alberta (Alberta Education) is responsible for reviewing, planning, forecasting and funding school capacity. In recent years, Alberta has seen record inter-provincial migration and international immigration, which has had a great impact on school capacity. These organizations will continue to work together to plan school capacity in Calgary based on its growth patterns.

Landscaping & Sustainability

What We Heard

Feedback was heard regarding the existing tree canopy and replacement landscaping, as well as considerations about lot coverage and potential stormwater management. One community participant indicated concern about the possibility of an underground stream. The project team also heard inquiries as to whether the proposed development was as sustainable and climate-resilient compared to what is currently on site.

Team Response

The project team has integrated several revisions to building layout, courtyard configuration, and landscaping based on feedback received about the initial site plan. While efforts by the project team architects to maintain existing private trees and shrubs is a primary consideration, this is not always possible. The site design proposes to introduce new landscaping along Altadore AV SW and 16 ST SW while also retaining private mature trees.

The proposed landscaping is subject to City review of the concurrent Development Permit application (DP2024-00851). The Land Use Bylaw (1P2007) includes specific rules about landscaping and requires that a landscape plan must be submitted that includes a variety of species of trees and shrubs of a minimum size suitable to Calgary's hardiness zone. The Landscape plan proposes a variety of tree types and species, along with various shrubs, grasses, and perennials. Additionally, ground cover is currently proposed to include mulch, sod, and pavers for site permeability.

There are no City-owned trees or shrubs located next to the property. More information about the requirements for protecting public trees when building or developing a property can be found in the Tree Protection Plan on the City of Calgary website. The Tree Protection Plan rules are in place to protect the root beds and ensure the long-term health and survival of the trees.

In terms of parcel coverage, both the M-CG District and R-CG District rules include a maximum parcel coverage of 60%. The City of Calgary will determine compliance with the Land Use Bylaw through review of the Development Permit application submitted by the project team architect.

The Mobility Engineering and Utility Engineering departments at The City of Calgary are actively reviewing all relevant stormwater and other potential water-related considerations. The City of Calgary has a robust review system that ensures that Applicants address any issues required prior to, or during, any redevelopment.

Responding to climate-resilient housing forms, single-detached and semi-detached housing oriented around motor vehicle-ownership are amongst the least sustainable housing options available. Multi-residential housing located within the inner-city is related to reduced carbon emissions and provides more efficient energy usage (e.g., shared heating) and land usage than less efficient housing forms. In addition, the subject site's redevelopment will help preserve agricultural land through its strategic location, reducing overall consumption and waste. New suburban community development often infringes upon existing agricultural lands, which typically have the worst active transportation access and more directly require motor vehicle ownership than inner-city sites like this one.

What We Heard

Future Residents

What We Heard

Some outreach participants raised questions about the intended tenure and market demand for these types of units, as well as how these units will accommodate residents in all stages of life.

Team Response

Tenure

The proposed development has been specifically designed to operate as a purpose-built rental property. EC Living will manage these rental units, and is committed to being a part of the Altadore community in the long-term. Secondary Suites have a specific definition in the Land Use Bylaw. Secondary Suites are only allowed within certain land use districts and are considered part of, and secondary to, a primary Dwelling Unit. This means that if the development becomes a condominium in the future, the Secondary Suites can only be sold as part of a larger Dwelling Unit and not independently.

All Ages, Wages, and Stages

The proposed development vision offers a diverse mix of unit types and rental rates that appeal to a variety of future residents across a range of lifestyles and stages. The proposed development vision features two distinct housing options – 8 larger, three-level townhome-style units (±1,550sq.ft) and 8 smaller Secondary Suite units (±550sq.ft). Future residents may include families, students, young professionals, couples, and downsizers who value vibrant neighbourhoods like Altadore.

Market Demand

Altadore is a desirable community with strong market demand for new rental options in the neighbourhood. The proposed townhouse-style units, flat-style units and smaller basement units offer a full range of housing types that renters can choose from. Recently completed projects of a similar scale and unit mix are finding that the small car-free units are experiencing considerable demand with high occupancy and uptake in similar neighbourhood contexts (e.g., Marda Loop, Killarney, Capitol Hill, and Banff Trail).

Affordability

The proposed development is not intended to fall under the publicly provided and funded “affordable” housing spectrum; however, EC Living is pursuing CMHC financing options as part of the National Housing Strategy. The terms of this financing require that a development’s total rental income is at least 10% below market rental rates for at least 10 years. Pending Council decision on the Land Use Redesignation application, this development is anticipated to qualify based on the success of past applications.

Waste & Recycling

What We Heard

Some outreach participants had questions related to the proposed private waste and recycling logistics, including bin storage and how private collection works.

Team Response

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 and screened area near the laneway. A total of ±8 bins are anticipated to be provided and shared among the future 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.

While Molok in-ground bins are the preferred centralized waste management solution, overhead powerline clearance issues with the Molok crane collection equipment prevent the use of the system on the subject site.

Please note that all details related to the site’s proposed waste & recycling management is subject to The City of Calgary and may change through the Development Permit application (DP2024-00851) review process.

Appendix Supplemental Materials

Development Vision Looking Southeast from Altadore AV SW / 16 ST SW



Development Vision Looking Northeast from 16 ST SW



Development Vision Looking Southwest from Altadore AV SW



Development Vision Looking East from 16 ST SW towards Interior Courtyard



Development Vision Looking Southeast from above Altadore AV SW / 16 ST SW

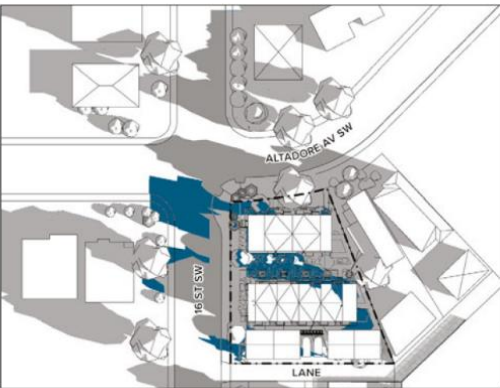


Development Vision Looking Northeast along 16 ST SW

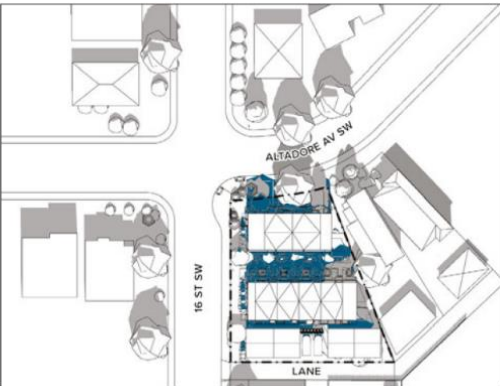


Conceptual Shadow Studies Proposed Design DP2024-00851

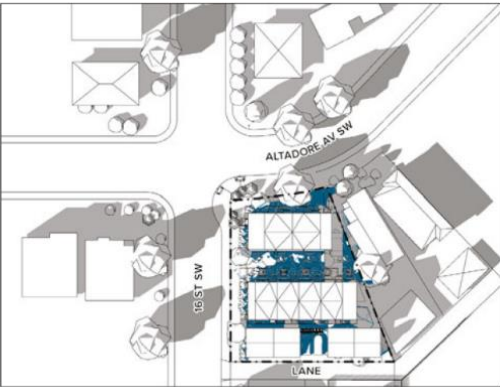
SPRING & AUTUMN EQUINOXES - MARCH 21 / SEPTEMBER 21



9:00am



1:00pm



4:00pm

LEGEND

Existing Shadows

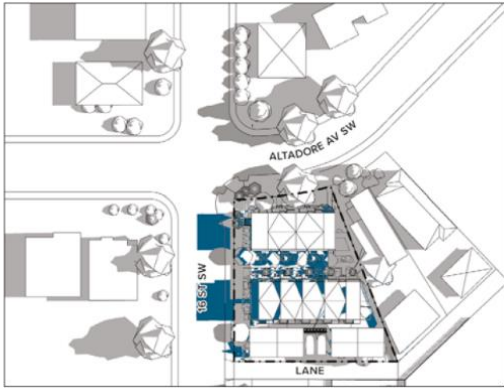
DP2024-00851 Shadows

N

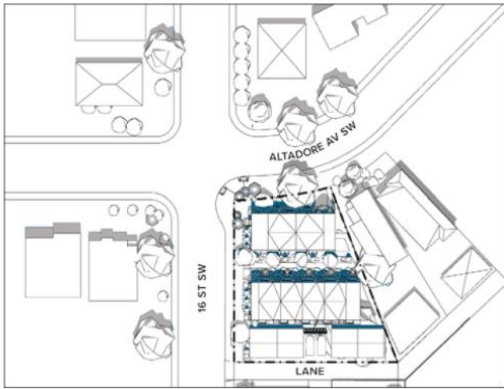
NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (9:00am, 1:00pm, and 4:00pm on equinox and solstices) are based on previously established City of Calgary recommendations.

Conceptual Shadow Studies Proposed Design DP2024-00851

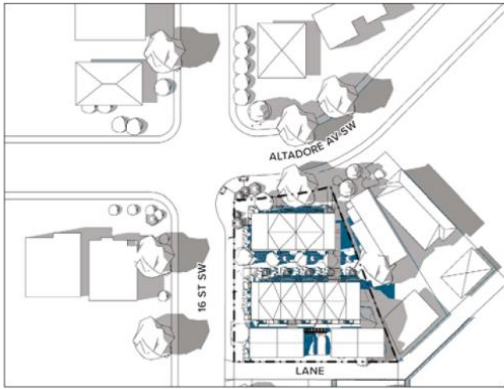
SUMMER SOLSTICE - JUNE 21



9:00am



1:00pm



4:00pm

LEGEND

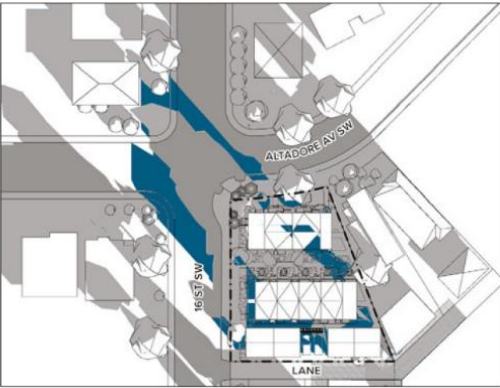
- Existing Shadows
- DP2024-00851 Shadows



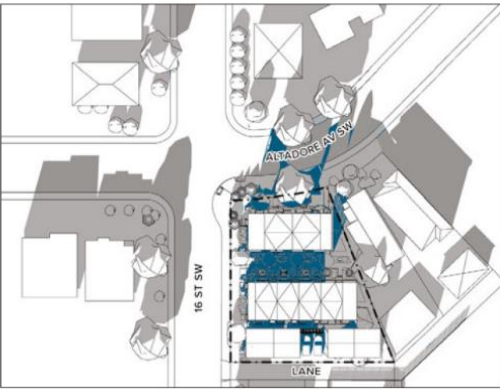
NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (9:00am, 1:00pm, and 4:00pm on equinox and solstices) are based on previously established City of Calgary recommendations.

Conceptual Shadow Studies Proposed Design DP2024-00851

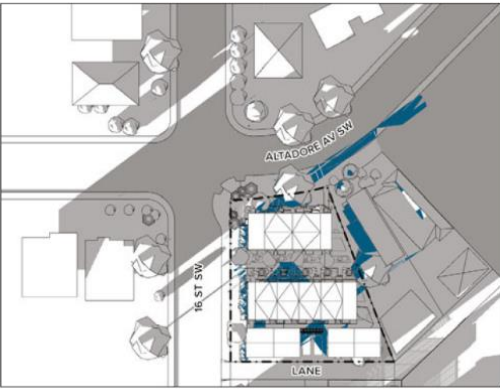
WINTER SOLSTICE - DECEMBER 21



9:00am



1:00pm



4:00pm

LEGEND

- Existing Shadows
- DP2024-00851 Shadows

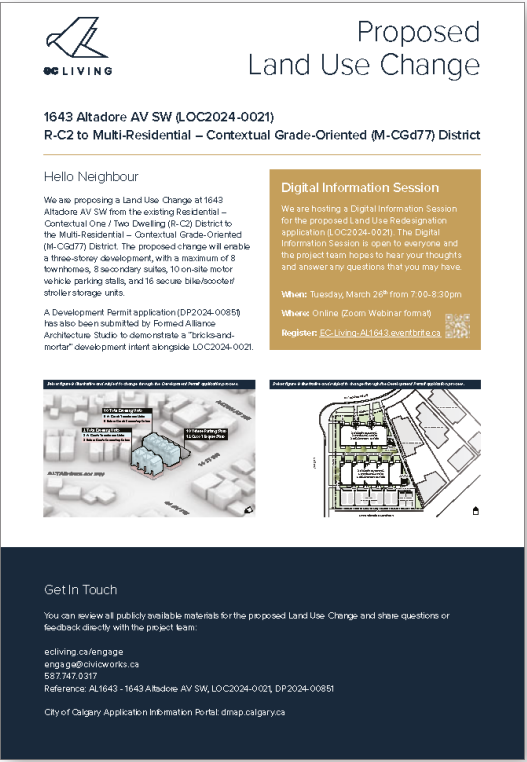


NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (9:00am, 1:00pm, and 4:00pm on equinox and solstices) are based on previously established City of Calgary recommendations.

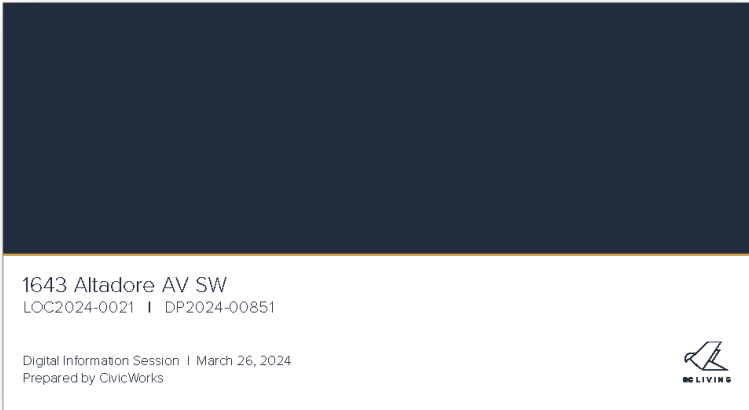
Outreach Materials - On-Site Signage & Information Session Presentation



On-site Signage - Installed February 2, 2024

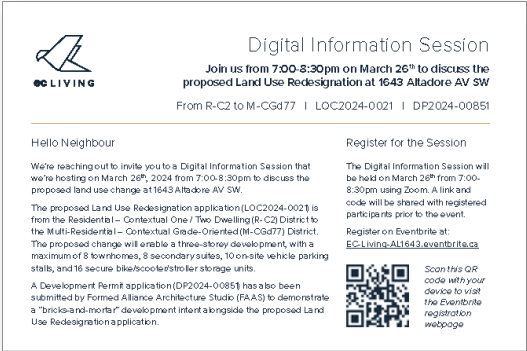


On-site Signage - Installed March 15, 2024

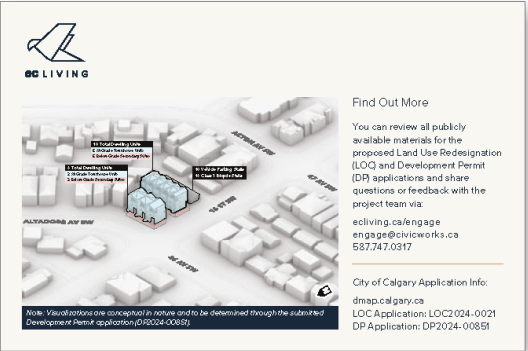


Digital Information Session Presentation - Presented March 26, 2024

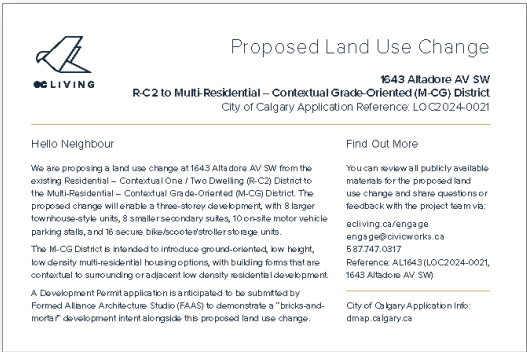
Outreach Materials - Neighbour Postcards



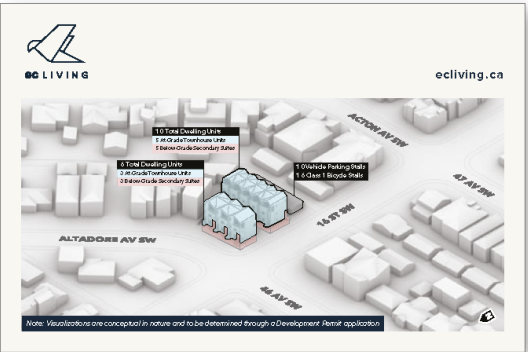
Neighbour Postcard #1 (front) - Delivered February 1, 2024



Neighbour Postcard #1 (back) - Delivered February 1, 2024

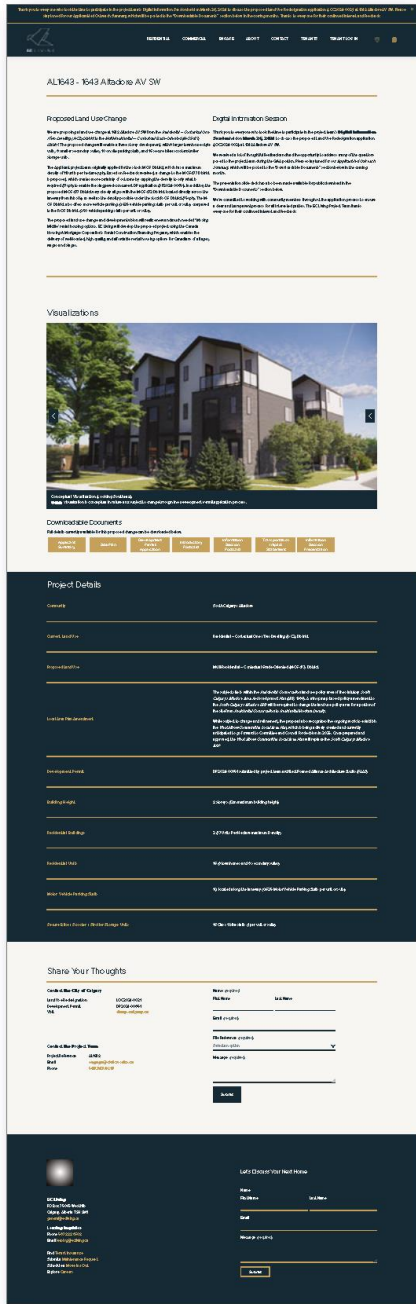


Neighbour Postcard #2 (front) - Delivered March 12, 2024



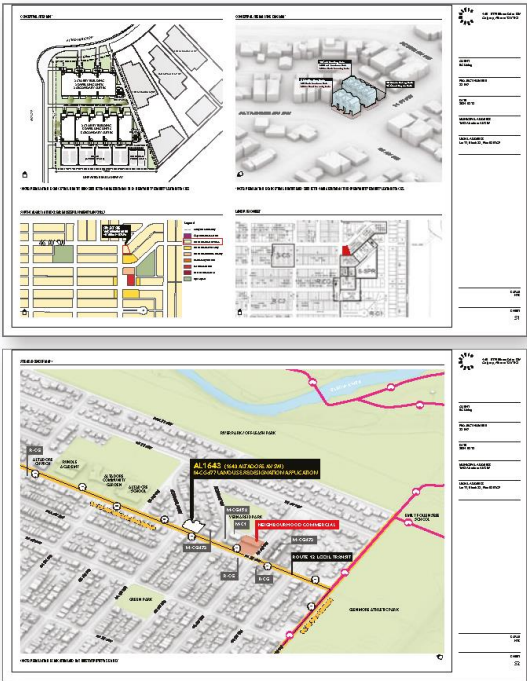
Neighbour Postcard #2 (back) - Delivered March 12, 2024

Outreach Materials - Project Webpage & Online Feedback Form

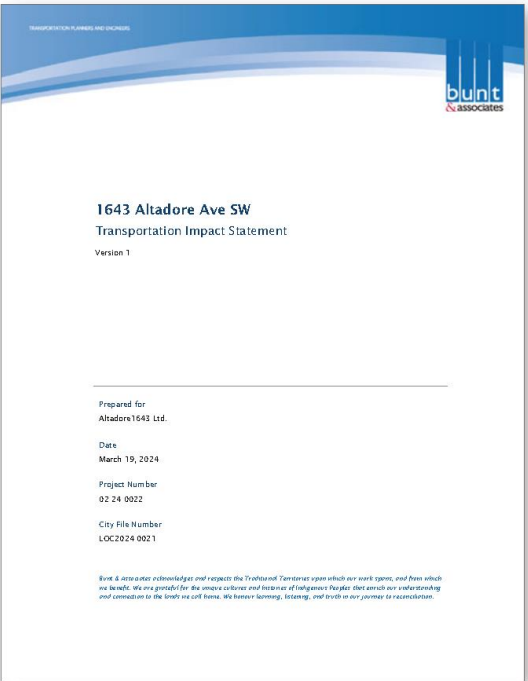


Project Webpage & Online Feedback Form

Outreach Materials - Other Project Webpage Downloadable Documents



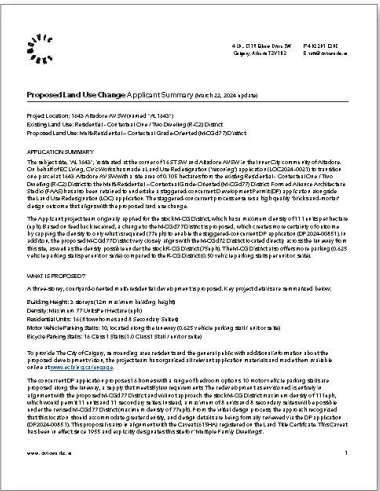
Site Plan (front and back) - Downloadable on the project webpage



Transportation Impact Statement - Downloadable on the project webpage

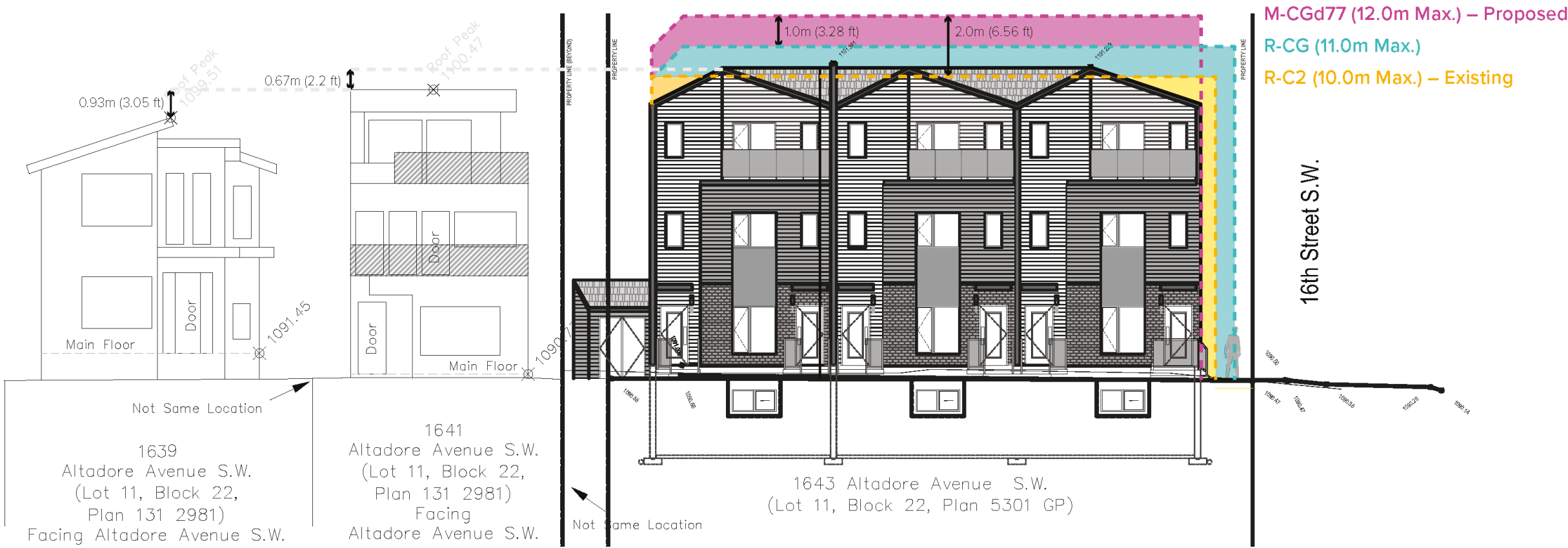


Submitted Development Permit - Downloadable on the project webpage



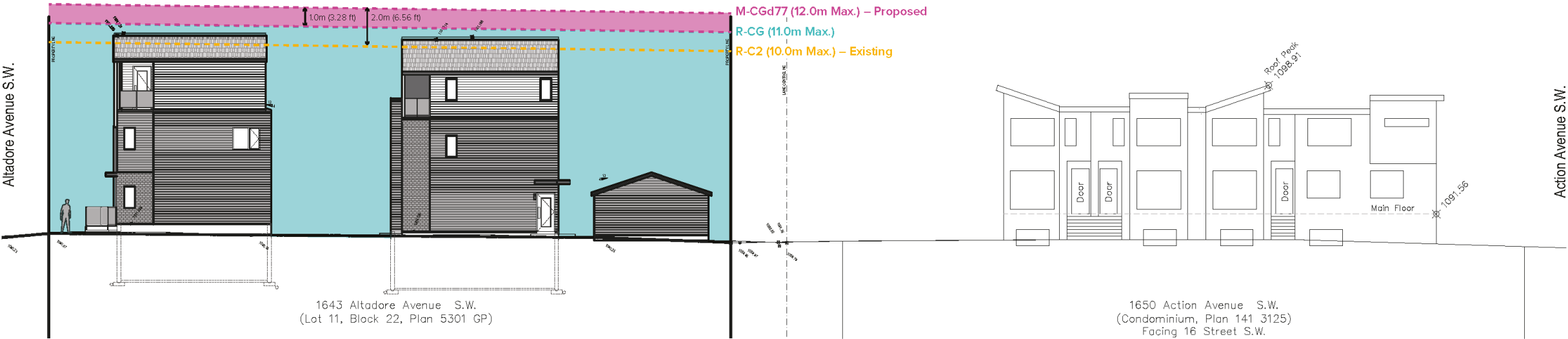
Applicant Statement - Downloadable on the project webpage

Building Height Comparison with Neighbouring Residences
Proposed Design DP2024-00851 – Looking South from Altadore AV SW



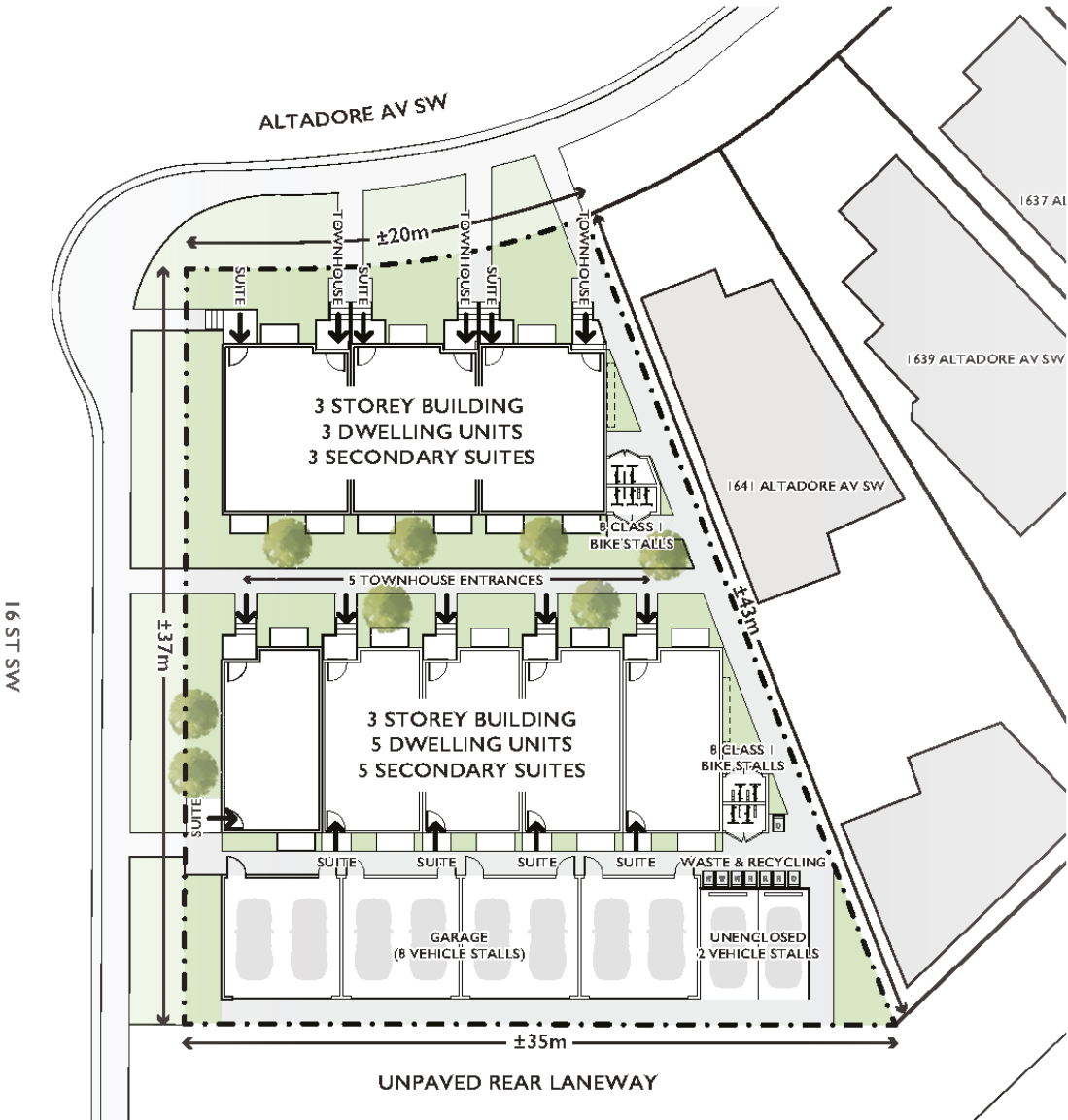
NOTE: Building design is conceptual in nature and subject to change through the review of DP2024-00851. Building heights are dependent on grade and can change across sites based on geodetic elevations. Comparative building height maximums of the R-C2, R-CG and M-CGd77 Districts are provided for discussion purposes only based on community requests. Indicated height difference measurements have not been surveyed and would require formal confirmation.

Building Height Comparison with Neighbouring Residences
Proposed Design DP2024-00851 – Looking East from 16 ST SW



NOTE: Building design is conceptual in nature and subject to change through the review of DP2024-00851. Building heights are dependent on grade and can change across sites based on geodetic elevations. Comparative building height maximums of the R-C2, R-CG and M-CGd77 Districts are provided for discussion purposes only based on community requests. Indicated height difference measurements have not been surveyed and would require formal confirmation.

Site Plan



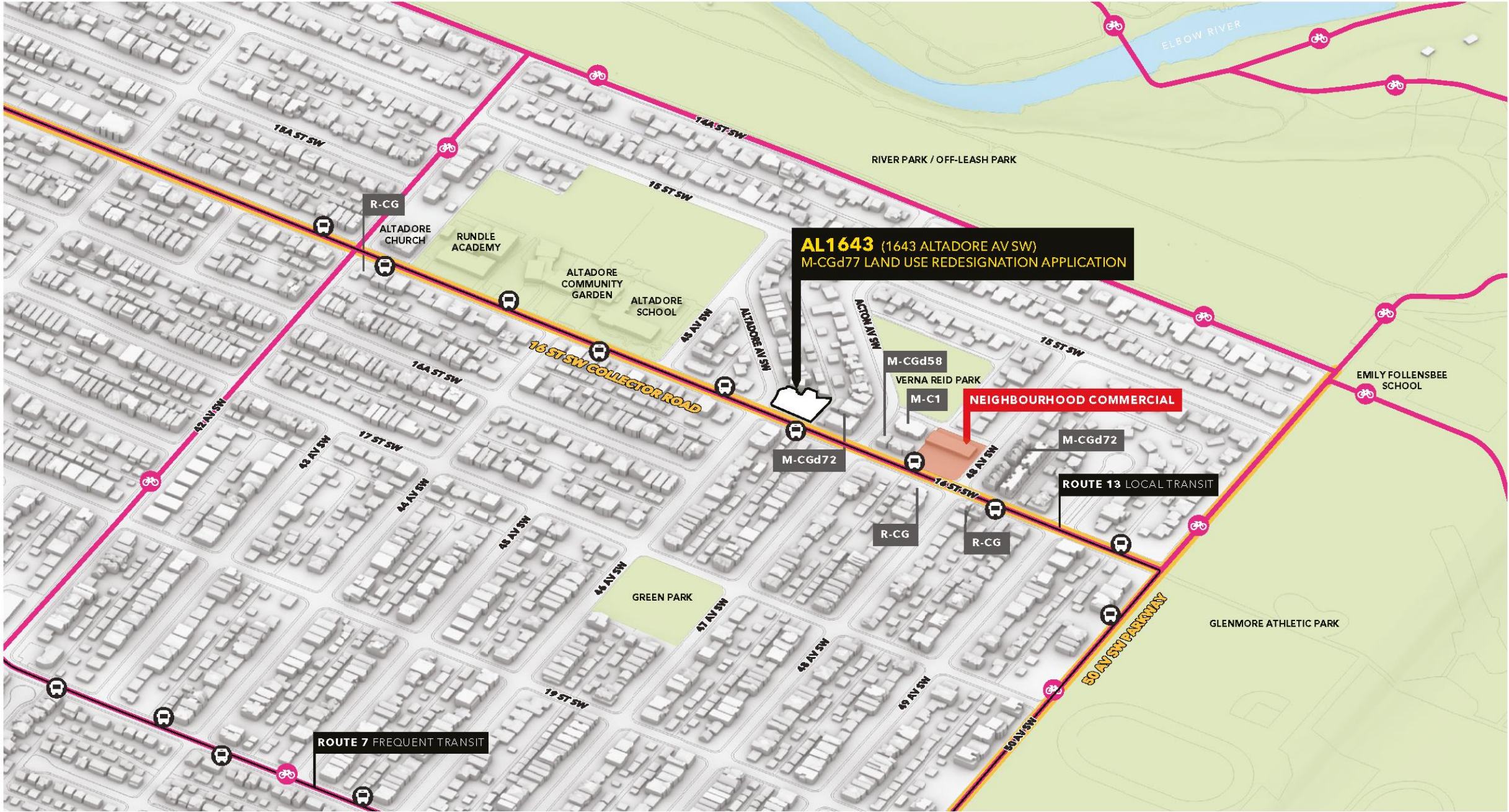
NOTE: Building design is conceptual in nature and subject to change through the review of DP2024-00851.

Comparison between the R-CG District and the M-CGd77 District

	R-CG District	M-CGd77 District
Maximum Density	75 Units Per Hectare	77 Units Per Hectare
Maximum Building Height	11.0m (36 ft)	12.0m (39.4 ft)
Building Setbacks	Front: 3.0m Side: 1.2m (east), 0.6m (west) Rear: 1.2m	Front: 3.69m Side: 1.2m (east), 1.78 (west) Rear: 1.2m
Parcel Coverage	Up to 60%	Up to 60%
Landscape Area Rules	Landscape plan required as part of Development Permit Application	Landscape plan required as part of Development Permit Application
Minimum Vehicle Parking Required	0.5 stalls per unit or suite	0.625 stalls per unit or suite
Minimum Bicycle Parking Required	1.0 Class 1 bicycle parking stall for units or suites not provided a parking stall	1.0 Class 1 bicycle parking stall per unit or suite

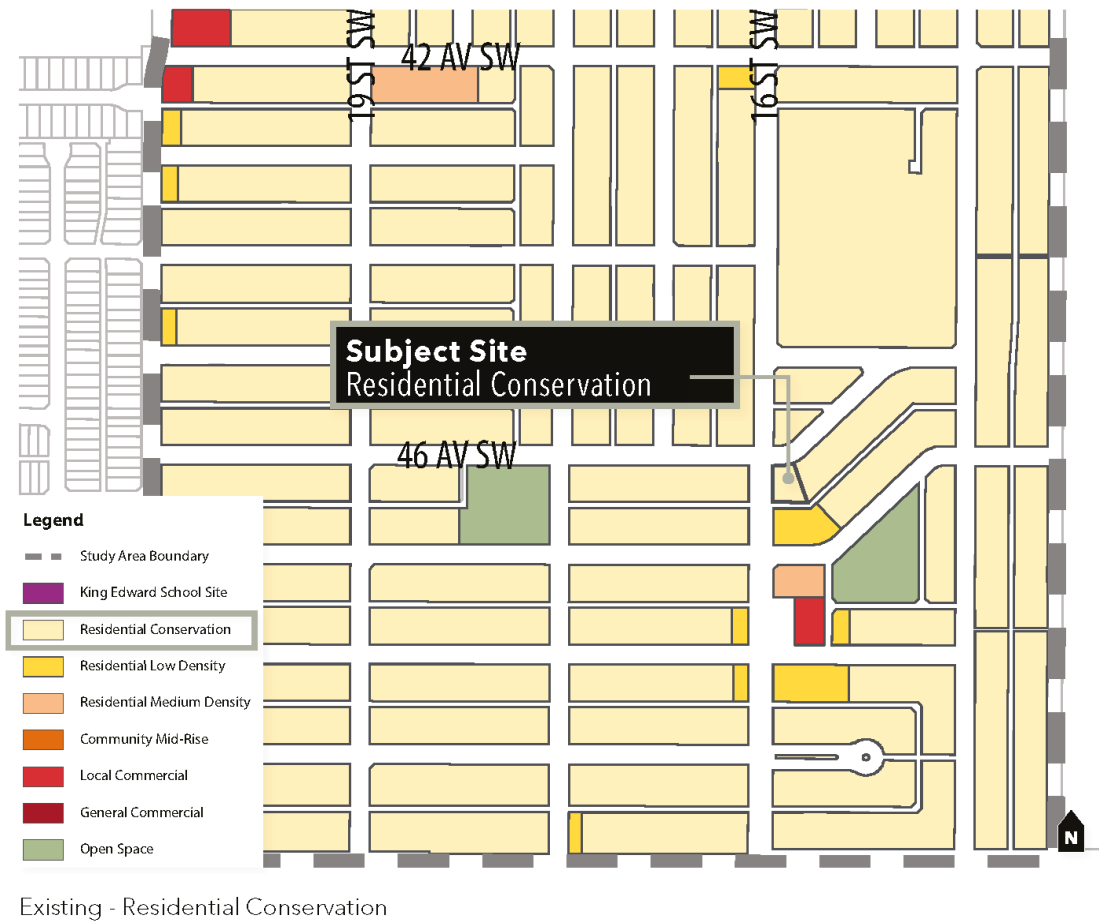
NOTE: The provided table highlights generalized key aspects for comparison purposes only. For full details regarding the rules of each land use district please visit <https://lub.calgary.ca/>.

Development Context Local Amenities and Transit & Cycling Routes

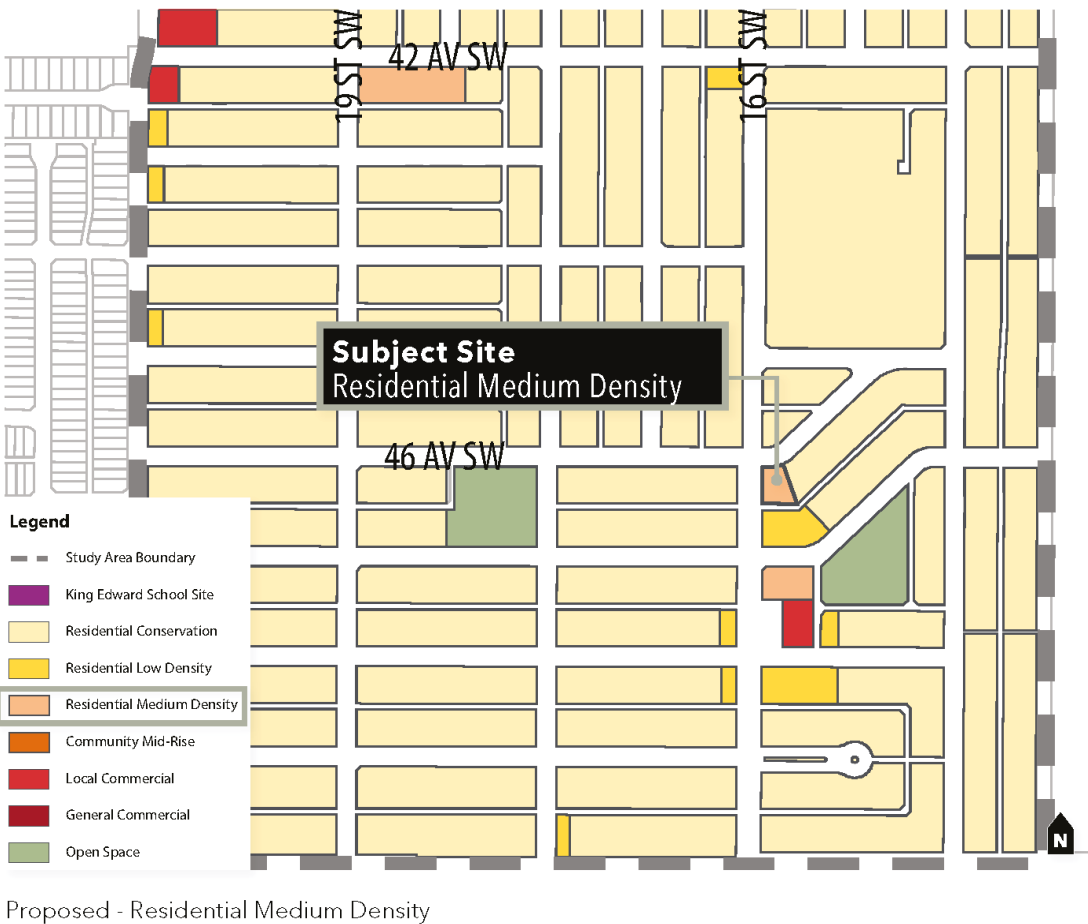


NOTE: Visualization is conceptual in nature. Building design is also conceptual in nature and subject to change through the review of DP2024-00851.

South Calgary / Altadore Area Redevelopment Plan Land Use Policies (Map 2)

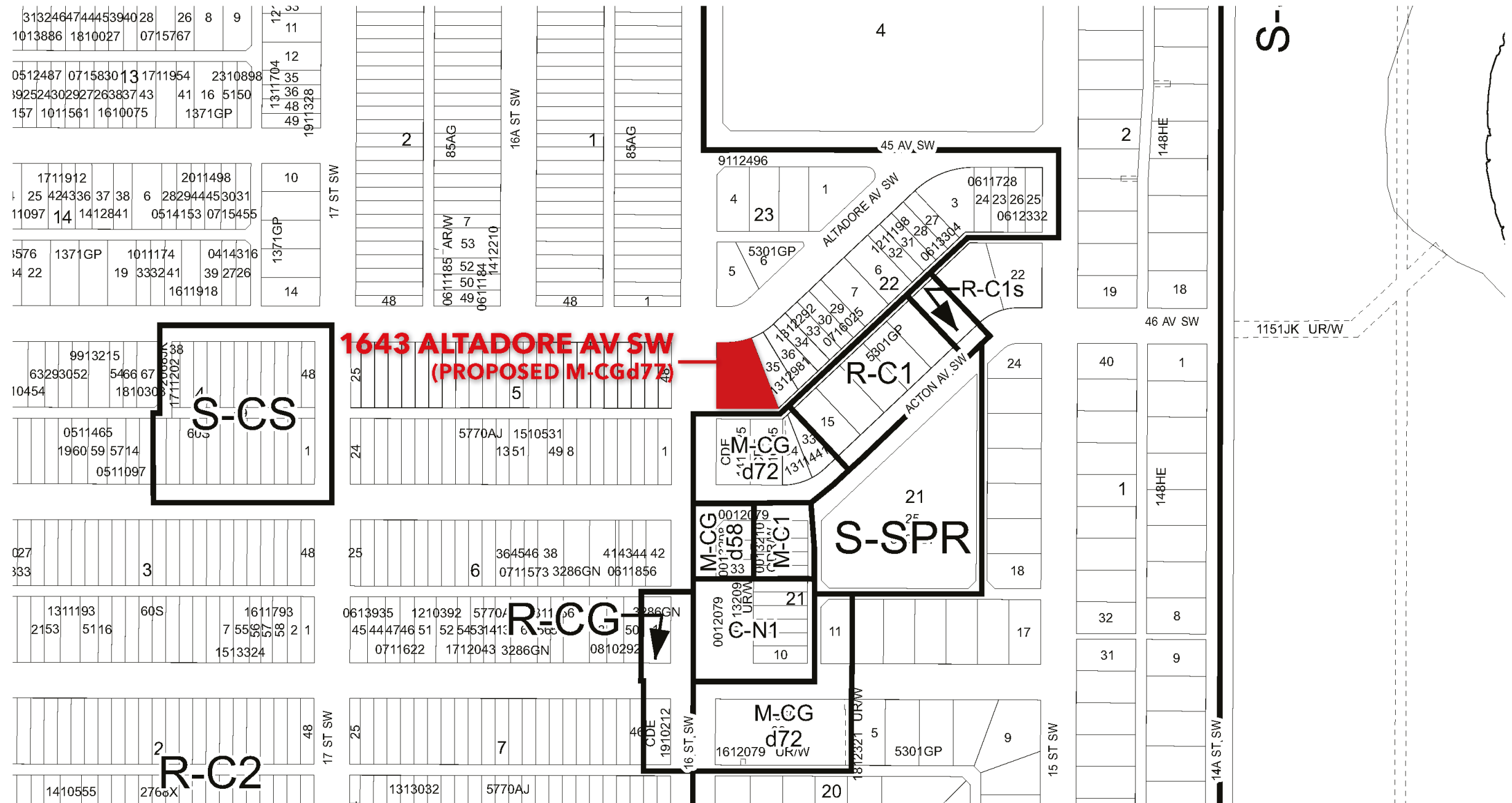


NOTE: Please refer to the South Calgary/Altadore Area Redevelopment Plan (1986) directly. These maps are provided for discussion purposes only.



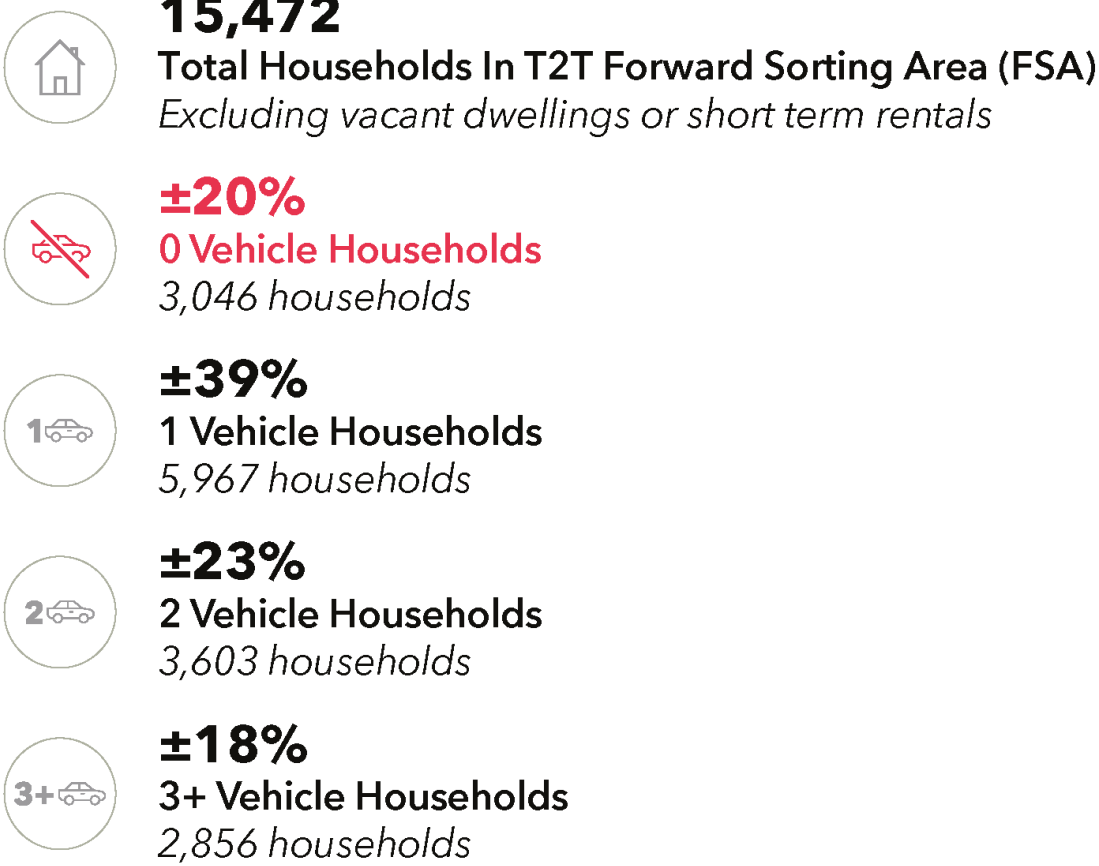
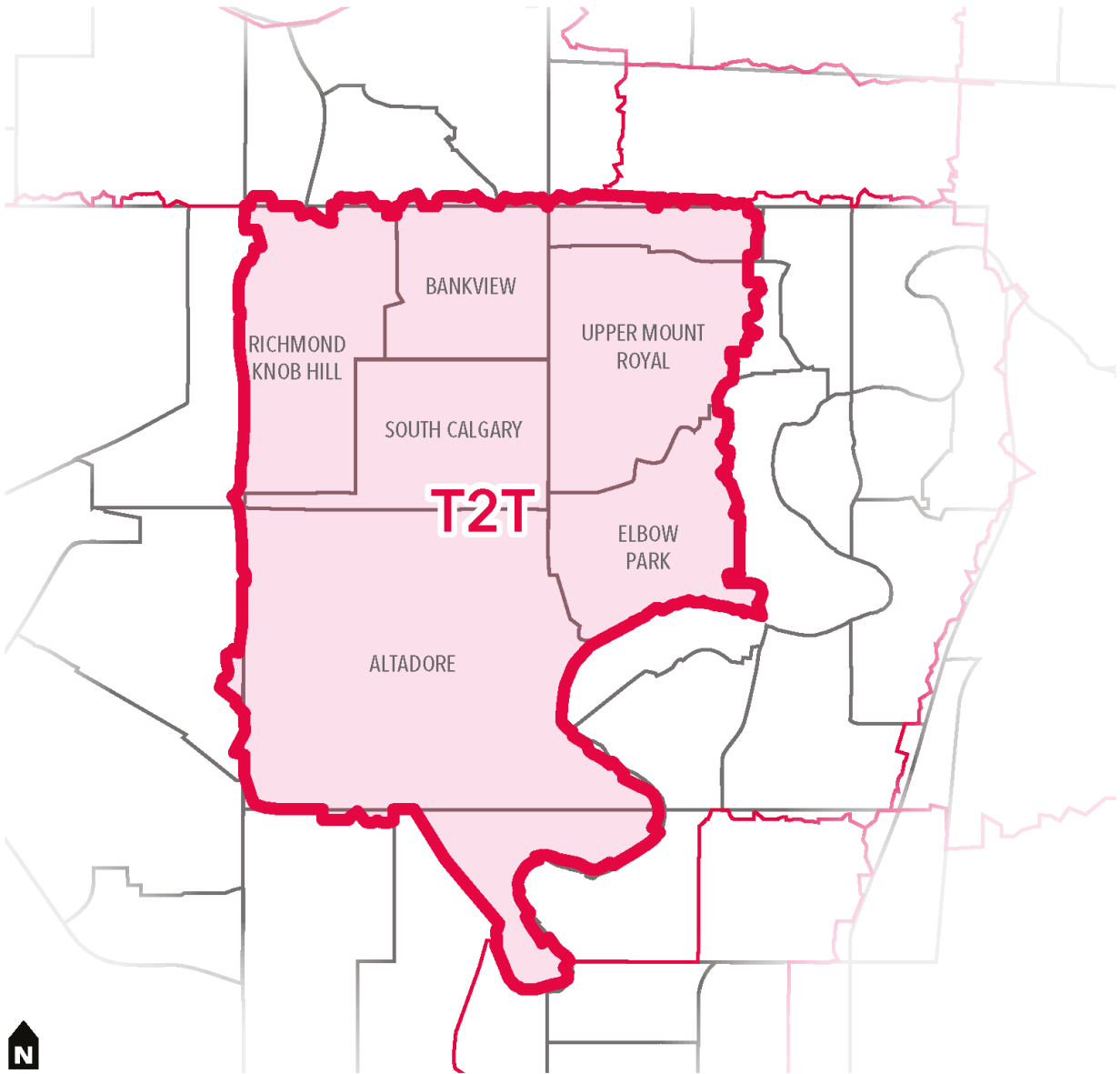
NOTE: Please refer to the South Calgary/Altadore Area Redevelopment Plan (1986) directly. These maps are provided for discussion purposes only.

Existing Land Use Context



NOTE: For full details regarding the rules of each land use district please visit <https://hub.calgary.ca/>. These maps are living documents that are updated by The City of Calgary, so please refer directly to The City of Calgary's Land Use Bylaw (1P2007) maps for any updates.

Vehicle Ownership Local Area Trends



Sources:
Alberta Transportation Vehicle Registrations: MOVES Vehicle Research File (2021)
Canada Post DMTI Postal Suite Addressing: Calgary (2021)
City of Calgary Open Data: Short Term Rentals (2022)
City of Calgary Census: City-wide Vacancy Rate (2019)

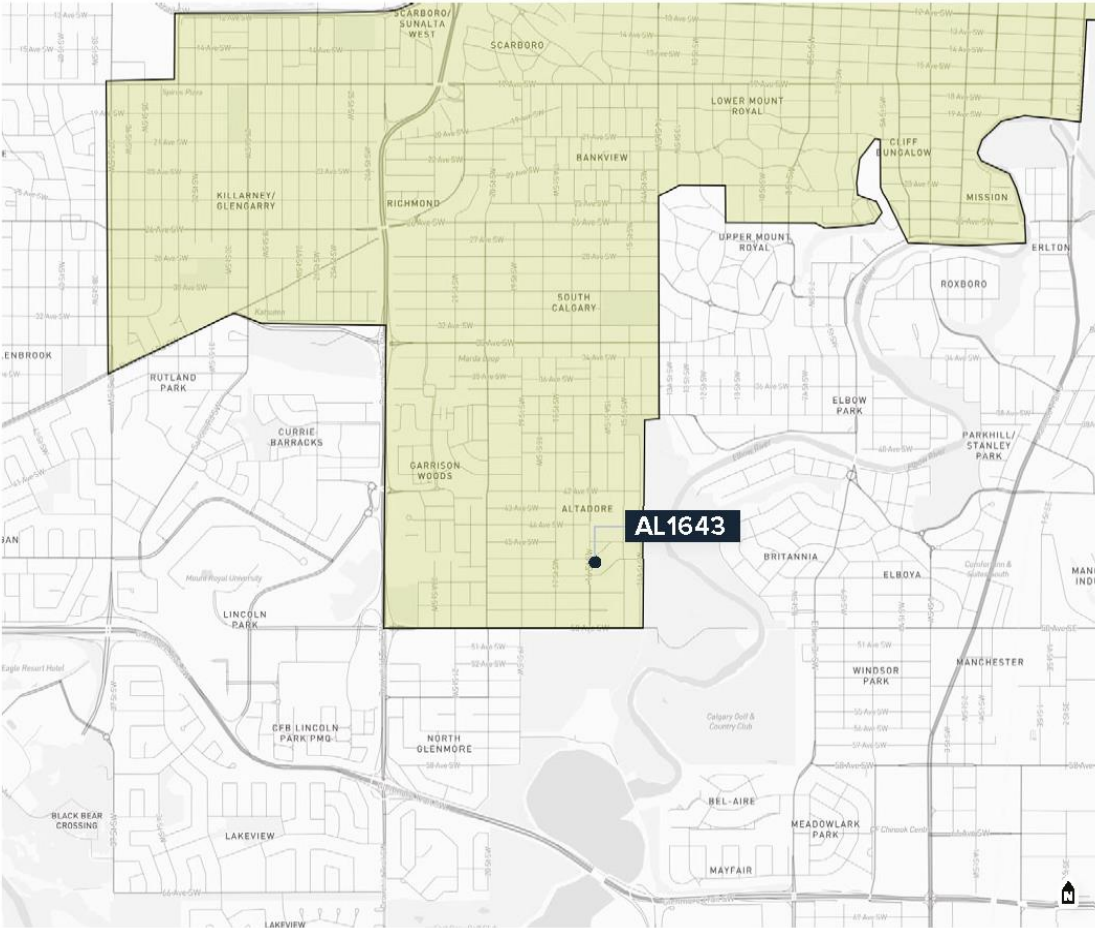
NOTE: Vehicle ownership local area trends are provided here for discussion purposes only. Please refer to the independent Transportation Impact Statement (TIS) prepared by Bunt & Associates for site specific details. The TIS is available for public download on the project webpage: <https://www.ecliving.ca/al1643-1643-altadore-ay-sw>

Parking On-street Parking Supply / Restrictions



NOTE: Local parking restrictions are provided here for discussion purposes only. Please refer to the independent Transportation Impact Statement (TIS) prepared by Bunt & Associates for site specific details. The TIS is available for public download on the project webpage: <https://www.ecliving.ca/all1643-1643-altadore-av-sw>

Communauto Car Share Service Area



NOTE: Communauto Car Share details provided here for discussion purposes only. Please refer directly to Communauto's Car Share map for any changes during the course of this application.

Site Photos



Aerial View looking southeast



Looking south down 16 St SE



Looking southeast towards existing building and adjacent properties



Looking northeast towards existing detached garage and rear laneway

Community Association Response



February 2024

Kait Bahl, File Manager
Planning and Development
City Of Calgary

RE: LOC 2024-0021

1643 Altadore Ave SW

Dear Kait,

Thank you for accepting our letter. The Planning and Development Committee at the Marda Loop Community Association (MLCA) is pleased to provide comments on the above application.

I reviewed the application in January and had a teams call with directly affected neighbors on February 12. The feedback contained in this letter reflects the comments from this meeting along with 108 letters the MLCA has received. 107 opposed and 1 in favour. The applicant has offered to meet with concerned neighbors after they review the comments from The City in an online teams meeting. We at the MLCA do not offer support or oppose this project.

The main concerns of affected residents are as follows:

1. Height: the proposed build is asking for MCG from RC2 where RCG would allow for height of build to contextually fit into to neighborhood. MCG would allow for the developer to go 2 meters higher than RCG. This would allow this build to tower over the homes and even over the other multi unit builds close by. Could the land use be more contextual to the character of the neighborhood by being designated RCG?
2. Proximity to amenities: Altadore has access to 2 grocery stores however this LOC is 2.6 kilometers away from them. Rapid transit is almost 3 kilometers away, and there are no doctors close by. The school which is a half block away is running over capacity and the CBE has now moved to a lottery system to attend. Would a RCG of 4 units with 4 suites fit the scale of increasing density more contextually?

Marda Loop Communities Association
3130 - 16th Street SW, Calgary, Alberta T2T 4G7
(403) 244-5411 info@mardaloopca.org www.mardaloopca.org



Marda Loop Communities Association

3. Parking: We at the MLCA advocate for a 1:1 ratio parking plus extra for visitors. The community sees this property has a tremendous amount of traffic already with the school so close. The proposed garages will not allow for a larger vehicle so there will be cars from this property parked on the street causing safety issues for all.
4. Sustainability : The community has expressed concerns over the lot coverage of this proposed LOC. The MCG designation would allow the land used to be maximized leaving only 30% for landscaping. The access to green space is very limited on this proposal leaving hardly any space for pets or children to play on their own properties. The existing very large trees providing a tree canopy so beneficial for our warming environment will be lost. Would a smaller unit proposal provide environmental, mental health support of green spaces and sustainability benefits as well as increasing density?

This is the largest response we at the MLCA have seen on a LOC. The community members who have reached out to us on this project have been vocal on many items pertaining to this project but of all the things that stand out is the over all density from one home to 16 homes on a single lot. This location is struggling with infrastructure to support such huge increases. The over populated schools, traffic, lack of amenities and lack of rapid, efficient transportation near by are a concern. Most are in support of density in their neighborhood but fail to see how this MCG fits contextually.

MLCA echos the voices of the community with concerns around infrastructure and sustainability. We are excited to see the policies the City mentioned they are putting in place for a greener, cleaner city. We would like to see sustainable products, some attention to LEED and BOMA standards, water collection, a large tree canopy and green spaces required for all new residential development and especially for larger scale buildings.

Thank you for the opportunity to comment,

Kim Kemper
MLCA Planning + Development Director

Cc: Ward 8 Councillor Courtney Walcott

Marda Loop Communities Association
3130 - 16th Street SW, Calgary, Alberta T2T 4G7
(403) 244-5411 info@mardaloopca.org www.mardaloopca.org

**Outline Plan, Policy Amendment, Road Closure and Land Use Amendment in
Ricardo Ranch (Ward 12) at multiple addresses, LOC2023-0207**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 21209, 21210, 21230, 21909 and 21910 – 72 Street SE, and the closed road adjacent to 21209, 21210, 21909 and 21901 – 72 Street SE (Plan 1910908, Block 6, Lot 1; Plan 1910908, Block 7, Lot 1; Plan 1910908, Block 8, Lot 1; Plan 1910908, Block 9, Lot 1; NE1/4 Section 10-22-29-4; Plan 2411427, Area 'A') to subdivide 217.62 hectares \pm (537.75 acres \pm) with conditions (Attachment 2); and
2. Forward this report (CPC2024-0835) to the 2024 September 10 Public Hearing Meeting of Council.

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendments to the Ricardo Ranch Area Structure Plan (Attachment 6);
4. Give three readings to the proposed closure of 1.80 hectares \pm (4.44 acres \pm) of road (Plan 2411427, Area 'A'), adjacent to 21209, 21210, 21909 and 21910 – 72 Street SE, with conditions (Attachment 3);
5. Give three readings to the proposed bylaw for the redesignation of 171.07 hectares \pm (422.72 acres \pm) located at 21209, 21210, 21230, 21909 and 21910 – 72 Street SE, and the closed road (Portion of Plan 1910908, Block 6, Lot 1; portion of Plan 1910908, Block 7, Lot 1; portion of Plan 1910908, Block 8, Lot 1; portion of Plan 1910908, Block 9, Lot 1; portion of NE1/4 Section 10-22-29-4; portion of Plan 2411427, Area 'A') from Agricultural and Natural Resource Industry (ANRI) District, Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Residential Low Density Mixed Housing (R-G) District, Residential Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – High Density Medium Rise (M-H2) District, Multi-Residential – High Density High Rise (M-H3) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District and Special Purpose – Community Institution (S-CI) District and Special Purpose – Urban Nature (S-UN) District;
6. Give three readings to the proposed bylaw for the redesignation of 32.74 hectares \pm (80.9 acres \pm) located at 21209, 21210, 21230 and 21910 – 72 Street SE (Portion of Plan 1910908, Block 7, Lot 1; portion of Plan 1910908, Block 8, Lot 1; portion of Plan 1910908, Block 9, Lot 1; portion of NE1/4 Section 10-22-29-4) from Agricultural and Natural Resource Industry (ANRI) District and Special Purpose – Future Urban

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Development (S-FUD) District to Direct Control (DC) District to accommodate low-density residential development, with guidelines (Attachment 7);

7. Give three readings to the proposed bylaw for the redesignation of 2.57 hectares \pm (6.36 acres \pm) located at 21909 – 72 Street SE (Portion of Plan 1910908, Block 6, Lot 1) from Agricultural and Natural Resource Industry (ANRI) District and Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 8); and
8. Give three readings to the proposed bylaw for the redesignation of 11.24 hectares \pm (27.78 acres \pm) located at 21909 – 72 Street SE, and the closed road (Portion of Plan 1910908, Block 6, Lot 1; portion of Plan 2411427, Area 'A') from Agricultural and Natural Resource Industry (ANRI) District, Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 9).

HIGHLIGHTS

- This application seeks to close a portion of road, establish a subdivision framework and redesignate land within the Ricardo Ranch community to allow for residential development, two elementary schools, open spaces, storm water management, a recreational lake (canal) and public roadways in the future neighbourhood of Nostalgia.
- This application will accommodate a variety of housing types including single and semi-detached dwellings, rowhouse buildings and multi-residential developments. A significant pathway system through the proposed municipal reserve (MR) and extensive environmental reserve (ER) parcels is also proposed.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does it mean to Calgarians? This is a continuation of development occurring in the area that will provide for an increased diversity of housing opportunities. The proposed protection of natural ravines, coulees and native vegetation are effective ways to retain biodiversity, prioritize resident well-being and support connection to the land.
- Why does this matter? New community growth is an important part of city building. Compact development of a greenfield site will provide more housing opportunities for Calgarians within city limits in a way that maximizes the use of existing infrastructure and protects extensive natural features.
- Amendments to the *Ricardo Ranch Area Structure Plan* (ASP) are required to accommodate the proposed land use redesignations.
- A development permit for stripping and grading of the lands has been submitted and is currently under review.
- There is no previous Council direction related to this application.

DISCUSSION

This application in the southeast community of Ricardo Ranch was submitted on 2023 August 1 by B&A Studios Inc. on behalf of landowner, 2311439 Alberta Ltd (Cam Hart). The site is

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approximately 217.62 hectares \pm (537.75 acres \pm) and includes a road closure (Attachment 3) for a portion of original road allowance for 72 Street SE. The subject site is currently being used for agriculture. A development permit (DP2024-02994) for stripping and grading was submitted on 2024 April 28 and is under review.

As referenced in the Applicant Submission (Attachment 10), the proposal is to obtain policy and land use amendments, outline plan and road closure approval to accommodate the proposed neighbourhood of Nostalgia. The proposed Outline Plan (Attachment 12) and the Proposed Land Use Amendment Map (Attachment 5) anticipates 5,825 residential units, as shown in the Proposed Outline Plan Data Sheet (Attachment 13). The outline plan will have an anticipated density of 37.5 units per hectare (15.2 per acre), which exceeds the MDP target of 20 units per hectare (8 units per acre).

The applicant's vision is to develop a neighbourhood that is complementary and interconnected to both adjacent neighbourhoods to the west and north, along with the surrounding natural areas to the south. Parks and open space are provided throughout the proposed neighbourhood to serve a variety of purposes. Large natural areas are located along the escarpment and ravine areas in the southern portion of the plan as well as along the Bow River to the south. Those walking and cycling will be able to circulate through the development using a well-connected network of sidewalks and pathways.

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 was appropriate. In response, the applicant engaged adjacent landowners, interested members of the public and Indigenous Knowledge Keepers. The Applicant Outreach Summary can be found in Attachment 11.

The applicant together with other area landowners undertook engagement with local Indigenous Knowledge Keepers from 2019 to 2023. Engagement included the Blackfoot Confederacy (comprising of the Siksika, Piikani, and Kanai First Nations), the Tsuut'ina Nation, the Stoney Nakoda Nations (comprising the Chiniki, Bearspaw, and Goodstoney First Nations), the Metis Nation of Alberta, Region 3, and urban indigenous community members.

During the engagement, Indigenous Knowledge Keepers shared worldviews, experiences and knowledge based on their connections to the land, environment and to other living beings. As a result of this engagement, locations for large natural areas along the Bow River and escarpments above the Bow River were identified as areas to be protected. Other initiatives, such as wayfinding in Indigenous languages may be incorporated into the development in the

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future. Additional Indigenous outreach is to continue throughout 2024 and beyond, where more concrete measures will be determined to honour the land at various development phases of this community.

City-Led Outreach

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

No comments were received from the public. The subject site's area does not currently have a community association. Therefore, the application was circulated to the Federation of Calgary Communities. No comments were received. Foothills County was also circulated and engaged directly by Administration and responded with no objections.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the road closure, policy and land use amendments will be posted near the site at a visible location and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Ricardo Ranch and provides a future framework for residential and mixed-used development. The proposal also provides education and recreation areas through an extensive open space network within close proximity to the majority of residents. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Environmental

The Bow River Valley is the defining feature of the proposed outline plan area. It is an integral part of the Southern Alberta landscape, an Environmentally Significant Area (ESA), a provincial Key Wildlife and Biodiversity Zone serves as an ecological corridor. The proposed outline plan protects approximately 62 hectares of the 82.9 hectares (75 percent) of pre-development ESA as ER. Recognizing this area as a contiguous protected ecosystem and wildlife corridor will reduce the impact of adjacent development on these natural areas and will support biodiversity in a unique area of the province.

The applicant aspired to integrate green infrastructure by way of introducing residential and community-scaled solar farms to align with the *Calgary Climate Strategy – Pathways to 2050* Program Pathway D: Renewable Energy – Implement neighbourhood-scale renewable energy projects. Administration reviewed the applicant's proposal to locate such infrastructure within the Bow River Valley and found it to be conflicting with its goal of preserving the provincial Key Wildlife and Biodiversity Zone.

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The protection of sensitive natural features of the land aligns with Program Pathway K: Natural Infrastructure – Manage natural infrastructure to maximize carbon sequestration. Dedication of more than 62 hectares of the outline plan area preserves natural infrastructure located in the area and allowing the mitigation of the effects of climate change in a cost effective and resilient manner. Further opportunities to align development with applicable climate strategies will be explored and encouraged at the subsequent development approval stages.

Economic

Development of this greenfield site would contribute to Calgary's overall economic health by housing Calgarians within city limits. Additional residential population in this area will support the economic vitality of the nearby Seton Major Activity Centre and future Green Line investment.

Service and Financial Implications

No anticipated financial impact.

RISK

Development near the Bow River is at greater risk of flood damage. Administration requires that environmental setbacks are respected where no developable areas are encroaching within environmentally sensitive and unstable lands.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Outline Plan Conditions of Approval
3. Proposed Road Closure Conditions of Approval
4. Registered Road Closure Plan
5. Proposed Land Use Amendment Map
6. Proposed Amendments to the Ricardo Ranch Area Structure Plan
7. Proposed Direct Control District (R-G)
8. Proposed Direct Control District (M-2)
9. Proposed Direct Control District (MU-1)
10. Applicant Submission
11. Applicant Outreach Summary
12. Proposed Outline Plan
13. Proposed Outline Plan Data Sheet

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast developing community of Ricardo Ranch. The site is within the eastern portion of the *Ricardo Ranch Area Structure Plan (ASP)* as shown on the Site Context Map below.

The subject site is approximately 217.62 hectares (537.75 acres) in size with dimensions of approximately 1.16 kilometres by 2.4 kilometres. The subject site is currently undeveloped and according to Rocky View County Bylaw C-4841-97, the majority of land is designated as Agricultural and Natural Resource Industry (ANRI) District. The northern portion of the site is relatively flat with a moderate slope to the north. The southern portion slopes down to the Bow River and Provincial land along the Bow River which forms the southern boundary of the site. 212 Avenue SE traverses the northern edge of the community and will be the major connection to Deerfoot Trail SE and Calgary's larger mobility system.

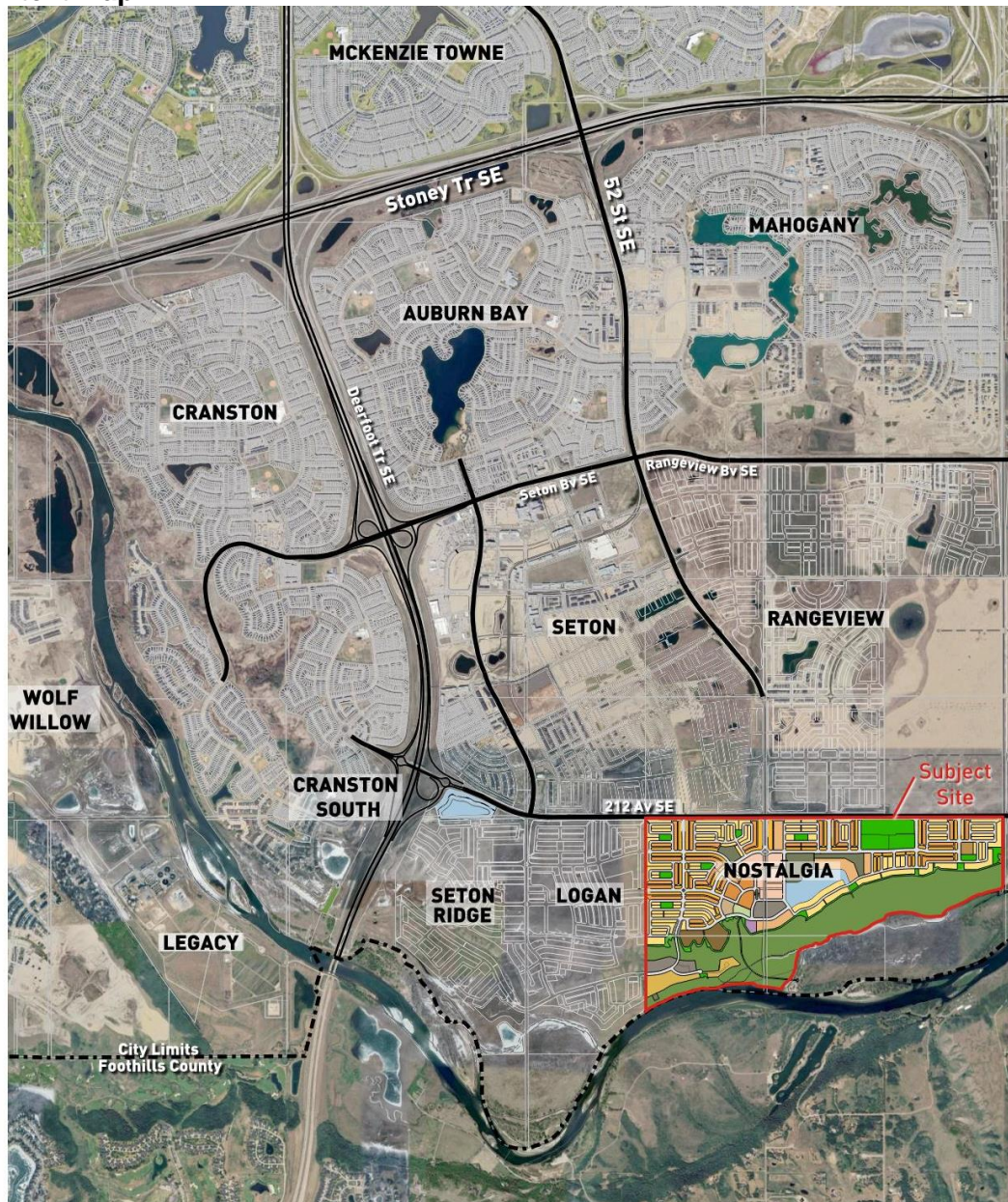
Adjacent lands to the west (Logan Landing) were approved on 2023 May 16 for a predominantly residential community (LOC2020-0100) and the lands to the east are currently designated as Special Purpose – Future Urban Development (S-FUD) District. The lands to the south across the Bow River are country residential neighbourhoods in Foothills County and there are developing neighbourhoods in Rangeview and Seton to the north. Seton Town Centre (1.8 kilometres to the north) is a Major Activity Centre. It contains the South Health Campus, a large retail area, two future Green Line Light Rail Transit (LRT) stations, an interim bus rapid transit (BRT) line (Route 302 – BRT Southeast/City Centre), as well as residential areas, a high school, parks and a recreation centre.

The development proposal for this site complements other development in the area. Notable features of the proposal include:

- medium and low density residential in the form of apartments, townhouses, rowhouses as well as semi and single detached homes;
- Neighbourhood Activity Centres (NAC) located central and east to the outline plan that provides local commercial and an open space area for neighbourhood activity and gathering;
- a unique Fishing Village located in lower area including a lodge, hotel, pedestrian streets and local retail;
- a public boat launch supporting river related recreational activities;
- two school sites and associated playfields;
- preservation of parts of the Bow River natural corridor, including sloped ravines, riparian areas and escarpment corridors;
- a well-connected pathway network; and
- a block-based grid street network that fosters strong walking and wheeling connectivity.

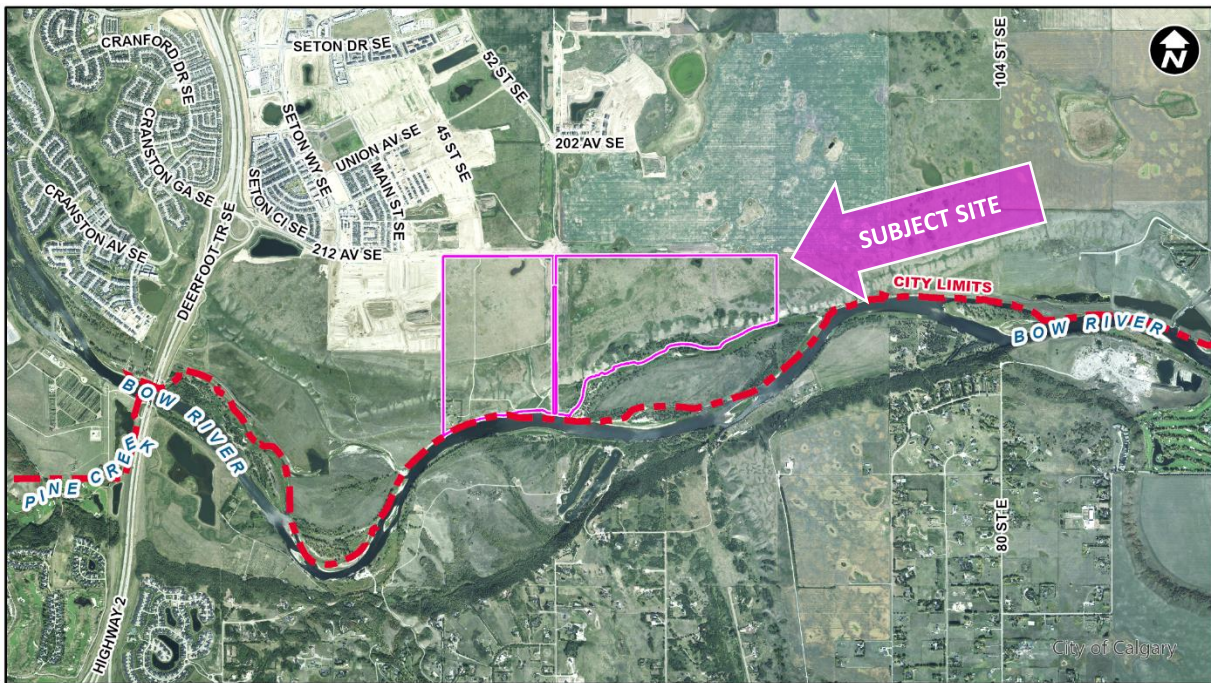
This proposed outline plan and land use amendment provides an extension and connection to the adjacent street and block pattern approved for adjacent neighbourhood areas while protecting environmentally significant areas such as the Bow River corridor and escarpment areas.

Site Context Map



Community Peak Population Table

As of The City of Calgary 2019 Civic Census, there is no population data for the subject site as this is a new community.



Previous Council Direction

None.

Planning Evaluation

Road Closure

This application is proposing to close a portion of the original road allowance to the land south of the future 212 Avenue SE alignment. At this time there is no physical road developed within the allowance. A road segment (approximately 1.804 hectares in area) located south of 212 Avenue SE and continuing to the Bow River is being proposed for closure to enable the proposed community network design subject to the Conditions of Approval.

Land Use

The existing land use designation on the site is the Agricultural and Natural Resource Industry (ANRI) District and Special Purpose – Future Urban Development (S-FUD) District.

The Agricultural and Natural Resource Industry (ANRI) District under Rocky View County's [Land Use Bylaw C-4841-97](#), is intended for agriculture and aggregate extraction operations. The designation is a legacy of the annexation from the County and was intended to allow for interim activities prior to full urban development. The S-FUD District is intended for lands awaiting urban development and utility servicing.

This application proposes several residential and special purpose districts:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – Low Profile (M-1) District;
- Multi-Residential – High Density Medium Rise (M-H2) District;

- Multi-Residential – High Density High Rise (M-H3) District;
- Direct Control (DC) District based on Residential – Low Density Mixed Housing (R-G) District;
- Direct Control (DC) District based on Multi-Residential – Medium Profile (M-2) District;
- Direct Control (DC) District based on Mixed Use – General (MU-1) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Community Institution (S-CI) District;
- Special Purpose – Recreation (S-R) District; and
- Special Purpose – Urban Nature (S-UN) District.

Residential Land Use Districts

The proposed R-G and R-Gm Districts are intended to support a variety of low-density residential building forms including single and semi-detached dwellings, duplex dwellings, and rowhouse buildings, which may also accommodate secondary suites or backyard suites. The maximum building height in these districts is 12.0 metres. The R-Gm District is not intended to accommodate single detached dwellings except where subdivision results in remnant single lots. R-G District sites comprise 8.51 hectares \pm (21.02 acres \pm) and R-Gm District sites comprise 11.65 hectares \pm (28.79 acres \pm) of the plan area.

The M-G District accommodates multi-residential development that is designed to provide all units with pedestrian access to grade. These developments are characterized by low height and low density and requires a density between 35 and 80 units per hectare. The maximum building height in the M-G District is 13.0 metres. The M-G District site comprises 8.82 hectares \pm (21.80 acres \pm) of the plan area.

The M-1 District accommodates multi-residential development of low height and medium density and is intended to be in close proximity or adjacent to low density residential development. The M-1 District allows for a maximum building height of 14.0 metres (approximately three to four storeys) and a density between 50 and 148 units per hectare. The M-1 District sites comprise 1.46 hectares \pm (3.61 acres \pm) of the plan area.

The M-H2 District accommodates high density multi-residential development in a variety of forms. It allows for taller buildings that are located on strategic parcels, including landmark locations, transit and transportation corridors and nodes and employment concentrations. It includes a limited range of support commercial multi-residential uses that are restricted in size and location within a building. The proposed M-H2 District allows for a maximum floor area ratio (FAR) of 5.0, building height of 50 metres (about 13 storeys) and a minimum density of 150 units per hectare. The M-H2 District sites comprise 3.56 hectares \pm (8.80 acres \pm) site in the southwest of the plan area.

The M-H3 District accommodates the highest intensity development of all the multi-residential districts in the plan area and allows for a variety of building forms. It allows for taller buildings that are located on strategic parcels, including landmark locations, transit and transportation corridors and nodes and employment concentrations. It provides the opportunity for a range of support commercial multi-residential uses, restricted in size with few restrictions on location within the building. The proposed M-H3 District allows for a maximum FAR of 11.0 and a minimum density of 300 units per hectare. The M-H3 District sites comprise 2.04 hectares \pm (5.04 acres \pm) site in the central part of the plan area.

Direct Control Districts

The proposed DC District based on the R-G District accommodates additional provisions that allow for more compact housing. This DC District enables development that fills a gap between the rowhouse and townhouse form of development while having a height limit equivalent to nearby low-density blocks. DC District sites comprise 32.74 hectares \pm (80.9 acres \pm) of the proposed redesignation area.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to the unique characteristics. This proposal allows for small-scale lots with minimal front setbacks and increased parcel coverage while maintaining the R-G District base. The same result could not be achieved through the use of a standard district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the R-G base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. In addition, Sections 7 through 11 are tailored to accommodate the applicant's intended proposal. As with Section 6, it is also considered beneficial to allow for these rules to be relaxable to provide similar flexibility.

A second proposed DC District based on the M-2 District introduces additional uses accommodating commercial uses to be complimentary and compatible with the residential character. This DC District site comprise 2.57 hectares \pm (6.36 acres \pm) of the proposed redesignation area located southwest corner of the plan area.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to innovative ideas and unusual site constraints. The only standard land use districts in the Land Use Bylaw that allow for a Self Storage Facility and Recreational Vehicle Services are industrial districts, which are not a suitable option. The additional discretionary use of Restaurants has also been proposed, as it is a potentially well-suited complementary commercial use in this location and meets an emerging need of residents.

This proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the M-2 base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

A third proposed DC District based on the Mixed Use – General (MU-1) District accommodates mixed-use development with the additional discretionary uses of Clock Tower and School – Private. This DC District comprises of multiple areas within the outline plan for a total of 11.24 hectares \pm (27.78 acres \pm) of the proposed redesignation area.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, the application for DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to innovative ideas and the site having unique characteristics. The Applicant's proposal for a Clock Tower refers to a standalone landmark structure and is intended to be a unique architectural feature that enhances the community's character. This use is currently not acknowledged by a similar use within Land Use Bylaw 1P2007. The additional discretionary use of School - Private has also been proposed, as it can be a complementary use to residential areas in the NAC. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

This proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules regulating aspects of development that are not specifically regulated can also be relaxed in the same way that they would be in a standard district. Sections 9, 10 and 12 include provisions for building height, façade width, building step back rules may also be relaxed. The intent is to allow the Development Authority to consider minor relaxations for unique building design, architectural elements, and distribution of uses throughout the building that would not have significant impacts on adjacent lands.

Special Purpose Districts

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This district is proposed for the stormwater pond and associated infrastructure and the sites will be designated as Public Utility Lots (PUL) pursuant to the *Municipal Government Act* (MGA). S-CRI District sites comprise 5.94 hectares \pm (14.68 acres \pm) of the plan area.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities, with parcels of varying sizes and use intensities. This district is only applied to lands that will be dedicated as school reserve or other forms of municipal reserve (MR) pursuant to the MGA. A Joint-Joint use site (JJUS) for a proposed Calgary Board of Education (CBE)/Conseil Scolaire FrancoSud (SCF) elementary school and corresponding playfields is located in the eastern portion of the plan area, south of 212 Avenue SE, and is approximately 7.43 hectares \pm (18.36 acres \pm) in size. A Community Association site is located within Neighbourhood Activity Centre (NAC) area and is approximately 0.65 hectares \pm (1.61 acres \pm) in size. Throughout the plan area, parks are provided that serve varying functions and recreational opportunities, either as neighborhood parks or as complementary space to the Bow River and its associated setbacks which are zoned S-UN District. Altogether, S-SPR District sites comprise of 15.55 hectares \pm (38.43 acres \pm), which is 10 percent of the net developable area.

The proposed S-CI District is an institutional designation that provides for large scale culture, worship, education, health and treatment facilities. Parcels designated as S-CI District provide for a variety of building forms that are intended to be contextually sensitive when located within residential areas. The proposed S-CI district is intended to accommodate a place of worship in this outline plan and comprise 0.55 hectares \pm (1.37 acres \pm) of plan area.

The S-R District can accommodate a range of indoor and outdoor recreation uses and be applied to parcels of various sizes. This District should not be applied to land dedicated as municipal reserve pursuant to the MGA. In this application, the S-R District is applied to a

proposed health and wellness centre acting as a focal point for recreation, social gathering and community events and comprise of 6.30 hectares \pm (15.56 acres \pm) of plan area.

The proposed S-UN District is intended for lands that provide for significant natural landforms, including river valleys, natural drainage channels, wetlands and their required setbacks, habitats, and natural vegetation. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as environmental reserve (ER) pursuant to the MGA. A significant portion of the Bow River Valley, natural drainage courses/channels, wetlands and escarpment areas will be protected in these ER areas through this application. S-UN lands comprise approximately 62.08 hectares \pm (153.40 acres \pm) within the subject site.

Subdivision Design

The design of the proposed outline plan responds to the context and characteristics of the site. Given the presence of the Seton Major Activity Centre located approximately 1.8 kilometres to the north and the Bow River and City boundary directly south, the Ricardo Ranch community was not expected to have major concentrations of commercial activity, but rather have neighbourhood focal points and large natural areas. Growth in this area will support the vitality of the Seton Major Activity Centre. The proposed outline plan includes multiple connections to the north across 212 Avenue SE, representing the northern extent of this neighbourhood. To the east is Residual Sub-Area 12J bordering the eastern boundary of the City limits shared with Rocky View County. To the west is the Logan Landing neighbourhood which is approved and currently in the early development phase (LOC2020-0100). The proposed outline plan has considered the approved edge condition with Logan Landing and has provided logical transportation and pathway connections and extensions of neighbourhood blocks to create a cohesive and comprehensive neighbourhood design. Other features of the proposal include:

- low, medium and high density residential development in the form of semi and single detached homes, rowhouses, townhouses and apartments;
- two neighbourhood activity centres accommodating mixed-use and multi-residential development;
- recreational lake (Canal) that would be privately maintained and operated through the future Homeowner's Association;
- two elementary school sites and associated playfields combined in the Joint-Joint Use area located in the north-east section of the neighbourhood;
- block-based grid street network fostering strong walking and wheeling connectivity throughout while connecting residents to natural open space areas to the south;
- mixed-use areas along Bow River Valley connecting to adjacent neighbourhoods to the west (Logan Landing and Seton Ridge);
- retention of an existing homestead (found on the City's Inventory of Evaluated Historic Resources) to be incorporated into the mixed-use area along Bow River;
- the north side of the Bow River Valley, large portions of which will be formally protected as environmental reserve; and
- sloped ravines and escarpment areas, large portions of which will be formally protected as environmental reserve.

This proposed outline plan and block layout provides a seamless extension and connection to the street and block pattern in adjacent outline plans. The east-west streets connecting to adjacent areas have blocks designated M-1, R-Gm, R-G and S-SPR Districts, mostly with rear lanes. This will result in mobility corridors with more urban character by being lined with street-oriented rowhouses and semi-detached dwellings with rear lanes. The proposed design also accounts for laned vehicular access for lower density residential in some areas interior to the

neighbourhood or consolidated vehicle access points on larger sites. This creates a vibrant streetscape while creating a pedestrian-oriented public realm.

Open Space

Throughout the outline plan area, parks are provided serving multiple functions and recreational opportunities. Approximate 15.55 hectares (38.43 acres) of land in total (10 percent of the net developable area) is to be dedicated as MR in the plan area. The open space in the upper plan area includes both Calgary Board of Education (CBE) and Conseil Scolaire FrancoSud (CSF) elementary school and playfields. Additionally, there are eight sub-neighbourhood and neighbourhood parks with varying amenities on MR that includes open play areas, playgrounds and picnic areas.

One of the defining open space features of the plan area is the expansive east-west linear open space adjacent to the escarpment which accommodates a three-metre asphalt regional pathway connection with the neighbourhood to the west (Logan Landing). A network of smaller parks along this linear open space provides pedestrian and cycling connections from residential and mixed-use areas in the northern half the plan area.

Another defining features of this outline plan is the extensive protection of the escarpment area along its southern half. The majority of the area below the escarpment and adjacent to Bow River is to be dedicated as ER and maintained in this natural state, connecting community residents and Calgarians to the land and natural features defining the region. The protected escarpment area in concert with the protected Bow River waterfront and riparian areas create a natural asset to the city and all its residents and visitors.

The Community Association site is proposed to be located at the southern end of the NAC that is centrally located within the outline plan. The Community Association site is 0.65 hectares (1.61 acres) and will be located within walking distance from the highest concentration of multi-residential development in the plan area.

Pathways

The proposed green corridor, multi-use and regional pathways form a comprehensive pathway network and are located throughout the outline plan area, equally serving all residential and mixed-use areas. A green corridor is located along the Bow River waterfront running east to west connecting to Logan Landing to the west and under the Deerfoot Trail SE bridge onto the Cranston pathway network to the west. The regional pathway network traverses the site east to west along the top of the protected escarpment area. These regional pathways also provide a connection to Logan Landing and connect the green corridor along the Bow River to the multi-use pathway network located at the bottom of the escarpment. The regional pathways also link with the multi-use pathways in the northern half the outline plan providing connections to the escarpment and Bow River valley to the JJUS, the two NACs and Seton Major Activity Centre (MAC). These pathways ensure the major elements located within and near this plan are safely and effectively connected by active modes.

Density

The proposed plan area is expected to have an anticipated 5,825 residential units. The proposed development is anticipated to achieve a residential density of 37.5 units per hectare (15.2 units per acre). The MDP sets out minimum density and intensity (population and jobs) targets for new communities at a density of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare, respectively. The ASP sets out the same density and intensity targets as the MDP. Based on the anticipated residential density of 37.5

units per hectare, the proposed development is anticipated to exceed targets of both the MDP and ASP.

Transportation

The regional transportation network consists of 212 Avenue SE along the northern boundary of the plan area and Deerfoot Trail within two kilometres west of the plan area. 212 Avenue SE is classified as an Arterial Street and Deerfoot Trail SE is classified as a Skeletal Road as per the Calgary Transportation Plan. The Bow River is located along the southern boundary of the plan area and represents the southern city limits.

A Transportation Impact Assessment (TIA) was submitted to establish internal street classifications and intersection configurations for the plan area as part of the outline plan process. The TIA was reviewed and accepted by Administration. The community has multiple access points from Ricardo Ranch Boulevard SE, distributing local traffic effectively and evenly. The proposed active transportation network includes regional pathways, local multi-use pathways and gravel paths, allowing for good walking and wheeling connectivity within the plan area and to adjacent communities.

Customized street cross-sections have been utilized to accommodate unique circumstances and requirements, such as 3.0 metre multi-use pathways, school requirements for sidewalks and one-way streets. Future transit service for the community will be provided along Ricardo Ranch Gate SE, Ricardo Ranch Avenue SE, Ricardo Ranch Drive SE and Ricardo Ranch Way SE.

Environmental Site Considerations

No significant concerns were identified through the Environmental Site Assessment from the previous agricultural uses on the site. Any minor remediation associated with the previous uses on the site, as may be required, will be addressed through the normal processes with Alberta Environment and Protected Areas (AEPA) prior to development of the affected areas.

Biophysical Impact Assessment.

The Bow River Valley area within the proposed outline plan was identified as an Environmentally Significant Area (ESA). It is within a provincial Key Wildlife and Biodiversity Zone, providing winter ungulate habitat, has a wide range of species diversity and serves as an ecological corridor. The proposed outline plan dedicates approximately 75 percent (62.08 hectares) of the 82.9 hectares of pre-development ESA as ER. The ESAs protected as ER lands include riparian areas adjacent to Bow River, the river meander belt, the lower escarpment including sloped wetlands, natural drainage courses with required setbacks, and portions of the upper escarpment including ravines, drainage courses with required setbacks. Protected ESAs include contiguous riparian and escarpment lands that maintain an ecological corridor and support unique ecosystems such as the sloped wetlands and native grasslands.

Not all ESA area within the plan qualifies to be protected as ER and as such, 20.82 (25 percent) of the of the pre-development ESAs in the Bow River Valley will be permanently lost. These areas include portions of escarpment that are stable and valley bottom lands outside of the Bow River setback. Some ER-qualifying lands (i.e., a ravine with natural drainage course) are to be removed to accommodate the primary access between land use areas on top of the escarpment down to the developable areas adjacent to the Bow River.

Mitigation measures from the loss of ESA include the use of planning tools (dedication of ER) to protect ESAs as future natural area while buffering ER land with adjacent MR to maintain ecological corridors. Mitigation measures for the removal of ravine and drainage courses on the

west upper escarpment include restricting operation of machinery to designated areas, stockpile soils separately, ESC (Erosion and Sediment Control Plan) and establishing staging areas away from the river.

As identified in the Biophysical Impact Assessment (BIA), there is a great blue heron colony located on provincial lands just west of this outline plan. This is the last known colony within the city boundary. The measures prescribed in the BIA include avoidance of direct disturbance to the colony and maintaining the setbacks identified in the Mitigation Plan. These mitigation and setback recommendations have been accepted by Alberta Environment and Protected Areas as part of the outline plan process. On a regional scale, the occurrence of the great blue heron colony is significant, and while the rookery (the breeding place for the blue heron colony) is not being removed by the future development footprint, indirect residual impacts may occur to the colony. Residual impacts are likely to be the result of increased recreational pressures within the Bow River Valley and habitat disruption, resulting in species stressors. Collectively, the developments in Ricardo Ranch have negative cumulative effects and long-term residual impacts. Strong public education, signage and appropriate setbacks are crucial to ensure the longevity of the colony as development expands in the area and within the Bow River Valley as a whole.

A Park Management Plan will be prepared to guide ongoing mitigation and natural area management in the Ricardo Ranch area to support habitat function and biodiversity. The document will incorporate the Habitat Restoration Plan, Heritage Resources Management Plan, Natural Area Management Plan, Heron Rookery Mitigation Plan, and landscape design and drawings.

Utilities and Servicing

The proposed Outline Plan is located within an area that has been approved for growth and the required regional servicing installations have been completed. Servicing can be provided with some developer funded extensions to the site connecting to the City funded regional infrastructure.

Sanitary Infrastructure

Sanitary servicing is proposed to be provided through main extensions connecting to the Rangeview Sanitary Trunk Sewer constructed by the City along 212 Avenue SE. Sanitary servicing for the majority of the plan area will be by gravity. Due to grade constraints, sanitary servicing for the lower lands in the valley (southwest corner of the plan) will be through a sanitary lift station to be constructed by an adjacent Developer to the west in a previously approved outline plan area for Logan Landing.

Storm Infrastructure

Storm servicing for the majority of the plan area is proposed to be provided through the construction of an on-site stormwater management facility with controlled discharge to the existing regional storm water trunk main located in the former 72 Street SE right-of-way. Due to grade constraints, the stormwater facility has been oversized to accommodate up to a 1:500 storm to reduce the likelihood of an emergency overflow towards the Bow River escarpment. Storm servicing for the lower lands in the valley (southwest corner of the plan) will be through an off-site stormwater management facility to be constructed by an adjacent Developer to the west in a previously approved outline plan area.

Water Infrastructure

Water servicing will be provided through main extensions connecting to the regional Ogden Feedermain extension that has been constructed along 212 Avenue SE, along with supporting

connections to the adjacent developing lands to the north and west. The plan includes a private water recreational site that will be supplied by City potable water. The facility will be designed to minimize water demand, and a Water Servicing Agreement will be put in place to address requirements under the Water Utility Bylaw, including restrictions to water use when in effect.

Fire Infrastructure

Emergency services will be provided from the nearby existing Seton Fire Station.

Flood Risk

A portion of the site is located within the Bow River Floodway and Flood Fringe. All proposed development is located outside of the flood risk areas, and the flood risk areas have been identified for dedication as Environmental Reserve. Furthermore, in determining the appropriate setback from the riverbank for the proposed development, river morphology reports were prepared and reviewed to look at erosion potential from future flood events for the next 200 years.

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 outline plan 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.

Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)

The site is within Map 1: Plan Area of the [Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary](#) (IDP). While the subject site is not within any specific interface or policy area of the IDP, the IDP does note that there are regional assets in the IDP area, such as the Bow River Valley, that provide significant environmental/biophysical benefit, culturally significant sites, recreational opportunities and services. The application was circulated to Foothills County for their review and no concerns were identified.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential - Planned Greenfield with Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed outline plan and land use amendment meets the MDP's more specific policy direction, including the New Community Planning Guidebook. This application proposes integrating a mix of dwelling types and land uses, using a grid-based pattern of complete streets in the subdivision design, protecting and integrating elements of the ecological network into the design and meeting minimum density targets

Calgary Climate Strategy (2022)

This application includes actions that specifically address the mitigation objectives of the [Calgary Climate Strategy – Pathways to 2050](#) (Program Pathway F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles and Program Pathway K: Natural

infrastructure – Manage natural infrastructure to maximize carbon sequestration). The plan area utilizes extensive green infrastructure through enhanced wetlands, protection of escarpment areas and native vegetation which act as effective carbon sink areas as well as protecting native habitat and wildlife corridors. Native species are to be re-introduced into the riparian areas of the plan to achieve resilient, natural erosion control of the site. Electric vehicle chargers and solar ready construction will be considered at the development permit stage.

Further opportunities to align development with applicable climate strategies, such as maximizing carbon sink potential, mitigating river and stormwater flood risk, and integrating natural infrastructure and asset management, will be encouraged at subsequent development approval stages.

Ricardo Ranch Area Structure Plan (Statutory – 2019)

The subject site is located within the [Ricardo Ranch Area Structure Plan](#) (ASP). The ASP identifies the subject lands as predominantly residential, with large areas of Environmental Open Space Study Areas and a Joint-Joint Use Site (CBE Elementary).

The proposal is sensitive to the Environmental Open Space Areas (Section 4.5) and the policies of Neighbourhood 4 through careful consideration of access, allowable building forms, and street network to support the preservation of environmentally sensitive areas, provide regional open space connections and maintain the natural character of the Bow River Valley.

Historic Resource clearance was provided for this application; however, more detailed review may be required at each subsequent subdivision application.

This application further fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces and protected natural areas that are sufficiently sized and spread throughout the plan area, and the provision of a joint-use site which is anticipated to contain an elementary school and associated playfields. This application aligns with the applicable ASP policies.

This application fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area, and the provision of a Joint-Joint-Use Site (JJUS) which is anticipated to contain school site and associated playfields. This application aligns with most of the applicable ASP policies.

Amendments to this ASP is required in support of this application. Proposed amendments introduce policies for parking within NAC. An amendment to this policy is required to support design for parking areas.

According to ASP, Neighbourhood 4 is situated within the Bow River Valley. Additional uses proposed within the DC Districts such as Self Storage Facility and Vehicle Storage are to be guided through policies regulating design considerations at the development permit stages. These policies support the vision of the ASP for a pedestrian-oriented environment. These amendments ensure these additional use integrate cohesively into its residential and mixed-use contexts. The rules have been designed to ensure that active uses remain at-grade and future building will be street-oriented with high quality visual appearance.

Proposed Outline Plan Conditions of Approval

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

The following Conditions of Approval shall apply:

Planning

1. If applicable, prior to approval of the initial tentative plan of subdivision, the special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval to the satisfaction of the Approving Authority.
2. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached and rowhouse dwellings shall be executed and registered against the titles concurrently with the registration of the legal plan of subdivision.
3. Existing buildings that are to be removed are to be done so prior to endorsement of the legal plan of subdivision for where the building is located.
4. With each tentative plan of subdivision, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the outline plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities.
5. Prior to submission of the initial tentative plan of subdivision, the proposed community and street names must be submitted.
6. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
7. Prior to submission of the affected tentative plan subdivision, the developer shall enter into negotiations with Real Estate and Development Services for the purchase of the closed road right-of-way. Please contact the Coordinator, Real Estate Sales at realestateinquiries@calgary.ca to commence negotiations. Provide documentation to show that negotiations have commenced.

Provide a PDF of the registered road plan from the Land Title Office, with a plan number. Contact landadmin@calgary.ca at the City of Calgary Real Estate and Development Services at to obtain authorization to register the road closure plan at the Land Titles Office.

8. On the map on the land use sign for the site, depict and label:
 - a) All highway rights-of-way within 500 metres of the site;
 - b) All floodway and flood fringe areas in the site;
 - c) All Airport Vicinity Protection Area Regulation noise exposure forecast bands on the site;

- d) All Subdivision and Development Regulation setbacks from sour gas facilities, as per sections 10;
 - e) All Subdivision and Development Regulation setbacks from gas and oil wells, as per section 11;
 - f) All Subdivision and Development Regulation setbacks from waste management facilities, as per sections 12 and 13.
9. On a map on all marketing, sales, and resale information for the site and portions of the site, depict and label:
- a) All highway rights-of-way within 500 metres of the site;
 - b) All floodway and flood fringe areas in the site;
 - c) All Airport Vicinity Protection Area Regulation noise exposure forecast bands on the site;
 - d) All Subdivision and Development Regulation setbacks from sour gas facilities, as per sections 10;
 - e) All Subdivision and Development Regulation setbacks from gas and oil wells, as per section 11; and
 - f) All Subdivision and Development Regulation setbacks from waste management facilities, as per sections 12 and 13.
10. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve / Municipal School Reserve parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition).
11. An amendment to the BIA (Biophysical Impact Assessment), at future development stages may be required to determine any additional impacts or mitigations for the following:
- a) stormwater pond emergency escape; and
 - b) drainage re: fishing village area.
12. All mitigations outlined in the approved BIA for LOC2023-0207 shall be implemented throughout the development.
13. Provide Historical Resource Act approval documentation for the LOC Plan area prior to approval of the related stripping and grading permits (DP2024-02994 and DP2024-05262).

14. Prior to approval of the tentative plan of subdivision, landscape concepts prepared at the outline plan stage shall be refined to add:
- a) A site plan showing general conformance to outline plan landscape concepts, intended prior to approval of the tentative plan of subdivision, Landscape Concepts prepared at the outline plan stage shall be refined to add:
 - b) A site plan showing general conformance to outline plan landscape concepts, intended park program, site layout, and preliminary planting.
 - c) Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of-way, green infrastructure, trap lows, drainage from private lots, etc; and
 - d) Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.

Part 1 Condition (Landscape Concepts):

15. In addition, the following preliminary comments are provided to the applicant and revisions will be required to the refined Landscape Concepts (at tentative plan of subdivision):

General Comments (all applicable landscape concepts):

- a) Amend the concepts to downgrade the 3.0 m/4.0m Pathways within Municipal Reserve (Local Parks) to 2.5 metre Local Asphalt Pathways (DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition local pathway standard).
- b) Amend the concepts to downgrade the proposed any 4.0 metre pathways (Escarpment Green Corridor, Green Corridor, Regional) to a 3.0 metre Asphalt Regional Pathway (DGSS regional pathway standard).
- c) All parks, pathways, etc. are to comply with the Calgary Parks and Open Spaces DGSS.
- d) An optional amenity agreement will be required for all non-standard park elements, including, but not limited to: observation deck, tiered lookout features, lookout features, shade structures, pergola features, overhead string lights, plaza water features, covered decks, viewing decks, and rock water features, wooden yoga platforms, sun decks, etc.
- e) The following features will require a structural engineering design and stamp: observation deck, tiered look out features, shade structures, pergolas, lookouts, etc.

Specific Comments:

- a) Observation Deck: Maximum allowable pathway slope percentage is 8.0 percent. The proposed play structure appears to be located in a small, relatively crowded area. Address at final design.
- b) Flex Space: Amend the concept to remove the sunken lawn component and provide an at-grade lawn. Amend the concept to provide a standard tree alignment with typical spacing interval or planting beds in the sod strips outside the pathways along the north and south portions of the parcel.
- c) Garden Park: The planting design incorporates lots of vegetation around the perimeter of the parcel with a central square in the middle. When preparing the final design, consider CPTED principles in the process, as well as planting species selections to avoid creating excessive visual screening to the central gathering space.
- d) Informal Gathering: Amend the concept to relocate the proposed hill slide to face as close to true north as possible. The current layout has proposed a south facing slide which is a safety hazard and not supported.
- e) Community Association: An updated concept plan for the proposed Community Association site shall be provided prior to approval of the affected tentative plan of subdivision and is subject to review and approval by Site Planning Team (SPT). The updated concept shall comply with the SPT design guidelines.
- f) Joint Use Site: Relabel to JJ - Joint Joint Use Site. An updated concept plan for the proposed JJ Use site shall be provided prior to approval of the affected tentative plan of subdivision and is subject to review and approval by SPT.
- g) The Allee: the proposed overhead string lights will require electrical engineering design and stamp.
- h) Storm Pond: All proposed structures within the subject parcel will require an Optional Amenity Agreement (OAA) as these amenities are above DGSS standards.

Part 2 Condition (Landscape Concepts):

16. Specific Comments continued:

- a) Active Play: At this time, Parks & Open Spaces cannot provide support for the proposed fenced dog park feature. This amenity is subject to further review and comment at the affected tentative plan of subdivision stage. Dog parks are amenities for selective user groups and not all members of the public (e.g. not everyone is a dog owner). This proposed amenity in combination with a playground feature will need to be further evaluated and vetted prior to acceptance.

- b) Active Play (Escarpment): We appreciate the creativity of the proposal but at this time Parks & Open Spaces cannot provide full support for some amenities proposed within this MR parcel, including but not limited to, parkour area, signature art installation, scramble elements, and horseshoes. Multiple amenities proposed here require evaluation of the details to determine if they are acceptable and safe for the public. Additionally, some of the proposed amenities may be precedent setting so P&OS needs to fully understand the implications. Subject to further review at the applicable tentative plan stage.
 - c) Yoga Platform: when preparing the final design, consider relocating/connecting the yoga platform to a secondary, less centralized pathway, while maintaining the current diagonal pathway as the primary circulation route. Yoga is not typically something that participants enjoy having spectators or passive viewing along the primary circulation route. Some privacy and/or semi-seclusion would be warranted.
 - d) Sun Deck: When preparing the final design consider the DGSSLC maximum allowable pathway slope percentage is 8 percent.
- 17. The provided cross-sections where a regional pathway/corridor is proposed along the back of the residential lots will be subject to further comment at the applicable development permit, subdivision and/or construction drawings to address sheet flow from back-of-lot drainage to mitigate adverse pathway conditions.
 - 18. At tentative plan of subdivision, clarify use of the existing storm outfall existing access road for the storm trunk or remove the access roads for the stormwater and allow the collector roads to serve to access the utility. Coordinate any future connections within the S-UN Special Purpose - Urban Nature District with Calgary Parks and Open Spaces.
 - 19. At tentative plan of subdivision and Landscape Construction Drawing(s), Calgary Parks and Open Spaces will further review/discuss a 'potential' pedestrian tunnel located within the 0.2.0 hectare/0.50 acre S-SPR (MR) parcel.

The following is provided for the Applicant's consideration:

- a) At this time, Parks & Open Spaces cannot provide support for the proposed pedestrian tunnel as our division does not have the expertise to maintain this feature, nor should it accept liability of it. If supported by Administration and other City divisions, the tunnel feature should be entirely within road right of way with no credit for reserve being dedicated to this feature. A controlled pedestrian crossing at the next available intersection is preferred by P&OS in lieu of the proposed tunnel feature.
- b) The 'potential' pedestrian tunnel may not be accepted due to CPTED issues.
- c) Maintenance and ownership issues are arising and a possible redesign as well to be as part of the road right-of-way.

20. At tentative plan of subdivision and/or development permit, whichever comes first related to the S-R Special Purpose - Recreation District parcel (Historical House), a related Landscape Construction Drawing (Habitat Restoration Plan) is required. Contact Calgary Parks and Open Spaces, Development Engineering and River Engineering to further discuss retention and protection of the Historical House from erosion through vegetative measures and/ or other measures as required.
21. At tentative plan of subdivision stage, the Green Corridor Pathway south of the Village DC (MU-1) parcel may be requested to be extended to the east to fulfill the possible 'Escarpment Pedestrian Connection' as shown in the Ricardo Ranch Area Structure Plan.
22. At the development permit stage for the Village DC (MU-1) areas, a multi-use pathway connection and/or Potential Public Access Easement through the Village DC (MU-1) parcel will be subject to a Public Access Easement Agreement.
23. Prior to endorsement of the legal plan of subdivision, Landscape Construction Drawings that are reflective of the subject tentative plan of subdivision for the proposed Municipal Reserve lands are to be submitted to the Coordinator, Landscape Construction Approvals: parksapprovals@calgary.ca for review and approval prior to construction.

At Landscape Construction Drawing:

- a) Consider continuation of the 'Green Corridor' pathway, south of the Village DC (MU-1) parcel to the east, subject to field review and obligation from the Developer to construct; and
- b) All local pathways within MR are to be 2.5 metre asphalt.

Note: An Optional Amenities Agreement or other will be required for a public park that is designed above the standards listed in Calgary Parks and Open Spaces DGSS.

24. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and specify how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
25. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed (re)constructed wetland/storm pond to both Water Resources and Calgary Parks and Open Spaces for review.

26. A restrictive covenant shall be registered against the titles of (insert legal description) prohibiting construction, erection or placement of any building or structure within 18 metres of the top of the escarpment (Setback Area) as determined by the Subdivision Authority and providing that the owners of the Servient Tenement shall not permit, construct, erect, place or allow to remain within the Setback Area any building or structure except surface parking lots, roadways or sidewalks which may be allowable at the discretion of the Approving Authority. The Restrictive Covenant shall be registered concurrent with the registration of the legal plan of subdivision.

Where the Approving Authority allows surface parking lots, roadways or sidewalks within the 18 metre setback, the Developer shall rehabilitate and replant the lands within the balance of the Setback Area with appropriate vegetation to the satisfaction of the Parks and Open Spaces Department.

27. As applicable, a Mutual/Pathways/Emergency Access Easement/Public Access Easement Agreement and right of way plan shall be executed and registered on title concurrent with the registration of the legal plan of subdivision for public pathways/access roads on private land.
28. The developer shall minimize stripping and grading within the Environmental Reserve (ER). Any proposed disturbance within the ER, including that for residential back of lots, roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks and Open Spaces prior to stripping and grading.
29. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent ER to protect public lands prior to the commencement of any stripping and grading related to the site and during all phases of construction. Contact the Calgary Parks and Open Spaces Development Inspector Ania Verrey at ania.verrey@calgary.ca or (403) 804-9417 to approve the location of the fencing prior to its installation.
30. Prior to approval of the related stripping and grading development permit or engineering construction drawings, whichever submitted first, the developer shall install ER protection measures around the wetlands/ravines/Environmentally Significant Areas to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's *Guidelines for Erosion and Sediment Control*, to the satisfaction of the Manager of Water Resources and the Director of Calgary Parks and Open Spaces. Contact the Parks Development Inspector Ania Verrey at ania.verrey@calgary.ca or 403-804-9417 to approve the location prior to commencement of Stripping and Grading activities.
31. Pursuant to Part 4 of the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall provide Calgary Parks and Open Spaces with a copy of the Water Act approval, issued by Alberta Environment and Protected Areas, for the proposed wetland disturbance. If a wetland is crown-owned, both Public Lands Act approvals and Water Act Approval will be required prior to the disturbance of the wetland.

32. Until receipt of the Water Act approval by the applicant from Alberta Environment and Protected Areas, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
33. Construct all regional pathway routes within and along the boundaries of the plan area according to the Calgary Parks and Open Spaces DGSS, including setback requirements, to the satisfaction of the Director, Calgary Parks and Open Spaces.
34. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment. Proposed road cross-sections that have boulevards less than 1.5 metres in width require further consultation with Urban Forestry.
35. No disturbance of ER lands is permitted without written permission from the Planning Parks Specialist - brad.bevill@calgary.ca/abigail.mason-thompson@calgary.ca for this area.
36. The developer shall restore, to a natural state, any portions of the ER lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by Calgary Parks and Open Spaces.
37. Prior to the approval of a stripping and grading development permit, a Development Agreement or a subject area tentative plan of subdivision, Calgary Parks and Open Spaces requires details pertaining to the total limit of disturbance adjacent to existing Municipal Reserve/Environmental Reserve extents or proposed Environmental Reserve extents resulting from the proposed development in its entirety.
38. Prior to approval of the first tentative plan of subdivision or stripping and grading development permit (whichever comes first), it shall be confirmed that grading of the development site will match the grades of existing adjacent parks and open space (MR/ER) or proposed ER, with all grading confined to the private property, unless otherwise approved by Calgary Parks and Open Spaces.
39. Prior to approval of the tentative plan of subdivision or stripping and grading development permit (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the ER area meet Calgary Parks and Open Spaces' approval. A plan illustrating the surveyed ER boundaries must be provided to Calgary Parks and Open Spaces in advance of the onsite meeting.
40. All proposed parks (MR/ER) and Regional/Local Pathways and Trails must comply with the Calgary Parks and Open Spaces DGSS.
41. Calgary Parks and Open Spaces does not support point source drainage directed towards MR/MSR or ER extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.

42. All shallow utility alignments, including the streetlight cable, shall be setback 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of the Calgary Parks and Open Spaces DGSS.
 - a) Consult the September 2021 and October 2020 City of Calgary's Calgary Approvals Coordination Bulletins which provides alternative streetlight cable alignments that do not encumber or prevent the street trees from being planted. If possible, Parks preference is for cable alignment to be situated under the walk.
43. The applicant/developer is to work with neighbouring landowners to create a Park Management Plan for the shared riparian E) within the Ricardo Ranch Area Structure Plan, as per the New Community Planning Guidebook: Environment and Open Space Policy. Include Calgary Parks and Open Spaces, Cultural Landscape Planning, and Climate and Environment in the scoping of the document. Particular attention should be paid to the preservation for sensitive species such as the great blue heron and bank swallow.
44. Prior to Stripping and Grading or the tentative plan of subdivision, a memo is required to address Historical Resource Act items, that will be reviewed and approved to the satisfaction of the Director of Parks and Open Spaces. Please contact Laureen Bryant to scope the memo. This memo must be approved prior to any ground disturbance.
45. All proposed mitigation measures for construction should be followed in the area of the plan that is within the 1500m buffer from the Great Blue Heron Colony as per Table 6.1 Migratory Birds Construction Phase, West (2018) Technical Memorandum Ricardo Ranch Great Blue Heron Colony Mitigation Plan.

Utility Engineering

46. In conjunction with the applicable tentative plan of subdivision or development permit, submit an update of the Hydrogeological Report to the Utility Engineering Generalist. Previously, a Preliminary Hydrogeological Assessment Ricardo Ranch Area Structure Plan (Waterline, 2018 July 11) was done during the ASP review. Golder Associates Ltd. completed a peer review of the report in September 2018. Provide confirmation with the proposed land use in this outline plan that the results are still valid. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the City's Geotechnical Engineer.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the legal plan of subdivision, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Hydrogeological Report.

More investigation at this later stage will be required once more detailed design information is known to confirm how the ground water seepage will be managed to prevent any water problems or slope stability concerns to mitigate the risks.

Note that a peer review of the updated hydrogeological report above is required prior to acceptance of the report. A certified cheque made payable to The City of Calgary will be required for completion of the peer review. Contact the Utility Engineering Generalist for more information.

47. All technical details and reports associated with this outline plan have been accepted on a conditional basis referencing the guidelines and standards of the day. The Developer is responsible to update all such details and reports as may be required at the time of development/construction to reflect the applicable requirements at that time. The Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development. If such an update impacts the layout during the review of the detailed engineering construction drawings, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the outline plan for the affected portions if necessary.
48. This outline plan contains a pond(s)/wetland(s) to manage stormwater. The Staged Master Drainage Plan (SMDP) developed for this outline plan has an expiry date of five (5) years from the date of the outline plan approval because guidelines, standards, and regulations may change from time to time. If subdivision and construction of any given pond/wetland and its associated catchment area does not commence within five (5) years of approval, the Developer shall be required to update the SMDP as may be deemed appropriate, to the satisfaction of Development Engineering. If such an update impacts the layout or size of the pond(s), it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the outline plan for the affected portions if necessary.

Please note that the subject plan area is within the Bow River drainage catchment and shall conform to the Ricardo Ranch Master Drainage Plan. It is advised that the applicant be flexible with the design of the storm ponds/wetlands to consider a 40-millimetre runoff volume target which may be required in the future at the time of development of the affected ponds/wetlands.

49. The stormwater ponds and constructed wetlands included within this outline plan will include Public Utility Lots (PUL) for the inlet and outlet pipes, control structures, pump houses, oil/grit separators, etc., as all utility components are to be within a PUL. Any large oil/grit separators are required to be located within a PUL to avoid conflict with other utility (or tree) line assignments within the road and to ensure regular maintenance activities will be safe for the operators and not impact traffic flow. Prior to approval of the affected tentative plan(s) of subdivision, a preliminary design and report shall be submitted to the satisfaction of Development Engineering and Parks for the proposed infrastructure to determine the exact PUL size and configuration. The PUL shall be sized to allow for adequate space around all underground infrastructure for the required excavation. The Developer is responsible for making the adjustments to the Land Use boundaries as may be required, and if the adjusted PUL impacts a Municipal Reserve (MR) site, the loss of MR shall be reallocated elsewhere within the plan.
50. Prior to approval of the affected tentative plans of subdivision and/or the construction drawings related to the pond 1:500-year emergency escape pipe,

provide details of the proposed pipe alignment, outfall location, and downstream drainage route details such that it minimizes any potential impacts on the Environmental Reserve (ER) sloped lands by utilizing the natural features and contours as much as possible and avoiding environmentally sensitive areas. Include details of erosion/scour protection measures to be used downstream of the pipe through the ER to safely convey the emergency overflow water to the river without impacting the stability of the slope. Acceptance from affected groups such as Parks and Geotechnical Engineering is also required.

51. Prior to approval of the affected tentative plans of subdivision, provide details for the proposed Environmental Reserve (ER) drainage along the slope above the village development area in the southwest corner of the plan (including the portions adjacent to public roadways). Due to the proposed slope adaptive developments and challenges to redirect the drainage off the slopes, explore the possibility for the development sites to accept and manage this drainage (with Overland Drainage Rights-of Way). Note that an update to the adjacent Staged Master Drainage Plan may be required if this increases the catchment area and drainage going to the downstream stormwater management facility. Alternatively, if managing this drainage within the private sites is not feasible, provide details of the proposed naturalized swales to redirect the ER drainage around the development sites and down the slope in a way that utilizes the natural features and contours as much as possible and avoids environmentally sensitive areas. Include details of erosion/scour protection measures to be used on steep drainage routes down the slope to safely convey the water flow without impacting the stability of the slope.

Note that all ER drainage systems along the slopes shall be designed to consider groundwater seepages to ensure it is properly managed year-round to consider ice buildup in the winter months and rapid spring runoff flows for the south facing slope. Note that the required drainage management for the escarpment is required to intercept drainage before reaching public roads or private lands where applicable. Details are to be included in the related Stormwater Management Reports.

52. All lots shall have direct frontage onto a public road, frontage onto a lane or greenspace is not permitted. The R-Gm blocks along the north boundary of the plan area that are surrounded by lanes on three (3) sides shall be "pie" style lots to ensure that each lot will have direct frontage access to a public road.
53. Development is prohibited in the Floodway, as per The City of Calgary Land Use Bylaw Part 3 Division 3.
54. Prior to approval of the affected tentative plan of subdivision that includes the canal facility, sign a Water Servicing Agreement (Lake water agreement) to the satisfaction of the Director, Water Services (via the authority of the Water Utility Bylaw). Water Servicing is subject to terms and conditions set out in the agreement. This may impact the ability to fill or top-up the canal during times when there are water shortages. The ultimate owner and/or operator of the canal must be aware of these risks, and the canal must be designed in consideration of periods of not being able to fill or top up the canal from City-supplied potable water when the Water Utility Bylaw restrictions are in effect. This should include:

- a) Designing the canal infrastructure including any liner to prevent damage such as cracking and associated risks if the canal cannot be filled by City-supplied water and the canal level drops;
 - b) Incorporating measures to reduce evaporative losses and reduce demand and reliance on City water supply;
 - c) Ecological modelling and design to prevent ecological issues such as the development of algae blooms, cyanobacteria and invasive species, both under normal operation and during periods of water restrictions with possible low water levels/flow cycling;
 - d) Slope stability reports to ensure no impact to the adjacent slope. The current Geotechnical report doesn't elaborate on the pond lining or not lining. Recommendations on the liner are needed at detailed design stage. Liner failure can occur during maintenance activities, therefore seepage risk analysis is required;
 - e) Clauses to be included in the agreement for the scenario in which the homeowner's association/owner of the private facility defaults on the facility. It should be clarified what long term maintenance, operations, and/or decommissioning requirements are, if the facility cannot be sustained; and
 - f) The facility is to be assessed if it would be considered a dam based on the consequence classification. Note that the placement of houses on top of what could be considered a dam structure between the pond and canal, as well as houses downstream of the dam(s) could result in a high consequence classification, with resultant implications on design, maintenance, inspection and liability.
55. With each future subdivision application, submit an updated water servicing (including main sizes) and hydrant location design map as may be required for review and approval to the satisfaction of the City of Calgary, Development Engineering. The water network shall be reviewed with each phase as it may need to change depending on the timing of phases and availability of connections. The submission shall also include the land use, conceptual site grading plan, onsite and offsite tie-ins, Pressure Reducing Valve (PRV) chamber locations (if applicable), and phasing plan for review. Dead end mains are not permitted.
- Note that the outline plan area is within Ogden pressure zone. Two or more feeds will be required to service each phase as may be required to provide the required fire flow. The Developer is responsible to work with adjacent landowners to extend the required watermain to service the plan area and show the required off-site extensions.
56. Prior to approval of the first tentative plan of subdivision, provide an update to the Sanitary Servicing Study submission by including a properly authenticated version of the additional supporting information that was provided in response to the July 8, 2024 email.

57. Prior to approval of the affected tentative plans of subdivision, provide details of the utility rights-of-way (URW) to protect any portion of the existing storm sewer trunk main (located in the former 72 Street SE) that is located within private property. Include details demonstrating how an unrestricted maintenance access road will be provided along the URW, and how areas around manholes will be treated. Pay particular attention to details around the vent manhole near "Street T" to avoid conflicts. The storm sewer trunk and associated maintenance access shall be protected to the satisfaction of Development Engineering.

Note that as part of the road closure, an interim standard URW shall be put in place to protect the main to the satisfaction of Development Engineering. At the time of subdivision, the URW shall be reviewed and may be explored to be a customized agreement to possibly allow for some encroachments not normally permitted within a URW. The applicant has indicated some features may be proposed such as private utilities, trees, playground equipment, fountains, street furniture, decorative surface finishes, building canopies, clock tower, tunnels, plus 15, etc. However, no such features have been reviewed or approved by The City as part of the outline plan. The final URW shall be a minimum of 20 metres in width (centred on the storm trunk), and any proposed customization for potential encroachments within the 20 metre URW will be for the outer five (5) metre portion on either side of the URW. All details (including location and layout) of what specific items may be considered in a customized URW agreement is to be determined Prior to Approval of the affected tentative plans of subdivision and shall be to the satisfaction of Development Engineering. The City of Calgary will not be responsible for the repair or replacement of any enhancements that may be agreed to be placed within the URW which may be impacted by The City's operation, maintenance, and / or upgrading of the storm trunk. If required by The City, an encroachment agreement is to be executed for some features.

58. Prior to the approval of any development permit adjacent to the existing storm trunk within the former 72 Street SE road right-of-way, provide details of all encroachments or enhancements that may be proposed within the Utility Rights-of-Way (URW). All proposed work within the URW requires approval from Development Engineering and shall be in conformance with the associated URW agreement to the satisfaction of Development Engineering. Any work proposed within the URW must protect The City's ability to operate, maintain, repair, and upgrade the storm truck, which includes uninterrupted access to the entire URW with specific focus around existing manholes. Access shall be provided from a public road, including providing an access easement if the access route is not aligned with the URW.
59. Prior to approval of the affected tentative plans of subdivision, provide details of the maintenance access road and any required easements to provide/maintain/protect access to the existing storm sewer trunk and outfall at the bottom of the escarpment.
60. Prior to approval of affected tentative plans of subdivision for the central Neighbourhood Activity Centre (NAC) south of Ricardo Ranch Gate SE, provide a servicing, grading, and drainage concept. Demonstrate that underground services and surface drainage for any proposed parcels will not cross the property lines or be shared between parcels, and that each parcel has direct access to public utilities. A strategy for placement of property lines in the vicinity

of shared private roads is required to account for managing drainage on each parcel. Include a detailed comprehensive design for the private roads that will be used by future development permit applications to ensure each parcel will match the private road design consistently throughout the development.

61. Prior to approval of the affected tentative plan of subdivision in the northwest corner of the plan area, provide detailed drawings of the proposed sanitary main connection from 'Street A' going under the walkway to existing manhole MH EX SH3 located in 212 Avenue SE. Include details confirming that the downstream inverts (connection at SH3) will not conflict with the connection from the Genesis Lands. Confirm the depth of sewer along this walkway and identify that the pipe will need to be encased to enable safe maintenance activities.
62. Prior to approval of affected tentative plans of subdivision that propose shallow utilities under public sidewalks or pathways, provide a detailed servicing concept showing how the utilities will be designed to ensure that:
 - a) No surface features are located within the sidewalks/pathways (such as pull box or vault access points). Show all required pocket easement for shallow utility boxes and pedestals minimizing pull distances between.
 - b) Utility networks are planned to minimize the likelihood of excavations in the future for upgrades/repairs (such as use of protected conduits).
 - c) Trench details to prevent uneven settlements and/or frost heaves of public sidewalks/pathways.

All details are subject to the approval of The City of Calgary and affected Utility companies. Utility rights-of-ways shall be provided where may be required.

63. Prior to approval of any affected tentative plan of subdivision where a tunnel may be proposed under a public roadway, the Developer shall provide details of the proposed tunnel to demonstrate there will be no conflicts with the required shallow and deep utilities. Include written support outlining the ownership and legal agreement principals around the operation and maintenance of the proposed tunnel as well as the surrounding public infrastructure and utilities. Any proposed tunnel is subject to additional approvals at the time of development and shall be to the satisfaction of The City of Calgary.
64. Prior to approval of the first tentative plan of subdivision, the Developer shall demonstrate that a minimum of two separate off-site public road rights-of-way will be available to service the plan area. If development is proposed in advance of adjacent roads being dedicated and constructed (no roads available at the time of outline plan approval), the Developer will be responsible for acquiring and constructing the off-site road allowances. Note that a single public roadway connection may be considered if the first phase is less than 100 residential units and the length of the proposed single roadway connection is less than 120 metres in length.

Prior to approval of the tentative plan of subdivision which creates the potential for 600 or more residential units, the Developer shall demonstrate that a

minimum of three separate off-site public road rights-of-way have been acquired to service the plan area.

Throughout the phased construction of the development, each construction phase must meet the above minimum fire access standards.

65. Prior to approval of the affected tentative plans of subdivision, the Developer shall demonstrate that any residential road corners that do not meet the minimum radius of 80 metres and are proposed to not have a typical road widening corner bulb, meet the Fire Access standards by providing turning templates and identifying any required areas for "No Parking" zones. Submit Construction Drawing concurrently to demonstrate customized design details and required road right-of-way. If necessary, a road widening corner bulb may be required.
66. Prior to approval of the affected tentative plans of subdivision, the Developer shall provide updated development concept plans for any proposed multi-unit residential sites demonstrating the proposed parcel and associated development based on the approved land use will meet the Fire Access Standards. This includes providing a second access for sites with over 100 dwelling units, and a third access for sites in excess of 600 dwelling units. Furthermore, all principal entrances shall be adequately accessible from a minimum six (6) metres clear Fire Access route meeting the Fire Access Standards.
67. Prior to approval of the affected tentative plans of subdivision in the Village area within the southwest corner of the plan, the Developer shall provide updated development concept plans demonstrating how the sites will be developed to meet the Fire Access Standards. This includes providing access requirements as noted in the above condition, and providing private access road connections (with an access easement) through the sites on both the north and south side of the cul-de-sac which will provide connectivity through each site to Ricardo Ranch Way SE.

Furthermore, the development concept for the site at the end of the cul-de-sac shall demonstrate an adequate turnaround, secondary emergency access, and required fire access to buildings and hydrants. Note that due to the depth of the site, full hydrant coverage cannot be provided from the public hydrants, therefore a private looped water service with hydrants will likely be required.
68. Prior to approval of the affected tentative plan of subdivision that creates the 2.61-hectare M-G site located north of the stormwater management facility and east of the Health and Wellness Centre, provide a detailed concept plan for the required emergency access easement for the west end of the M-G site. The emergency access shall be designed to meet the Fire Access Standards to the satisfaction of the Fire Department, and shall not be restricted with any gates, bollards, or other barriers. To discourage use by non-emergency vehicle, the space can be designed/delineated to make it clear it is for pedestrian usage only (including the use of appropriate curbs).
69. At the time of construction drawing submission for all subdivision applications, all road cross-sections shall be reviewed to confirm they meet the minimum Fire Access Standards (including but not limited to a minimum of 6.0 metre clear

pavement width that is unencumbered by parking or other obstructions). Any roads found to be deficient shall be amended accordingly.

70. Submit an electronic version of a Deep Fills Report to the Utility Engineering Generalist for any proposed subdivision applications that have fills in excess of 2.0 metres, or if the proposed development will not have any fills in excess of 2.0 metres, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of The City of Calgary. The report is to identify lots to be developed on fills in excess of 2.0 metres above original elevations within the Plan area. The report must also state whether the lots to be developed on these fills will require any specific development restrictions.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s), prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Deep Fills Report.

71. Submit an electronic version of a Slope Stability Report to the Utility Engineering Generalist for any proposed subdivision applications that have proposed grades in excess of 15 percent (or adjacent to existing grades in excess of 15 percent), or if the proposed development will not have any grades in excess of 15 percent, submit a letter to that effect signed and sealed by a Professional Engineer. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of The City of Calgary.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

72. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports (and any subsequent updates):
- a) Preliminary Hydrogeological Assessment Ricardo Ranch Area Structure Plan, prepared by Waterline (File No. 2961-18-001), dated July 11, 2018.
 - b) Ricardo Ranch East Geotechnical Evaluation Report, prepared by Englobe (File No 02101460.000), dated March 04, 2022.
 - c) Post Development Slope Stability Assessment Jayman Nostalgia - West Portion, prepared by Englobe (File No 02101460.000), dated February 27, 2024.
 - d) Pre-Grading Slope Stability Assessment Addendum prepared by Englobe (File No 02101460.000), dated July 2, 2024.

73. The site shall be developed in accordance with the recommendations outlined in "Re: Soil Assessment, Portion of Ricardo Ranch Area Structure Plan (Nostalgia Lands), Portions of Sections 10 and 11-022-29 W4M, Calgary, Alberta" (Trace Associates, 2022).
74. Concurrent with the registration of the legal plan of subdivision, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by Development Engineering and the City Solicitor prior to endorsement of the legal plan of subdivision. A standard template for the agreement will be provided by the Utility Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.
75. Servicing arrangements shall be to the satisfaction of Development Engineering and in accordance with the approved reports. Separate service connections to a public main shall be provided for each proposed lot (including strata lots). All downstream local and capital infrastructure must be in place to support any proposed development. All main extensions are at the expense of the Developer.
- Note that for any large land use areas/sites, if subdivision is proposed, direct access to public mains is required as underground services and surface drainage may not cross the property line or be shared between parcels. This includes, but is not limited to, the large central Neighbourhood Activity Centre (NAC) that shows multiple sites and private roads where public utilities will be located in the adjacent public roadways.
76. Prior to endorsement of any legal plan of subdivision and/or prior to release of a development permit, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email urban@calgary.ca.
77. Off-site levies, charges and fees are applicable. Prior to endorsement of any legal plan of subdivision and/or prior to release of a development permit, the applicant must agree to pay these charges by entering into an agreement with the City. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email urban@calgary.ca.
78. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
- a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The Developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities, surface improvements (including streetlighting) for all streets and lanes within and along the boundaries of the plan area (including, but not limited to, 212 Avenue SE and 72 Street SE).

- c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc.) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - d) Construct the Municipal Reserves (MR), Municipal School Reserves (MSR), Public Utility Lots (PUL), and Environmental Reserves (ER) within the plan area.
 - e) Construct the pathways within and along the boundaries of the plan area, to the satisfaction of The City of Calgary.
 - f) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, within and along the boundary of the plan area, where required by The City for lots backing onto public land.
 - g) Rehabilitate the portions of public or private lands and/or infrastructure that may be damaged as a result of this development, all to the satisfaction of The City of Calgary.
79. Prior to issuance of any construction permissions, including stripping and grading, a Construction Letter of Authorization is required from the Environmental Protection and Enhancement Act (EPEA) application.
80. Prior to endorsement of the affected legal plans of subdivision or issuance of affected construction permissions, submit evidence that Water Act approval has been obtained for any changes/disturbances of the existing natural wetlands (both on-site and off-site), including any proposed discharges into natural wetlands.
81. Prior to issuance of any construction permissions, an Erosion and Sediment Control Report and Drawings for the development site shall be submitted to the satisfaction of Development Engineering. The report and drawings submission shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.

Mobility Engineering

82. In conjunction with each tentative plan, functional-level plans shall be submitted as a component of the Tentative Plan submission package to the satisfaction of Development Engineering, for the staged development arterial and collector standard roadways, inclusive of the staged development of the at-grade intersections, and to the satisfaction of the Manager, Development Engineering. Additional road right-of-way may be required to accommodate transitions and local widenings at intersections.
83. In conjunction with each tentative plan or development permit, a technical memorandum may be required that outlines the proposed phases' unit numbers, trip generation estimates, and required supporting roadway network to demonstrate, to the satisfaction of the Manager, Development Engineering, that

a regional transportation network infrastructure is available, and connects the Outline Plan area, in accordance with the approved Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP). The technical memorandum is to determine the level of development that can be supported by available infrastructure at the time of tentative plan submission.

84. The developer, at its expense, but subject to normal oversize, endeavors to assist and boundary cost recoveries shall be required to enter into an agreement with the City to:
- a) Construct the south half of the complete cross-section of the ultimate 212 Avenue SE between 88 Street SE and the westerly limit of the plan area; and
 - b) Construct the west half of the complete cross-section of the ultimate 88 Street SE, including the intersection of 88 Street SE with 212 Avenue SE.
85. In order to accommodate shallow utility placement under the sidewalk as a pilot project, the following measures are required at the applicable tentative plan. These measures will mitigate the long-term cost of maintenance, as well as the risk of having the pilot project be unsuccessful and needing extra space to install the shallows behind walk.
- a) Extension of the maintenance period for the sidewalks that are located within cross-section M. At the applicable tentative plan, the standard development agreement is to include a clause stating that the Final Acceptance Certificate (FAC) for sidewalks within streets identified as cross-section M is extended to the satisfaction of Manager, Development Engineering.
 - b) A 0.6 metre easement within private property. With each applicable tentative plan with cross-section M, register a 0.6 metre utility easement on each of the adjacent lots, measured from property line for future utility relocates.
86. Prior to endorsement of the applicable tentative plan, the applicant must dedicate the required road widening for the construction of 212 Avenue SE.
87. All crosswalks where regional pathways or multi-use pathways intersect with the street shall be designed to the satisfaction of the Manager, Development Engineering. At the affected tentative plan, the installation of pedestrian-actuated crossing signals or other treatments such as a rectangular rapid flashing beacon (RRFB) may be required if warranted, at the expense of the developer.

Locations where pedestrian-actuated crossing treatments are required include:

- a) school crossings;
- b) pathways intersecting streets; and
- c) mid-block crossings.

Prior to the endorsement of the applicable tentative plan, the developer shall provide a letter of credit for pedestrian-activated crossing signals (RRFB). Note that the developer shall also provide a letter, under corporate seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the letter of credit.

88. In conjunction with the applicable tentative plan, sidewalks along the school site frontages shall be designed and constructed as mono-walks or mono-pathways, with a minimum width of 2.0 metres.
89. In conjunction with the applicable tentative plan, collector standard roads (and below) shall be built to their full width to the satisfaction of the Manager, Development Engineering.
90. In conjunction with each tentative plan, the developer shall register road plans for collector standard roadways within the subject lands to the satisfaction of the Manager, Development Engineering, that provides continuous active modes and vehicle routing through the community with at least two points of public access around the tentative plan boundary to the major road network.
91. Prior to final approval of the construction drawings, a noise analysis report must be submitted to and approved by Capital Priorities & Investment Division (contact vedran.vavan@calgary.ca) for the residential development adjacent to 212 Avenue SE.

All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc.) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the developer's sole expense.
92. At the applicable tentative plan stage, the applicant will be required to perform guardrail warrant analysis on the section of Street Y that is adjacent and backsloping to the Nautilus Pond. A guardrail warrant is also required adjacent to the canal feature.
93. In conjunction with the applicable tentative plan, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Manager, Development Engineering, for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
94. In conjunction with the applicable tentative plan, all roads and intersections within the plan area shall be located, designed, and constructed at the developer's sole expense to the satisfaction of the Manager, Development Engineering.
95. Any proposed community entrance features shall be located on private sites, not within public land or rights-of-way.
96. A restrictive covenant shall be registered against the specific lot(s) identified by the Manager, Development Engineering, concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
97. No direct vehicular access shall be permitted to or from 212 Avenue SE, 88 Street SE, Ricardo Ranch Drive, and all collector standard roadways (currently shown without Street Names). A restrictive covenant shall be registered on all

applicable titles concurrent with the registration of the final instrument to that effect at the tentative plan stage.

98. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 metres is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 metres. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Manager, Development Engineering.
99. In conjunction with the applicable tentative plan or development permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
100. Prior to approval of construction drawings and permission to construct surface improvements, the developer shall provide signed copies of back sloping agreements (and Ministerial Consent) for any back sloping that is to take place on adjacent lands.
101. In conjunction with the applicable tentative plan, the Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development.
102. At the applicable tentative plan / construction drawing, the mid-block crossings may require additional treatment such as a raised cross walk and / or sight line calculation, no parking signs, RRFB etc.
103. Curb Extensions (bump outs) are required on all midblock pedestrian crossings.
104. All pedestrian walkways identified for achieving transit walking distances shall be 3 metres wide and be paved and lighted.
105. All accesses shall be designed and located to the satisfaction of the Manager, Development Engineering.
106. Prior to endorsement of the affected tentative plan, the developer shall submit scale (1:500) drawings showing the geometry of and vehicle templating of proposed roundabouts.
107. Prior to approval of any development, the developer shall provide a statement on the condition of those roads and their ability to handle the construction and development traffic that will be generated by the development. Confirm maintenance requirements with the Calgary Roads Maintenance section. Where development will cause excess wear and tear on adjacent rural or existing roads directly attributable from the subject site for construction traffic, the developer will be responsible for the additional maintenance and/or upgrade of the roads, or pay to the City the costs caused by excess wear and tear. The developer shall enter into a Construction Access Roads Agreement with Roads Maintenance provided that the proposed access roads are either unimproved or subject to a load ban. Contact the Planning and Infrastructure Engineer, Roads at 403-268-1033.

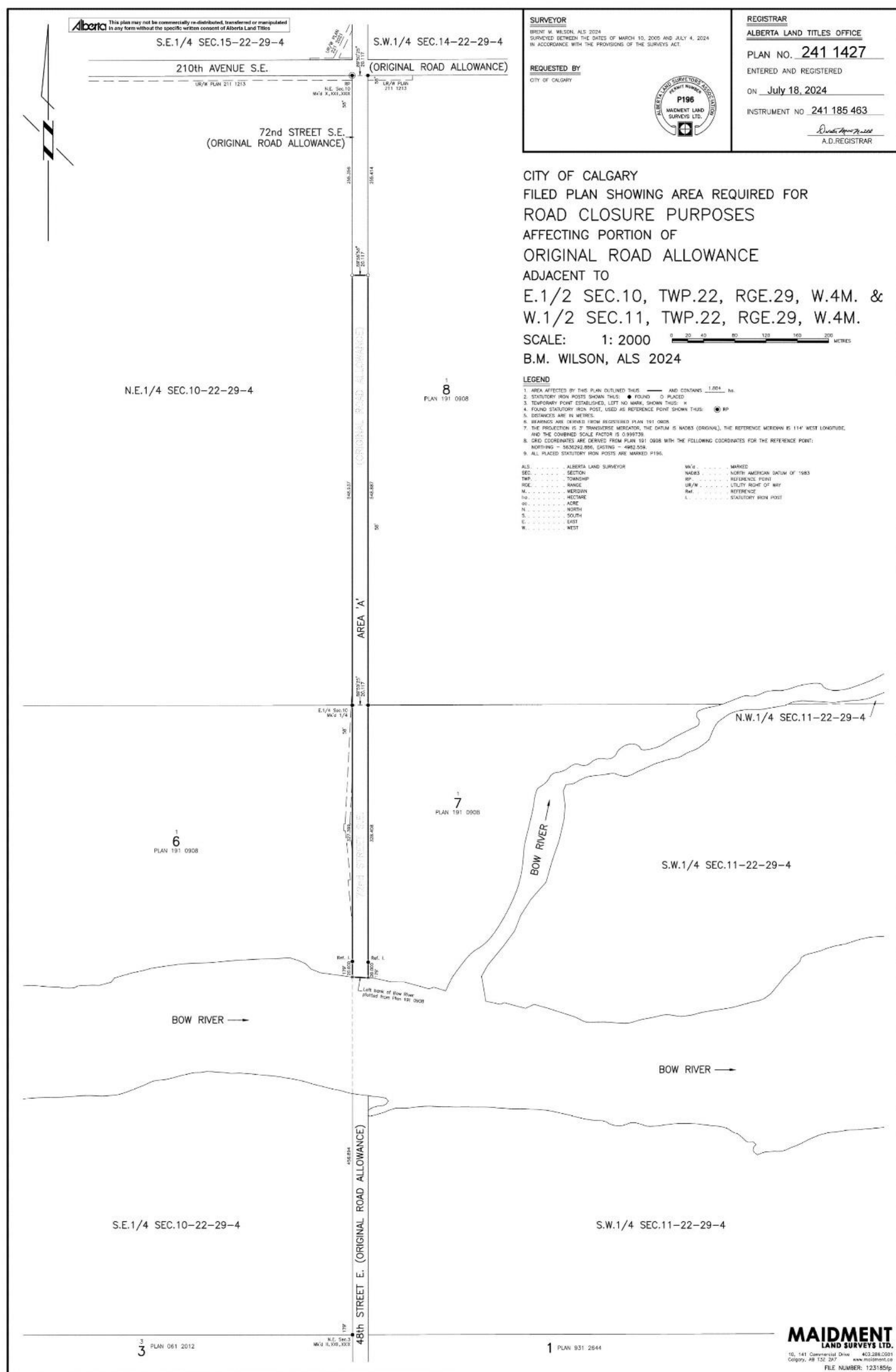
108. At the applicable tentative plan and construction drawing stage, street lighting with fixtures conforming to dark sky principles are required for scenic escarpment streets and the Village area. A luminaire backlight, up light and glare value of 0 should be used for Streetlighting within these areas.

Proposed Road Closure Conditions of Approval

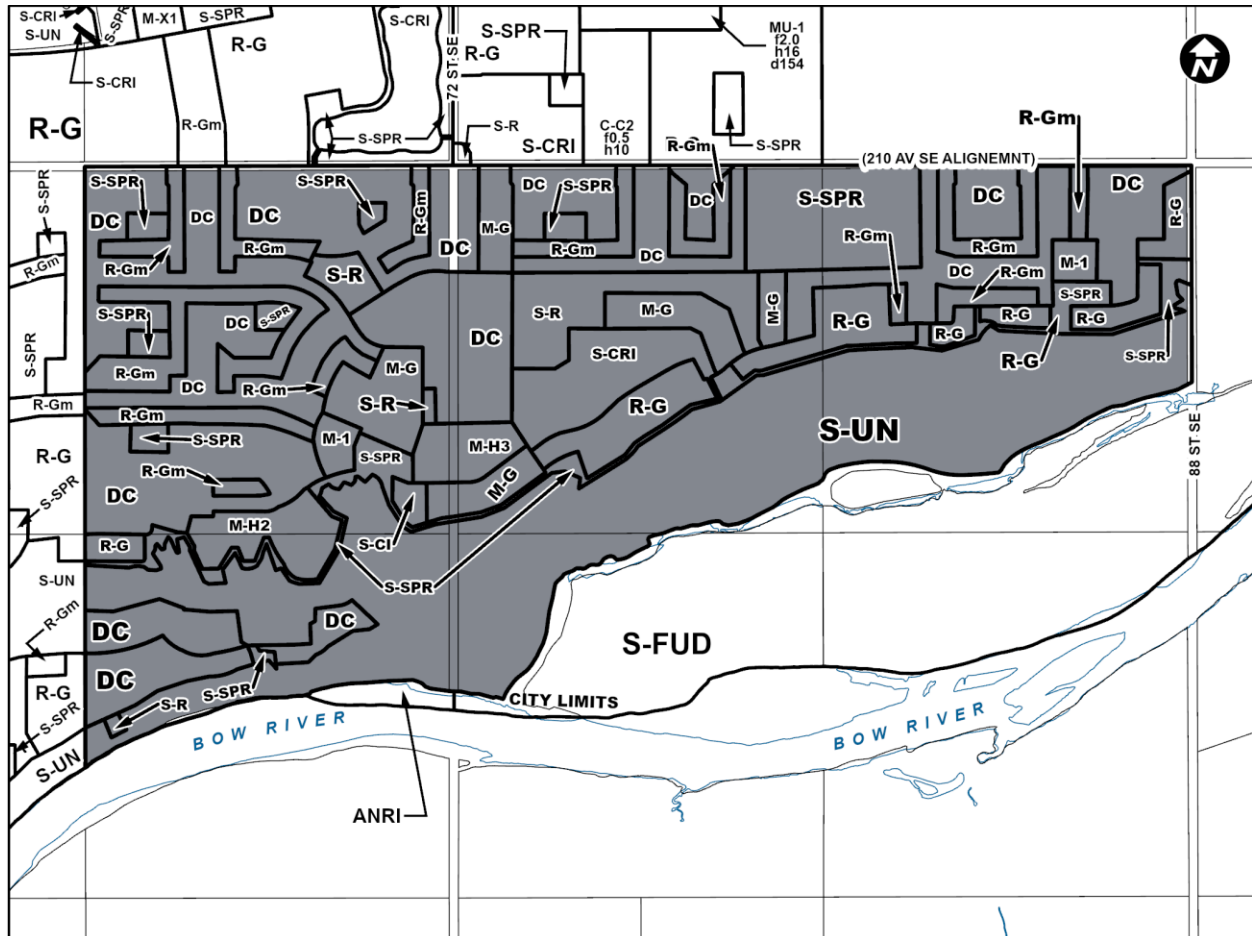
The following Road Closure Conditions shall apply:

1. The existing 1500mm concrete storm trunk within the road closure area shall be protected by a utility right-of-way to the satisfaction of Development Engineering.
2. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
3. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
4. The closed road right-of-way is to be consolidated with the adjacent lands.

Registered Road Closure Plan



Proposed Land Use Amendment Map



Proposed Amendments to the Ricardo Ranch Area Structure Plan

1. The Ricardo Ranch Area Structure Plan attached to and forming part of Bylaw 61P2019, as amended, is hereby further amended as follows:
 - (a) In Section 3.3 Neighbourhood Activity Centres, delete Policy 6 in its entirety and replace with the following:

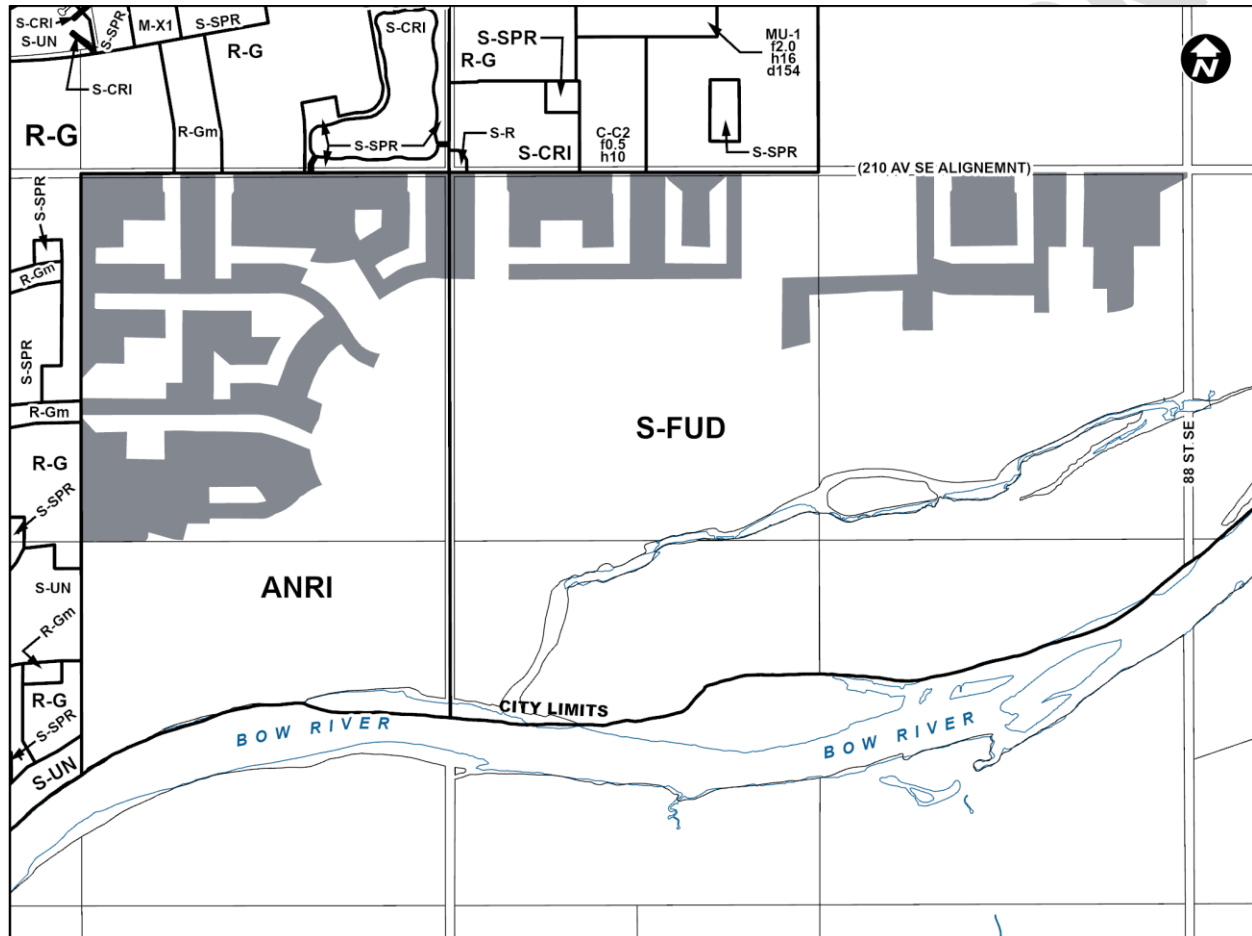
“6. Parking within a NAC should be provided on-street, underground or at the rear of buildings. However, parking should only be located between a building and a street where appropriate landscaping and screening elements such as fences are provided.”
 - (b) In Section 3.2.1 Neighbourhood Areas (Neighbourhood 4), after Policy 3.i add the following:

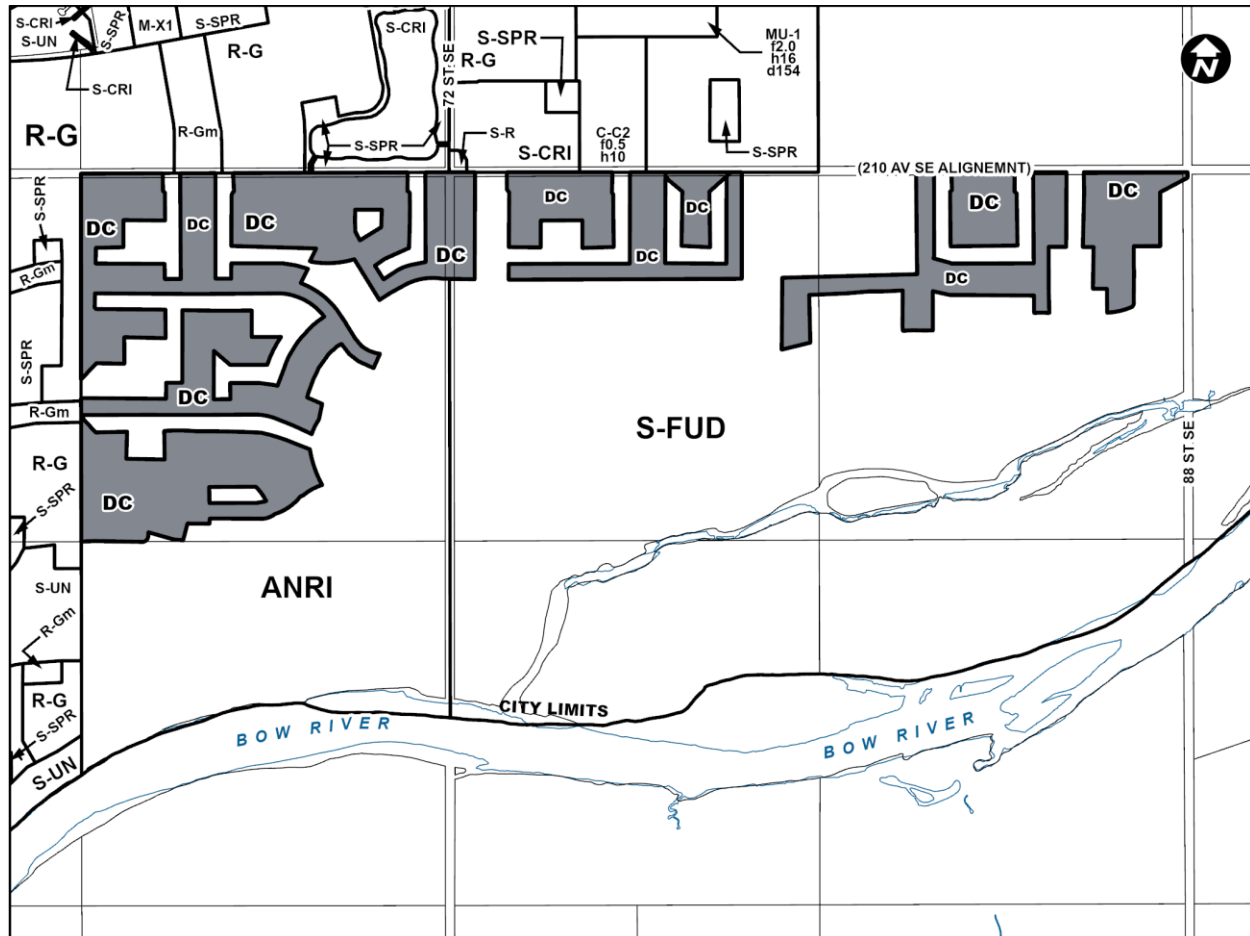
“j. Where development includes Self Storage Facility and Vehicle Storage uses buildings should be designed to integrate with adjacent residential development and enhance the pedestrian environment through the careful consideration of building elements such as building siting and massing, use of materials, landscaping and placement of windows and entrances.”

Proposed Direct Control District (R-G)

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 low-density residential development with reduced front setbacks and driveway lengths.

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 – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Area

- 7 The minimum area of a **parcel** is 120.0 square metres per **unit**.

Parcel Coverage

- 8 (1) The maximum **parcel** coverage for a **laned parcel** is 75.0 per cent of the area of the **parcel**.
- (2) In all other cases the maximum **parcel** coverage is 60.0 per cent of the area of the **parcel**.

Building Setback Areas

- 9 The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required in sections 547.11 and 547.12 in Bylaw 1P2007.

Building Setback from Front Property Line

- 10 (1) The minimum **building setback** from a **front property line** is 0.6 metres.
- (2) The minimum depth of the **front setback area** is equal to the minimum **building setback** required in subsection (1).

Driveway Length

- 11 (1) A driveway connecting a **street** to a **private garage** must be a minimum of 0.6 metres in length measured from:
- (a) the back of the public sidewalk to the door of the **private garage**; or
- (b) a curb where there is no public sidewalk to the door of a **private garage**.
- (2) Sections 341 (2), (3), (5) and (8) of Land Use Bylaw 1P2007 do not apply in this Direct Control District.

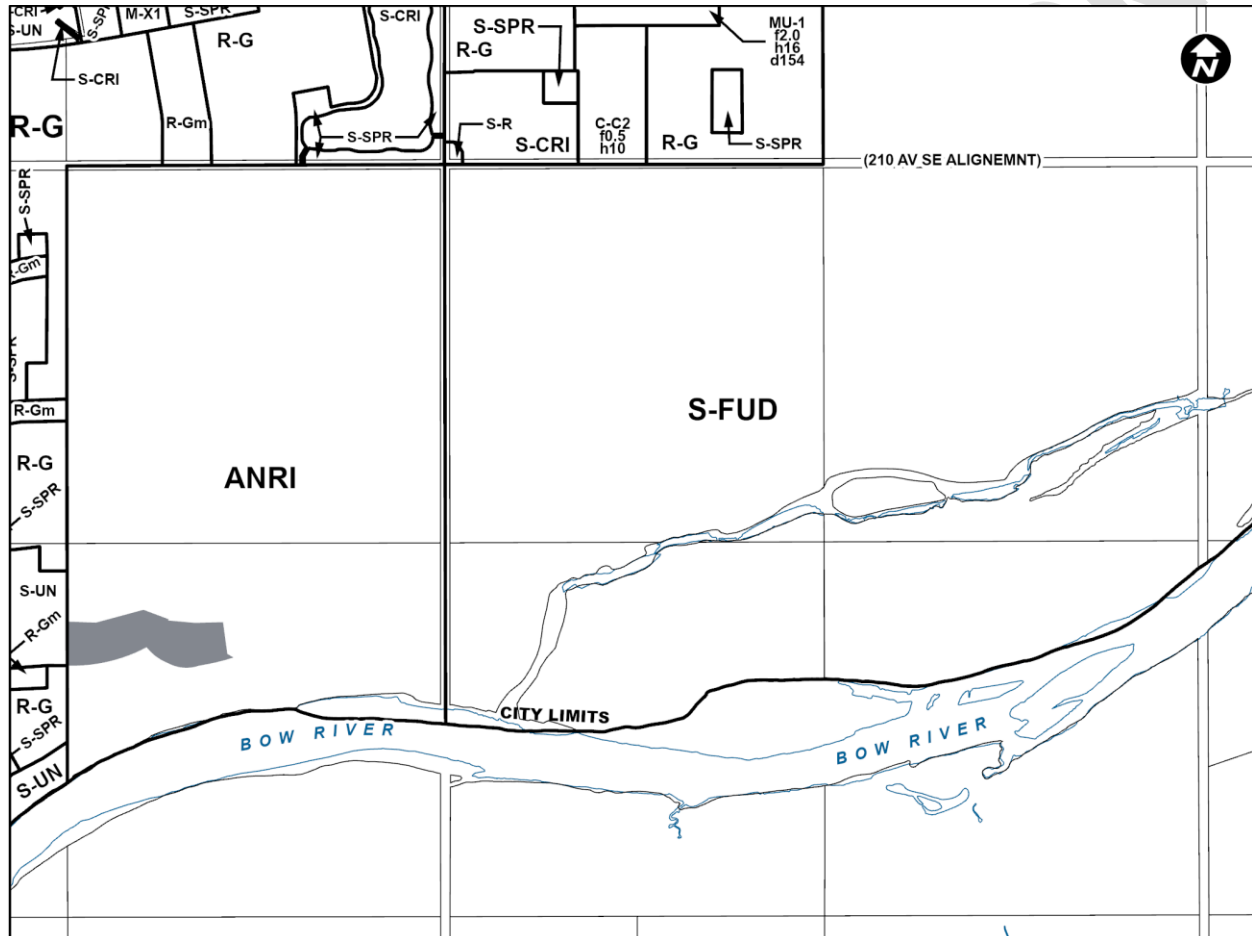
Relaxations

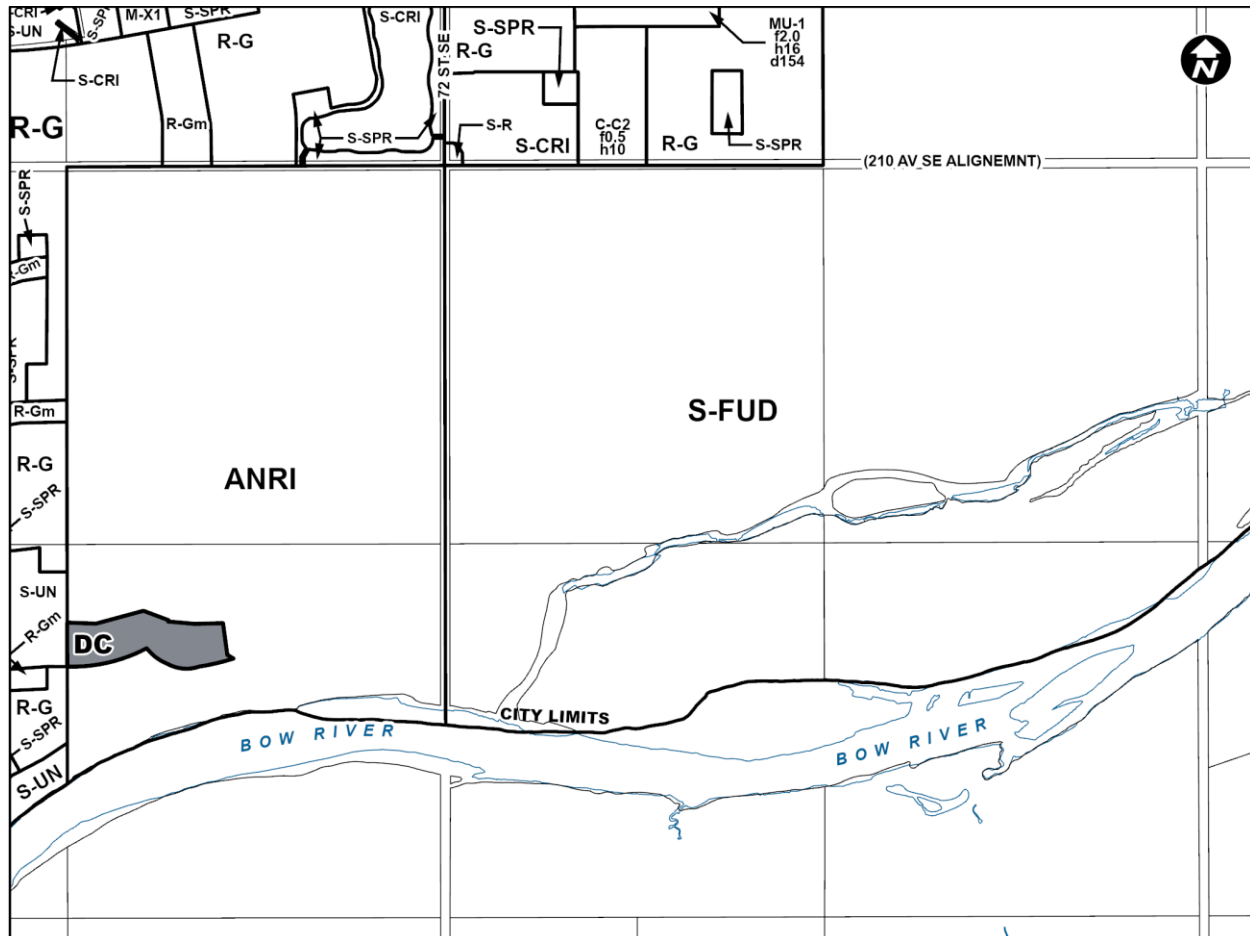
- 12 The **Development Authority** may relax the rules contained in Sections 6 through 11 of this Direct Control Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Proposed Direct Control District (M-2)

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 uses of restaurant and storage facilities.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The ***permitted uses*** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 5 The ***discretionary uses*** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Restaurant: Food Service Only;**
- (b) **Restaurant: Licensed;**
- (c) **Self Storage Facility; and**
- (d) **Vehicle Storage.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

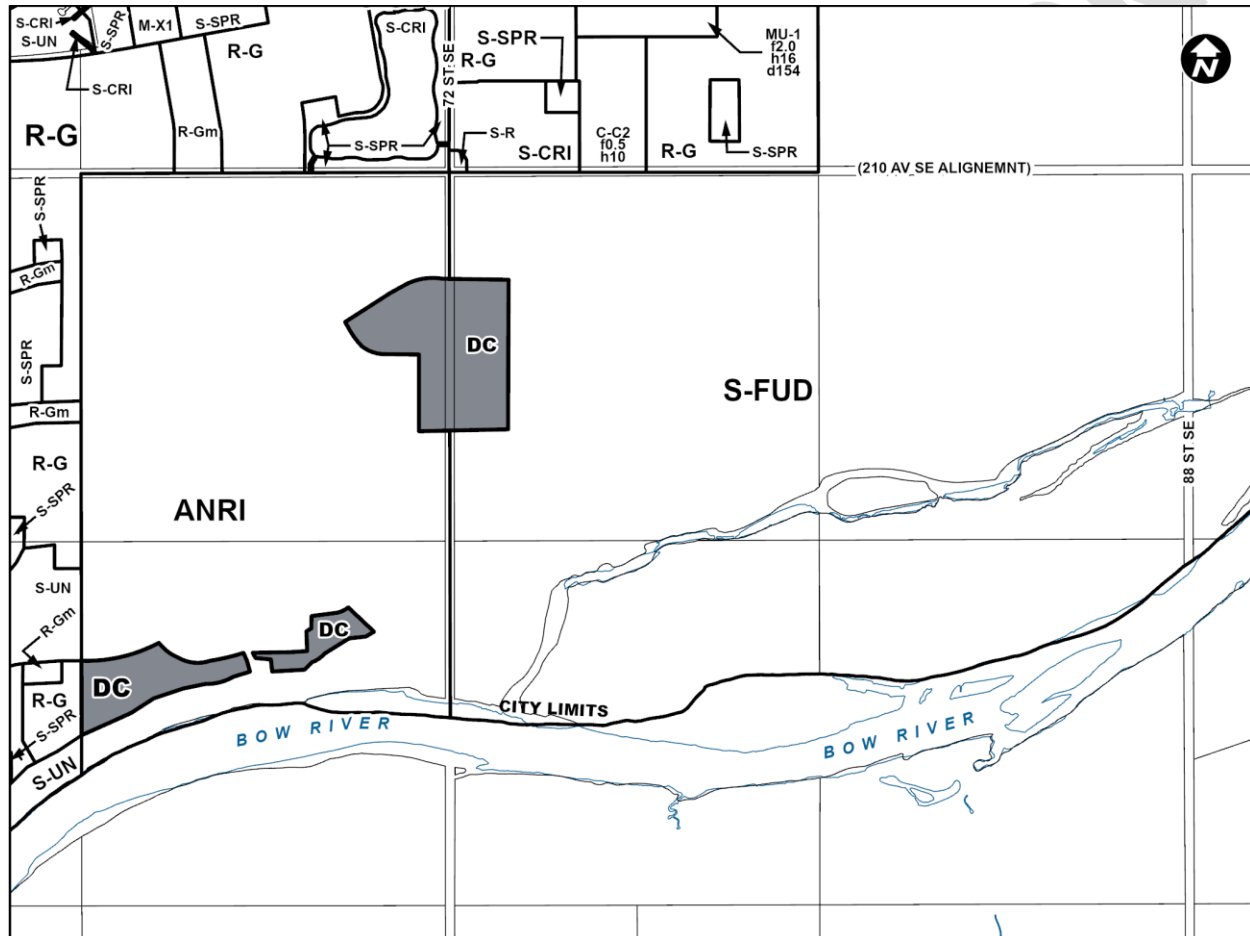
Relaxations

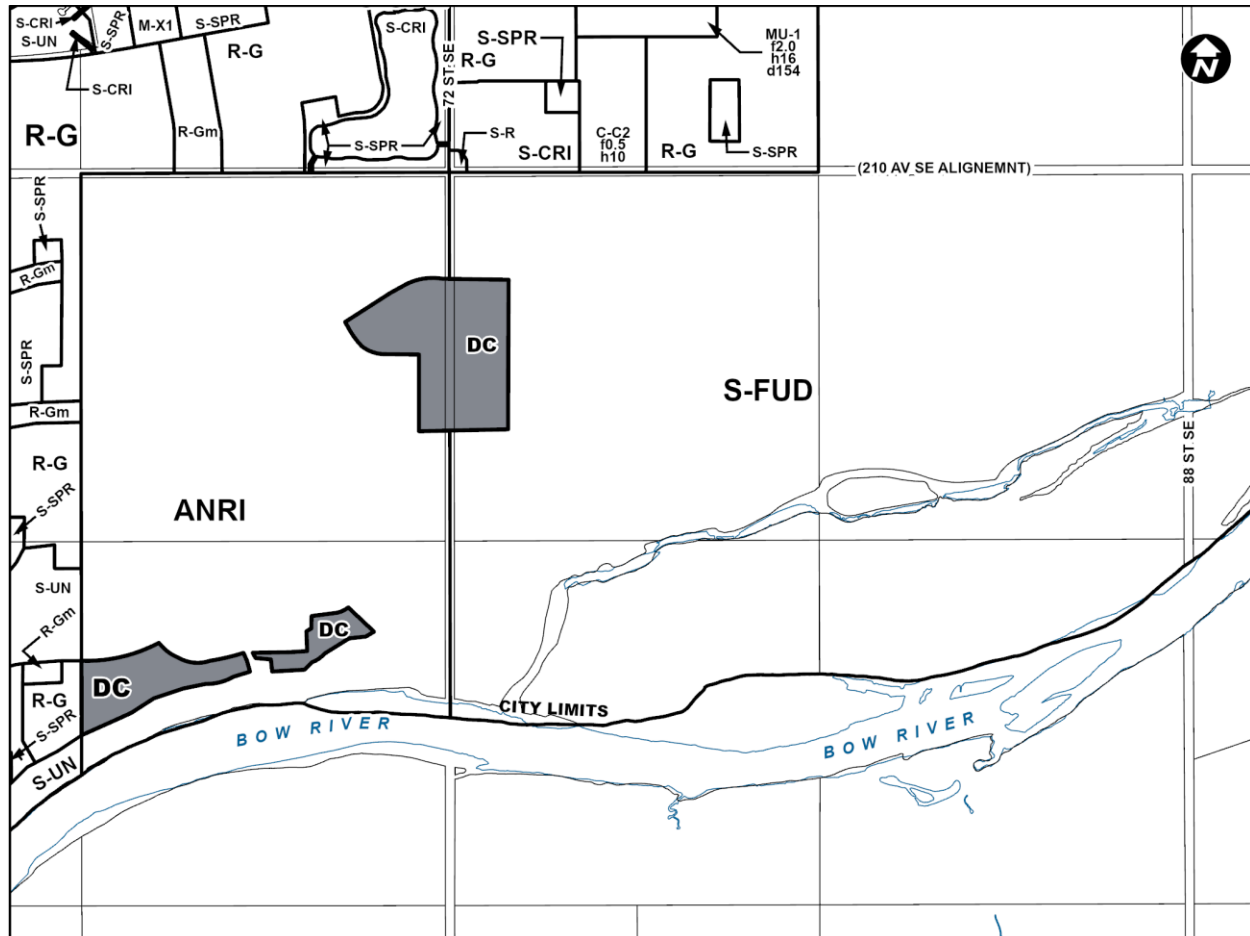
- 7 The ***Development Authority*** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Proposed Direct Control District (MU-1)

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

SCHEDULE A



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

- 1 This Direct Control District Bylaw is intended to:
- (a) accommodate mixed-use development;
 - (b) require building setbacks above a specific height; and
 - (c) accommodate the additional use of school – private.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Defined Uses

4 In this Direct Control District:

- (a) “**Clock Tower**” means a **use**:
 - (i) consisting of a standalone landmark structure containing a clock face;
 - (ii) that is a unique architectural feature intended to add community character and aid in wayfinding;
 - (iii) that may be located in any **setback area**; and
 - (iv) if combined with a **Sign**, may only be combined with an **Address Sign**.

Permitted Uses

5 The **permitted uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Clock Tower**; and
- (b) **School – Private**.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Mixed Use – General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 The maximum **floor area ratio** is 5.5.

Building Height

- 9 (1) Unless otherwise specified in subsection (2), the maximum **building height** is 30.0 metres.
- (2) The maximum **building height** for a **Clock Tower** is 60.0 metres.

Façade Width for Uses Facing a Street

- 10 (1) Unless otherwise referenced in subsection (2), (3) and (4), the maximum length of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is 15.0 metres.
- (2) For an individual **Drinking Establishment – Medium, Drinking Establishment – Small, Restaurant: Food Service Only, Restaurant: Licensed, Retail and Consumer Service, Supermarket, and Child Care Service use** located on the floor closest to **grade**, the maximum length of the **building** façade that faces a **street** is 30.0 metres.

- (3) The length of the **building** façade that faces a **street** containing an individual **Health Care Service, Financial Institution, or Office use** on the floor closest to **grade** is a maximum 9.0 metres.
- (4) There is no maximum length for the **building** façade that faces a **street** containing a **School – Private** or an **Assisted Living use**.

Setback Area

- 11 There is no required **minimum setback area**.

Street Wall Stepback

- 12 Where the height of a **building** is greater than 26.0 metres measured from **grade**, the façade of the **building** within 6.0 metres of a **property line** shared with a **street** must have a horizontal separation from the portion of façade closest to **grade** such that:
- (a) the horizontal separation has a minimum depth of 2.0 metres; and
 - (b) the horizontal separation occurs between a minimum **building height** of 7.5 metres and a maximum of 26.0 metres measured from **grade**.

Building Orientation

- 13 **Units** and individual **uses** located at **grade** with an exterior wall facing a **street** must provide:
- (a) an individual or shared entrance that is visible from the **street**; and
 - (b) sidewalks that provide direct exterior access to the **unit** or the **use**.

Relaxations

- 14 The **Development Authority** may relax the rules contained in Sections 7, 9, 10 and 12 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission



Applicant Submission

Jayman Living and Telsec Property Corporation envision Nostalgia Townlet to be a self-sustaining node for southeast Calgary. B&A prepared this application, with a team of technical experts in support of the Nostalgia Townlet Outline Plan (OP) and Land Use Redesignation application for approximately 537 acres (217 hectares) of land. Nostalgia Townlet raises the bar for suburban development in its diversity of housing, offering a balanced variety of low to high density housing types. Proposing approximately 5,825 units (15.2 upa), Nostalgia Townlet will be a self-sustaining community within southeast Calgary, providing housing for people in all segments of their life cycle, far exceeding the density of a typical community (8 upa).

The Nostalgia Townlet Outline Plan is based on New Urbanist design principles, supplies a innovative mix of low to high density housing, active mode connections, neighbourhood activity centres, open space, enhanced public realm features and integration with the natural environment. Activity centres will be the hubs of the neighbourhoods, anchored by key facilities for community foundations, such as a Signature Health and Wellness Centre, the Homeowners Association, and providing direct public access to escarpment. In alignment with the ASP, the plan proposes multiple public access points to the escarpment, encouraging people to use the Escarpment Green Corridor and enjoy views of the Bow River. NACs have been thoughtfully placed within the plan area adjacent to key natural assets, such as the escarpment and the Bow River, to stimulate the health and wellness of neighbourhood residents, enhance public access to natural amenities, enhance the public realm and create a unique sense of place.

The plan locates medium and higher density homes close to the NACs and along corridors, with multi-residential units in the village centre, fishing village and areas along the escarpment to take advantage of the natural setting a view of the Bow River and Rocky Mountains. Missing middle housing forms will be scattered throughout the plan area, with medium to high-rise apartments strategically located to leverage the Village Centre and unique topographical features. The unique Direct Control R-G land use district makes up the majority of the Plan Area, proposing laned single, semi-detached or townhomes along collector streets. Wide Shallows, Estate lots, cluster homes, move-up, laned and front-drive housing options are strategically placed throughout the plan area which provide multiple options for future residents. In addition, Nostalgia Townlet proposes a custom wide-shallow housing form to establish a unique street presence, reducing unnecessary setbacks to create a quaint neighbourhood environment.

The housing mix enhances long term resiliency and establishes a sense of community by offering a variety of housing forms at densities that far exceed the MDP policy requirements and adjacent plans. This will enable residents the ability to remain in the neighbourhood throughout their various life-cycle phases and establish Nostalgia Townlet as a self-sustaining community.

Finally, Jayman and Telsec are proposing to build sustainable and innovative infrastructure that mitigates the impacts of climate change and progresses society towards net-zero. This includes a minimum of 10 solar panels on all low density residential homes; considering additional solar and geo-exchange on multi-residential and commercial buildings; and proposing an innovative nautilus stormwater pond.

This plan is innovative and unique in its approach to suburban development and can be realized through the adoption of the proposed land use and outline plan applications. We look forward to building this community and request the support of Calgary Planning Commission and Council to make this a reality.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: Nostalgia Townlet

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)

Jayman Living and Telsec actively engaged multiple groups prior to submitting this application.

Indigenous Engagement:

Traditional Knowledge Keepers from Treaty 7 Nations, including the Tsuut'ina and Stoney Nakoda First Nations, the Metis Nation of Alberta, Region 3 and urban Indigenous communities were engaged through the Ricardo Ranch ASP process. This engagement guided the policy development of Section 4.2 of the ASP which provides an intent to recognize and celebrate the Bow River Valley for its significance as a sacred feature for Indigenous peoples. The previous landowner participated in the ASP engagement process, and Jayman and Telsec have continued with Indigenous engagement throughout the development process, with the most recent meetings held in December 2021. On April 12, 2024, Elder Peter Weasel Moccasin from Kainai First Nation held a naató'si (sunrise) ceremony on-site at Nostalgia. Representatives from Jayman, B&A Studios, and Ward 12 Councillor Spencer attended the event.

Further opportunities for Indigenous engagement will be explored through future planning work and in alignment with established ASP policies. There is a potential to incorporate elements from Indigenous knowledge into the public realm through detailed design.

Interest Group Engagement:

Jayman and Telsec engaged with two fishing groups and the River Users Alliance to inform the preliminary design of the boat launch. The boat launch has been designed to accommodate a number of river-access groups.

Public Engagement:

A virtual, public meeting was held October 17, 2022 with Ricardo Ranch Landowners, Councillor Evan Spencer and other interested parties to discuss environmentally significant areas and mitigation measures within the Ricardo Ranch ASP. A second virtual meeting was also held on March 26, 2024, to share information about the Outline Plan, respond to questions and gather input. Both virtual meetings were coupled with a question and answer segment and an online feedback form. In total, 25 surveys were submitted over the course of public engagement. Public engagement will continue throughout the process to ensure all interested parties are given fair opportunity to learn about the project, speak with subject matter experts and provide feedback.

calgary.ca/planningoutreach



Community Outreach on Planning & Development Applicant-led Outreach Summary

Affected Parties

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

Landowners within the Ricardo Ranch ASP
Traditional Knowledge Keepers & Indigenous Elders
City of Calgary Indigenous Relations Office
Environmental Groups
Fly-fishing Community
Councillor Evan Spencer
Calgary River Users Alliance
Alberta Wilderness Association
CPAWS Southern Alberta
Seton Homeowners Association

What did you hear?

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

Those engaged were most interested in environmental aspects of the project such as interface with the Bow River, impacts to wildlife and their habitats, and setbacks. There was also some interest in the development timeline and the construction process. Many were also excited about the project and its unique elements, including the pathway system. Most parties were satisfied with responses from the project team. Engagement will continue as project planning progresses so that public questions and comments can continued to be addressed.

Through Indigenous engagement, there was discussion on the development of the lands, areas that will be retained as environmental reserves, studies that were completed and some initial findings, and the plan for continued Indigenous engagement about open space planning, pathways, and education opportunities.
There was mutual interest in holding ceremonies on the lands before any work was completed.

How did input influence decisions??

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

We recognize that natural assets in the City of Calgary are valuable for the whole collective. We also understand the desire to retain as much open space as possible. Conversations with interested stakeholders has influenced the design of the fishing village and open space areas.

Through Indigenous engagement there was interest in holding ceremonies on the lands before any work was completed. A Ceremony was held on April 12, 2024 to recognize this request. There was interest in future engagement opportunities through future planning work and in alignment with established ASP policies.

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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)

Engagement participants will continue to be updated on the engagement outcomes and how the project progresses, and the final plan will be circulated to engaged groups in advance of the public hearing.

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Ricardo Ranch Area Structure Plan

Indigenous Outreach Summary

Updated July 2024

Background

Brookfield Residential, Genesis Land Development Corp., and Jayman Living and Telsec, are the landowners of 635 hectares (1,570 acres) in southeast Calgary in the Ricardo Ranch Area Structure Plan. Starting in 2019, the landowners undertook an Indigenous engagement program with Traditional Knowledge Keepers from Treaty 7 Nations including the Blackfoot Confederacy (comprising the Siksika, Piikani, and Kainai First Nations), Tsuut'ina First Nation, Stoney Nakoda (including the Chiniki, Bearspaw, and Wesley First Nations), the Métis Nation of Alberta Region 3, and urban Indigenous community members.

During engagement, Traditional Knowledge Keepers shared their worldviews, experiences and knowledge based on their connections to the land, environment and other living beings. Each landowner worked with the City of Calgary's Indigenous Relations Office and Blackfoot elders to hold a ceremony at their respective sites. The landowner team is committed to continuing engagement with these representatives and communities as project planning continues.

About the Ricardo Ranch ASP

The Indigenous engagement program supports the following ASP policies:

- The open space network within and adjacent to the Bow River valley is encouraged to be planned and designed with collaborative input and insight from Treaty 7 First Nations and the Métis Nation of Alberta, Region 3 in sustained, respectful, and appropriate ways.
- The open space network is encouraged to incorporate the worldviews, oral histories, understandings, and traditional practices associated with the Bow River valley. Application of elements may include, but are not limited, to the following:
 - Creating interpretative signage and/or design elements that enable Indigenous worldviews from the Treaty 7 territory in relation to the Bow River valley to be understood and respected by a wider audience.
 - Integrating wayfinding that accounts for Treaty 7 First Nations and Métis languages.
 - Providing visual and physical connections to key natural landscape features through ecological corridors.
 - Recognizing and celebrating the sacredness of water through protection, restoration and/or enhancement.
 - Protecting or re-establishing native plant and tree species that reflect the biodiversity of the Treaty 7 territory, which also act as seasonal markers and attractors of fauna.
 - Designing place-based public art and monuments; and
 - Preserving and celebrating historic resources.

Engagement Summary - 2019

Below are the topics for engagement, preliminary feedback and context, and corresponding questions that guided dialogue and gathered input.

During the engagement held in 2019, we received preliminary responses, reactions, and direction on the topic areas. These topic areas provide an opportunity to incorporate feedback directly into future planning. Indigenous outreach will continue throughout the development of the communities

Topic	Preliminary Feedback/Context	Engagement Questions
Interpretive and Wayfinding Signage The landowners would like to include interpretive signage that incorporates Indigenous design elements, language, history and/or worldviews.	Preliminary feedback from Treaty 7 representatives is that each nation will have different perspectives, languages, and worldviews that cannot be bundled together.	<i>* Please see the row below titled 'Celebrating Water' for related engagement questions</i>
Natural Landscape Features The landowners wish to provide visual and physical connections to key natural landscape features through ecological corridors.	The most significant ecological corridor within the plan is the Bow River. The landowners have committed to a minimum setback of 50 m along the river however the setback exceeds that throughout most of the project. There is a heron rookery along the river as well which will be protected by a 750 m setback.	<ul style="list-style-type: none"> - Are there any stories about herons or other wildlife in the area that we can include as part of our interpretive signage? - Do you have any other feedback regarding the preservation of ecological corridors?
Celebrating Water The landowners would like to recognize and celebrate the sacredness of water through protection, restoration and/or enhancement.		<ul style="list-style-type: none"> - How can the project team celebrate the sacredness of water and the Bow River as part of the project? - Would you like to share stories or perspectives about the sacredness of water? This information can help inform programming including interpretive signage.
Native Plant Species The landowners are dedicated to protecting or re-establishing native plant and tree species that reflect the biodiversity of the Treaty 7 Territory, which also act as seasonal markers and attractors of fauna.		<ul style="list-style-type: none"> - Please identify native plant species that can be restored within the subject site. - Can you share stories and perspectives about native plant species that exist or could be restored at the site? This information can help inform programming.

Topic	Preliminary Feedback/Context	Engagement Questions
Public Art The landowners wish to incorporate place-based public art and monuments within the site.	Consideration should be made if one significant piece of public art or a monument is preferred (perhaps as a gateway to the community), or if various unique monuments are preferred.	<ul style="list-style-type: none"> - Do you have any preliminary ideas about potential concepts for public art? - What would you like to commemorate through public art? - Do you have any artist recommendations?
Celebrating Historic Resources The landowners are committed to both preserving and celebrating historic resources within the site.	The best way to preserve historic resources is by leaving them in place within open spaces and not disturbing them. Sometimes, we will remove resources and they will be properly cataloged.	<ul style="list-style-type: none"> - Would participants like to be notified of what artifacts are found within the site? - Can we celebrate artifacts through interpretive signage at the site? - Is there an opportunity to integrate site findings into future curriculum in local schools?

Engagement Summary – 2021 -2024

Outlined below are recent milestones of the Indigenous Engagement Strategy for the Ricardo Ranch ASP.

Milestone	Notes	Date Completed
Connected with The City of Calgary's Indigenous Relations Office to initiate engagement planning	Harold Horsefall is the established lead from the IRO.	August 2021
Began outreach to previously engaged Indigenous Knowledge Keepers	Email notification sent to the previous contact list to re-introduce the project and invite a kick-off meeting.	November 2021
Held meeting with Indigenous Knowledge Keepers	The purpose of the meeting was to re-introduce the project and team, describe feedback process and questions, gather input and initiate relationship building.	December 14, 2021
Informal meetings with some Knowledge Keepers to provide honorariums and to further discuss the project	Led by B&A engagement representative Bridget Naud.	December 2021
Reconnect with IRO	B&A connected with the City's Indigenous Relations Office for guidance on future ceremonies for each project.	October 2022

Meetings with IRO and Genesis	Meetings were held to introduce Genesis to IRO representative and formally start the process of hosting a ceremony at Logan Landing.	Spring 2023
Ceremony for Logan Landing Outline Plan, Genesis Land Development	With the guidance of Stewart Breaker from the City's Indigenous Relations Office, a pipe offering ceremony was held at Logan Landing. Representatives from Genesis, B&A Studios, Bison Historical Services, and Ward 12 Councillor Spencer attended the event.	June 22, 2023
Meetings with IRO and Brookfield	Meetings were held to introduce Brookfield to IRO representative, provide a site tour, and start the process for hosting a ceremony at Seton Ridge.	Fall 2023
Meetings with IRO and Jayman Living and Telsec	A meeting was held to introduce Jayman Living to the IRO representative who connected the team to Elder Peter Weasel Moccasin.	Spring 2024
Ceremony for Nostalgia Outline Plan, Jayman Living and Telsec	Elder Peter Weasel Moccasin from Kainai First Nation held a naató'si (sunrise) ceremony on-site at Nostalgia. Representatives from Jayman, B&A Studios, and Ward 12 Councillor Spencer attended the event.	April 12, 2024
Ceremony for Seton Ridge Outline Plan, Brookfield Residential	Elders Lesley Wolf Child and Shelayne Wolf Child held a pipe ceremony on-site at Seton Ridge. Representatives from Brookfield, B&A Studios, and the Ward 12 office attended the event.	April 19, 2024

The Knowledge Keepers were appreciative of the 2021 outreach and updates on the area. A general discussion occurred related to where development will be on the lands, areas that will be retained as environmental reserves, studies that were completed and some initial findings, and the plan for continued engagement about open space planning, pathways, education opportunities, etc. It was concluded that this was the beginning of the relationship, and we would seek more input on the projects at future stages of development. The landowners look forward to more opportunities to engage with the Traditional Knowledge Keepers as their projects progress.

There was mutual interest in holding ceremonies on the lands before any work was completed, hosting a site visit, discussing historical findings, and future opportunities for input into open space elements. The landowners coordinated ceremonies for each of the projects during the Outline Plan process. Each landowner received guidance from the IRO office representative and worked with an Elder to hold ceremonies at the sites.

Next Steps

Outreach with Indigenous communities will continue as the projects progress. Now that the Ricardo Ranch outline plans are approved, further opportunities for Indigenous engagement will be explored through future planning work and in alignment with established ASP policies.

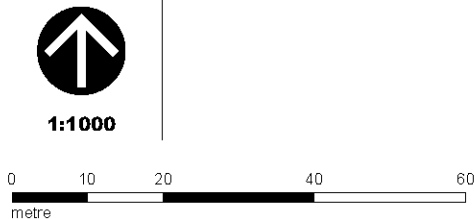
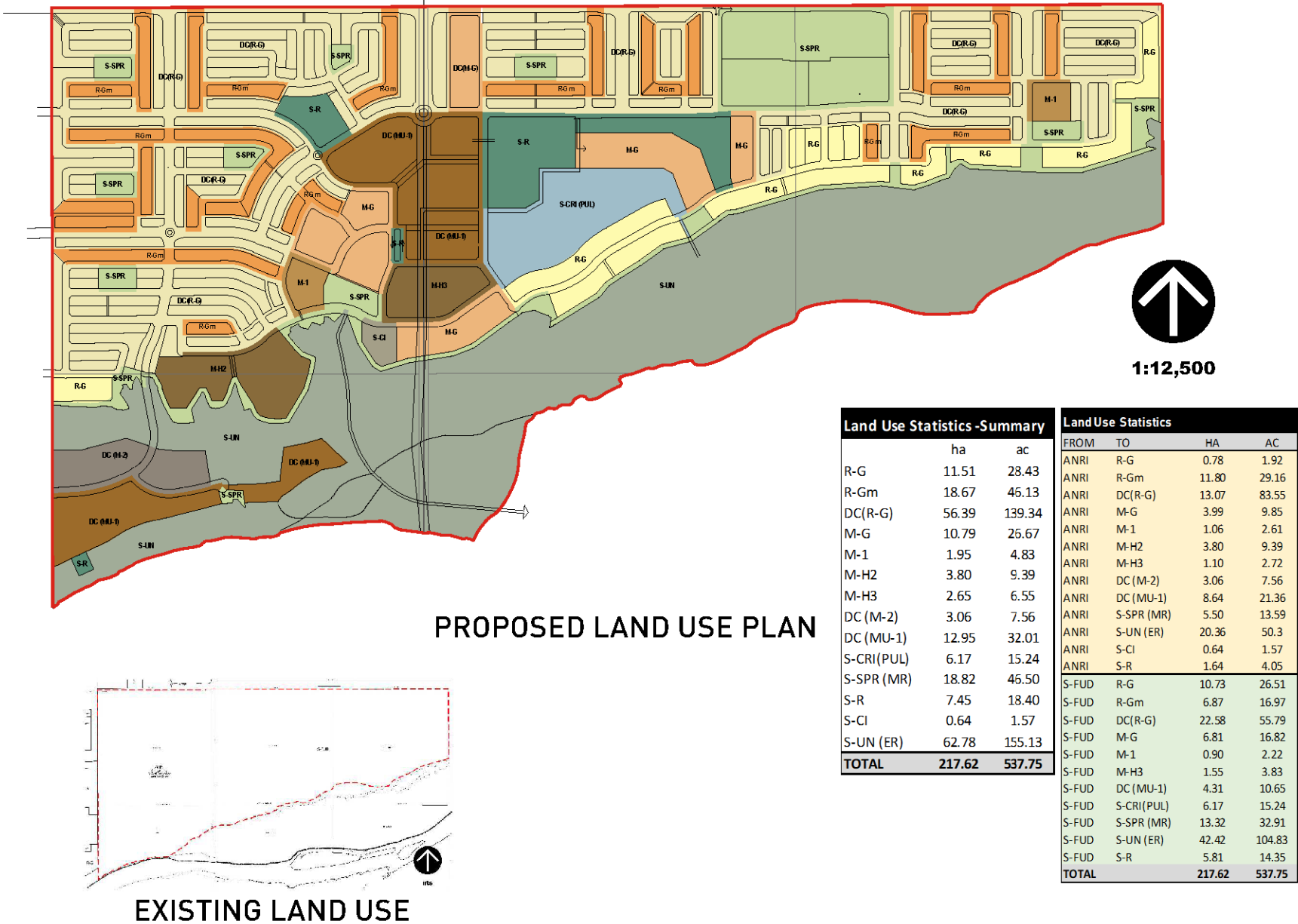
The landowners will continue to liaise with the City of Calgary Indigenous Relations office as their projects develop.

Proposed Outline Plan

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



OUTLINE PLAN STATISTICS									
						Hectares (a)	Acres (a)	% of GDA	
Total Area						217.62	537.75		
Outline Plan Boundary						217.62	537.75		
less									
S-UNIER Special Purpose - Urban Nature						62.08	153.41		
Gross Developable Area (GDA)						155.54	384.34	100%	
Land Use		Width		Frontage (m)		Hectares (a)	Acres (a)	No. of Units	% of GDA
		(m) / Units per acre (upa)	(m)	(m)	(m)				
Residential Single Dwelling	R-0	Residential - Low Density Mixed Housing District				52.90	130.71	34.0%	
						28.71	70.94	18.5%	
						8.51	21.02	199	
	DC (R-G)					20.20	49.92	493	
						24.19	59.77	15.4%	
Residential - Low Density Mixed Housing District						12.54	30.98	821	
	DC (R-G)					11.65	28.79	648	
	R-0m								
Max. number of lots based on 6.0m lot width						19.7	6.00	3686 (max.)	
Total Residential Single Dwelling						72,523	22,106.07	2360 (ant.)	
Residential Multi-Family									
M-0	Multi-Residential - At Grade Housing				29.70	73.39	19.1%		
					8.82	21.80	381	4%	
					4.95	12.22	170		
					1.29	3.19	60		
					2.59	6.39	151		
M-1	Multi-Residential - Low Profile				0.71	1.76	744	0.5%	
					40	upa	79		
					148	upa	299		
					0.75	1.86	111	0.5%	
					60	upa	275		
M-H2	Multi-Residential - High Density Medium Rise District				3.56	8.80	571	2.3%	
					45	upa	734		
					80	upa	734		
					121	upa	121		
					121	upa	121		
M-H3	Multi-Residential - High Density High Rise District				2.84	5.04	489	1.3%	
					121	upa	121		
					121	upa	121		
					121	upa	121		
					121	upa	121		
DC (M-2)	Direct Control - Multi-Residential - Medium Profile				2.57	6.36	2%		
					70	upa	444		
					168	upa	961		
					168	upa	961		
					168	upa	961		
DC (MU-1)	Direct Control - Mixed Use-General District				1.45	4.08	1%		
					14	upa	97		
					148	upa	404		
					148	upa	404		
					148	upa	404		
DC (MU-1)	Direct Control - Mixed Use-General District				4.40	10.88	2.8%		
					30	upa	326		
					168	upa	1610		
					168	upa	1610		
					168	upa	1610		
DC (MU-1)	Direct Control - Mixed Use-General District				5.19	12.82	3%		
					70	upa	895		
					168	upa	1897		
					168	upa	1897		
					168	upa	1897		
Total Residential Multi-Family								3665 (ant.)	
Total Residential Multi-Family								8645 (max.)	
Total Units								5825	
Anticipated								5825	
Maximum								12329	
Intensity								12329	
Density								37.5 upha	
								15.2 upa	
								32.1 upa	

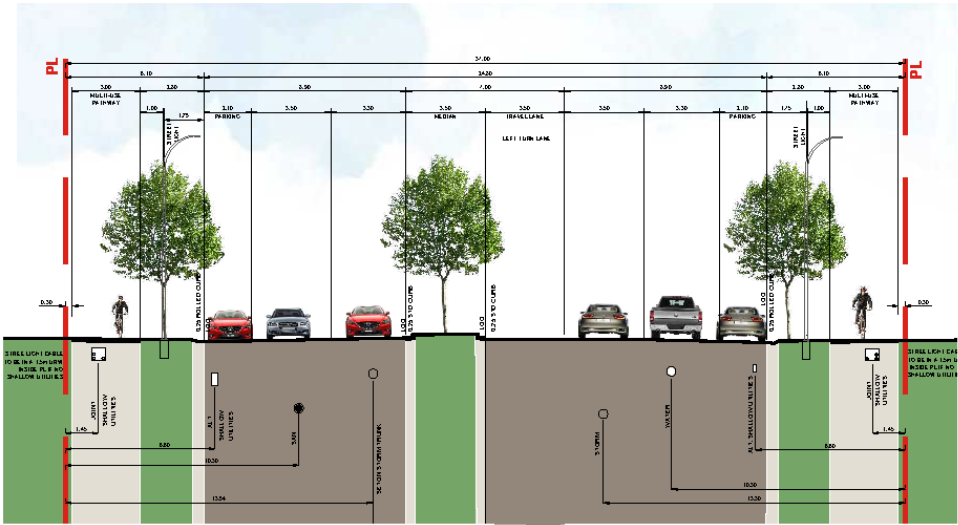


Nostalgia
Land Use

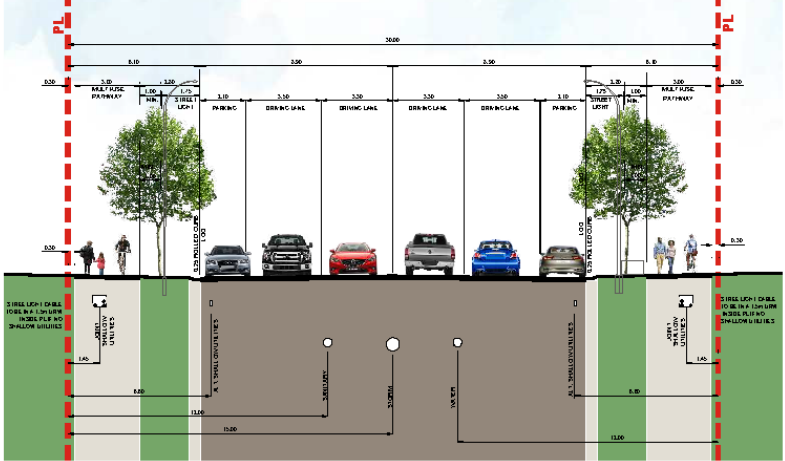


NE 1/4 Sec 10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 Lot 1 & Blk 9 Lot 1
21209 72 ST SE, 21210 72 ST SE, 21230 72 ST SE & 21910 72 ST SE
July 2024

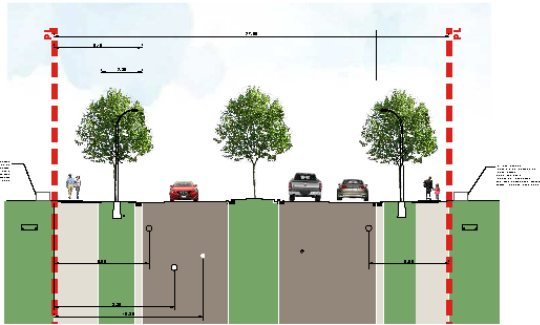
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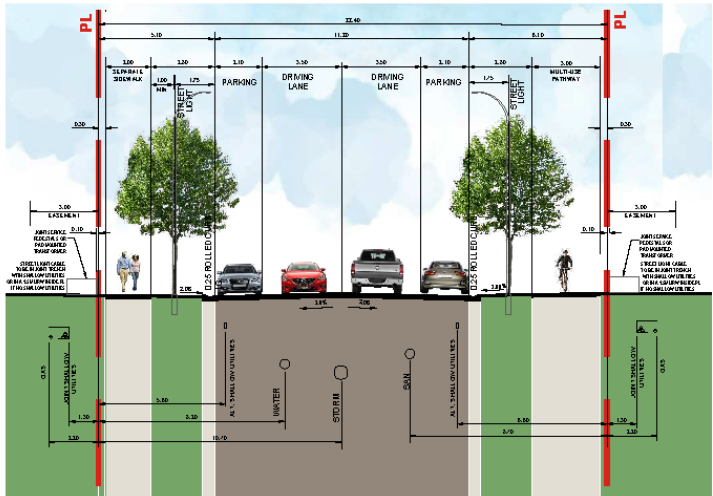
A: Mod. Arterial - (8.9m & 8.9m / 37.0m) 3.0m Multi-Use Pathway Both Sides
nts



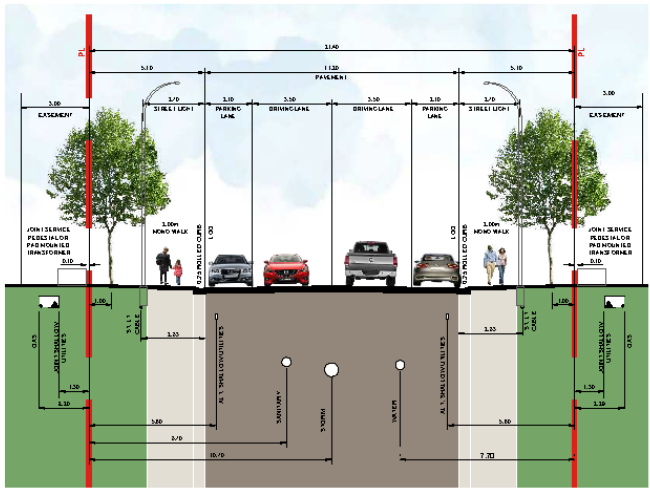
B: Modified Neighbourhood Boulevard - (17.8m / 30.0m)
3.0m Multi-Use Pathway Both Sides
nts



C: Mod Primary Collector - (6.0m & 6.8m / 27.5m)
3.0m Multi-Use Pathway on one side nts



D: Mod. Collector Street - (11.20m / 22.40m)
MUP & 2.0m Separate Sidewalk, Parking Both Sides
nts



E: Modified Collector Street - (11.2m / 21.40m) 2.0m Monowalk &
Parking Both Sides nts



1:1000

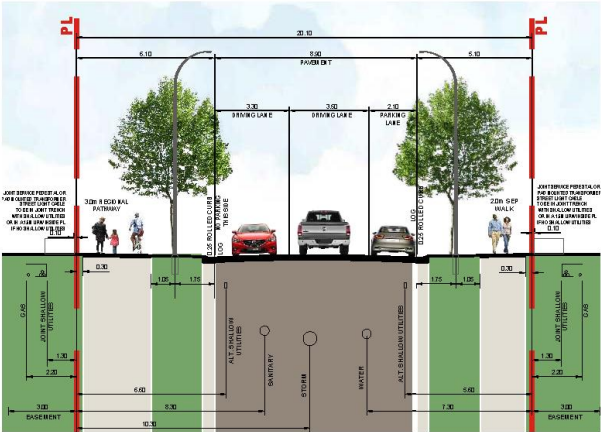


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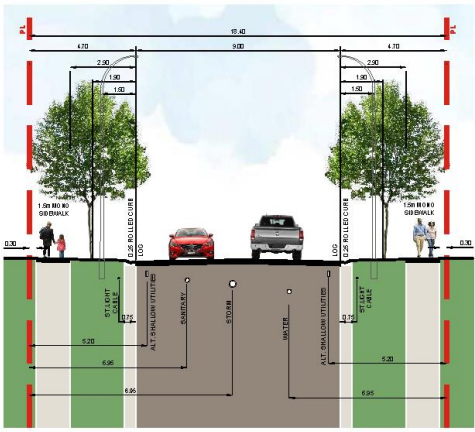
Nostalgia
Cross Sections 1-4



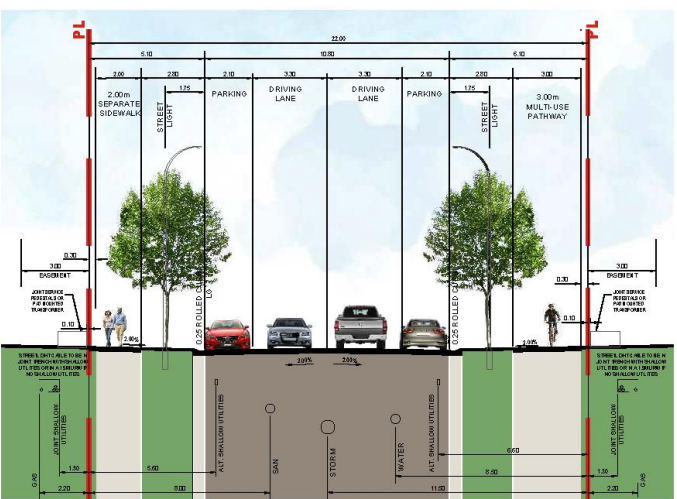
NE½ Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1
21209 72 ST SE, 21210 72 St SE, 21230 72 ST SE & 21910 72 ST SE
July 2024



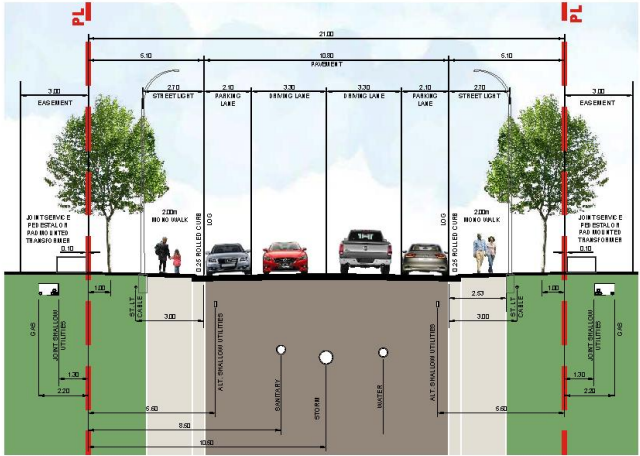
F : Mod. Collector Street - (8.9m / 20.1m)
MUP & 2.0m Separate Sidewalk, Parking One Side
nts



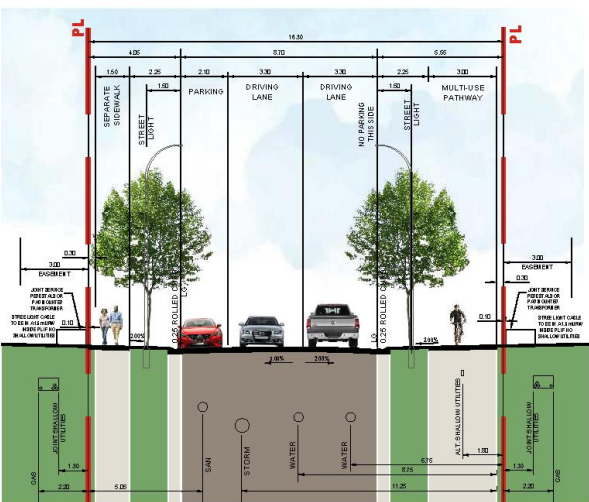
G : Residential Street (9.0m / 18.4m ROW)
Separate Walk Both Sides
nts



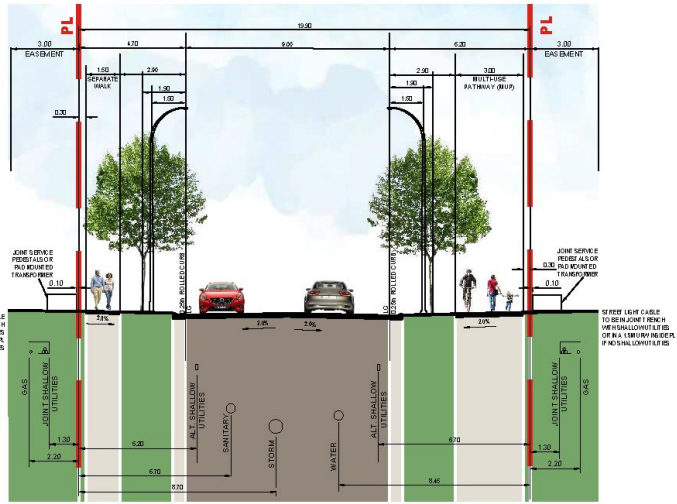
H : Mod Collector Street (10.8m / 22.0m ROW)
MUP & Separate Sidewalk nts



J : Collector Street (10.8m / 21.0m ROW)
Separate Sidewalk both sides
nts



K : Mod Collector Street (8.70m / 18.30m ROW)
nts



L : Mod. Residential Entrance Street - (9.00m / 19.90m)
MUP & 1.5m Separate Sidewalk nts



1:1000



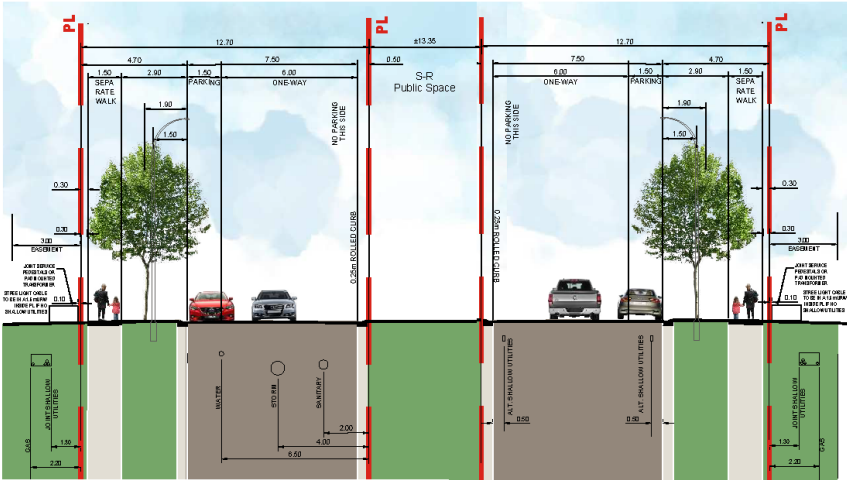
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Nostalgia
Cross Sections 2-4

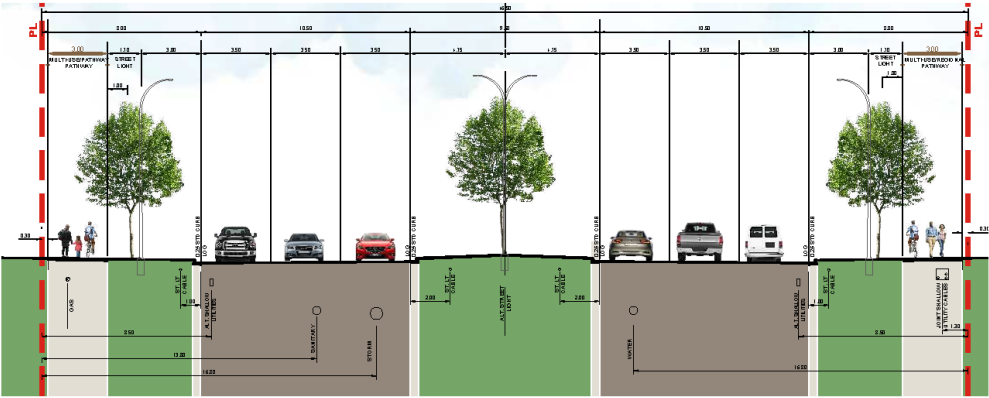


NE₁ Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1
21209 72 ST SE, 21210 72 ST SE, 21230 72 ST SE & 21910 72 ST SE

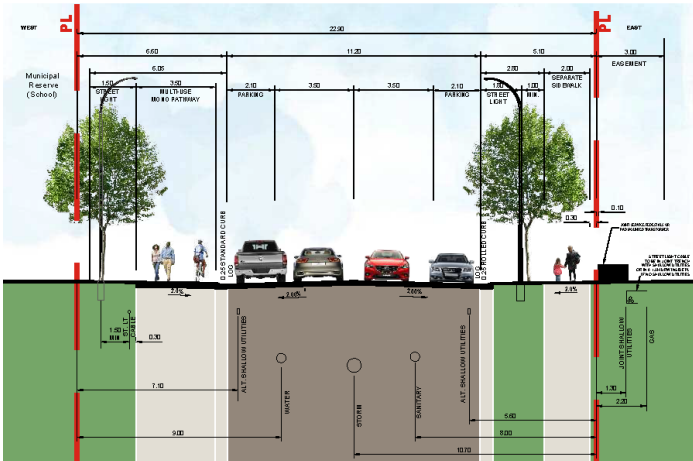
July 2024



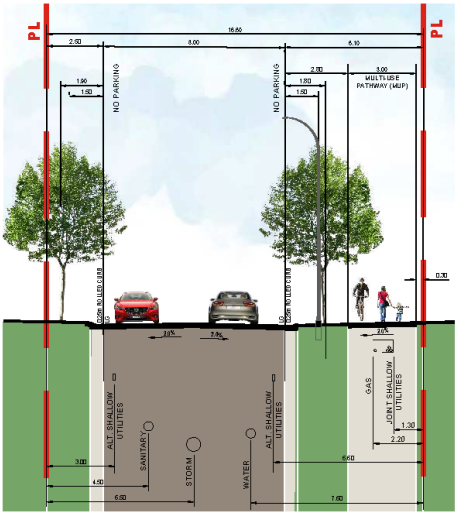
M: One-way Street 12.7m(west) & 12.7m (east) nts



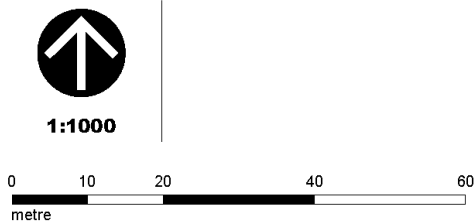
N : 212 Avenue Arterial - (2x10.5m / 46.5m) 6 Lanes nts



O: Mod. Collector - (11.2m / 22.9m) Multi-use Pathway & Separate Sidewalk nts



P: Mod. Collector Street
(8.00m / 16.60m ROW) MUP one side nts

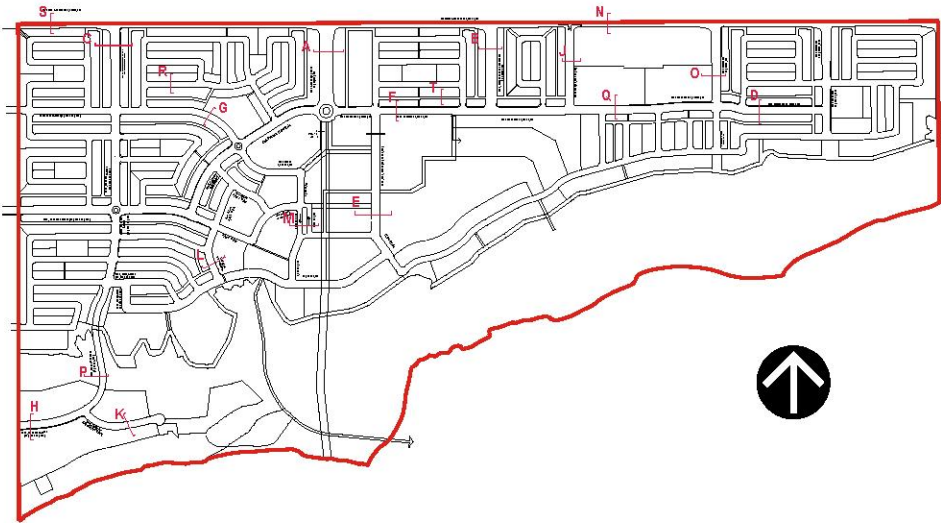
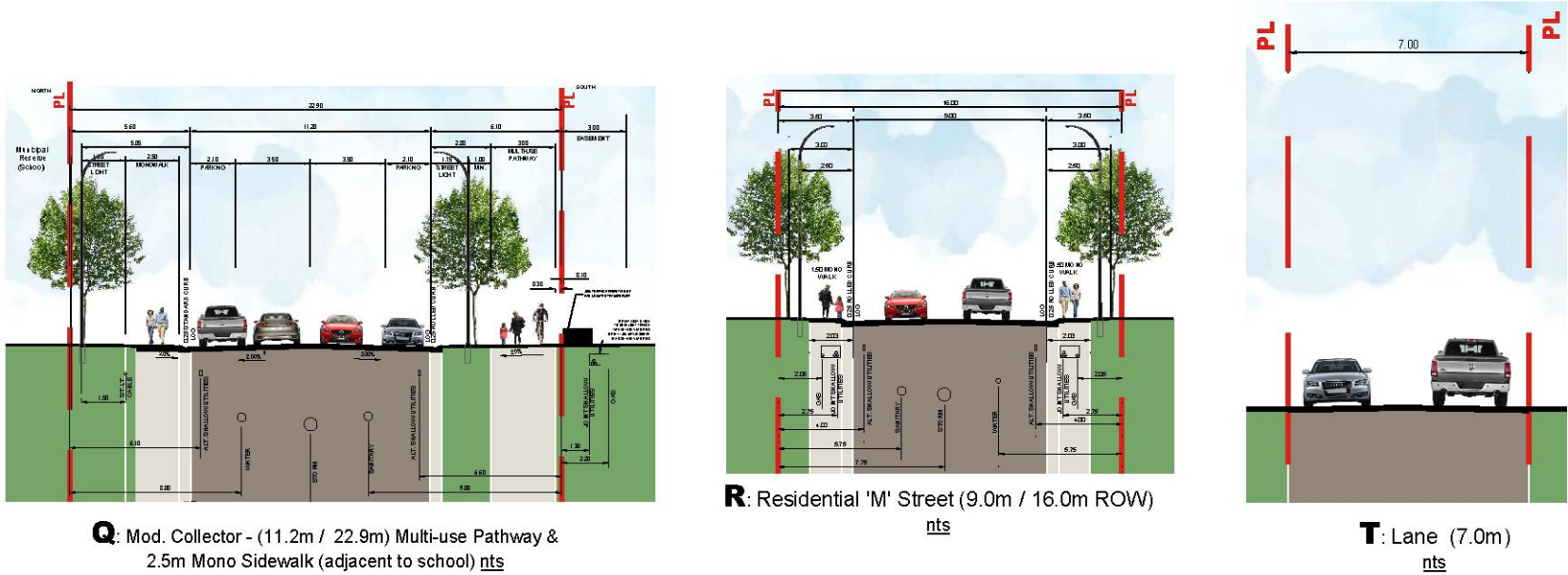


Nostalgia
Cross Sections 3-4



NE½ Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1
21209 72 ST SE, 21210 72 ST SE, 21230 72 ST SE & 21910 72 ST SE
July 2024

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Nostalgia
Cross Sections 4-4



NE¼ Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1
21209 72 ST SE, 21210 72 St SE, 21230 72 ST SE & 21910 72 ST SE
July 2024

Jul 09, 2024 - 9:25am W:\2021-037 Telsec Ricardo Lands OP\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2021-037-OP DTR 2024\JULY03.dwg Fig City package

Proposed Outline Plan Data Sheet

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

	HECTARES	ACRES
GROSS AREA OF PLAN	217.62	537.75
LESS: ENVIRONMENTAL RESERVE	62.08	153.41
LESS: LAND PURCHASE AREA	0	0
NET DEVELOPABLE AREA	155.54	384.34

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G	8.51	21.02	198	198
DC (R-G) (Single)	20.20	49.92	693	693
DC (R-G) (Townhomes)	12.54	30.98	821	821
R-Gm	11.65	28.79	648	648
M-G	8.82	21.80	4	381
M-1	1.46	3.61	2	181
M-H2	3.56	8.80	2	571
M-H3	2.04	5.04	2	609
DC (M-2)	2.57	6.36	2	444
Total Residential	71.35	176.32	2372	4546

LAND USE (Mixed Use)	HECTARES	ACRES	ANTICIPATED # OF RESIDENTIAL UNITS	ANTICIPATED COMMERCIAL AREA (SQ.M)
DC (MU-1)	11.24	27.78	1280	~46451 (500,000sf)
Total Residential	11.24	27.78	1280	~46451 (500,000sf)
Total Commercial	11.24	27.78	1280	~46451 (500,000sf)

LAND USE (Commercial / Industrial)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED AREA (SQ.M) IF AVAILABLE
-	0	0	0	0
-	0	0	0	0
Total Commercial	0	0	0	0
Total Industrial	0	0	0	0

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	44.60	110.20	28.7%
PUBLIC UTILITY LOT (S-CRI)	5.94	14.68	3.8%

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	8.12	20.07	5.22%
MR Non-Credit (S-SPR)	0	0	0
MSR (S-SPR)	7.43	18.36	4.78%

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	5825		
ANTICIPATED DENSITY		37.5	15.2
ANTICIPATED INTENSITY		110	45