



## AGENDA

### CALGARY PLANNING COMMISSION

September 5, 2024, 1:00 PM  
IN THE COUNCIL CHAMBER

#### 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 August 15
5. CONSENT AGENDA
  - 5.1 DEFERRALS AND PROCEDURAL REQUESTS  
None

5.2 Land Use Amendment in Alpine Park (Ward 13) at 15717 – 37 Street SW, LOC2024-0142, CPC2024-0950

5.3 Road Closure and Land Use Amendment in Elbow Park (Ward 8) adjacent to 3816 Edison Crescent SW, LOC2023-0165, CPC2024-0902

6. POSTPONED REPORTS  
*(including related/ supplemental reports)*  
None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS  
None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Bridgeland/Riverside (Ward 9) at 118 – 8 Street NE, LOC2024-0120, CPC2024-0949

7.2.2 Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157, CPC2024-0957

7.2.3 Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1401 – 17 Avenue SE, LOC2022-0064, CPC2024-0963

7.2.4 Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1439 – 17 Avenue SE, LOC2022-0198, CPC2024-0955

7.2.5 Policy and Land Use Amendment in Parkhill (Ward 8) at 43 – 34 Avenue SW, LOC2024-0056, CPC2024-0838

7.2.6 Land Use Amendment in Downtown West End (Ward 7) at 1007 – 6 Avenue SW, LOC2024-0146, CPC2024-0922

7.2.7 Land Use Amendment in Highfield (Ward 9) at 1212 – 34 Avenue SE, LOC2023-0237, CPC2024-0874

7.2.8 Policy Amendment in Bridgeland/Riverside (Ward 9) at 647 – 4 Avenue NE, LOC2024-0076, CPC2024-0945

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

**August 15, 2024, 1:00 PM  
ENGINEERING TRADITIONS COMMITTEE ROOM**

**PRESENT:** Director T. Mahler, Chair  
Director S. Fleming, Vice-Chair  
Councillor R. Dhaliwal (Remote Participation)  
Commissioner L. Campbell-Walters  
Commissioner J. Gordon (Remote Participation)  
Commissioner N. Hawryluk  
Commissioner C. Pollen  
Commissioner J. Weber

**ABSENT:** Councillor G-C. Carra (Personal)  
Commissioner S. Small

**ALSO PRESENT:** A/Principal Planner S. Jones  
Senior Legislative Advisor J. Palaschuk  
Legislative Advisor B. Dufault

1. CALL TO ORDER

Director Mahler called the meeting to order at 1:00 p.m.

ROLL CALL

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

Absent from Roll Call: Councillor Carra and Commissioner Small

2. OPENING REMARKS

Director Mahler provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

**Moved by** Director Fleming

That the Agenda for the 2024 August 15 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

3.1 DECLARATIONS - CONFLICT OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

**Moved by** Commissioner Pollen

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

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 July 25
- 4.2 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 August 1

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Campbell-Walters

That the Consent Agenda be approved, as follows:

- 5.1 DEFERRALS AND PROCEDURAL REQUESTS  
None
- 5.2 Land Use Amendment in Parkdale (Ward 7) at 3528 – 3 Avenue NW, LOC2024-0136, CPC2024-0905

**MOTION CARRIED**

- 5.3 Land Use Amendment in Monterey Park (Ward 10) at 254 Saratoga Close NE, LOC2024-0122, CPC2024-0845

The following documents were distributed with respect to Report CPC2024-0845:

- A presentation entitled "LOC2024-0122 / CPC2024-0845 Land Use Amendment"; and
- Revised Attachment 1.

**Moved by** Commissioner Weber

That with respect to Report CPC2024-0845, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.04 hectares ± (0.10 acres ±) located at 254 Saratoga Close NE (Plan 9411515, Block 15, Lot 30) from

Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

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

**MOTION CARRIED**

5.4 Policy and Land Use Amendment in Richmond (Ward 8) at 2102 – 21 Avenue SW, LOC2024-0088, CPC2024-0780

**Moved by** Commissioner Campbell-Walters

That with respect to Report CPC2024-0780, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2102 – 21 Avenue SW (Plan 8997GC, Block 11, Lot 1) from Residential – Grade Oriented (R-CG) District to Housing – Grade Oriented (H-GO) District.

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

Against: (1): Commissioner Weber

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Beltline (Ward 8) at 1405 – 4 Street SW, DP2021-7019, CPC2024-0861

A presentation entitled "DP2021-7019 / CPC2024-0861 Development Proposal" was distributed with respect to Report CPC2024-0861.

Gavin Murphy and Geoff Heu (applicants) answered questions of Commission with respect to Report CPC2024-0861.

**Moved by** Commissioner Weber

That with respect to Report CPC2024-0861, that the following be approved:

That Calgary Planning Commission approve Development Permit (DP2021-7019) for a New: Dwelling Unit, Retail and Consumer Service (1 building) at 1405 – 4 Street SW (Plan A1, Block 106, Lots 16 to 23), with conditions (Attachment 2).

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

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

### 7.2.1 Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses, LOC2024-0097, CPC2024-0934

A presentation entitled "LOC2024-0097 / CPC2024-0934 Land Use Amendment" was distributed with respect to Report CPC2024-0934.

**Moved by Commissioner Gordon**

That with respect to Report CPC2024-0934, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.29 hectares ± (0.71 acres ±) located at 123 and 151 – 4 Street NE and 455 – 1 Avenue NE (Condominium Plan 2410034, Units 1 to 3; Condominium Plan 2311203, Units 1 to 180; Condominium Plan 2311205, Units 1 to 40) from Direct Control (DC) District to Direct Control (DC) District to accommodate a liquor store within 300 metres of another liquor store (Attachment 2).

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

**MOTION CARRIED**

### 7.2.2 Land Use Amendment in Highland Park (Ward 4) at 3820 and 3824 Centre A Street NE, LOC2023-0259, CPC2024-0918

A presentation entitled "LOC2023-0259 / CPC2024-0918 Land Use Amendment" was distributed with respect to Report CPC2024-0918.

**Moved by Commissioner Pollen**

That with respect to Report CPC2024-0918, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.11 hectares ± (0.27 acres ±) located at 3820 and 3824 Centre A Street NE (Plan 7330HA, Block 17, Lots 10 and 11) from Residential – Grade-Oriented



Infill (R-CG) District to Multi-Residential – Contextual Low Profile (M-C1) District.

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

**MOTION CARRIED**

7.2.3 Land Use Amendment in Tuxedo Park (Ward 7) at 121 and 125 – 32 Avenue NE, LOC2024-0026, CPC2024-0659

The following documents were distributed with respect to Report CPC2024-0659:

- A presentation entitled "LOC2024-0026 / CPC2024-0659 Land Use Amendment";
- Revised Cover Report;
- Revised Attachment 1; and
- Revised Attachment 4.

**Moved by** Commissioner Hawryluk

That with respect to **Revised** Report CPC2024-0659, the following be approved:

That Calgary Planning Commission receive Attachment 4, Community Association Response, for the Corporate Record.

For: (4): Director Fleming, Councillor Dhaliwal, Commissioner Hawryluk, and Commissioner Weber

Against: (3): Commissioner Campbell-Walters, Commissioner Gordon, and Commissioner Pollen

**MOTION CARRIED**

**Moved by** Commissioner Hawryluk

That with respect to **Revised** Report CPC2024-0659, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.13 hectares ± (0.32 acres ±) located at 121 and 125 – 32 Avenue NE (Plan 2617AG, Block 65, Lots 32 to 35) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CGd78) District.

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

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

**Moved by** Commissioner Hawryluk

That this meeting adjourn at 2:54 p.m.

**MOTION CARRIED**

The following items have been forwarded to the 2024 October 8 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Parkdale (Ward 7) at 3528 – 3 Avenue NW, LOC2024-0136, CPC2024-0905
- Land Use Amendment in Monterey Park (Ward 10) at 254 Saratoga Close NE, LOC2024-0122, CPC2024-0845
- Policy and Land Use Amendment in Richmond (Ward 8) at 2102 – 21 Avenue SW, LOC2024-0088, CPC2024-0780
- Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses, LOC2024-0097, CPC2024-0934

- Land Use Amendment in Highland Park (Ward 4) at 3820 and 3824 Centre A Street NE, LOC2023-0259, CPC2024-0918
- Land Use Amendment in Tuxedo Park (Ward 7) at 121 and 125 – 32 Avenue NE, LOC2024-0026, CPC2024-0659

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 September 5 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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CPC SECRETARY

UNCONFIRMED



**Land Use Amendment in Alpine Park (Ward 13) at 15717 – 37 Street SW,  
 LOC2024-0142**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.40 hectares ± (3.46 acres ±) located at 15717 – 37 Street SW (Portions of SE1/4 Section 36-22-2-5) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for single detached dwellings as a permitted use, in addition to the building types already listed in the district (e.g. rowhouses, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate development density of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *Providence Area Structure Plan (ASP)*.
- What does this mean to Calgarians? The proposed Residential – Low Density Mixed Housing (R-G) District would allow for housing choice within the community of Alpine Park.
- Why does this matter? The proposed R-G District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment, in the southwest community of Alpine Park, was submitted on 2024 May 25 by Stantec Consulting on behalf of the landowner, Dream Asset Management Corporation. The 1.40 hectare (3.46 acre) subject site is located west of 37 Street SW and south of 154 Avenue SW. The site is currently undeveloped and is part of the approved Alpine Park Stage 2 outline plan. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to develop single detached dwellings in the future.

The existing DC District (Bylaw 135D2021) is based on the Residential – Low Density Mixed Housing (R-Gm) District, which allows single detached dwellings as a discretionary use and intends them to be used for remanent parcels only. The proposed R-G District would allow for single detached dwellings as a permitted use, in addition to semi-detached dwellings, duplex dwellings, rowhouses and secondary suites. The approved outline plan and this land use amendment application area is anticipated to have 1,883 units. This equates to a density of 38.9 units per hectare (15.7 units per acre).

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

**Land Use Amendment in Alpine Park (Ward 13) at 15717 - 37 Street SW, LOC2024-0142**

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**ENGAGEMENT AND COMMUNICATION**

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

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. They determined that no outreach was required or would be undertaken. Please refer to the Applicant Outreach Summary, Attachment 3, for rationale why outreach was not conducted.

**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 feedback from the public. Since Alpine Park is a new community, there is no Community Association (CA) in the area.

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 R-G District would allow for a wider range of permitted use housing types than the existing DC District, and the proposed land use change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

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

**Economic**

No economic implications of this proposal were identified.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 September 05**

**ISC: UNRESTRICTED  
CPC2024-0950  
Page 3 of 3**

**Land Use Amendment in Alpine Park (Ward 13) at 15717 - 37 Street SW, LOC2024-0142**

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**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 situated in the developing community of Alpine Park in the southwest quadrant of the city. The subject site is located west of 37 Street SW and south of 154 Avenue SW. The subject site is part of the approved Alpine Park Stage 2 outline plan and is approximately 1.40 hectares (3.46 acres) in size. Vehicular access to the site is currently available from 154 Avenue SW via Stoney Trail SW.

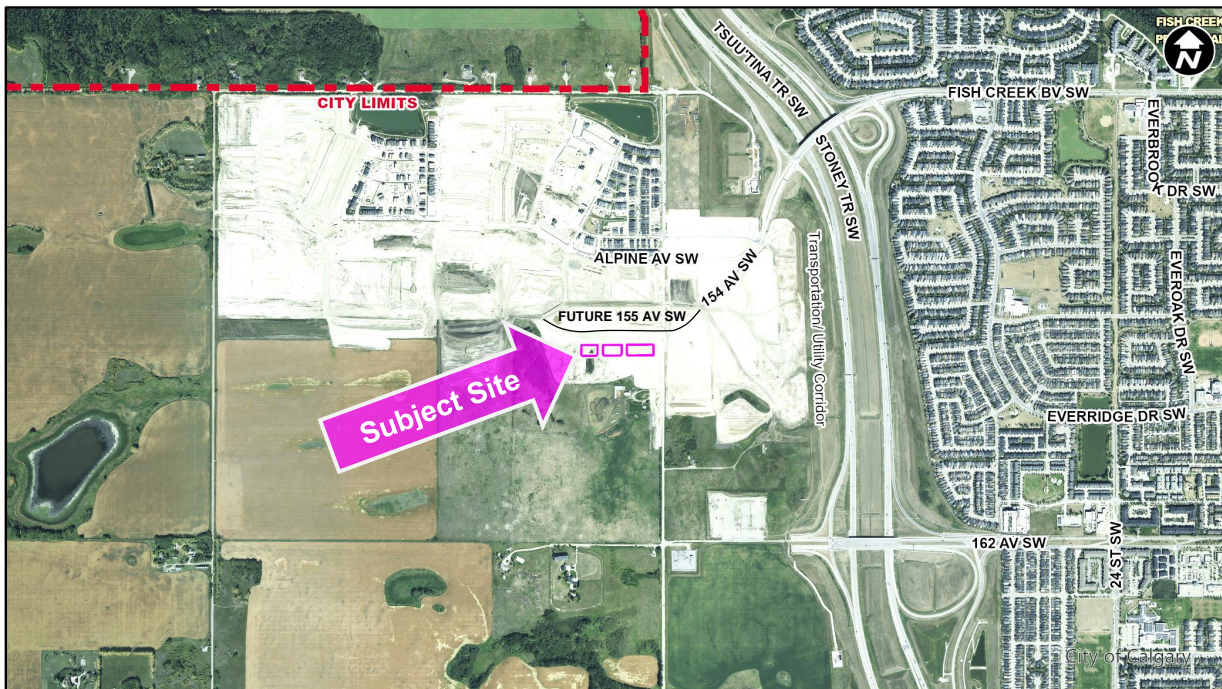
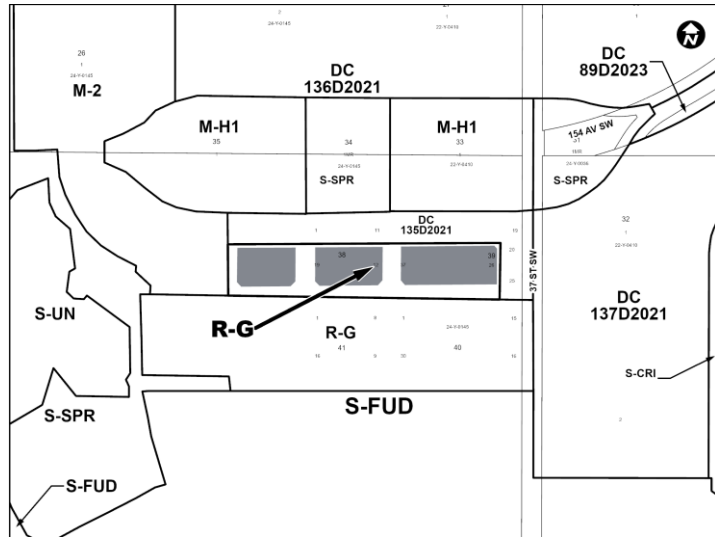
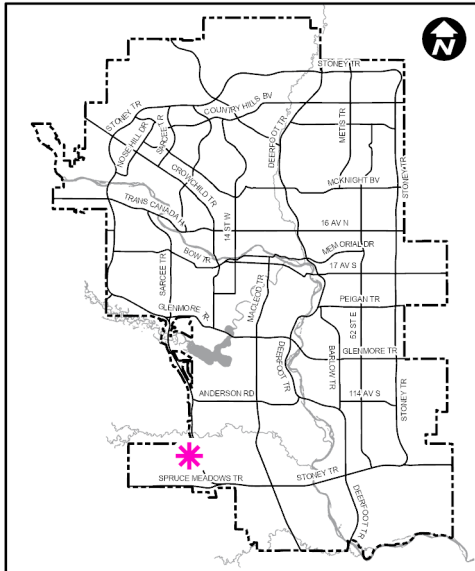
The subject site is currently undeveloped and has been used for agricultural purposes. Proposed development directly to the north and east of the subject site is intended to accommodate street-oriented semi-detached dwellings and rowhouse buildings designated as Direct Control (DC) District ([Bylaw 135D2021](#)). Future development to the south is within the Residential – Low Density Mixed Housing (R-G) District, which accommodates single detached dwellings, semi-detached dwellings, duplex dwellings, cottage housing clusters, and rowhouses. The parcel to the west is designated Multi-Residential – Medium Profile (M-2) District, which supports multi-residential development of medium height and density.

This application aims to correct an oversight in the land use approvals for the Alpine Park Stage 2 outline plan. The intent of the Stage 2 outline plan was to position higher density, smaller lot rowhouses along the future 155 Avenue SW and 37 Street SW, while transitioning to larger lot housing product towards the southern boundary of the Stage 2 outline plan area. While the subject lands were intended for single detached dwellings, they were inadvertently included with the lands to the north designated DC District ([Bylaw 135D2021](#)) and intended for smaller lot rowhouses. The block depths of the subject site are approximately 38 meters, which is considered more suitable for the development of single detached dwellings including secondary suites and backyard suites and would be more appropriately designated R-G District.

## 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.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing DC District ([Bylaw 135D2021](#)) is based on the R-Gm District, which is intended to accommodate street-oriented residential development in the form of semi-detached dwellings and rowhouse buildings on smaller lots with a minimum lot size of 90 square meters and a maximum building height of 12 metres. The base R-Gm District includes Single Detached Dwellings as a discretionary use.

The proposed R-G District allows for a range of permitted use low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-G District allows for a maximum building height of 12 metres, and a minimum parcel area of 150.0 square metres per dwelling unit. Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-G District, and do not count towards allowable density.

The proposed application anticipates 25 dwelling units within the subject site compared to the 31 dwelling units enabled under the current DC District. This is a minor decrease of six dwelling units on the subject site. This slight reduction does not impact the overall density of the Alpine Park Stage 2 outline plan, which is anticipated at 38.9 units per hectare (15.7 units per acre). With this proposed amendment, single detached units only account for 5.1 percent of the total unit count in Alpine Park Stage 2.

### **Development and Site Design**

The rules of the proposed R-G District would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping and parking. No changes to the approved outline plan are required as a result of this proposal; all public roads and infrastructure are to remain in the same locations described in the Alpine Park Phase 2 outline plan.

### **Transportation**

The transportation network has been designed to support multi-modal connectivity for local and regional trips to and within the plan area. The layout of the mobility system aligns with the *Providence Area Structure Plan (ASP)* and would help provide enhanced connectivity for future residents and businesses to the Providence area and beyond.

A system of regional, multi-use and local pathways are planned that establishes both strong east-west and north-south connections within and adjacent to the plan area. Local pathways strengthen the regional system providing key linkages through private sites and park areas.

Public transit will be introduced in phases over time, is expected to include several bus routes with connections to future Bus Rapid Transit along 162 Avenue SW connecting to the Somerset-Bridlewood LRT Station with future outline plans to the south.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary, and storm services to the development will be provided via the subdivision stage of development.

## **Legislation and Policy**

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

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

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed 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 Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The ASP is therefore the appropriate policy plan to provide specific direction for development of these subject lands. The proposal is in alignment with the MDP.

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

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

### **Providence Area Structure Plan (Statutory – 2020)**

The [Providence Area Structure Plan](#) (ASP) identifies the subject site as Neighbourhood Area (Map 2: Land Use Concept), which consists primarily of residential uses. The ASP identifies a minimum required Neighbourhood Area density of 20 units per gross developable hectare. The proposed land use amendment results in a net decrease of six residential dwellings within the subject site. Given the change is minor, the overall density of the Stage 2 outline plan remains the same at 38.9 units per hectare, exceeding the minimum density target of the ASP.



# Applicant Submission

2024 June 26

On behalf of Dream Asset Management Corporation (Dream), Stantec Consulting Ltd. (Stantec) is submitting a Land Use Amendment application for 1.40 ha (3.46 ac) of land in the developing community of Alpine Park in Southwest Calgary. The application aims to correct an oversight in the land use approvals for the Stage 2 Outline Plan (LOC2020-0163). The Outline Plan was approved by Calgary Planning Commission in July 2021 and land use by Council in September 2021. The proposed amendment adjusts the land use from Direct Control (DC) to Residential – Low Density Mixed Housing (R-G), fostering a balanced layout of unit types and enhancing the community's vibrancy and diverse mix of housing.

## Site Context

The application area is located within the approved LOC2020-0163 Outline Plan, north of Canopy AV SW and between 37 ST SW and Laurentide GA SW. The three blocks in this area are currently zoned as DC District 135D2021, which is designed to accommodate street-oriented residential development in the form of Semi-Detached dwellings and Rowhouse buildings on smaller lots. The DC135D2021 District is identical to the DC31D2019 Site 1 District in the Alpine Park Stage 1 Outline Plan (LOC2017-0308). These districts were introduced to facilitate a new form of compact Rowhome product in Calgary.

## Proposed Amendment

The proposed amendment seeks to redesignate the subject lands from DC135D2021 to R-G. The Stage 2 Outline Plan was designed to position higher density compact Rowhomes towards major amenities and high intensity areas of Alpine Park, while transitioning to lower density towards the southern boundary of Stage 2. The subject lands were intended for single detached dwellings, but mistakenly designated as DC135D2021 during the LOC2021-0308 Outline Plan.

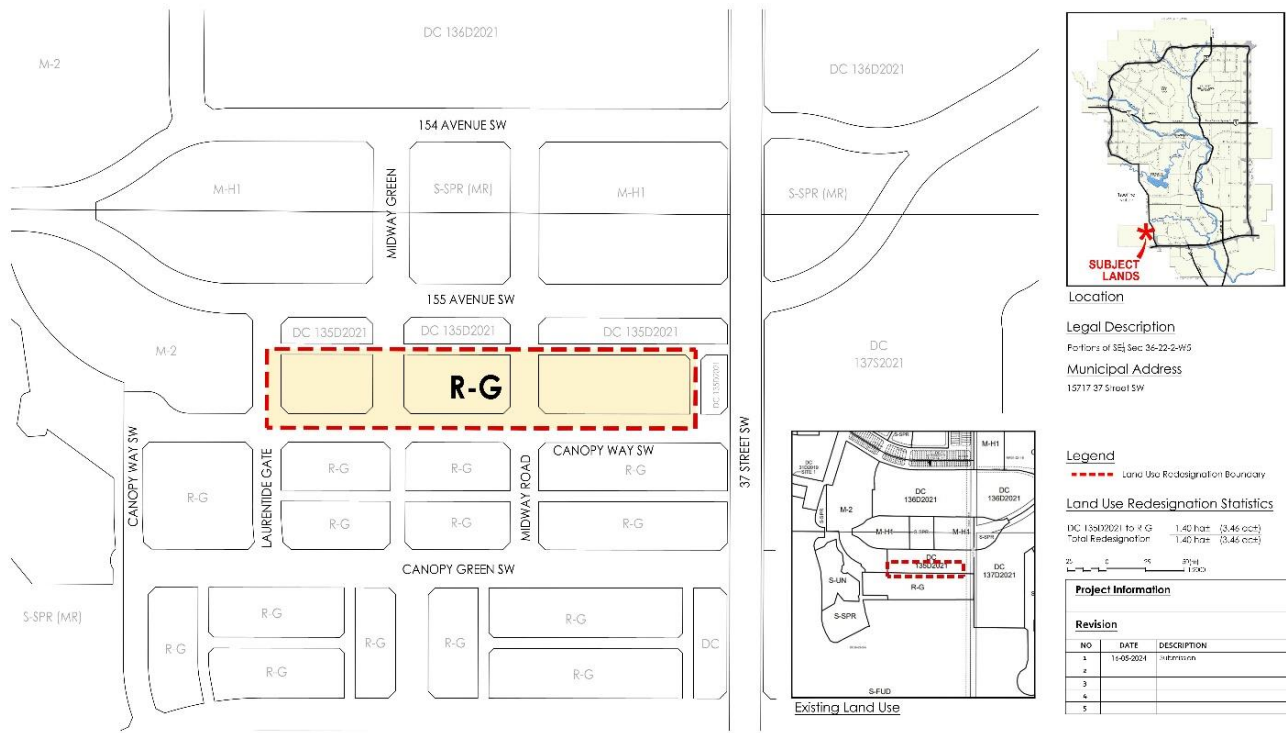
The DC135D2021 District is designed for Rowhomes on lots of 17 to 21m in depth. The remaining block depths of ~38m significantly exceed what's required for DC135D2021 Rowhomes. This additional depth, intended for R-G zoning, provides an excellent framework for developing future Secondary Suites and Backyard Suites. This diversifies housing offerings and enhances lifestyle opportunities in Alpine Park.

This application does not propose any modifications to the Outline Plan's roadways or utility alignments, nor does it impact any lands outside the redesignation area. Furthermore, it will not significantly alter the distribution of housing types offered in Stage 2. Inclusive of the proposed amendment, the projected housing for Stage 2 anticipates nearly 1,900 units. Of these, approximately 1,800 units (or ~95%) are anticipated to be apartment or attached type dwellings, while ~100 units (or ~5%), are proposed as detached dwellings.

## Closing

Considering the reasons above, including the need to correct the oversight, we kindly request that Administration, Calgary Planning Commission and Council support this application.

Site context map



ALPINE PARK STAGE 2  
Land Use Redesignation

PREPARED FOR: DREAM ASSET MANAGEMENT  
401-462-8111 | 1-800-467-0880 | 401-462-8111 | 401-462-8111 | 401-462-8111



I: 6500863  
May 2024  
CONSULTANTS: DREAM ASSET MANAGEMENT AND STANTEC  
CITY OF CALGARY: 1-800-467-0880 | 401-462-8111 | 401-462-8111



# Applicant Outreach Summary

2024 May 25



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

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

**Project name:** Alpine Park Phase 8 LUR

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

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

The proposed Land Use Amendment application remains consistent with the intended built forms and overall vision of the approved Alpine Park Stage 2 Outline Plan (LOC2020-0163). As the outcomes of the application are considered in general alignment with existing plans for the subject lands, we have chosen not to undertake additional public outreach for this application beyond the standard notice process conducted by Administration. Should any comments be received by Administration during the notification period, we (the applicant) are ready to support Administration in their responses, if necessary. Developers in the surrounding area will also be notified of this application as part of ongoing coordination of planning and development activities in the Providence ASP lands.

### Outreach Strategy

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

n/a

### Affected Parties

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

n/a

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



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

### What did you hear?

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

n/a

### 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

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

**Road Closure and Land Use Amendment in Elbow Park (Ward 8) adjacent to 3816 Edison Crescent SW, LOC2023-0165**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.02 hectares  $\pm$  (0.04 acres  $\pm$ ) of road (Plan 2410985, Area 'A'), adjacent to 3816 Edison Crescent SW, with conditions (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares  $\pm$  (0.04 acres  $\pm$ ) of closed road (Plan 2410985, Area 'A') from Undesignated Road Right-of-Way to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to close a portion of road and redesignate road closure area to Residential – Grade-Oriented Infill (R-CG) District to allow for consolidation with subject site at 3816 Edison Crescent SW.
- The proposal is consistent with the designation of the adjacent site, which would allow for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed road closure and land use redesignation would allow the landowner to acquire the road closure land, discourage encampment and continue to maintain the landscaping.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This road closure and land use amendment application in the southwest community of Elbow Park was submitted by Suburbia Designs Co. Ltd. on behalf of the landowner, The City of Calgary and the adjacent landowners, Scott White and Jill White, on 2023 June 27. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 4), their intent is to acquire the road closure land, discourage encampment and continue to maintain the landscaping.

The 0.02 hectare  $\pm$  (0.04 acre  $\pm$ ) site is on the north side of Edison Crescent SW and shared west and east boundaries with the adjacent parcels where two single-detached dwellings are located. The site is well served by public transit, and is close to a number of bus stops, local parks and schools.

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

## Road Closure and Land Use Amendment in Elbow Park (Ward 8) adjacent to 3816 Edison Crescent SW, LOC2023-0165

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### ENGAGEMENT AND COMMUNICATION

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

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant held a meeting with the Elbow Park Community Association to discuss the application. The applicant further consulted with the adjacent neighbours and neighbours across the street from the subject site to collect their input. The Applicant Outreach Summary can be found in Attachment 5.

#### City-Led Outreach

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

Administration received one letter that was neither in support nor opposition with a request that no permanent structures will be erected on the subject site.

The Elbow Park Community Association (CA) also provided a letter (Attachment 6) that was neither in support nor opposition with the following recommendations:

- no permanent structures will be erected on the subject site;
- preserve and maintain the current landscaping;
- only a four-foot wrought iron fence to be constructed to not obstruct the view of the river; and
- maintain the access to the utility right-of-way.

Based on the communications during the review process, the applicant has acknowledged the CA recommendations above. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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

### IMPLICATIONS

#### Social

The proposed road closure and land use redesignation would allow for more dwelling units than what can be developed under the current subdivision pattern. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Road Closure and Land Use Amendment in Elbow Park (Ward 8) adjacent to 3816 Edison Crescent SW, LOC2023-0165**

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**Environmental**

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

**Economic**

The proposal land use and road closure would allow for more efficient use of land, existing infrastructure and services, and provide more housing choices in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Registered Road Closure Plan
3. Proposed Road Closure Conditions
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

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 Elbow Park. The site is an undeveloped road right-of-way that is about 0.02 hectares (0.04 acres) in size between 3816 Edison Crescent SW and 3904 Edison Crescent SW. This road closure area is currently owned by the City of Calgary. The applicant, who is the owner of the adjacent property at 3816 Edison Crescent SW, has been maintaining the road closure land in the past few years and seeks to acquire the road closure land, discourage encampment and continue to maintain the landscaping.

Surrounding development is characterized primarily by single detached dwellings on parcels designated as Residential – Grade-Oriented Infill (R-CG) District. The site is well served by public transit, and is closed to a number of bus stops, local parks, and schools. Edison Park is approximately 350 metres (a six-minute walk) to the south, while Elbow Park is approximately 350 metres (a six-minute walk) to the southwest. Elbow Park School is located approximately 800 metres (a 13-minute walk) to the west with Route 3 (Sandstone/Elbow Drive SW) located approximately 600 metres (a ten-minute walk) to the west along Elbow Drive SW.

## Community Peak Population Table

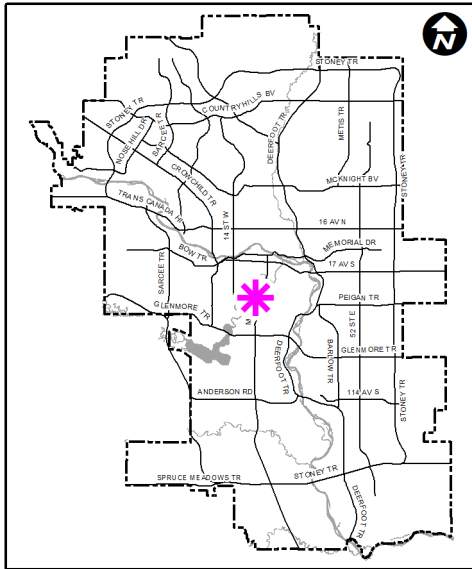
As identified below, the community of Elbow Park reached its peak population in 1968.

<b>Elbow Park</b>	
Peak Population Year	1968
Peak Population	4,160
2019 Current Population	3,342
Difference in Population (Number)	- 818
Difference in Population (Percent)	- 19.66%

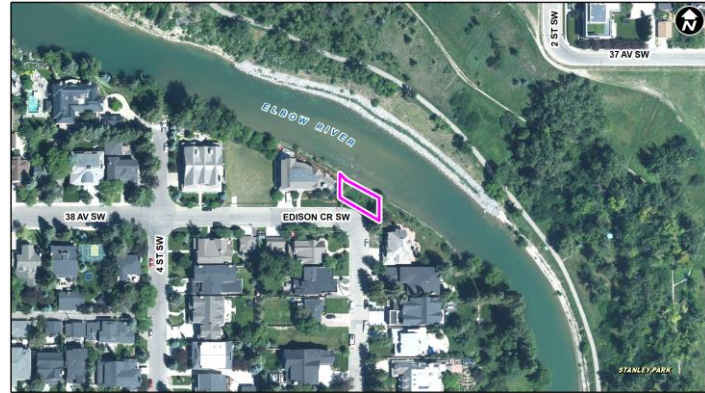
Source: *The City of Calgary 2019 Civic Census*

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

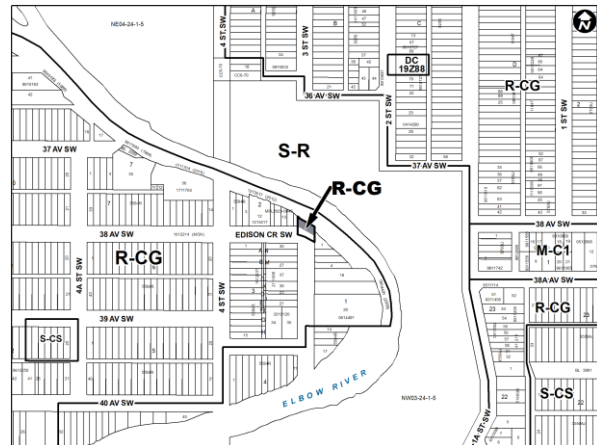
# Location Maps



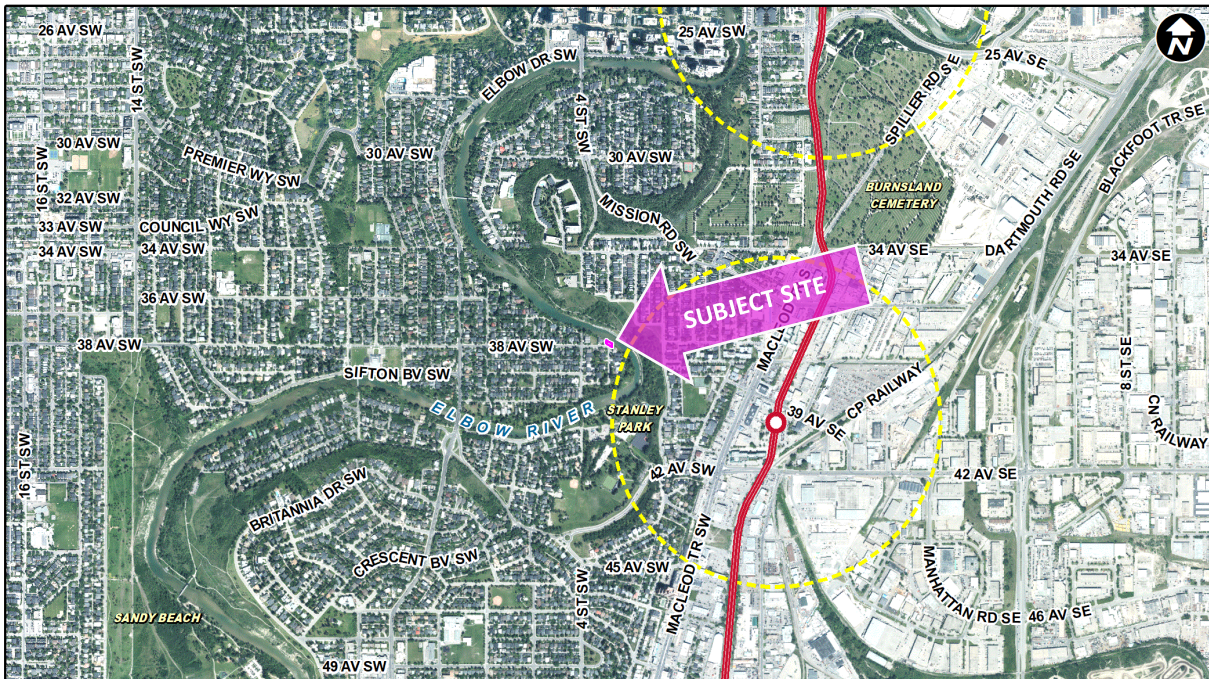
Road Closure Map



Proposed Land Use Map







## Previous Council Direction

None.

## Planning Evaluation

### Road Closure

The application proposes the closure of the approximately 0.02 hectares (0.04 acres) portion of right-of-way between 3816 Edison Crescent SW and 3904 Edison Crescent SW. This road closure area is currently being used as a landscaped green space located within the 6.0 metres floodways setback. There is a storm main and outfall within the area and therefore, no development can occur within it, and it is only suitable for landscaping. The closed portion of the road would be consolidated with the adjacent site at 3816 Edison Crescent SW, subject to the Proposed Road Closure Conditions.

### Land Use

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

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

### **Development and Site Design**

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

### **Transportation**

The subject site fronts onto Edison Crescent SW which is classified as a local residential road. Pedestrian connectivity in the neighborhood is provided through sidewalks on 38 Avenue SW to the surrounding area.

The subject site is adjacent to the future Always Available for All Ages and Abilities (5A) Network with a recommended on-street bikeway along 38 Avenue SW extending through to Edison Crescent SW.

The proposed development is served by Calgary Transit Route 3 (Sandstone/Elbow Drive SW) located 600 metres (a ten-minute walk) away on Elbow Drive SW.

Vehicle access to the subject site is currently from Edison Crescent SW with the parcel directly adjacent to the Elbow River to the north.

On-street parking is available on Edison Crescent SW, with no restrictions. The parcel is not presently located within an active Residential Parking Permit (RPP) Zone.

### **Environmental Site Considerations**

No environmental concerns were noted for this site.

### **Utilities and Servicing**

The entire parcel is within 6.0 metres floodway setback and no development can occur within it. A storm main and outfall are located within the property. The proposed land use amendment is supported by Utility Engineering however the parcel is only suitable for landscaping.

## **Legislation and Policy**

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

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

### **Growth Plan (2022)**

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

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

The subject site is located within the 'Developed Residential – Inner City' area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities that is similar in built form and scale.

This application proposes the closure of a road right-of-way and amend the land use to consolidate with the adjacent site. The proposal is in keeping with relevant MDP policies as the proposal recognize the predominantly low-density residential nature within these communities and provides greater housing choice in a form that respects the scale and character of the community.

**Calgary Climate Strategy (2022)**

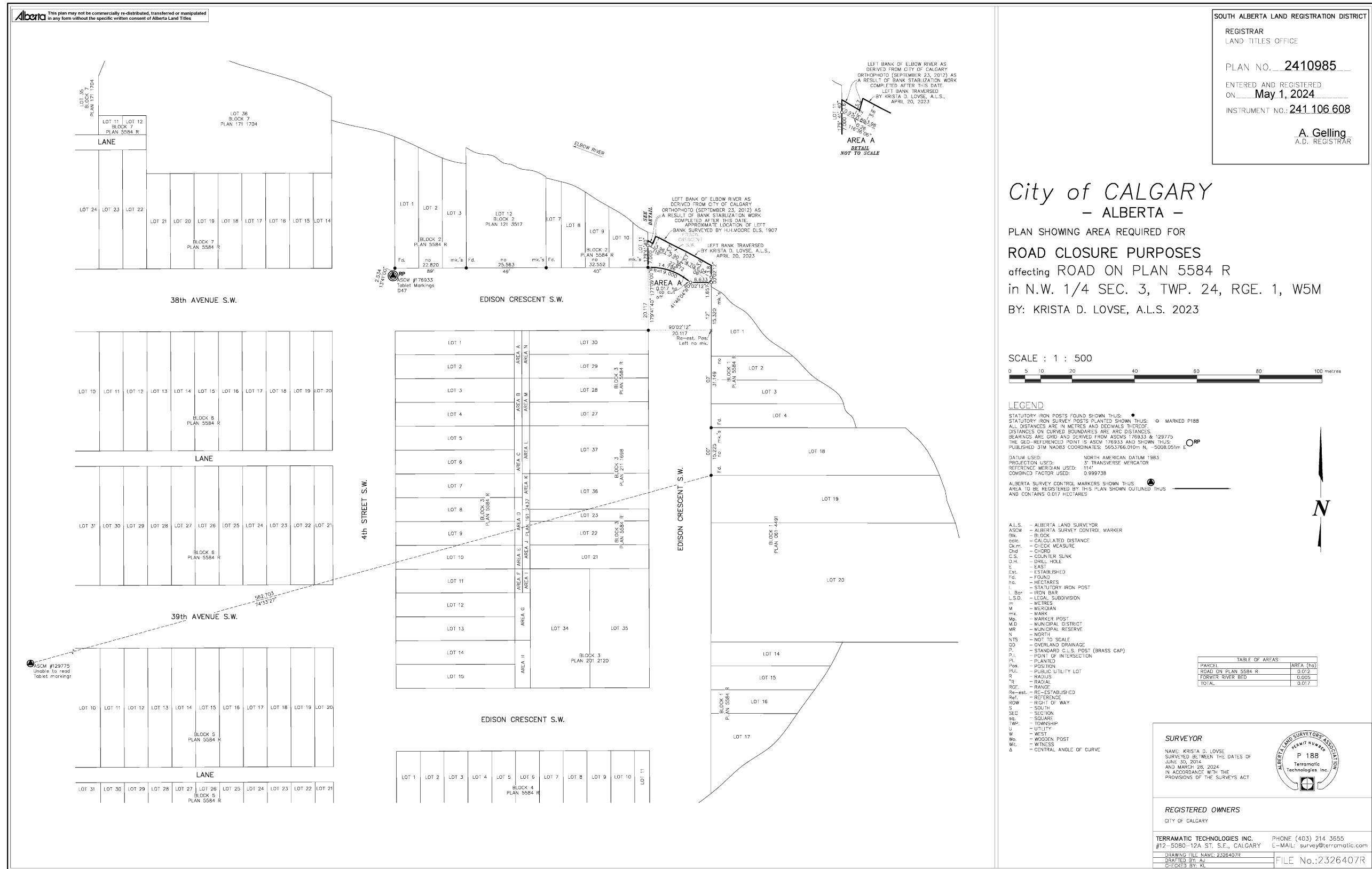
This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**West Elbow Communities Local Area Planning Project**

This site is located in Area 2/3 (West Elbow Communities), which includes Elbow Park and surrounding communities. Administration is currently developing the [West Elbow Communities Local Area Plan project](#) to update local policy for this area. Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only.



# Registered Road Closure Plan





## Proposed Road Closure Conditions

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The property owner and/or developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. Once MPL2023-0043 is registered at Alberta Land Titles and the sale of the land from the City to the adjacent property owner is completed, please consolidate the subject parcels and register the required Access Right-of-Way and Utility Right-of-Way.

Submit copies of the registered plans and certificate of title, confirming the consolidation of subject parcels onto a single titled parcel, to the Development Engineering Generalist and to [monique.pahud@calgary.ca](mailto:monique.pahud@calgary.ca).





# Applicant Submission

We would like to purchase the city-owned property that is adjacent to our home located at 3816 Edison Crescent SW.

We have owned our home on Edison Crescent since September 30th, 2020. Since then, the maintenance of that property has been done by us, not the city. We have cleaned up excessive weeds, dead, diseased, and overgrown shrubs and trees (there was a vast amount of black knot in the foliage), and an ongoing amount of garbage including, but not limited to rebar, paper, plastic, beverage containers, broken glass, old clothing, dog feces, food containers, a 5 gallon plastic bucket, and a syringe. Some of this appeared to have been remnants from the 2013 flood. We have also repaired the fence and done all mowing, weeding, and general maintenance. At one point last summer, this lot was apparently being used by someone unknown to the area to store stolen items including bicycles.

Our plan for this lot is to continue the maintenance and preservation of this space, and plant more trees, shrubs, and flower beds. We realize that no permanent structures will be allowed, and we will, of course, abide by that. We also recognize that the city may need to access the river from this lot, which we are also good with. We are open to working with the city in planning and selecting what we plant.



# Applicant Outreach Summary

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

**Project name:** White Residence - Purchase of adjacent City owned land

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)

A site meeting was held with the Elbow Park Community Association. The association understood the proposal to acquire the parcel and their position remains neutral (they are not opposing the application).

I also asked my neighbors who live adjacent to the parcel and across the street from the parcel.

## Stakeholders

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

- Elbow Park Community Association
- neighbors who live adjacent to the parcel and across the street from the parcel

## What did you hear?

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

I spoke to the owners of 3904 Edison Crescent SW, Eric and Susan Olsen. They have no objection towards my purchase of the parcel.

I also spoke to the owners of 3901 Edison Crescent SW, Peter and Romy Condic. They also have no objection towards my purchase of the parcel.

**How did stakeholder input influence decisions?**

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

As discussed with the surrounding neighbours and the community association, it has been clarified that:

- No Permanent or Temporary Structures will be constructed.
- A decorative unobstructed Wrought Iron or Aluminum fence will be constructed with access gates to the Right of Way. The purpose of the fence is to discourage camping, consumption of alcohol/drugs on the parcel.
- The homeowners will NOT harm and public trees on the parcel. The landscaping will be maintained, and additional shrubs/landscaping may be added to enhance the parcel.

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

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

N/A

# Community Association Response



## Development Review Committee

LOC2023-0165 3816 Edison Crescent SW

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Date: August 30, 2023

Jay Gu  
File Manager, Planning and Development  
City of Calgary  
P.O. Box 2100 Station M  
Calgary AB T2P 2M5

Submitted via: Email to the File Manager

### Re: Application Notice LOC2023-0165

#### Application Details

Address: 3816 Edison Cr SW  
Legal: 5584R;2;7,8-11  
File Number: LOC2023-0165  
File Manager: Jay Gu Jay.Gu@calgary.ca  
Application Description: Road Closure and Land Use Redesignation

### General Comment:

The Elbow Park Residents Association, as the representative of the community, is **neither in support nor in opposition of this application.**

### Meeting with the applicants

The extension that the City of Calgary provided, allowed us to meet on Wednesday, August 16<sup>th</sup>, 2023, with the applicant, Suburbia Designs and the owner, Scott White of 3816 Edison Crescent, to discuss the application for Land Use Redesignation. The meeting occurred at the property and was attended by Margo Coppus and Martina Walsh as representatives of the Elbow Park Development Committee. During the meeting, we clarified the boundary of the property and the

purposes that the property will be used for. It is the intention of the owner to use the property as an extension of his current side/back yard.

**RECOMMENDATIONS:**

**Future Development**

We request that **no** development of a structure of any type occurs on "Area A"

**Fencing**

The applicant, upon purchase shall be allowed to erect a 4-foot fence constructed of wrought iron, that does not obstruct the view of the river.

**Tree Canopy**

The lot currently is well treed, with four spruce trees, two poplars and many shrubs. Mature trees are very much part of Elbow Park's character, and we encourage preservation whenever possible. In our consultation with Mr. White, he assures us that it is his intention to preserve the trees.

**Right of Ways**

We would like assurances the electrical and storm sewer right of ways are maintained, with an easement created for utility protection where necessary.

**Advertisement of Application Notice**

The notice board regarding this application was placed on the west side of 3816 Edison Crescent and was misleading as to what parcel was being affected by the application. We would like the notice board to be placed for a second time on "Area A" to reflect which property is being proposed for redesignation and sale by the City.

**CONCLUSION:**

The EPRA Development committee co-chairs have met with the owner and applicant to clarify their intentions and have canvassed the neighbours regarding their opinions on the application. We have concluded our review and we take no position on the application for Land Use redesignation, the proposed Road closure and sale of the city land to the owners of 3816 Edison Crescent.

Regards,  
Martina Walsh and Margo Coppus  
Co-chairs, EPRA Development Committee

**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 118 – 8 Street NE,  
 LOC2024-0120**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.20 hectares ± (0.49 acres ±) located at 118 – 8 Street NE (Condominium Plan 0713392, Units 1 to 69) from Mixed Use – Active Frontage (MU-2f3.0h16) District to Direct Control (DC) District to accommodate Health Care Service and Financial Institution uses at grade, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for Health Care Service and Financial Institution uses on the ground floor with a façade length of up to 15 metres.
- The proposal includes façade rules at ground level to maintain an active frontage and is in keeping with the policies of the *Bridgeland-Riverside Area Redevelopment Plan (ARP)* and the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This application would increase the variety of uses along the Neighbourhood Main Street while supporting business and vibrancy of the area.
- Why does this matter? The proposal would enable additional commercial and employment opportunities in addition to small scale local commercial uses generally anticipated along this portion of the Neighbourhood Main Street area.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the community of Bridgeland/Riverside was submitted on 2024 April 28 by O2 Planning and Design on behalf of Roxboro Group Inc. As noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit for a Health Care Service in the future. The site is currently developed with a three-storey mixed-use building with ground floor commercial and 22 dwelling units on the second and third floors.

The proposed DC District would allow for Health Care Service and Financial Institution uses to be located at ground level with a façade length of up to 15.0 metres, contingent upon satisfying façade rules that maintain the active frontage intent desired along this Neighbourhood Main Street. This proposal restores the ability to locate these uses at ground level, which were supported in the original approved DC District (Bylaw 41Z2002) that guided development of the site.

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

**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 118 - 8 Street NE,  
LOC2024-0120**

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**ENGAGEMENT AND COMMUNICATION**

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

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response the applicant contacted the Bridgeland-Riverside Community Association. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

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

Administration received a total of four letters of opposition and two letters requesting clarification. The letters of opposition included the following areas of concern:

- health care service businesses do not require high exposure locations, which should be reserved for unique and other types of businesses;
- there are already similar businesses in the area supporting another health care service business would not improve community services;
- increased traffic and parking congestion;
- visitors seeking health care services are unlikely to use public transit, walk or bike due to their ailments;
- the existing Mixed Use – Active Frontage (MU-2) District designation is serving its purpose of limiting an overabundance of main floor commercial medical businesses and should remain in place; and
- the proposal does not contribute to an active street environment, contradicts Section 3.4.1 (d) of the MDP, the purpose and intent of MU-2 District, and the core principles of the Calgary Main Streets Program.

The Bridgeland-Riverside Community Association (CA) provided a letter dated 2024 July 11, which is included in Attachment 5. The letter states that the proposal does not align with the intent of this Neighbourhood Main Street and that supporting additional appointment-based businesses takes away from available spaces for more unique and active uses or those that offer window shopping. However, the CA letter also recognizes that long-standing empty storefronts do not contribute to the community.

The Bridgeland Business Improvement Area (BIA) provided a letter of opposition dated 2024 June 25, which are included in Attachment 6. The comments state that they do not support the proposal because there are numerous health care service businesses in the community already and allowing another one does not support a diversity of businesses in the community.



**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 118 - 8 Street NE,  
LOC2024-0120**

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The façade rules included in the DC District will address the potential impact to the activity and vibrancy of the street as expressed by the public, the CA and the BIA. Specific details on the implementation of the rules will be determined at the development permit stage.

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

**IMPLICATIONS**

**Social**

The proposed application allows for additional flexibility for the landowner to respond to market interest and to fill vacant spaces, while managing impacts to the public realm.

**Environmental**

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

**Economic**

This application would expand the commercial base for future mixed-use development on the subject site and create employment opportunities.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Business Improvement Area Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The site is located at 118 – 8 Street NE along 1 Avenue NE, the historic main street and commercial core of Bridgeland/Riverside and is bounded by 8 Street NE and 8A Street NE. 1 Avenue NE is a Neighbourhood Main Street that contains a variety of commercial and residential developments. The site was developed with a three-storey mixed use building with commercial at-grade and residential dwelling units above, based on a pre-existing Direct Control District ([Bylaw 41Z2002](#)), which allows Medical clinic and Financial institution uses at grade.

The lands to the north are designated Mixed Use – Active Frontage (MU-2f3.0h16) District. To the east is a parcel designated Mixed Use – Active Frontage (MU-2f3.0h10) District that fronts onto a public plaza. Lands to the west and south are designated Direct Control District and are part of The Bridges development. Langevin School is located approximately 280 metres (a five-minute walk) to the west.

## Community Peak Population Table

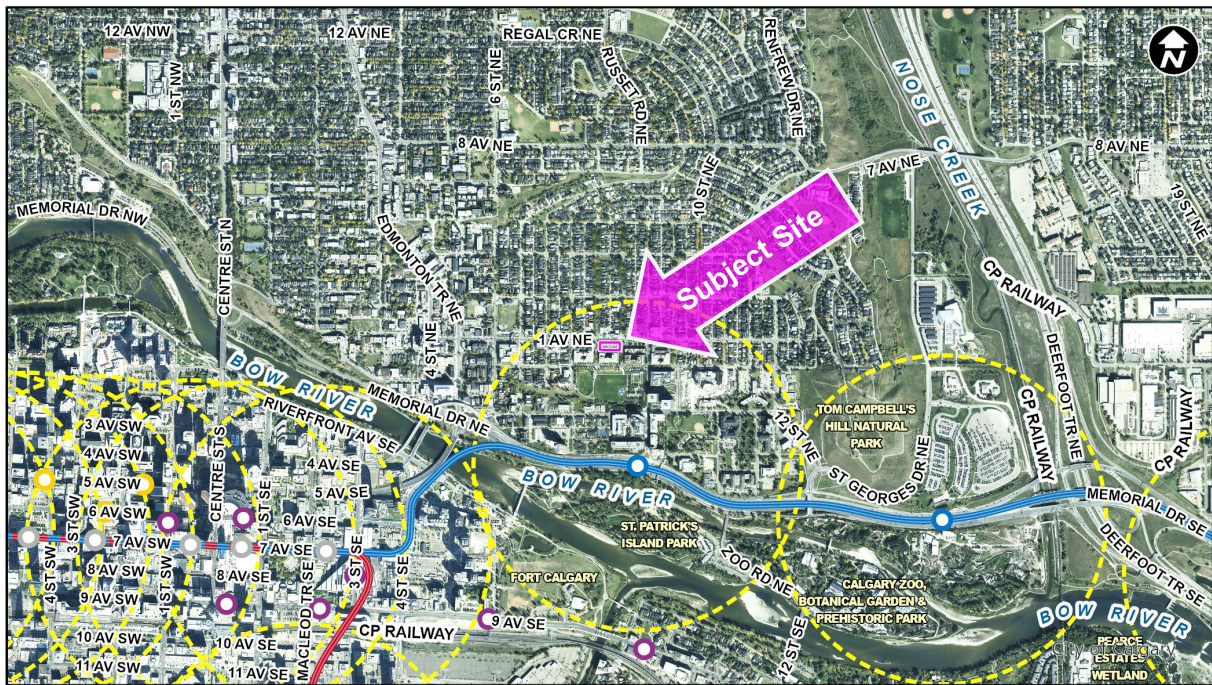
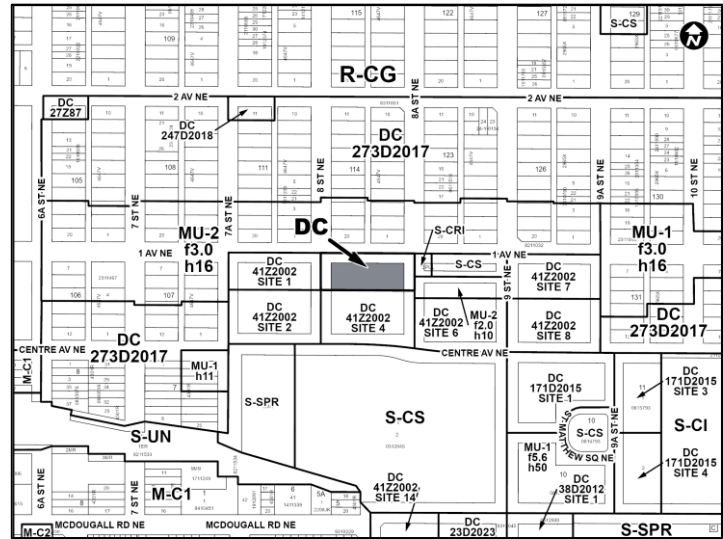
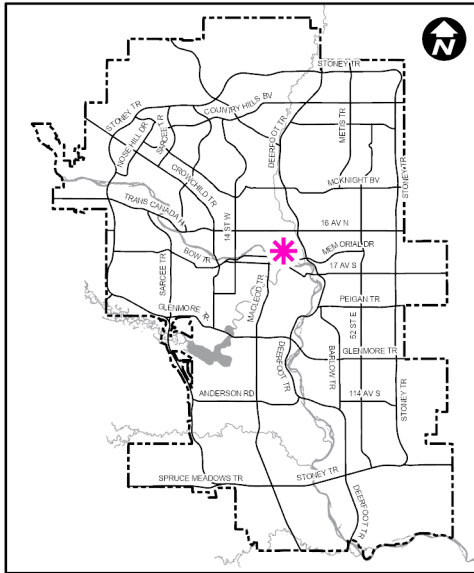
As identified below, the community of Bridgeland/Riverside reached its peak population in 2019.

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

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Mixed Use – Active Frontage (MU-2) District promotes mixed-use development with commercial and retail uses at grade with residential above and is intended to be located along commercial streets.

The proposed Direct Control (DC) District would accommodate the Health Care Service and Financial Institution uses on the ground floor, with a façade length of up to 15 metres, while retaining all other uses and rules of the MU-2 District. Both uses are currently permitted within an existing building where they are not on the ground floor. The Direct Control District removes the rule that prohibits these uses on the ground floor and ensures that an application for these uses on the ground floor is a discretionary review. This allows the Development Authority to ensure the active frontage policies are respected.

The previous land use district in effect at the time of the building approval listed Medical clinics (now Health Care Service) as a permitted use in existing buildings and did not restrict the location or width of individual storefront façades. In 2018 the land was redesignated to the current MU-2 District, which introduced the location-based restriction for Health Care Service and Financial Institution, where they must not be located on the ground floor of a building facing a commercial street, and the limitation for storefront façade widths to be a maximum of 9.0 metres.

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 unique characteristics. The proposal accommodates the applicant's intent for additional uses on the ground floor and flexibility for wider facades. The same result could not have been achieved with a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 6, 9 and 10 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. Sections 9 and 10 include location and façade width rules. Retaining the ability to relax these rules allows for alternative measures to be considered. 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. This may include the location of uses within buildings, façade width for uses facing a street, and setback areas.

### **Development and Site Design**

As shown in the proposed DC District, Section 10 (4) Façade Width for Uses Facing a Street introduces façade rules for an individual Health Care Service and Financial Institution in an existing building located at grade. The façade width may be increased to a maximum of 15.0 metres when the windows are transparent and signage or other images or window treatments are limited to ensure visibility from the street.

### **Transportation**

Pedestrian access to the site is available from 1 Avenue NE, 8 Street NE and 8A Street NE. Access to the Always Available for All Ages and Abilities (5A) Network is available from an on-street bikeway on 1 Avenue NE. Vehicular access is from 8 Street NE and 8A Street NE.

The site is well served by Calgary Transit with bus stops for Route 90 (Bridgeland/University of Calgary) located within 70 metres (a one-minute walk) of the development on 1 Avenue NE. The parcel is also located within 500 metres walking distance to the Bridgeland – Memorial LRT Station.

A Transportation Impact Assessment (TIA) and parking study was not required in support of this land use amendment application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and stormwater sewer lines are available to serve future redevelopment on the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any future development permit application.

## Legislation and Policy

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

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

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed 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 site is within a Neighbourhood Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Neighbourhood Main Streets provide a strong social function and typically support a mix of uses within a pedestrian friendly environment. The proposed redesignation supports a pedestrian-friendly, mixed-use development that complies with the MDP.

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

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

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

The site is located within the Community – Mid Rise area with an Active Frontage requirement on Figure 3: Generalized Land Use, according to the [Bridgeland-Riverside Area Redevelopment Plan](#) (ARP). The site is also located within the Local Commercial and Mixed Use area identified in Figure 19: Conceptual Land Use Plan in the [Bow Valley Centre Concept Plan](#) (Concept Plan), which is Part 2 Section 9 of the ARP, and housed in a separate document. Both the ARP and Concept Plan identify the site as being intended for pedestrian oriented, mixed-use development with at-grade retail and residential units above.

The proposal meets the intent of the ARP and Concept Plan, as it continues to support mixed-use development with at-grade commercial and residential units above. It will maintain the intent of active frontages along a Main Street in alignment with the applicable ARP policies.

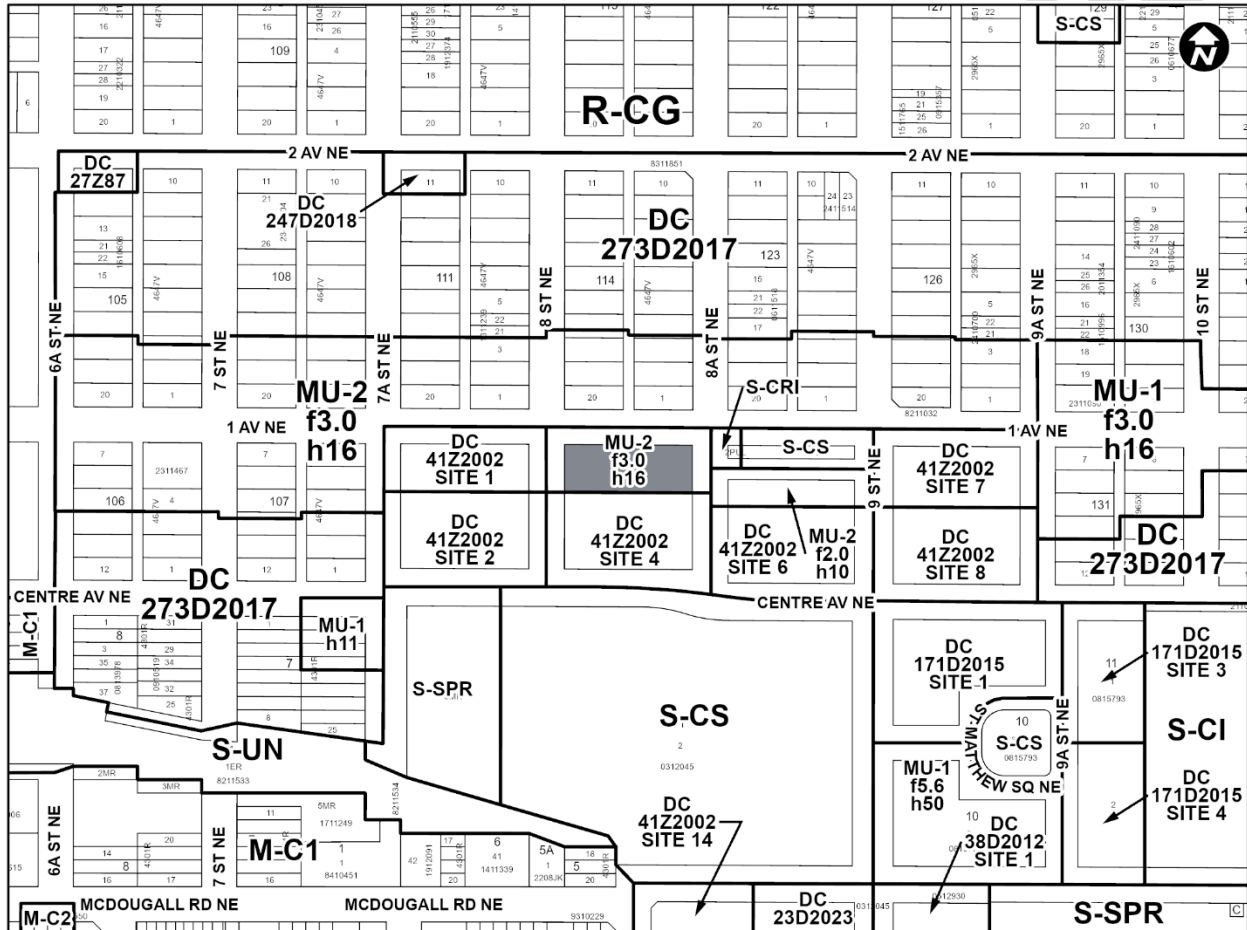




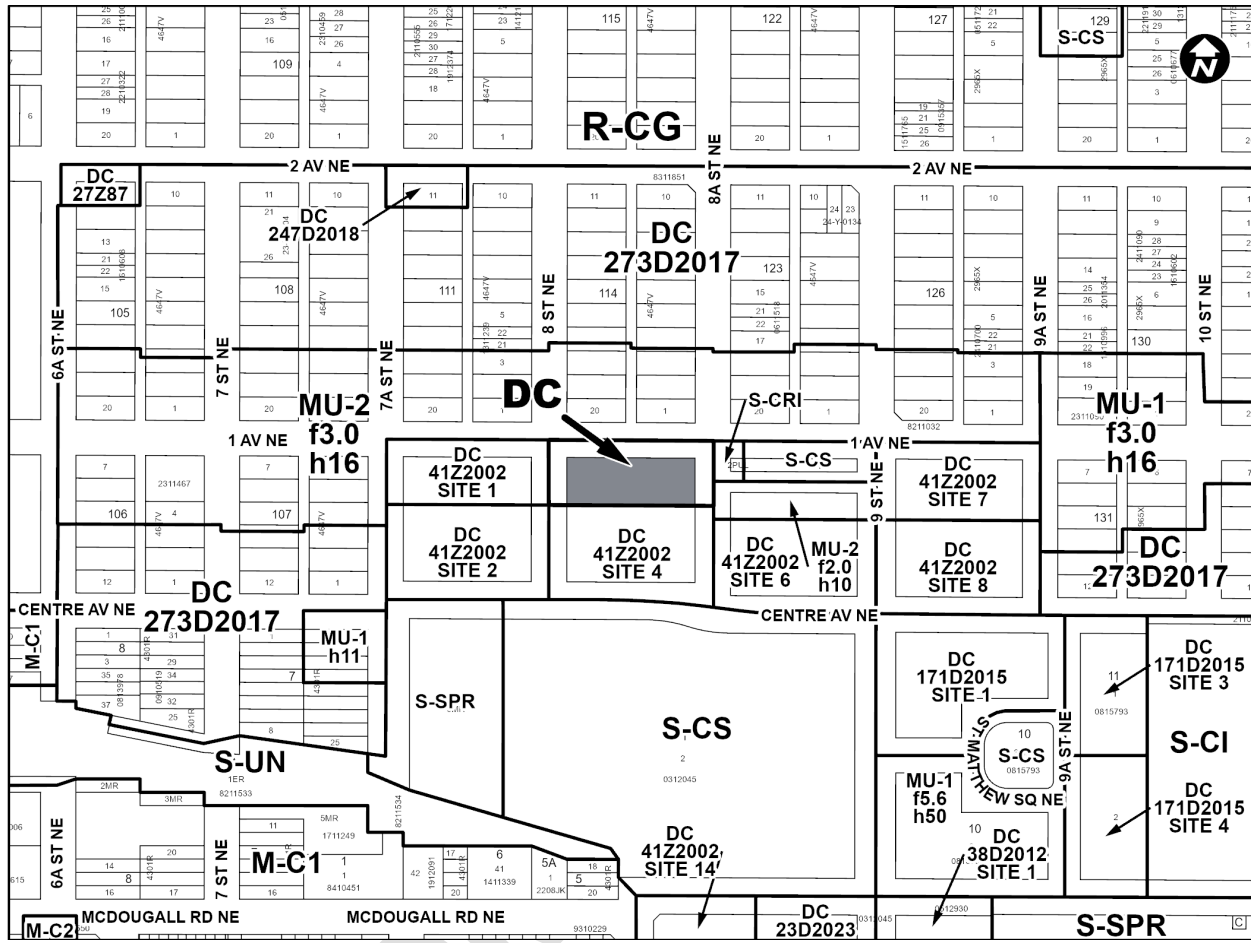
# Proposed Direct Control District

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

## SCHEDULE A



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District Bylaw is intended to:

- (a) allow for health care service and financial institution uses to be located on the ground floor within an existing building; and
- (b) maintain the intent of active frontage by providing specific rules for façade width for health care service and financial institution uses.

**Compliance with Bylaw 1P2007**

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

**Reference to Bylaw 1P2007**

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

**Permitted Uses**

- 4 The **permitted uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5 The **discretionary uses** of the Mixed Use – Active Frontage (MU-2) 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 Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

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

**Building Height**

- 8 The maximum **building height** is 16.0 metres.

**Location of Uses Within Buildings**

- 9 The following **uses** must not be located on the ground floor of a **building** facing the commercial **street**:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Catering Service – Minor;**
- (d) **Custodial Care;**
- (e) **Dwelling Unit;**
- (f) **Office;**
- (g) **Place of Worship – Medium;**
- (h) **Place of Worship – Small; and**
- (i) **Residential Care.**

**Façade Width for Uses Facing a Street**

- 10 (1) Unless otherwise referenced in subsections (2), (3) and (4), the length of the **building** façade that faces a **street** containing an individual use on the floor closest to **grade** is a maximum of 15.0 metres.
- (2) For an individual **Drinking Establishment – Medium, Drinking Establishment – Small, Restaurant: Food Service Only, Restaurant: Licensed, Retail and Consumer Service** or **Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces a **street** may be increased to 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsection (1).
- (3) The length of the **building** façade that faces a **street** containing an individual **Health Care Service, Financial Institution** or **Payday Loan** use on the floor closest to **grade** is a maximum of 9.0 metres, unless otherwise referenced in subsection (4).

- (4) For an individual **Health Care Service or Financial Institution** in an existing **building** and located on the floor closest to **grade**, the length of the **building** façade that faces a **street** may be increased to a maximum of 15.0 metres when:
- (a) windows are of unobstructed transparent glass;
  - (b) signage, lifestyle images or other opaque treatments of the windows occupy a maximum cumulative total of 2.0 square metres of the cumulative area of all windows along the façade; and
  - (c) a maximum of one automated teller machine, directly accessible from the **street**, is provided and includes a maximum area of 11.0 square metres of opaque treatment.

#### Relaxations

- 11 The **Development Authority** may relax the rules contained in Sections 6, 9 and 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

# Applicant Submission

2024 April 28

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510-255 17 Ave SW Calgary AB T2S 2T8  
(403) 228-1336  
www.o2design.com



## Applicant Submission

On behalf of Roxboro Group Inc., O2 is proposing to redesignate the parcel located at 901-929 1 Avenue N.E to enable a ground floor Health Care Service use within the existing mixed-use building.

Roxboro Group Inc. has a prospective chiropractic and physiotherapy clinic tenant who would like lease a vacant ground floor retail bay. The site is currently designated MU-2f3.0h16 Mixed Use - Active Frontage, which restricts Health Care Service uses from occupying the ground floor of a building. To enable the use on the ground floor, O2 proposes to redesignate the current land use to a Direct Control land district, based on the existing MU-2f3.0h16 designation, with the addition of Health Care Service as a permitted use within an existing building.

## Site Context

The subject site is located on the south side of 1 Ave NE between 8 St and 8A St NE and is currently occupied by a 3-storey mixed use building with commercial uses at grade and residential uses above. The current commercial uses include an existing medical clinic, a bank, a cannabis shop, and food/beverage establishment(s). The surrounding area is characterized by a mixture of low and medium-density mixed-use sites and several commercial shops along 1<sup>st</sup> Avenue NE.

The site is well supported by various modes of travel, increasing the ultimate catchment area of future potential clients. Public transit operates less than 100 metres from the site on 1 Avenue NE providing convenient connections from the future retail location to the broader neighbourhood, Downtown, and University of Calgary. Walking and cycling paths are available around the site, with on-street cycling located on 1 Avenue NE, supporting convenient trips for individuals without access to an automobile. On-street parking is available on 1 Avenue NE and Centre Street NE, providing patrons with nearby parking to access the clinic throughout the day.

## Policy Framework

The Bridgeland-Riverside Area Redevelopment Plan (ARP) designates the subject site as a “Community Mid-Rise,” aimed at creating high-quality living environments with a mix of housing, transit, amenities, and infrastructure supporting residents to meet their daily needs within walking distance. Adding a ground floor chiropractic and physiotherapy clinic to an existing building is consistent with the ARP, providing a valuable amenity close to existing transit and housing. Additionally, the surrounding neighbourhood is well-positioned to support the future clinic, with existing residential uses on-site, multi-residential development located to the west and south, and low-density development located to the north. A new commercial/retail tenant will fill a vacant commercial space in the building, increasing pedestrian activity and supporting the health and wellness needs of the community.

The subject site is also identified as a Neighbourhood Main Street area (Map 1) in the Municipal Development Plan. Neighbourhood Main Streets are intended to provide a broad mix of residential, employment, and commercial uses and meet a minimum intensity of 100 people and jobs per hectare. The proposed land use amendment maintains the Neighbourhood Main Street's , contributing to the area's mix of uses, and function as Neighbourhood Main Street.

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O2

### **Proposed Land Use Amendment**

The current land use designation of MU-2f3.0h16 (Mixed Use - Active Frontage), is intended to facilitate mixed-use development. The existing MU-2 district does not permit Health Care Services on the ground floor of a building. To enable the chiropractic and physiotherapy clinic to occupy the ground floor unit, a Direct Control district based on the existing MU-2f3.0h16 designation is proposed. The use of a Direct Control (DC) will enable Health Care Service as a permitted use when located on the ground floor in an existing approved building. Other land use districts such as MH-1 would allow health care service on the ground floor, however, restrict the use permissions to counselling services only. The full use permissions of health care service are required for a chiropractic and physiotherapy clinic to operate. Additional DC rules include the increase of the maximum building facade length facing the street. To enable the combined business operation, an increase from 9.0 metres to 15.0 meters is required.

This redesignation will allow for an unoccupied space on a main street to be occupied. The application aligns with the policy framework of the Bridgeland/Riverside ARP and Neighbourhood Main Street designation of the MDP.

### **Summary**

The proposed Land Use Amendment will:

- Utilize a Direct Control based on the existing MU-2f3.0h16 Mixed Use - Active Frontage district to enable a physiotherapy/chiropractic clinic on the ground floor of an existing building.
- Provide a desirable amenity in an area with existing infrastructure and access to transit and active travel.
- Support mixed-use development, incentivizing residents to access local amenities in their community to meet their needs.
- Align with the Bridgeland-Riverside Area Redevelopment Plan (ARP) and Neighbourhood Main Street designation enabling the development to further support 1 Avenue NE's capacity to offer amenities to residents in the community.

# Applicant Outreach Summary

2024 April 28



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

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

**Project name:** 901-929 1 Avenue NE

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

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

Once our updated application was submitted, engagement with the Community Association occurred.

### Outreach Strategy

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

We contacted the Bridgeland/Riverside Community Association to share information regarding the change of use amendment and sought feedback as part of the application process.

On-site signage was posted on the site as per the city's notice requirements. The notice posting included contact details of the applicant team where individuals could contact O2 to share feedback or ask questions.

### Affected Parties

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

Bridgeland Riverside Community Association

Neighbourhood Residents

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



**What did you hear?**

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

The Community Association was generally supportive of the land use amendment application. There was general support for the proposed use and the community association was happy to hear a vacant storefront would be occupied with an appointment based business, adding more pedestrians to contribute to a vibrant street.

Other area residents that contacted the applicant team were interested to understand the scope of the application including what type of business would occupy the ground floor unit. Residents were generally pleased a physio/chiropractor unit would occupy the space.

**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.

Comments were in support so no changes were made to the application.

**How did you close the loop ?**

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

Email correspondence was provided to the community association confirming comments were received and keeping the lines of communication open for future feedback.

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



# Community Association Response

2024 July 11

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

THIS IS A CIRC REF.

Application: LOC2024-0120

Submitted by: Anthony Imbrogno

## Contact Information

Address:

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

Phone:

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Traffic impacts

What are the strengths and challenges of the proposed:

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

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

How will the proposed impact the immediate surroundings?

General comments or concerns:

Planning Committee notes that as 1st Ave NE is a Main Street, we are cognizant of having a vibrant feel for our neighbourhood. Main Streets is designed to provide "opportunities for people to interact and gather", to enable character through "bustle", busyness, or energy", and to "create a unique sense of place and offer memorable experiences for both residents and visitors." This involves having a mix of shops that are more accessible for drop ins, window shoppers, etc., whether that be restaurants, coffee shops or goods stores. These places generate walking traffic and are generally available outside office hours, meaning that the street is activated for longer. We encourage the developer, BIA and the City to work to help build a

thriving Main Street. Being an area that already contains several medical and medical services businesses, we are cognizant of attracting a diversity of businesses to the area, and thus reserving ground floor spaces for businesses that are conducive to a thriving commercial street rather than having a plethora of appointment-based businesses.

That said, having empty storefronts for too long isn't great either and generally the community welcomes new businesses.

Attachments:

# Business Improvement Area Response

2024 June 25

Application: LOC2024-0120

Submitted by: Bridgeland BIA

## Contact Information

Address: 202 8a Street NE, Calgary, AB T2E 4J1

Email: [ed@bridgelandcalgary.com](mailto:ed@bridgelandcalgary.com)

Phone: 4038267371

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Lot coverage, Included amenities, Traffic impacts

What are the strengths and challenges of the proposed:

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

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

How will the proposed impact the immediate surroundings?

General comments or concerns:

The BIA does not support the application to change the use of this space to allow medical services on the ground floor of the building. There are numerous chiropractic, physiotherapy and massage amenities in the community already. Another medical clinic of this sort does not allow for diversity of business in our community. A new medical clinic will provide value to the business community or the neighborhood. The BIA will only support various retail stores on the main floor of the building.

Attachments:



**Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 32.92 hectares ± (81.35 acres ±) located at 2828 – 144 Avenue NW, 14800 Symons Valley Road NW and 15333 – 24 Street NW (Portions of Section 6-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District.

**HIGHLIGHTS**

- This application seeks approval of a variety of land uses to allow for residential development, a school and open space network in accordance with an approved outline plan within the community of Ambleridge.
- The proposed application aligns with the *Municipal Development Plan (MDP)* and the *Glacier Ridge Area Structure Plan (ASP)*.
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a compact greenfield development which will be served by neighbourhood parks and pathways, a kindergarten to grade nine school site and local commercial uses.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within the city limits.
- No development permits have been submitted at this time.
- Council granted land use for the south portion of the approved outline plan area on 2023 June 20.

**DISCUSSION**

This land use amendment application was submitted on 2024 June 9 by Stantec Consulting on behalf of multiple landowners. The approximately 32.92 hectare site is located in the community of Ambleridge in the northwest quadrant of the city. The subject site is currently in an agricultural state, though stripping and grading activities are anticipated to begin south of the application area.

As noted in the Applicant Submission in Attachment 2, this application seeks a variety of land use districts to complete the neighbourhood framework established in the site's outline plan (LOC2023-0316, Attachment 3) which was approved by Calgary Planning Commission on 2024 March 7. Land use for the south portion of that outline plan area had been granted by Council through LOC2020-0148 on 2023 June 20. The remainder of these lands do not require a growth application. Policies limiting the approvals of land uses to 650 dwelling units due to water service capacity were removed from the ASP as part of the adoption of the Growth Application

## Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157

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process on 2023 July 25 (IP2023-0559). The servicing of these lands will involve a technical review at future subdivision and development permit stages.

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

### ENGAGEMENT AND COMMUNICATION

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

#### Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. They determined that no outreach would be undertaken because the application had previously been notice posted during the initial land use and outline plan application. Please refer to the Applicant Outreach Summary, Attachment 4, for further rationale why outreach was not conducted.

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties and published [online](#). Notification letters were also sent to adjacent landowners. No comments were received in response to the circulation and there is no community association in the area.

In accordance with the *Rocky View County/City of Calgary Intermunicipal Development Plan*, this application was circulated to Rocky View County who responded with no objection to the proposed application.

Administration considered the relevant planning issues specific to this application and has determined the proposal to be appropriate. It is consistent with the outline plan framework that was approved by Calgary Planning Commission in 2024 March 7 and complements the approved land uses south of the proposed land use area approved by Council 2023 June 20.

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 proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. Proposed parks and schools will add to the amenities benefiting future residents of this neighbourhood.

**Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157**

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**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. As part of the future development, the applicant will include increased topsoil depth (from a standard 300 millimetres to 600 millimetres) to help improve drainage conditions and increase resilience to storm events. They will also provide landscaping incentive programs to future landowners to help increase the urban tree canopy. These support Program K: Natural Infrastructure. The applicant has also committed to working with their builder partners in planning transitions to align with the Net Zero by 2030 Building Code. The latter supports Program A: New buildings.

**Economic**

Development of a greenfield site would contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits as well as supporting jobs that will result from the neighbourhood’s construction, the neighbourhood commercial site, home based businesses, and the school.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. LOC2023-0316 Approved Outline Plan
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

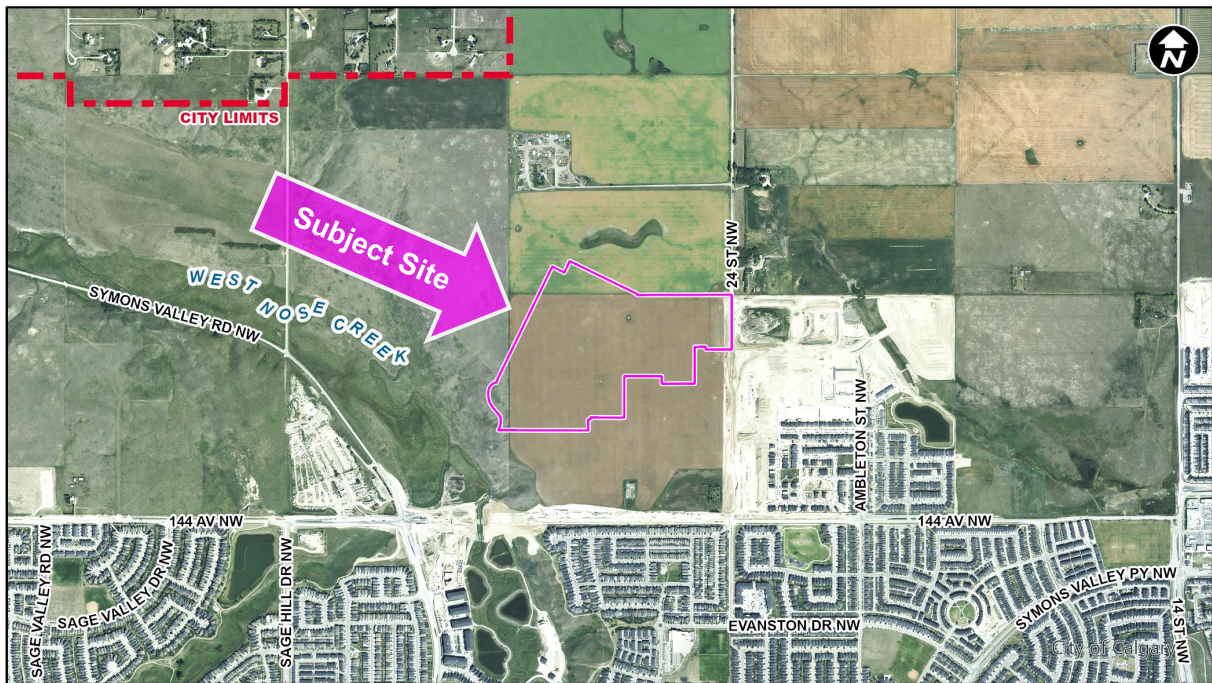
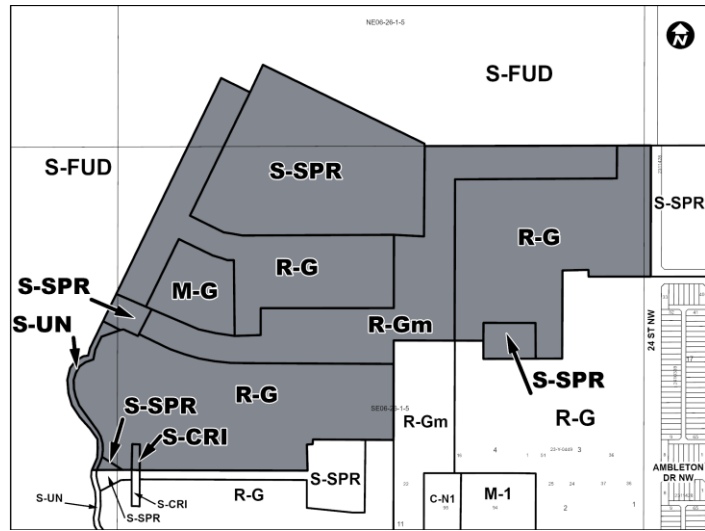
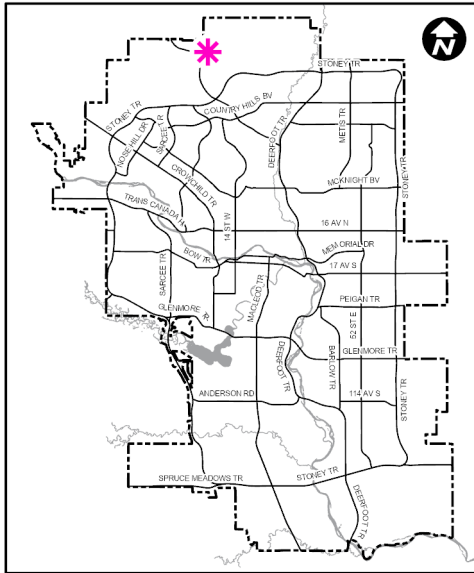
The subject site is located in the northwest quadrant of the city in the developing community of Ambleridge. The land use amendment area is approximately 32.92 hectares (81.35 acres) in area and is currently undeveloped and has been used for agricultural purposes. The land generally slopes towards the west where it is bounded by the escarpment lands of Symons Valley and West Nose Creek. The eastern boundary of the subject area is 24 Street NW. To the east of 24 Street NW is the developing neighbourhood of Ambleton.

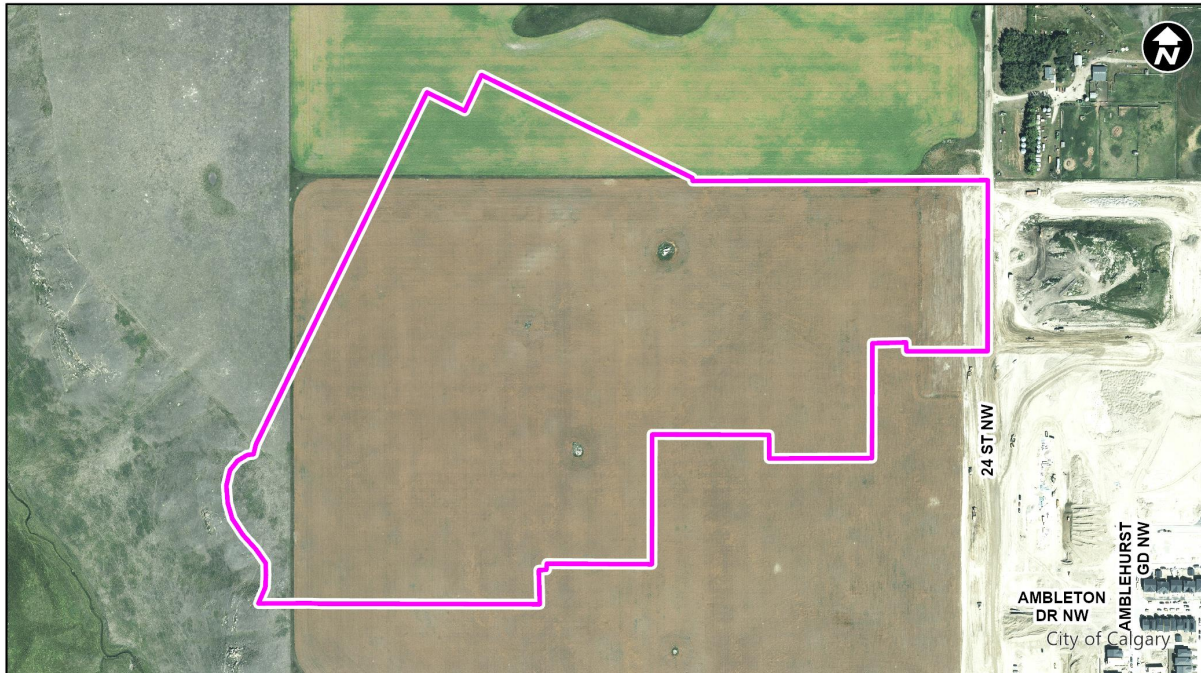
Land uses in the south portion of the parcel were approved by Council on 2023 June 20 as part of LOC2020-0148. At the time of decision in 2023, a policy in the Growth Management section of the *Glacier Ridge Area Structure Plan (ASP)* restricted land use approvals to a maximum of 650 units based on existing water servicing infrastructure. However, as part of the implementation of the new Growth Application process, the ASP was amended in 2023 July 25 to remove that provision. Water service capacity will be reviewed as part of future subdivision and development permit applications. This application seeks approval of the land uses completing the remaining outline plan lands approved by Calgary Planning Commission on 2024 March 7. North of the plan area are lands owned by Qualico Communities which are currently designated Special Purpose – Future Urban Development (S-FUD) District.

## Community Peak Population Table

There is no existing demographic information available for Ambleridge as this is a newly developing community.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The Ambleridge outline plan (LOC2023-0316) was approved by Calgary Planning Commission on 2024 March 7 to provide guidance for the subdivision and development of approximately 67.31 hectares (166.32 acres) of land. This application is proposing a redesignation of 32.92 hectares  $\pm$  (81.35 acres  $\pm$ ) of land to complete the land use framework for this new community.

The existing land use for this portion of the parcel is the Special Purpose – Future Urban Development (S-FUD) District. This district is intended for lands that are awaiting urban development and utility servicing.

This application proposes several residential and special purpose districts to support the creation of a complete community. These land uses include:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Special Purpose – Urban Nature (S-UN) District.

The proposed R-G District supports a variety of low-density residential building forms including single detached dwellings, duplex dwellings and rowhouse buildings, along with secondary

suites and backyard suites. The maximum building height in this district is 12 metres. The application proposes a mix of both laned and laneless R-G parcels which have been located to work with the slope of the land as well as with interfacing prominent streets.

The proposed R-Gm District supports the same built forms as R-G but lists single detached dwellings as discretionary uses rather than permitted. Similar to the R-G District, the maximum building height is 12 metres. This district has been predominantly located along prominent streets to form urban gateways into the community.

The M-G District is intended for multi-residential development of low height and low density. It is intended to be in close proximity or adjacent to low density residential development and requires that development achieves a minimum density of 35 units per hectare with a maximum density of 80 units per hectare. This district has a maximum height of 13 metres.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities with parcels of various sizes and use intensities. In this case, this district is to be used for land dedicated as Municipal School Reserve (MSR) for the future kindergarten to grade nine Calgary Catholic School and other forms of Municipal Reserve (MR) pursuant to the *Municipal Government Act* (MGA) such as play and sports fields and small parks.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. These lands will be dedicated as Public Utility Lots (PUL) pursuant to the MGA.

The S-UN District is for lands that provide for natural landforms, vegetation, and wetlands and is used for lands dedicated as Environmental Reserve (ER) pursuant to the MGA. This district limits development to improvements that facilitate passive recreational use. For this application, the district will be applied to lands that form the West Nose Creek escarpment.

### **Density**

The *Municipal Development Plan* (MDP) sets out minimum density targets for new communities at a density of 20 units per hectare (8 units per acre). The ASP sets out the same targets as the MDP.

This proposed land use amendment in combination with the already approved land use districts (LOC2020-0148) provide a framework that will provide an anticipated 21.2 units per gross developable hectare (8.6 units per gross developable acre) for this neighbourhood in alignment with the approved outline plan (LOC2023-0316) and relevant policies.

### **Transportation**

Regional pathways are located along 144 Avenue NW, 24 Street NW, and along 152 Avenue NW on the north boundary of the plan area. Internal to the site, multi-use pathways and local pathways will be constructed that will provide residents with ample choices for getting around the neighbourhood.

Primary transit service will be provided along 144 Avenue NW with local service provided through the neighbourhood and along 24 Street NW. Transit service will be expanded into the area as the site develops, and the vast majority of the residences within the area are within a 400 metre walking distance (a seven-minute walk time) to transit.

The proposed neighbourhood is connected to the larger regional transportation network by 144 Avenue NW and 24 Street NW. 144 Avenue NW will connect to the west at Symons Valley Road NW along the future crossing of West Nose Creek, which is currently estimated to be complete by fall 2024. Access to and from Stoney Trail NW is currently available from nearby 14 Street NW.

A Transportation Impact Assessment was not required for this application as one was submitted and accepted as part of the previous outline plan with which this land use application is consistent.

### **Environmental Site Considerations**

A Phase I Environmental Site Assessment was submitted and approved in support of the application. No significant environmental issues were identified.

### **Utilities and Servicing**

Stormwater servicing for the subject lands will be provided via construction of a stormwater pond facility identified in the approved outline plan.

Sanitary servicing for the subject lands will be provided via connection to existing sanitary infrastructure located in 144 Avenue NW.

Water servicing to the proposed land use area will be provided via connections to water infrastructure along 144 Avenue NW and 24 Street NW. Currently, adequate water servicing is limited for this land use area due to water capacity limitations in the north sector of the city. The North Water Servicing Option feedermain extension is expected to be in service in 2030. As delivery options are identified and confirmed, Administration will complete ongoing reviews of water capacity limitations with the consideration to phased delivery and servicing where possible at future subdivision and development permit stages.

## **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.

### **Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory - 2012)**

This area is subject to the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The proposed land use is in alignment with the general policies of the IDP.

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

This site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1 in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types

and densities to create diverse neighbourhoods. The proposed land use amendment ensures future development allows for a range of housing types with access to local commercial services.

The proposed application adheres to the policy of creating complete communities and as such contributes to the MDP goals for balancing growth in the established and new communities.

### **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. As part of the future development, the applicant will include increased topsoil depth (from a standard 300 millimetres to 600 millimetres) to help improve drainage conditions and increase resilience to storm events. They will also provide landscaping incentive programs to future landowners to help increase the urban tree canopy. These support Program K: Natural Infrastructure. The applicant has also committed to working with their builder partners in planning transitions to align with the Net Zero by 2030 Building Code. The latter supports Program A: New buildings.

### **Glacier Ridge Area Structure Plan (Statutory – 2015)**

The [Glacier Ridge Area Structure Plan](#) (ASP) provides additional direction for the plan area with detailed policies and guidelines for development. The land use amendment area is identified as being within Community C, Neighbourhood 4. The Land Use Concept plan (Map 3) shows this as a Neighbourhood Area containing a Joint Use Site, which is identified for a future Calgary Catholic School Board kindergarten to grade nine school.

The proposed land use amendment completes the land use framework identified under the approved outline plan for this site which addressed the policies and guiding principles of the ASP such as providing a variety of housing forms, preserving natural landforms such as the escarpment and a glacial erratic, providing public parks and pathways through the neighbourhood and along the escarpment with views of the West Nose Creek valley. Laned residential blocks will line 24 Street NW to ensure an active frontage along that street which complements the neighbourhood of Ambleton to the east and avoids the use of sound walls along this street.

# Applicant Submission

Company Name (if applicable):

Stantec Consulting Ltd.

Applicant's Name:

Daniel MacGregor

Date:

May 27, 2024

Stantec Consulting Inc., on behalf of Qualico Communities, is pleased to submit the Land Use Redesignation application for 32.93 ha (81.36 ac) of a land located at 2828 - 144 Ave NW and legally described as portion of Section 6-26-1-W5.

The subject lands form the northern portion of the recently approved Ambleridge Outline Plan (LOC2023-0316) within Neighbourhood C4 of the Glacier Ridge ASP. Following the approval of the Ambleridge Outline Plan on March 7, 2024, this application aligns the proposed Land Use Districts with the Outline Plan for the remaining northern portion of the site, thereby facilitating future development. Land Use for the southern portion was approved on June 20, 2023 through LOC2020-0148.

The subject lands are currently designated as S-FUD District. This application proposes to change the Land Use to the following Districts:

1. The **R-G/R-Gm Districts** cater to low-density neighborhoods in suburban areas, accommodating diverse residential forms such as single, semi-detached, and rowhouse dwellings. The application proposes a R-G District accommodating both laned and laneless homes and a R-Gm District for rowhouses along the collector roads.
2. The **M-G District** aims to provide low-rise, low-density multi-residential developments, near low-density residential areas. The M-G parcel is located along a collector road and close to a park and the school site to increase accessibility to amenities.
3. The **S-SPR District** is designated for educational, recreational, and open spaces of varying sizes and intensities. This District is assigned to two parks and a school site.
4. The **S-CRI District** is allocated for essential city and regional infrastructure, accommodating utilities in the southwest portion of the LUR and designated as PUL.
5. The **S-UN District** preserves natural landforms, vegetation, and wetlands, limiting development to passive recreational enhancements. This District is applied to the West Nose Creek escarpment, designated as ER.

In addition to aligning with the recently approved Outline Plan, this redesignation adheres to the goals and policies of the MDP and the New Community Planning Guidebook fostering complete communities through compact forms and Main Streets that are connected, serviced, and sustainable. It embodies the city's vision by offering a mix of uses, diverse housing options, amenities, and open spaces.

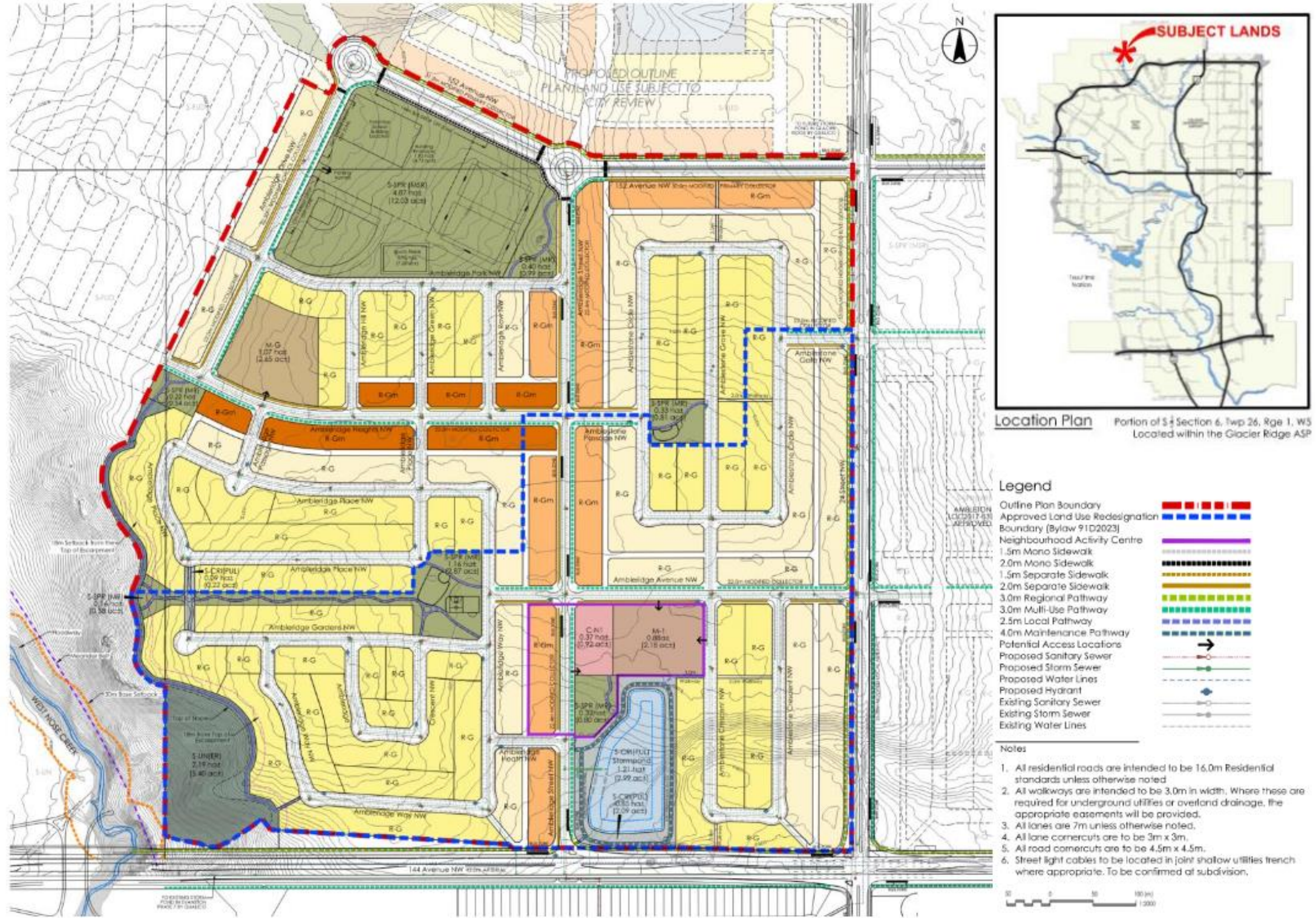
Moreover, it supports the Glacier Ridge ASP's vision of a complete community, blending residential land uses with pathways, and enhancing connections to the area's natural beauty. This integration of natural amenities with other open spaces allows residents and visitors to engage with the defining features of northern Calgary's Glacier Ridge, honoring the ASP's commitment to open space preservation.





# LOC2023-0316 Approved Outline Plan

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



**Legend**

Outline Plan Boundary	Red dashed line
Approved Land Use Redesignation Boundary (Bylaw 91D2023)	Blue dashed line
Neighbourhood Activity Centre	Purple dashed line
1.5m Mono Sidewalk	Thin solid line
2.0m Mono Sidewalk	Medium solid line
1.5m Separate Sidewalk	Thin dashed line
2.0m Separate Sidewalk	Medium dashed line
3.0m Regional Pathway	Thick solid line
3.0m Multi-Use Pathway	Thick dashed line
2.5m Local Pathway	Thin solid line
4.0m Maintenance Pathway	Thin dashed line
Potential Access Locations	Arrow symbol
Proposed Sanitary Sewer	Red dashed line with circles
Proposed Storm Sewer	Blue dashed line with circles
Proposed Water Lines	Green dashed line with circles
Proposed Hydrant	Blue diamond symbol
Existing Sanitary Sewer	Red solid line with circles
Existing Storm Sewer	Blue solid line with circles
Existing Water Lines	Green solid line with circles

- Notes**
1. All residential roads are intended to be 16.0m Residential standards unless otherwise noted.
  2. All walkways are intended to be 3.0m in width. Where these are required for underground utilities or overland drainage, the appropriate easements will be provided.
  3. All lanes are 7m unless otherwise noted.
  4. All lane cornercuts are to be 3m x 3m.
  5. All road cornercuts are to be 4.5m x 4.5m.
  6. Street light cables to be located in joint shallow utilities trench where appropriate. To be confirmed at subdivision.



OUTLINE PLAN STATISTICS			
<b>TOTAL AREA OUTLINED</b>	<b>47.31 ha</b>	<b>146.32 ac</b>	
less ENVIRONMENTAL RESERVE (S-UN)	2.19 ha	5.40 ac	
<b>GROSS DEVELOPABLE AREA (GDA)</b>	<b>45.12 ha</b>	<b>140.92 ac</b>	<b>100.0%</b>
<b>RESIDENTIAL</b>	<b>36.84 ha</b>	<b>91.04 ac</b>	<b>56.6%</b>
<b>Low Density</b>	<b>34.89 ha</b>	<b>86.21 ac</b>	<b>53.6%</b>
RG - Laned	11.01 ha	27.21 ac	
Anticipated Number of Units (8.23m lot width)		3,344m	406 units
RG - Laneless	18.40 ha	45.47 ac	
Anticipated Number of Units (9.75m lot width)		5,378m	551 units
RGm - Townhomes	3.83 ha	9.47 ac	
Anticipated Number of Units (6.7m lot width)		1,198m	178 units
RGm - Townhomes (28m Depth)	1.64 ha	4.06 ac	
Anticipated Number of Units (6.7m lot width)		588m	87 units
Total frontage		10,508m	
<b>High Density</b>	<b>1.95 ha</b>	<b>4.83 ac</b>	<b>3.0%</b>
M-G	1.07 ha	2.65 ac	
Number of units (60upha)			64 units
M-1	0.88 ha	2.18 ac	
Number of units (110upha)			97 units
<b>TOTAL UNITS</b>			<b>Anticipated 1383 units</b>
<b>DENSITY</b>	<b>Anticipated: 21.2 upha</b>		
	<b>8.6 upac</b>		
<b>COMMERCIAL</b>	<b>0.37 ha</b>	<b>0.92 ac</b>	<b>0.6%</b>
C-N1	0.37 ha	0.92 ac	
<b>CREDIT OPEN SPACE (S-SPR)</b>	<b>7.46 ha</b>	<b>18.42 ac</b>	<b>11.4%*</b>
Open Space & Parks	2.59 ha	6.39 ac	
School	4.87 ha	12.03 ac	
<b>PUBLIC DEDICATION</b>	<b>20.45 ha</b>	<b>50.54 ac</b>	<b>31.4%**</b>
Stormwater Pond	1.21 ha	2.99 ac	
PUL	0.93 ha	2.31 ac	
Roads and Lanes	18.31 ha	45.24 ac	
Includes road widening and backslapping			
**Portion of 132 Avenue NW and Ardleridge Avenue NW deferred to development of parcel to the north (PE2021-02837)	1.10 ha	2.72 ac	1.3%

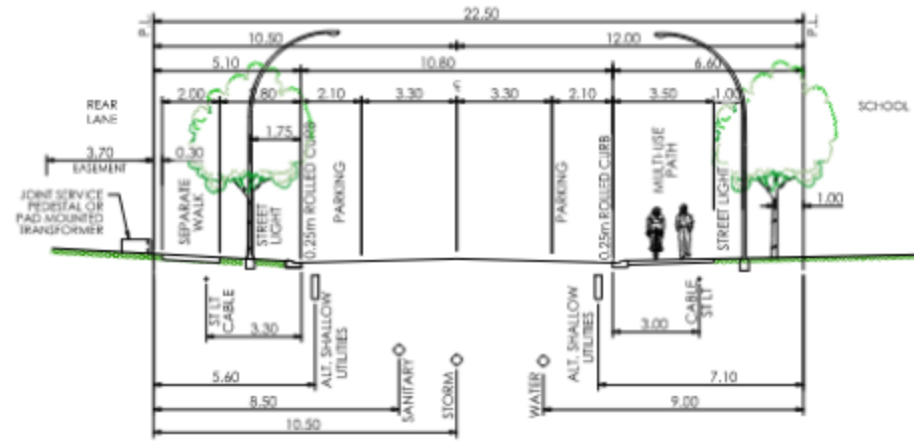
LAND USE STATISTICS		
S-FUD to R-G	22.13 ha	54.69 ac
S-FUD to R-Gm	3.31 ha	8.19 ac
S-FUD to M-1	1.07 ha	2.65 ac
S-FUD to C-N1	0.53 ha	1.30 ac
S-FUD to S-SPR	1.83 ha	4.52 ac
S-FUD to S-CRI	2.28 ha	5.64 ac
S-FUD to S-UN	1.95 ha	4.81 ac
<b>Total Redesignation</b>	<b>33.10 ha</b>	<b>81.80 ac</b>
S-FUD to remain S-FUD	0.20 ha	0.50 ac

NAC INTENSITY			
NAC Use	Unit Count/Area	Intensity Calculation	People/Jobs
M-1 (110 upha)	97	1.8 people/unit*	155
R-Gm	24	2.3 people/unit*	55
C-N1	1,550 m <sup>2</sup>	1 job per 28m <sup>2</sup>	55
<b>Total People/Job</b>			<b>265</b>
<b>Total NAC Area</b>	<b>2.40 ha</b>		
<b>Total Intensity</b> (people/jobs per ha)			<b>110</b>

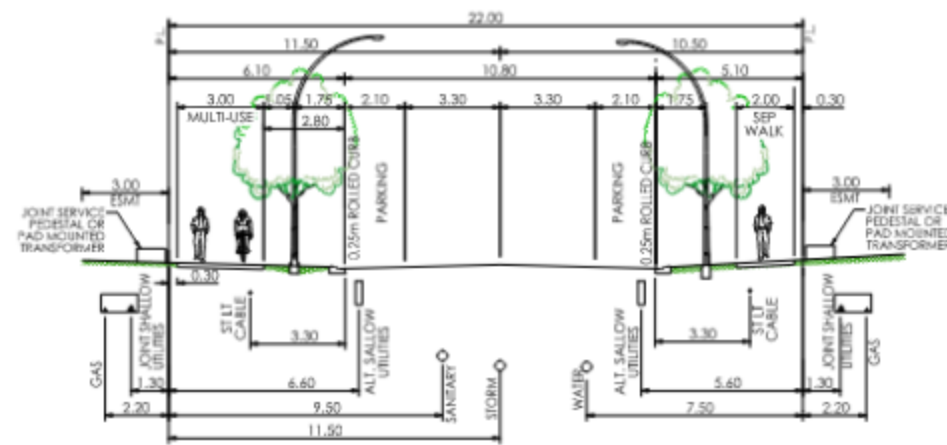
\*Based on the City of Calgary 2018 Open Census Results, Ward 2



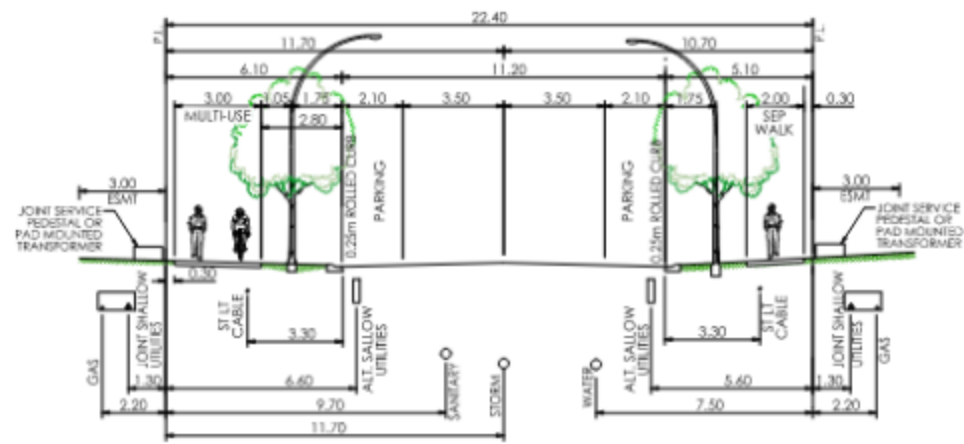
Approved Land Use [Bylaw 91D2023] NTS



**22.50m MODIFIED SCHOOL COLLECTOR**  
2.0m SEPARATE WALK ONE SIDE / 3.5m MONO MULTI-USE PATH ONE SIDE  
Scale 1:200



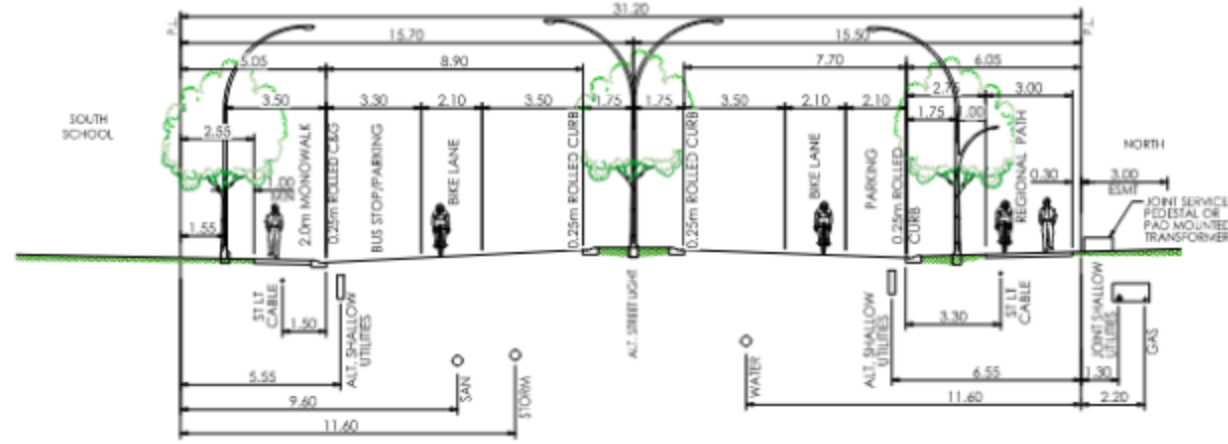
**22.0m MODIFIED COLLECTOR**  
3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE  
1:200



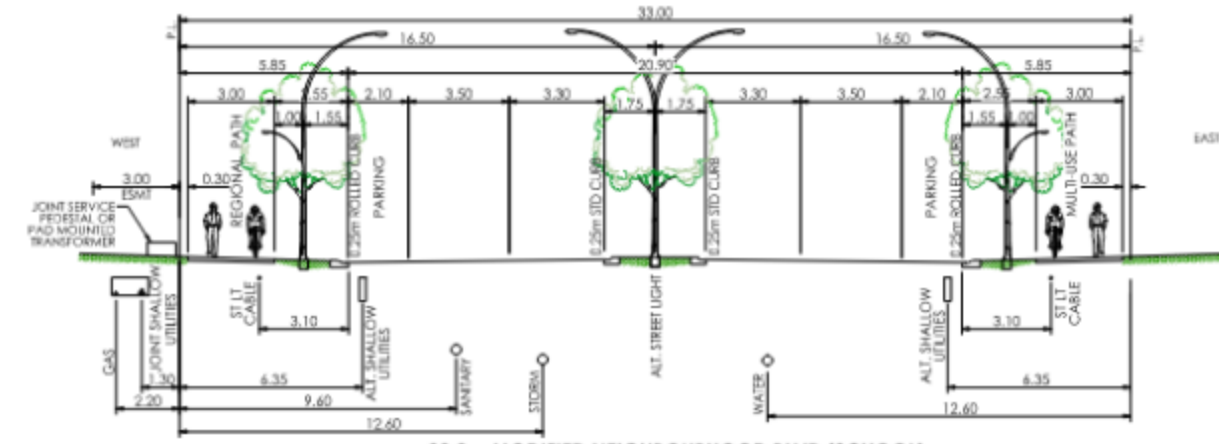
**22.4m MODIFIED COLLECTOR**  
3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE  
BUS ROUTE  
1:200



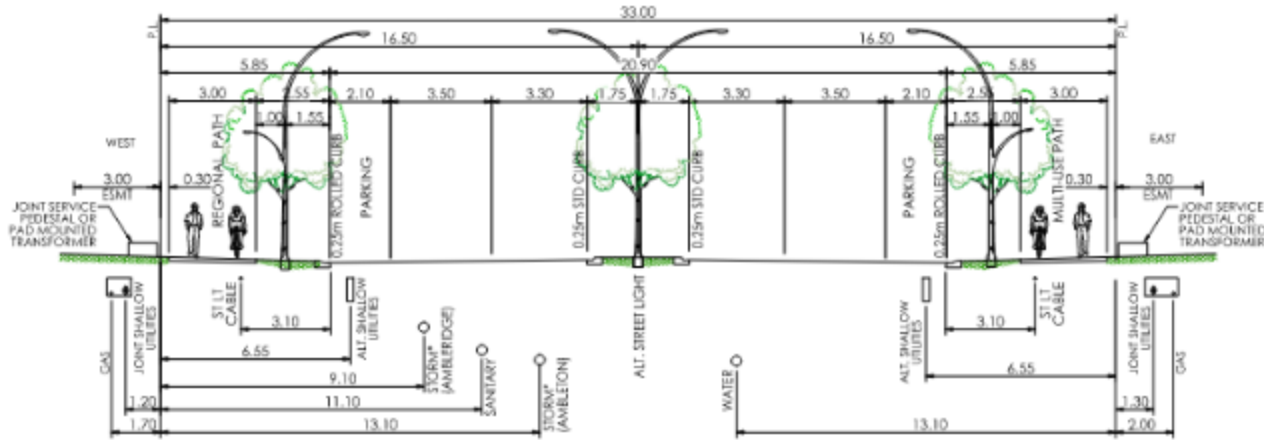
**30.0m MODIFIED PRIMARY COLLECTOR**  
2.0m SEPARATE WALK ONE SIDE / 3.0m REGIONAL PATH ONE SIDE  
1:200



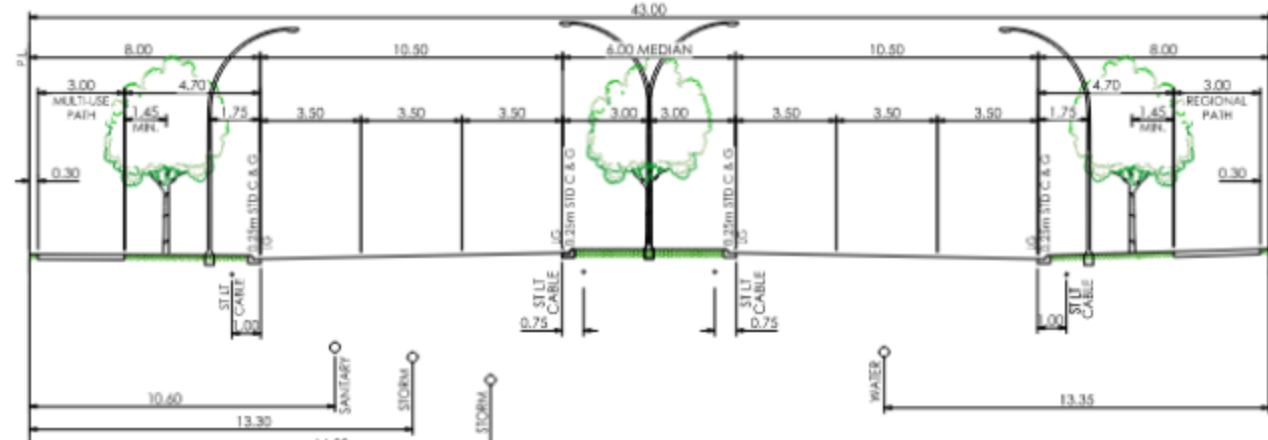
**31.20m MODIFIED PRIMARY COLLECTOR**  
2.0m MONO WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE  
BUS ROUTE  
1:200



**33.0m MODIFIED NEIGHBOURHOOD BLVD (SCHOOL)**  
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE  
BUS ROUTE  
1:200



**33.0m MODIFIED LOCAL ARTERIAL**  
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE  
BUS ROUTE  
1:200



**43.0m MODIFIED ARTERIAL**  
3.0m MULTI-USE PATH ONE SIDE/3.0m REGIONAL PATH ONE SIDE  
BUS ROUTE  
1:200





# Applicant Outreach Summary

June 9, 2024



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

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

**Project name:** Amblebridge Land Use Application

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

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

This application ensures the proposed Land Use Districts within the northern section of the Amblebridge Outline Plan (OP) are consistent with the OP approved on March 7, 2024 (LOC2023-0316). Given the outreach conducted during the OP's initial phase—which included on-site large format notices and City-led notifications to neighboring landowners—no additional outreach is planned before the submission of the application.

### 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)

A large format Notice Sign will be posted on the site to allow for any feedback and questions that may arise.

### Affected Parties

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

N/A

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



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

### What did you hear?

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

N/A

### 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

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



**Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1401 – 17 Avenue SE, LOC2022-0064**

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**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.53 hectares  $\pm$  (1.31 acres  $\pm$ ) located at 1401 – 17 Avenue SE (Plan 9210938, Block 1, Lot 1) from Industrial – Edge (I-E) District to Mixed Use – General (MU-1f5.0h45) District.

**HIGHLIGHTS**

- This application proposes to redesignate the site to allow for a street-oriented mixed-use development with commercial uses promoted at grade to encourage an active streetscape.
- The proposal enables Transit Oriented Development (TOD) near the future Green Line Ramsay/Inglewood LRT Station and facilitates an active pedestrian environment in alignment with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy and land use amendments would enable more housing opportunities within the inner city, support alternative modes of transportation, provide additional commercial amenities in the area and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would provide additional commercial and employment opportunities, align with the City's growth direction and infrastructure investments and contribute to creating a vibrant TOD site next to the future LRT station.
- The proposal requires minor amendments to the *Inglewood Area Redevelopment Plan* (ARP).
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, located in the southeast community of Alyth/Bonnybrook, was submitted by CivicWorks on behalf of the landowner 1390 17th Avenue SE Properties GP LTD. (Hungerford Properties) on 2022 April 11.

The subject site is approximately 0.53 hectares (1.31 acres) and is located two blocks, or 300 metres (a four-minute walk), south of 9 Avenue SE. The site is in close walking distance to numerous transit services all within less than 300 metres (a four-minute walk) including Bus Rapid Transit (BRT) stops near 9 Avenue SE. The Green Line Ramsay/Inglewood Light Rail Transit (LRT) Station is proposed to be located less than 230 metres (four-minute walk) west of the site.

As indicated in the Applicant Submission (Attachment 3), the intent of this application is to facilitate a higher density mixed-use development with the option for commercial uses at grade

**Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1401 – 17  
Avenue SE, LOC2022-0064**

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and residential dwelling units above. The proposed Mixed Use – General (MU-1f5.0h45) District would allow for a maximum floor area ratio (FAR) of 5.0 (building floor area of approximately 26,500 square metres) and a maximum building height of 45 metres (approximately 12 storeys). No development permit application has been submitted at this time.

This application has been assessed in conjunction with two related policy and land use amendment applications (LOC2022-0198 and LOC2022-0022). LOC2022-0198 is a Mixed Use – General (MU-1f4.0h22/MU-1f5.0h45) proposal that is being considered at the 2024 September 5 Calgary Planning Commission (CPC) meeting, and LOC2022-0022 is an Outline Plan and Land Use proposal that is still being reviewed by Administration. Collectively, these three applications are designed to function as a comprehensive planning initiative; however, each can also operate independently.

The active Brewery Rail Lands Outline Plan and Land Use application (LOC2022-0022) proposes a municipal reserve trail along the northern boundary of the Canada Pacific Kansas City (CPKC) rail line that will eventually connect to the 12 metre wide publicly accessible private open space that is being protected as part of this file. The proposed rail trail will provide a pedestrian linkage from the future Ramsay/Inglewood Green Line LRT Station at the 12 Street SE underpass, extending through the site located at 1390 – 17 Avenue SE (approved under LOC2019-0194), continuing through the subject site at 1401 – 17 Avenue SE, and ultimately reaching a proposed heritage precinct situated at the core of the Brewery Rail Lands Outline Plan (LOC2022-0022). The Transit Oriented Development Connection Improvements (Attachment 6) visually describes this pedestrian linkage, the TOD improvements, and how each application is intended to collectively function.

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 the public/interested parties and the community association was appropriate. In response, the applicant met with the Inglewood Community Association (CA), posted custom on-site signage for the duration of the application, held various in-person open houses and information sessions, created a project webpage, and met with the Ward 9 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

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

## Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1401 – 17 Avenue SE, LOC2022-0064

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of opposition identified concerns about the proposed height of 12 storeys, amount of parking in the area, loss of privacy, increased traffic, and shadowing impacts.

The Inglewood CA provided a conditional letter of support on 2024 June 11 (Attachment 5). The CA indicated concerns with the proposed building height at 45 metres across the entire site. The CA noted that support could be given if a transitional building height approach was adopted that brought the proposed heights down to 22 metres adjacent to 17 Avenue SE. No formal letter was received from the Inglewood Business Improvement Area (BIA).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal enables sustainable long-term urban growth in area supported by primary transit and amenities, and the proposed density would allow for the opportunity to redevelop this site into a TOD. The building and site design, setbacks, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

### IMPLICATIONS

#### Social

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

#### Environmental

The proposal would enable compact urban development next to a future LRT station and would support alternative modes of transportation including public transit, walking, and cycling that can reduce greenhouse gas emissions. However, this application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stages.

#### Economic

The proposed land use amendment would enable more efficient use of existing infrastructure and maximize the Green Line investment. The proposal may also enable additional commercial and employment opportunities within this community.

#### Service and Financial Implications

No anticipated financial impact.

#### RISK

There are no known risks associated with this application.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 September 05**

**ISC: UNRESTRICTED  
CPC2024-0963  
Page 4 of 4**

**Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1401 – 17  
Avenue SE, LOC2022-0064**

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**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Amendments to the Inglewood Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Transit Oriented Development Connection Improvements

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

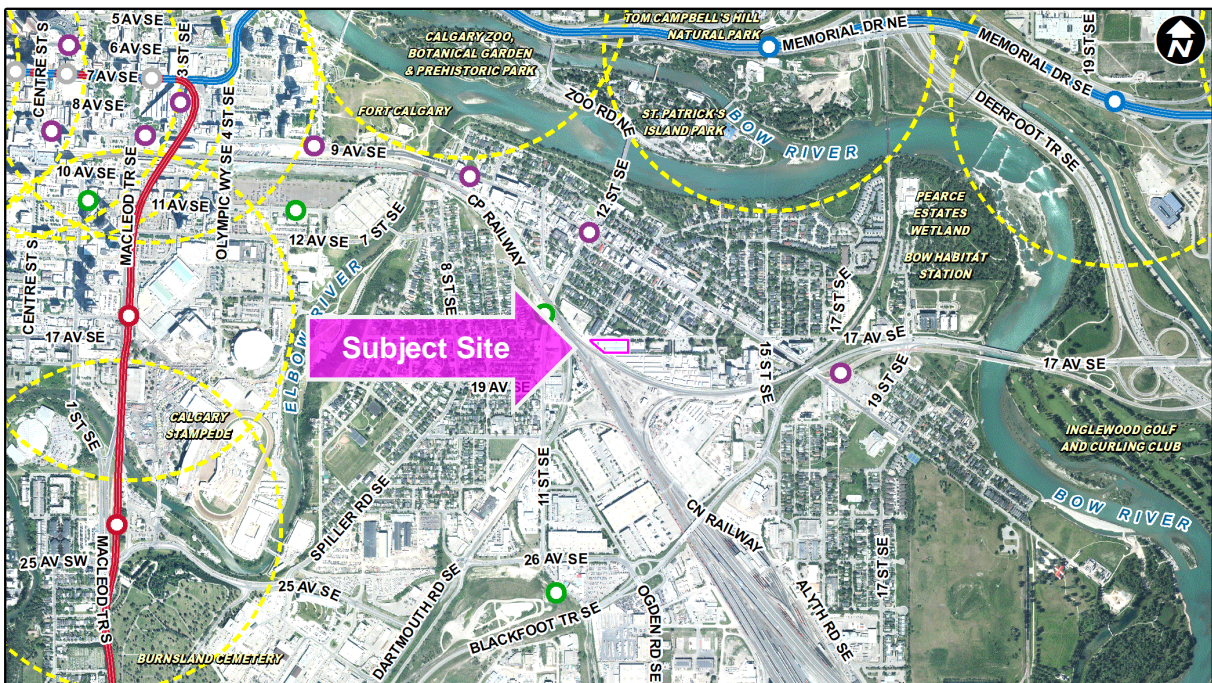
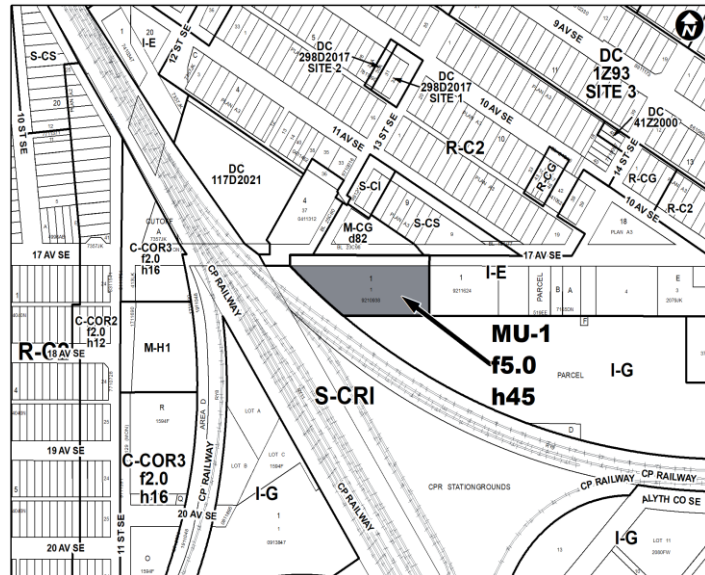
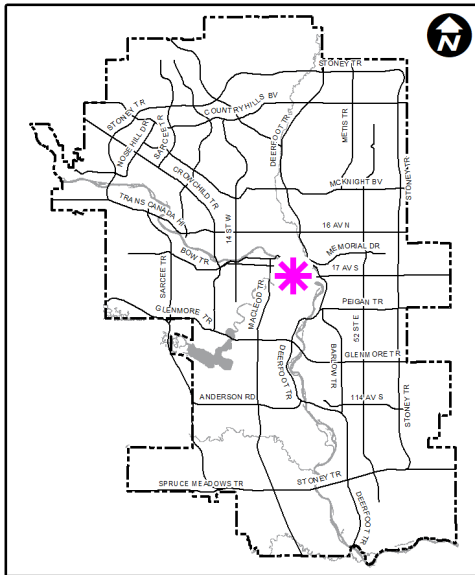
The subject site is located in the southeast community of Alyth/Bonnybrook south of the junction of 17 Avenue SE and 13 Street SE. The trapezoidal parcel is approximately 0.53 hectares (1.31 acres) in size and is currently developed with a two-storey industrial building which currently accommodates a storage and office use. The Canadian Pacific Kansas City (CPKC) Railway line borders the site to the southwest. Site access is available from 17 Avenue SE. The future Ramsay/Inglewood Green Line Light Rail Transit (LRT) station is proposed to be located 230 metres (a four-minute walk) northwest of the site at the 12 Street SE underpass. The 9 Avenue Neighbourhood Main Street is located 300 metres (a six-minute walk) north of the subject site and features a variety of commercial and mixed-use land uses. Colonel Walker School (Calgary Board of Education kindergarten to grade 6), the Inglewood Community Association (CA) site and various open spaces including the Bow River Pathway are located within close proximity of the site.

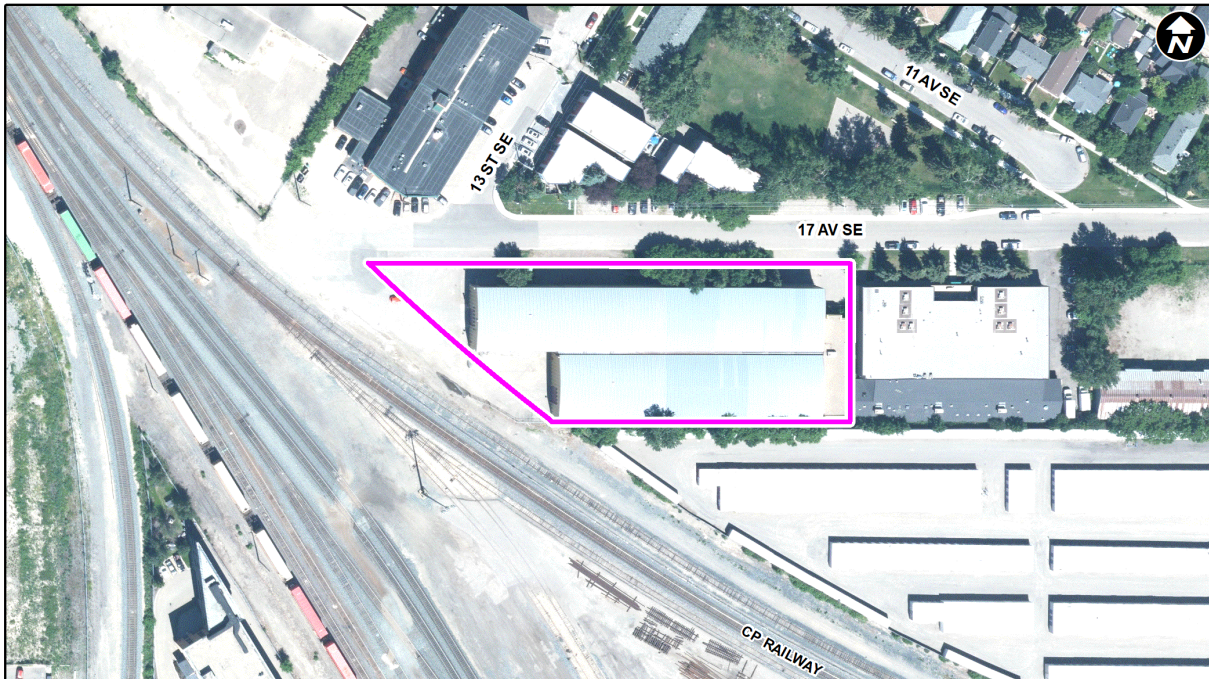
Surrounding development is characterized by various residential, mixed-use, and light industrial developments. Lands northwest of the subject site consist of a parcel designated Direct Control (DC) District ([Bylaw 117D2021](#)) which was crafted to accommodate a mixed-use development where both residential and commercial uses are supported at grade. Lands directly east of the subject site include a parcel designated Industrial – Edge (I-E) District, which currently contains office and storage uses. This parcel is subject to an active land use application (LOC2022-0198) that proposes split land use to a mixed-use development with a maximum building height of 45 metres. Lands further east and south of the subject site consist of a cluster of parcels currently designated Industrial – General (I-G) District, Industrial – Edge (I-E) District, and DC District ([Bylaw 115D2015](#)). These lands are currently subject to an active Outline Plan and Land Use application (LOC2022-0022) known as the Brewery Rail Lands. The CPKC Railway line is immediately to the west of the site. To the north, across 17 Avenue SE, is a residential parcel consisting of three two-storey residential buildings designated Multi-Residential – Contextual Grade-Oriented (M-CGd82) District and a small open space park designated Special Purpose – Community Service (S-CS) District.

## Community Peak Population Table

This information is not available because the subject site is located in an industrial area.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Industrial – Edge (I-E) District is intended to be characterized by locations on the perimeter of industrial areas where the industrial parcel shares a property line with a residential district, local street or lane abutting a residential district. The I-E District allows for development of a limited range of sizes and uses and has limitations on outside activities, vehicular access, and parking and loading, aimed at mitigating the impact of uses on nearby non-industrial parcels.

The proposed Mixed Use – General (MU-1f5.0h45) District is intended to allow for a variety of built forms where residential uses and commercial uses are supported at grade facing the commercial street. The proposed land use will allow for a maximum building floor area of approximately 26,500 square metres and a maximum building height of approximately 12 storeys.

### Development and Site Design

A development permit has not been submitted at this time; however, the applicant provided a preliminary development concept and shadow studies to demonstrate the impact of redevelopment scenarios on the surrounding sites. The future proposed development could be reviewed by the Urban Design Review Panel (UDRP) at the development permit stage to ensure the development will achieve a high-quality pedestrian environment that provides an engaging and welcoming space for pedestrians and cyclists.

As this application does not propose subdivision, municipal reserve (MR) dedication, public utilities or a public roadway, and is under 0.8 hectares (2 acres) in size, an Outline Plan is not required to facilitate the proposal.

To enable a seamless pedestrian connection to the future Ramsay/Inglewood Green Line (LRT) Station, a 12 metre wide public access easement will be required adjacent to the CPKC rail line along the southern boundary of the site. This future public access easement is anticipated to connect to a future rail trail that will connect the LRT Station to the Brewery Rail Lands east of the subject site. Development and general site design of the 12 metre public access easement will be the sole responsibility of the Developer to the satisfaction of the Administration. Site design will need to ensure a seamless connection and integration with the proposed Brewery Rail Lands rail trail to the east and the public access easement established in [Bylaw 117D2021](#) to the west.

If approved by Council, the rules of the proposed MU-1 District would provide guidance for the future redevelopment of the site, including the overall distribution of buildings, building design, location and size of uses, site layout details such as parking, landscaping and site access, and development of the 12 metre wide public access easement will be further reviewed at the development permit stage. Additional items that will be considered through the development permit process include, but are not limited to:

- creating an engaging streetscape interface with 17 Avenue SE and the proposed rail trail extension along the southern edge of the site;
- articulations to building façade and integrating site design to create welcoming environment for pedestrians;
- transition of building scale to mitigate building massing and shadowing to adjacent parcels;
- building interface and compatible uses to ensure safety and compliance with the railway corridor; and
- ensuring development of the required 12-metre public access easement is seamless with adjacent lands to the east and west.

### **Transportation**

Pedestrian and vehicular access to the site is available via 17 Avenue SE. The area is served by Calgary Transit Routes 1 (Forest Lawn-Bowness) and 101 (Inglewood-City Centre) with a bus stop 400 metres away along 9 Avenue SE. Routes 1 and 101 provide transit service every 15 minutes and 50 minutes, respectively, during peak times. The area is also serviced by the MAX Purple, located within 650 metres (an 11-minute walk) along 9 Avenue SE. The site is within a 600 metre (a 10-minute walk) of the future Inglewood-Ramsay Green Line LRT Station and is, therefore, within the Transit Oriented Development area. The site is located 600 metres from the existing Bow River pathway system which provides access to the greater Always Available for All Ages and Abilities (5A) Network, as well as within 600 metres (a 10-minute walk) of the existing 5A on-street bikeway located along 12 Street SE and 8 Avenue SE, and the future 5A on-street bikeway is planned along 11 Avenue SE.

A Transportation Impact Analysis (TIA) was required to support the land use redesignation application and it has been reviewed and accepted by Administration. Surface improvements adjacent to the parcel will be required to support the proposed development at the development permit stage.



### **Environmental Site Considerations**

An Environmental Site Assessment (ESA) Phase 2 was submitted and accepted, to the satisfaction of Administration. As part of the development permit process, the applicant will be required to submit a Soil Management Plan for further review and acceptance. At this time, there are no known outstanding environmental concerns that would prevent support for the intended land use.

The site is not located within a current flood regulated zone, as per current Council approved flood maps. The Flood Fringe flood zone terminates just north / east of the subject site. The Inglewood flood barrier decreases the flooding risk of the area, but it is recommended that future development be built to increase flood resiliency. There may be groundwater issues at this location in the event of the flood. At the time of development, the applicant should take this into account, and design considerations be made as to address groundwater/basement seepage. At the time of development, mechanical and electrical equipment should not be placed in a basement in case of a flood event.

### **Utilities and Servicing**

Public water, sanitary and storm utilities exist adjacent to the site, within the public right-of-way (17 Avenue SE). Servicing requirements will be further determined at the time of development.

## **Legislation and Policy**

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

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

### **Growth Plan (2022)**

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

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

The subject site is located in the 'Standard Industrial' area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Standard Industrial areas contain a mix of industrial uses at varying intensities. These areas are intended to allow for a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained. Notwithstanding the general characteristics of the Standard Industrial Area, portions of the Standard Industrial Area may be appropriate for redevelopment as non-industrial or mixed-residential business areas if they are within close proximity to an existing community and the Primary Transit Network. Any proposal for such a change will require necessary amendments to the Local Area Plan such as the amendments proposed to the *Inglewood Area Redevelopment Plan* (ARP) as outlined further below.

The proposal generally aligns with a primary MDP goal of encouraging a transit-supportive land use framework by locating population growth within walking distance of the primary transit network. The site is within close proximity to the 9 Avenue SE Neighbourhood Main Street and would align with policies supporting higher density and mixed-use development in these locations. The proposal also aligns with applicable city-wide policies that promote a more

compact city by accommodating a broader mix of housing with local services and by facilitating a more efficient use of existing infrastructure.

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

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

### **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 as subsequent development approval stages.

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

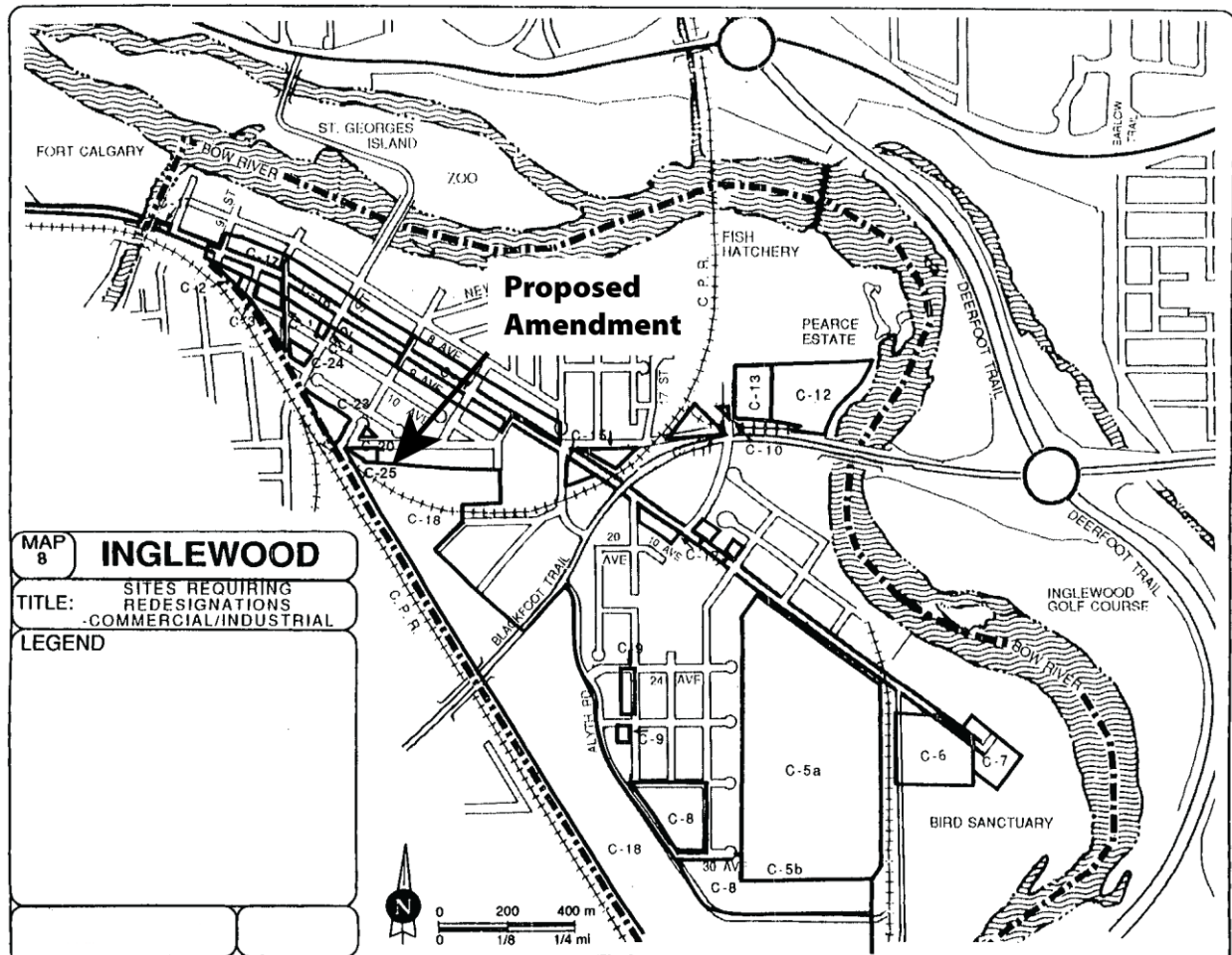
The subject site is located in the 'Industrial' area typology on Map 6: Generalized Land Use Future of the [Inglewood Area Redevelopment Plan](#) (ARP). The industrial policies of the Inglewood ARP do not support the proposed MU-1f5.0h45 District mixed-use development proposal, and as such, an amendment to the ARP is required. Due to the age of the ARP and the unique method for amending the ARP in the past, a minor mapping amendment is required to Map 8: Sites Requiring Redesignations – Commercial/Industrial and a supporting policy text amendment is required to Table 3 – Proposed Commercial/Industrial Redesignations. Both proposed amendments will recognize the subject site as suitable for MU-1f5.0h45 District development and will ensure the proposed 12 metre public access easement is secured at development permit stage.

### **The Development Next to Freight Rail Corridor Policy (Non-Statutory – 2018)**

The [Development Next to Freight Rail Corridor Policy](#) provides guidance for development in proximity to the freight rail corridors to mitigate risk, ensure quality of life, and facilitate responsible development. This policy applies to parcels that are partially or entirely within 30 metres to freight rail corridors, which includes this site. It does not prohibit development in that space but requires additional consideration for mitigating the possible risks and nuisances if required. At the development permit stage a noise study would be required for the building interface facing the railway to mitigate impact associated with rail noise for the noise susceptible uses. Future development permits would be reviewed against the applicable policy to ensure safety and compliance.

# Proposed Amendments to the Inglewood Area Redevelopment Plan

1. The Inglewood Area Redevelopment Plan attached to and forming part of Bylaw 4P92, as amended, is hereby further amended as follows:
  - (a) Amend Map 8 entitled 'Sites Requiring Redesignation Commercial / Industrial' by adding site number "C-25" to the 0.53 hectares  $\pm$  (1.31 acres  $\pm$ ) parcel located at 1401 – 17 Avenue SE (Plan 9210938, Block 1, Lot 1) as generally illustrated in the sketch below:



(b) In Section 3.5 Implementation, Table 3 Proposed Commercial/Industrial Redesignations, at the end of the table insert the following row:

SITE	EXISTING DESIGNATION	PROPOSED POLICY	PROPOSED LAND USE DESIGNATION	DEVELOPMENT GUIDELINES (may be detailed in redesignation to Direct Control)
C25  1401 - 17 Avenue SE	<i>I-E</i>	<i>Mixed-use development</i>	<i>MU-1f5.0h45</i>	<ul style="list-style-type: none"> <li>• <i>The maximum building height is 45.0 metres.</i></li> <li>• <i>The maximum Floor Area Ratio (FAR) is 5.0.</i></li> <li>• <i>In order to achieve the maximum FAR and building height, a 12-metre-wide public access easement should be provided adjacent to the existing railway and connecting to 17 Avenue SE.</i></li> </ul>

TEXT FOR DISCUSSION

# Applicant Submission



460 - 5119 Elbow Drive SW P 403 201 5305  
Calgary, Alberta T2V 1H2 E info@civicworks.ca

## Proposed Land Use Change Applicant Summary (Updated April 10, 2024)

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Project Location: 1401 17 AV SE  
Existing Land Use: Industrial - Edge (I-E) District  
Proposed Land Use: Mixed Use - General (MU-1f5.0h45) District  
LOC Application No.: LOC2022-0064

### APPLICATION SUMMARY

On behalf of Hungerford Properties, CivicWorks has made a Land Use Redesignation (LOC) application to transition a parcel located at 1401 17 AV SE with a site area of 0.53 hectares (1.31 acres) from the existing Industrial - Edge (I-E) District to the Mixed Use - General (MU-1) District (MU-1f5.0h45). The subject site is situated at 1401 17 AV SE in the community of Alyth / Bonnybrook, immediately bordering the official boundaries for the community of Inglewood, and located approximately 200 metres from the future Ramsay/Inglewood Green Line Light Rail Transit (LRT) Station. Surrounded by a mix of multi-residential, industrial, and special purpose Land Use Districts, the subject site is bounded by the Canadian Pacific Kansas City (CPKC) lines to the southwest, multi-residential development to the north, and industrial buildings within the Industrial - Edge (I-E) District and Industrial - General (I-G) District to the east and immediate south. If approved, the proposed land use would allow for mixed-use development with a maximum height of approximately 12 storeys (45 metres) and a maximum Floor Area Ratio (FAR) of 5.0.

### COMPREHENSIVE PLANNING SITE

The adjacent lands to the southeast and east of the site are known as the *Brewery-Rail Lands* and are part of a Comprehensive Planning Site that 1401 17 AV SE falls within. Currently under review, the Brewery-Rail Lands application (LOC2022-0022) by MATCO Development seeks to transition lands from the I-E and I-G Districts (and a Direct Control [DC] District based on the I-G District) to various DC Districts based on the Mixed Use - General (MU-1) District. The site to the immediate east (1439 17 AV SE) additionally has an application submitted that is under review, LOC2022-0198 for The Calgary Drop-In Centre, which is also part of the Comprehensive Planning Site. The proposal for this site at 1401 17 AV SE has been informed through comprehensive planning activities to ensure alignment with the Brewery-Rail Lands Comprehensive Planning Site.

### TRANSIT-ORIENTED DEVELOPMENT ALIGNED WITH MOBILITY IMPROVEMENTS

The subject site is situated in a context of substantial City-led investment. Transit leads this investment with the Green Line Ramsay/Inglewood LRT Station and the MAX Purple Bus Rapid Transit (BRT) line. This site has some of the greatest Transit-Oriented Development (TOD) potential for the Ramsay/Inglewood Green Line LRT Station, where transit-supportive density levels are encouraged. Hungerford Properties recognizes that progressive proposals for redevelopment can include investments in the local community linked to a greater public benefit resulting from the proposed growth change. In light of this, a 12.0-metre-wide public access easement is proposed with a new multi-use pathway along the southern border of the site adjacent to the CPKC lands. This proposed public access easement will address multi-modal connectivity, allowing for a new strategic connection aligned with recent and proposed surrounding redevelopment applications. This multi-use pathway constitutes the final proposed link to complete a comprehensive multi-use pathway adjacent to the CPKC line from the proposed Ramsay/Inglewood Green Line LRT Station all the way to 15 ST SE. The proposed multi-use pathway along the border of 1401 17 AV SE is suggested to link with a proposed multi-use pathway to the northwest at 1390 17 AV SE (Bylaw 117D2021), as well as to the southeast across the Brewery-Rail Lands (LOC2022-0022). This public access easement is proposed to be included in an amendment to the *Inglewood Area Redevelopment Plan*.



#### 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 proposal is generally aligned with the goals of the statutory *Inglewood Area Redevelopment Plan (ARP)*, but will require a policy amendment to support a redesignation to the Mixed Use - General (MU-1) District and provide applicable development guidelines for the site, including the proposed 12.0-metre-wide public access easement. The *Inglewood ARP* assigns the site under its *Industrial Land Use*, but notes in its objectives and policies that the amount of land available for industrial development close to housing within the community should be reduced and that the impact of industrial development on the residential portions of the community should be minimized. The overall goals of the *Inglewood ARP* also encourage new residential development to increase the community's population, and promote a healthy physical environment by addressing noise, pollution, odour and other environmental concerns. This proposal will rehabilitate a brownfield site, providing a more sensitive transition from the freight rail corridor to the low-density residential context to the northeast of the site.

As a best practice, the Applicant project team also reviewed draft emerging policy in addition to the applicable statutory policy. This proposal is also aligned with the draft *Historic East Calgary Communities Local Area Plan* (non-statutory draft - June 2021) that is based on a multi-year engagement process and considerable effort from community groups, citizens, and City Administration. The draft Local Area Plan (LAP) assigns the subject site area with a "Comprehensive Planning Site" policy modifier intended for large sites where additional comprehensive planning and detailed design is required to support future planning applications. No Building Scale modifiers have been identified yet for this Comprehensive Planning Site. In conjunction with the other submitted Comprehensive Planning Site applications (LOC2022-0022 and LOC2022-0198), maximum building heights proposed along 17 AV SE are predominantly Low Scale (up to 6 storeys), with maximum building heights proposed to increase westward towards the future Ramsay/Inglewood Green Line LRT Station. This site is proposed as Mid Scale (up to 12 storeys) as a transition to the site at 1390 17 AV SE, located immediately adjacent to the future Ramsay/Inglewood Green Line LRT Station and already approved with a maximum height of 65 metres (approximately 20 storeys).

#### 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 the 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 following submission of the LOC application and provided opportunities across a variety of platforms for citizens, community groups and all other outreach participants to learn about the vision and to share their comments and questions.

This LOC application was supported by a dedicated project website, phone line and email inbox for public questions and comments, along with custom on-site signage, and mailers hand-delivered to residents living nearby to the project site.



Key application materials were also shared directly with the local area Ward 9 Councillor's Office and Inglewood Community Association, including at digital and in-person meetings held by the Applicant project team. Key elements of our outreach process included:

- **Custom On-site Signage:** *Installed on-site at application submission.*
- **Project Website:** *Dedicated project website ([www.hungerfordpropertiesinglewood.com](http://www.hungerfordpropertiesinglewood.com)), providing convenient access to project information and an online feedback form.*
- **Project Voicemail and Email inbox:** *Project phone line / voicemail inbox (587.747.0317) and email ([info@HungerfordProperties.com](mailto:info@HungerfordProperties.com)) serve as direct lines to the project team.*
- **Community Advertorial:** *Included in the Inglewood Community Association Newsletter, delivered community-wide.*
- **Digital Meetings:** *Held with the Inglewood Community Association and Ward 9 Councillor's Office.*
- **In-Person Information Session:** *Project team open house with live Q&A open to all members of the public.*
- **Neighbour Postcards:** *Delivered to surrounding area residents at application submission and again to advertise the In-Person Information Session.*
- **Applicant-led Outreach Summary:** *A summary report providing details of the outreach conducted, common feedback themes heard and project team responses to common feedback themes.*

As our outreach process draws to a close and we approach key decision points in the application process, the project team prepared an *Applicant-led Outreach Summary* to share with community groups and The City, while also publishing it on the dedicated website 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 were 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 were 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 was 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 general goals of the *Inglewood Area Redevelopment Plan*, the draft non-statutory policies of the *Historic East Calgary Communities Local Area Plan*, and the city-wide goals and policies of the *Municipal Development Plan* and *Calgary Transportation Plan*. The proposed change would enable the introduction of new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or [info@HungerfordProperties.com](mailto:info@HungerfordProperties.com), referencing 1401 17 AV SE / LOC2022-0064.







# 1401 17 AV SE

## Applicant-led Outreach Summary

APRIL 2024 | LOC2022-0064

**HUNGERFORD**  
PROPERTIES

# HUNGERFORD PROPERTIES

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Issued April 2024  
Prepared By CivicWorks  
Prepared For Hungerford Properties  
Project Team CivicWorks  
Bunt & Associates

Contact [HungerfordPropertiesInglewood.com](http://HungerfordPropertiesInglewood.com)  
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## Contents

<b>About Hungerford Properties &amp; Project Team</b>	<b>04</b>
<b>Outreach</b>	<b>06</b>
• Outreach Roles & Responsibilities	08
• Outreach Approach	10
• Outreach Strategies	11
• What We Heard & Team Response	12
<b>Supporting Materials</b>	<b>18</b>
• Outreach Materials & In-Person Event	20
• Conceptual Multi-Use Pathway Connection	22
• Conceptual Shadow Study	24

# HUNGERFORD PROPERTIES

We are astute investors, proud builders, and passionate creators of award-winning and legacy inspired projects across Western Canada.

## Hungerford Values

At Hungerford Properties, our values express what are most important to us day in and day out. Ambition, Diligence, Creativity, Relationships, and Community are at the heart of our culture and what makes us resilient in the communities we build.

## Building Legacy

Hungerford Properties has been active in Calgary's real estate market for the past nine years, specializing in industrial, commercial and retail projects.

Our goal is to create homes and neighbourhoods that bring joy to their residents and make communities proud. We are customer-committed and devoted to making the purchase of every single home satisfying and rewarding. We put together best-in-class teams of consultants, trades, and suppliers to deliver the finest products, and we strive to make every development exceed purchaser expectations.

### Archetype Vancouver, BC



## Project Team



### CIVICWORKS

CivicWorks is a client focused, design forward, and outcome driven urban planning and design consultancy. We operate at the intersection of policy, design and implementation to see plans realized and better the communities, cities and regions in which we work. Our work embodies our core values and is a testament to our reputation as industry leaders and experts in our field.



### BUNT & ASSOCIATES

Bunt & Associates is a team represented by the finest transportation planners, engineers, technologists, and support staff in the industry. With experience spanning across Canada, we offer a balanced and sophisticated insight to both urban and rural transportation challenges. We place high value on outstanding service, building long-term client relationships, and fostering a family-friendly and supportive culture within all of our offices in Calgary, Edmonton, Vancouver, and Victoria.

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## Outreach

# Outreach Roles & Responsibilities

## What Is Our Role? What Is Your Role?

Clarifying community and public outreach roles and responsibilities connected to planning and development projects helps determine who does what, and builds a baseline understanding of the threshold of responsibility across all roles in building a great city. As the proponent of an Applicant-initiated development proposal, the Applicant project team has the associated responsibilities of the Lead.

### As the Applicant, our role in the outreach process is the Lead.

The Lead is the initiator/proponent of a development application and is the primary decision-maker for a proposal leading up to a formal decision of approval/refusal by the designated City of Calgary decision-making body.

## Lead Applicant

The Lead is the primary decision-maker for the project leading up to a formal decision of approval/refusal by the designated City decision-making body.

The responsibilities of the Lead role include:

- Notifying citizens and community groups of the project and any opportunities to learn more or provide input.
- Determining the negotiables and non-negotiables for the project and what is/isn't open for public influence.
- Communicating the constraints and clarifying the scope of the conversation.
- Providing clear, concise, transparent and accurate information.
- Fostering and maintaining a respectful conversation.
- Reporting back if/when collecting input and providing City decision-makers with a summary of the community outreach approach that was taken.
- Keeping citizens and community groups in the loop and closing the loop when decisions are made.

## Support City of Calgary Administration

The Support role assists in the outreach process by providing the Applicant, community / member-based organizations, and the wider public audience with information, tools and resources to improve understanding and aid in the overall success of the outreach process.

The responsibilities of the Support role include:

- Sharing information about City goals and policies.
- Explaining The City's review and decision-making processes.
- Clarifying community outreach roles and responsibilities.
- Creating tools and resources for Participants, Connectors and Leads to help them be successful in their outreach roles.

## Connector & Participant Community / Member-based Organizations

The Connector shares information and insights about a specific community or area with its members to help increase understanding of the local context and to help inform community outreach plans.

- The responsibilities of the Connector & Participant role include:
- Where possible, sharing local information and insights to help build understanding and inform outreach plans.
- Where possible, helping raise awareness of opportunities for people to get involved in local planning projects.

## Participants Local Community Members & General Public

The Participants contribute to the outreach process, listening and providing feedback.

The responsibilities of the Participant role include:

- Seeking out information to become informed.
- Listening and participating respectfully.
- Respecting the scope of conversation, project constraints, and timelines.
- Providing appropriate feedback and remaining open to different ideas.

## Decision-Maker The Development Authority & City Council

The Decision-Maker is responsible for making the final decision to approve/refuse a planning or development application.

The responsibilities of the Decision-Maker role include:

- Reviewing and considering proposed planning or development applications.
- Reviewing and considering the outreach strategy/rationale/approach and any feedback that may have been collected.
- Approving/refusing planning or development applications.
- Establishing the conditions on which the development can proceed, if approved.

### Community Outreach on Planning and Development

Visit [www.calgary.ca/PDA/pd/Pages/Community-Outreach/Applicant-Outreach-Toolkit.aspx](http://www.calgary.ca/PDA/pd/Pages/Community-Outreach/Applicant-Outreach-Toolkit.aspx) for a resource available to anyone who is interested or involved in the community outreach process connected to the planning and development of Calgary and our communities.

# Outreach Approach

## Balancing Multiple Interests

An outreach process is more than a compilation of community participant input by the project team. Our role as the 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. The array of interests that influence any development project include, but are not limited to:

-  **Calgary's Growth & Development**  
Planning for the next generations of Calgarians
-  **Local Area Policy**  
The existing policy framework that guides development
-  **Community Feedback**  
What various citizens and community members think and say about an issue
-  **Economic Viability**  
The needs of the developer to create a viable project

## Our Outreach Approach

Hungerford Properties and the project team are committed to working with their neighbours to build strong and complete communities through thoughtful planning, great design and best-practice public outreach strategies.







Our outreach process has been designed to provide multiple opportunities across a variety of platforms for community participants to learn about the vision for 1401 17 AV SE and to share their thoughts — all with the intent of maintaining a respectful and transparent dialogue.

The project team looks forward to continued conversations with local community members and groups, and would like to thank all those who participated.

## City of Calgary Review and Guidance

The City of Calgary (The City) Administration is responsible for the formal review and consideration of the Land Use Redesignation and Development Permit. City Administration will also provide guidance on implementing a best-practice voluntary Applicant-led outreach process. City Administration will actively monitor and observe key Applicant-led outreach activities and we will provide Administration contact information in Applicant outreach materials. Input collected via project team outreach will be reviewed by City Administration and summarized in reports to Calgary Planning Commission and City Council prior to final recommendations and decisions being made.

# Outreach Strategies

-  **Project Website**  
Dedicated project website ([HungerfordPropertiesInglewood.com](https://HungerfordPropertiesInglewood.com)) providing up-to-date project information and online feedback form.
-  **Neighbour Postcards & Ads**  
Postcard mailers & ads delivered to nearby homes and businesses, providing notification of process milestones and outreach opportunities.
-  **Project Voicemail & Email Inbox**  
Project phone line, voicemail inbox (587.747.0317), and email ([info@HungerfordProperties.com](mailto:info@HungerfordProperties.com)) serve as direct lines to the project team.
-  **Custom Site Signage**  
Temporary signage installed on site notifying the surrounding community of outreach events and ways to get in touch with the project team.
-  **Digital Meetings**  
Digital outreach meetings and live Q&A held with the Inglewood Community Association and Ward 9 Councillor's Office.
-  **In-Person Information Session**  
Project team information session and live Q&A open to all interested participants was held on January 31, 2023 at the YW Hub.



## What We Heard & Team Response

### Overview

Through our outreach channels and strategies to date, feedback was received directly by the project team from the Inglewood Community Association, Ward 9 Councillor's Office, three community members, and a number of people at the In-Person Outreach Event. The project team also considered the feedback themes heard and summarized by The City of Calgary (The City). We would like to thank these groups and community members for sharing their feedback.

In reviewing the feedback collected to date and summarized by The City, the project team has identified five key themes. These key themes outlined in the following pages are each broken into What We Heard and Team Response.

### Our Commitment

Since no single design solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

- We will provide you with quality information about the project.
- We will ask for your thoughts on key areas of the project.
- We will share what we have heard and our team's response to it.



## 1 Vehicular Parking & Traffic

### What We Heard

Some community members at the In-Person Outreach Event asked about anticipated vehicular parking capacity and any potential impacts to the local road network post-redevelopment.

### Team Response

The project team's schematic design anticipates vehicle parking to be located in an underground parkade accessed off of 17 AV SE as the most convenient point of access. Details related to vehicular parking will be confirmed at the Development Permit application stage.

The subject site is well-located and has excellent access to various modes of transportation. Transit-oriented development is a cornerstone of the entirety of the Brewery-Rail Lands, with the future Ramsay/Inglewood Green Line LRT Station and MAX Purple BRT Stations within easy-walking distance of the site. Establishing desirable, direct and accessible linkages with the greater transportation network is a high priority within the mobility landscape of this site and the broader Brewery-Rail Lands. A number of upgraded connections will increase access both to and from the site for multiple modes of transportation.

In support of the proposed Land Use Redesignation for 1401 17 AV SE, Bunt & Associates completed a Transportation Impact Assessment (TIA) and site specific Transportation Memorandum. The TIA reviewed the mobility context, site access and circulation, intersection capacity, signal warrants, and forecasted trip generation for the surrounding area, including the Brewery-Rail Lands Comprehensive Planning Site. The Transportation Memorandum was prepared to confirm that the densities anticipated in the TIA are consistent with this application and have not changed. The studies have been submitted for review by The City of Calgary as part of the application review process.

To support the anticipated increase of vehicular traffic associated with this proposal, a new traffic signal will be required at the 9 AV SE intersection with 13 ST SE. The 13 ST SE signal is a condition of approval for Hungerford Properties' proposed redevelopment at 1390 17 AV SE, while the Brewery-Rail Lands' development will trigger the installation of new signals at 14 ST and 14A ST SE. A traffic gate located at 13 ST SE has also been identified by The City as requiring removal with the redevelopment of the sites at 1390 17 AV SE and 1401 17 AV SE to enable a new direct connection to the sites.

# What We Heard & Team Response

## 2 Building Height & Shadows

### What We Heard

Some neighbours shared excitement about the proposed built form, while others noted concerns around the maximum building height, with specific concerns shared around potential shadow impacts to Brewery Triangle Park located to the north.

### Team Response

The proposed mid-rise building height and density aims to support future multi-residential in easy-walking distance of a municipally-identified Main Street and primary transit. Located just ±200m from the future Ramsay/Inglewood Green Line LRT Station and nearby to a MAX Purple BRT stop, this site is strategically located to advance the goals of the Municipal Development Plan (MDP) and key directions of the Calgary Transportation Plan (CTP) that link land use decisions to transit, including building complete communities, supporting compact urban forms, and providing greater housing choice along primary transit services.

Currently existing as a single-storey industrial warehouse, the project team acknowledges that the proposed land use and maximum allowable building height will inevitably introduce change for the surrounding area. A conceptual shadow study was accordingly undertaken for the schematic design, using industry-standard modeling, to model any potential impacts to adjacent or nearby properties. This conceptual shadow study for the schematic design has been provided in the back of this document for review.

The conceptual shadow study shows that potential shadows created by the proposed change are generally not expected to adversely impact the nearby low-density residential community. Potential shadowing impacts are anticipated to primarily fall on the properties to the immediate north, with Brewery Triangle Park being impacted mostly in the early evening, as well as more generally on the winter solstice when shadows are cast longest.

Several design strategies can be incorporated into the architecture at the Development Permit stage to mitigate shadowing impacts. By maintaining flexibility through a mid-rise maximum building height, floor area is able to be concentrated into more slender building forms that let direct sunlight penetrate through building separation between multiple built forms, rather than lower building massing that results in larger, bulkier floorplates. Additional shadow studies will be conducted at the Development Permit application stage in an effort to reduce any negative shadowing impacts on neighbouring properties.

## 3 Comprehensive Planning

### What We Heard

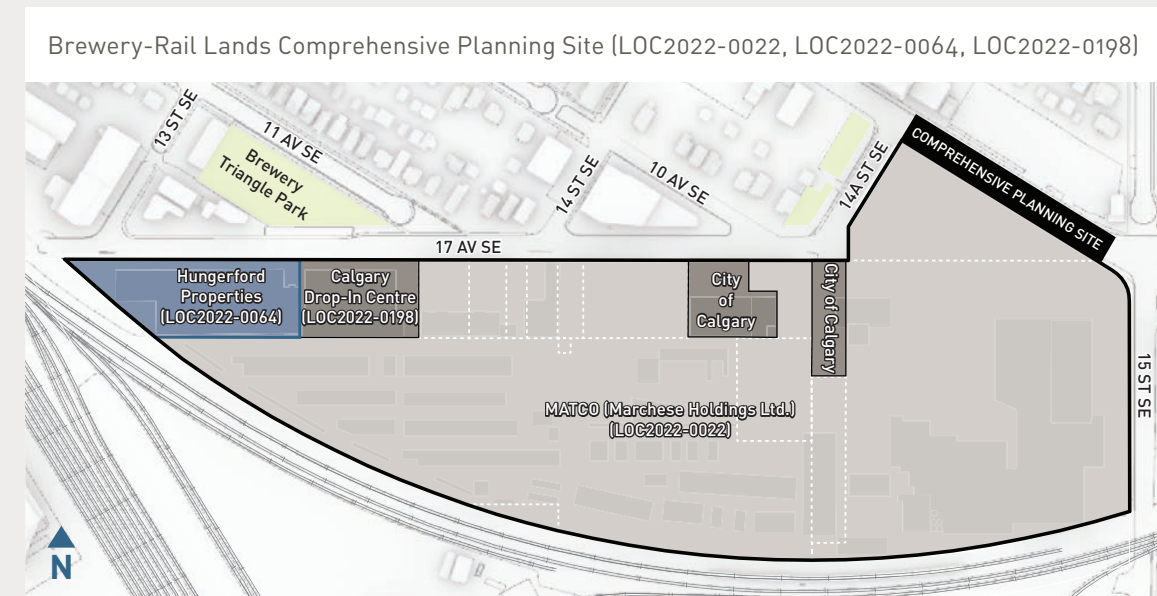
The Ward 9 Councillor's Office and some community members had questions around how the three active (3) Brewery-Rail Lands Comprehensive Planning Site applications would be considered comprehensively. The Ward 9 Councillor's Office also requested that upgrades to Brewery Triangle Park be considered, and that map annotations be utilized to denote potential future roadway and active mobility network connections in the policy amendment to the Inglewood Area Redevelopment Plan.

### Team Response

The City of Calgary is actively reviewing the three (3) Brewery-Rail Lands

Comprehensive Planning Site applications in tandem to ensure a comprehensive review and forward-looking outcome. City Administration is evaluating the benefits of the broader Comprehensive Planning Site team improving Brewery Triangle Park directly, versus providing other benefits to the local area on their project sites.

The project team is working with City Administration on a draft policy amendment to the Inglewood Area Redevelopment Plan, which is proposed to include several new maps with visual annotations indicating the location of new multi-use pathways and roadways. The draft policy amendment is still being considered by City Administration and remains subject to change.





# What We Heard & Team Response

## 4 Concurrent Applications

### What We Heard

The Inglewood Community Association requested that the Land Use Redesignation application be tied to a concurrent Development Permit application.

### Team Response

At this time, LOC2022-0064 is proposed to integrate with the broader vision for the Brewery-Rail Lands Comprehensive Planning Site (including applications LOC2022-0022 and LOC2022-0198) that is seeking to establish high urban design precedents for the area and create new connections.

LOC2022-0064 has been aligned with the Outline Plan for LOC2022-0022, and additional design considerations will be addressed at the Development Permit application stage after Land Use Redesignation. A Mid Scale is proposed for 1401 17 AV SE given the site's locational proximity to Primary Transit—future Ramsay/Inglewood Green Line LRT Station and MAX Purple BRT Route—and the enhanced opportunity to achieve The City's Transit Oriented Development objectives, in terms of intensity and scale.

## 5 New Connections & Parks

### What We Heard

A number of community members expressed their enthusiasm for the proposed public access easement to enable a new multi-use pathway connection towards the future Ramsay/Inglewood LRT Station. Other community members asked for new park spaces.

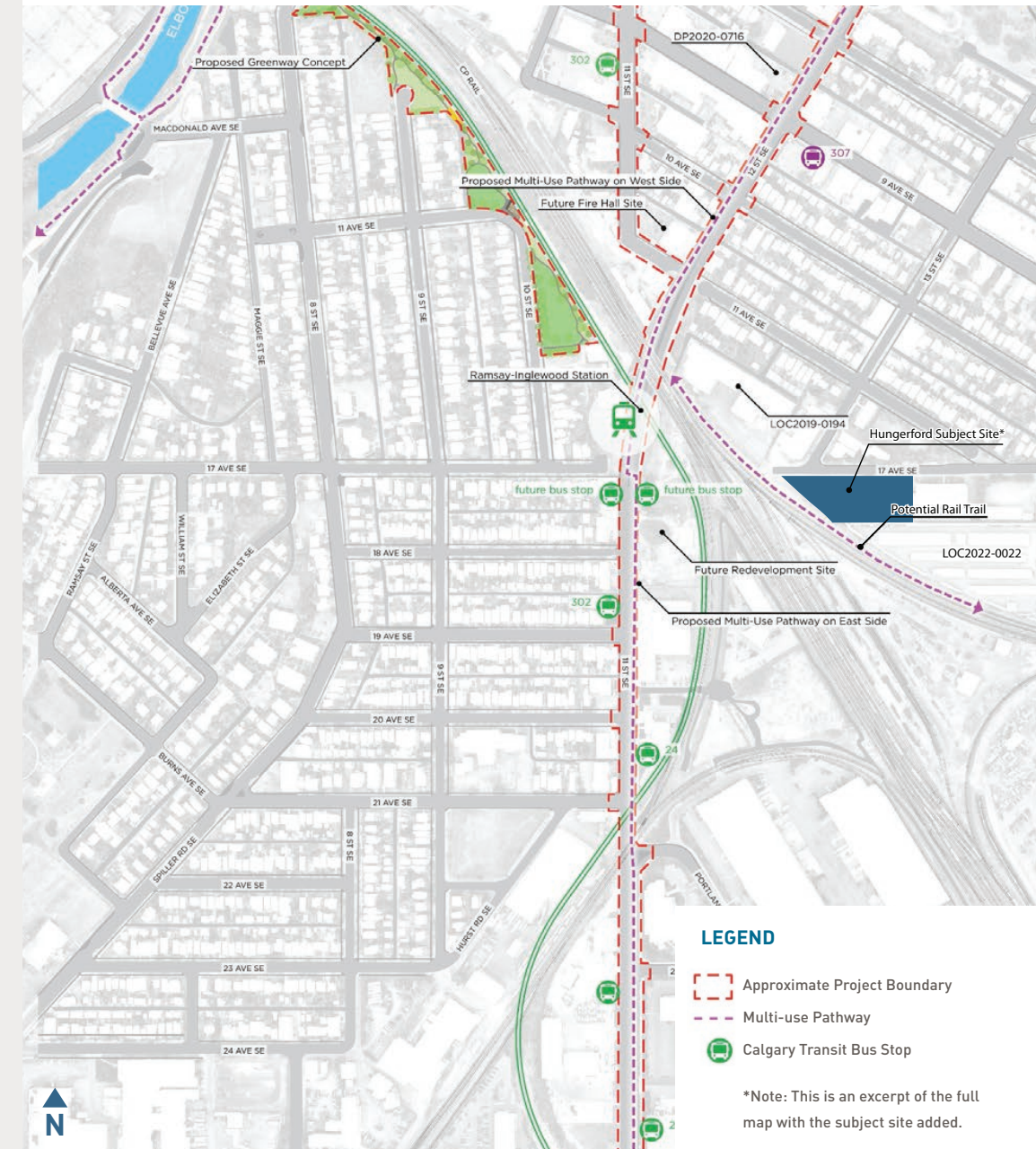
### Team Response

As a single parcel redevelopment, new park space is not required but has been effectively proposed via a public access easement, which will essentially function as a linear park with a multi-use pathway offering new connections to the future Ramsay/Inglewood LRT Station. Since project launch, and in response to community feedback and discussions with City Administration, this public access easement has been refined by widening the proposed easement from 8m to 12m wide along the entirety of the subject site's border with the Canadian Pacific Kansas City (CPKC) Railway.

The proposed multi-use pathway is anticipated to link with other future multi-use pathways proposed via 1390 17 AV SE (Bylaw 117D2021) and the Brewery-Rail Lands application (LOC2022-0022). A fulsome connection from the Elbow River will be conceptually achievable through Hungerford Properties Land Use Redesignation, in conjunction with a proposed City-led Greenway directly north of the Ramsay/Inglewood Green Line LRT station (please refer to map to the right).

Additional maps and figures related to the proposed conceptual multi-modal pathway connection have been provided in the Supporting Materials part of this document.

Ramsay / Inglewood Station Area Improvements Map (Source: City of Calgary)



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## Supporting Materials

# Outreach Materials & In-Person Event

## Application On-Site Signage



## Outreach Event On-Site Signage



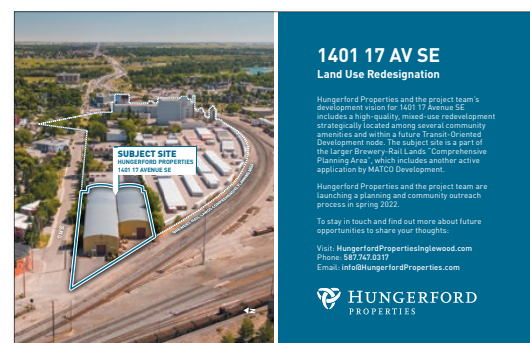
## Neighbour Letters



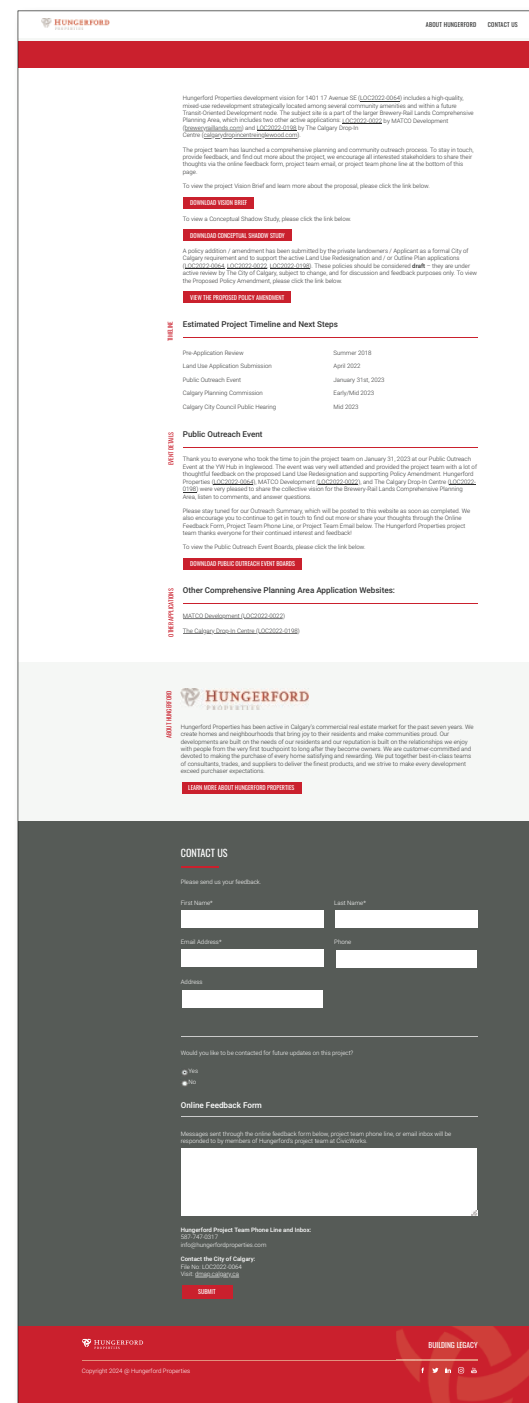
## Outreach Event Postcards



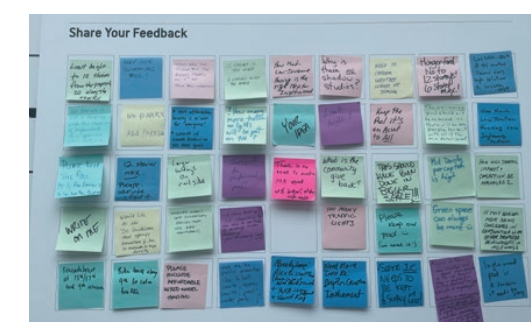
## Community Newsletter Advertorial



## Project Website & Feedback Form

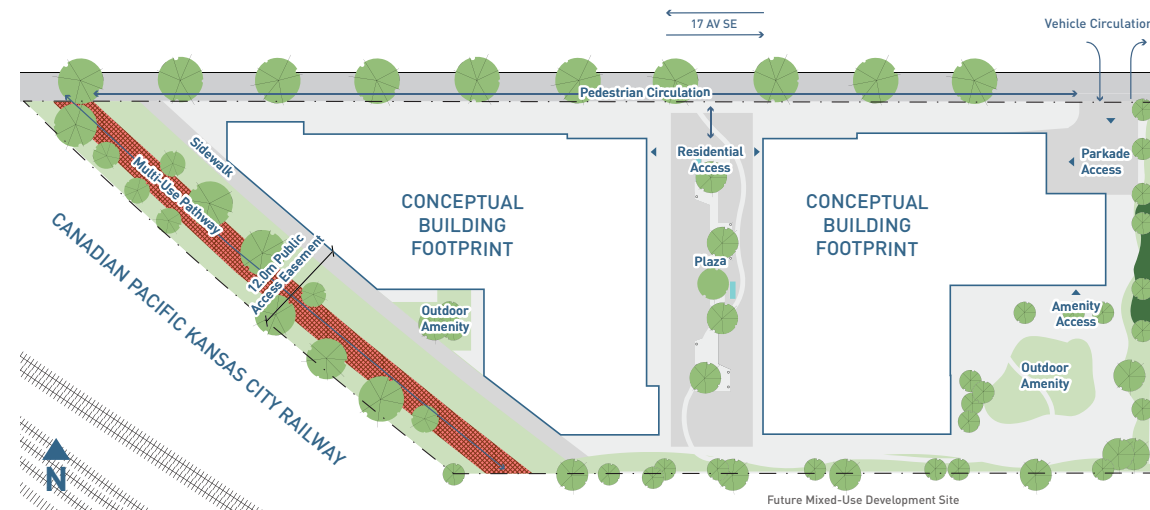


## In-Person Outreach Event

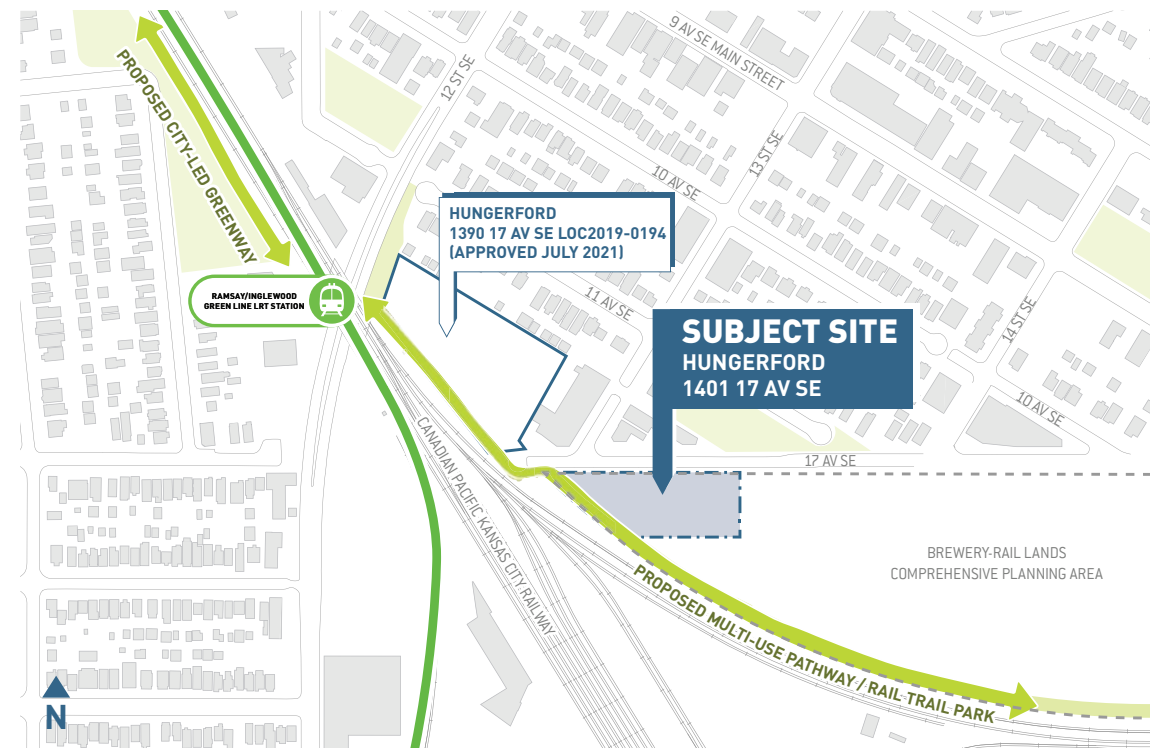


# Conceptual Multi-Use Pathway Connection

## Conceptual Site Plan with 12.0m-wide Public Access Easement

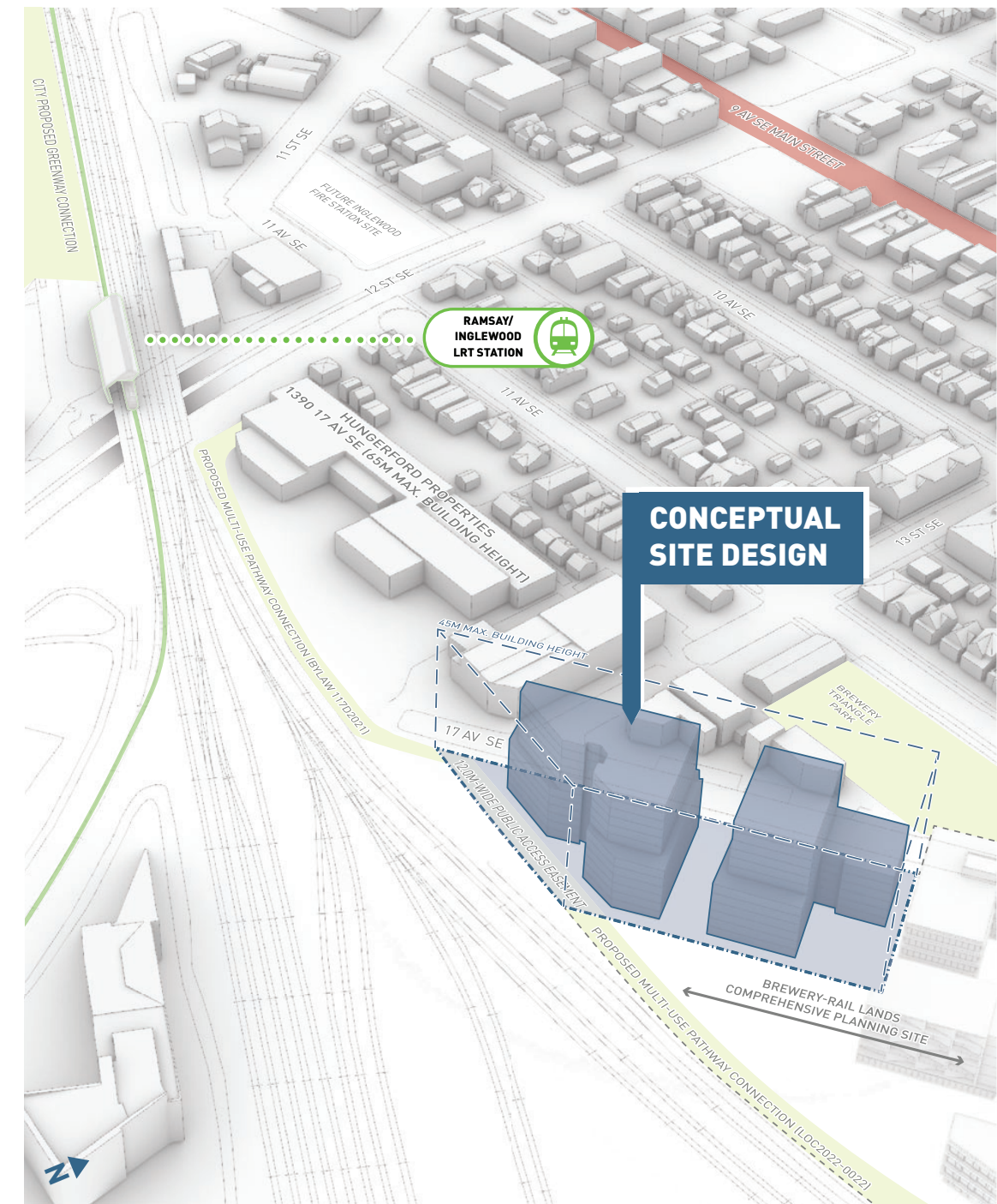


## Conceptual Multi-Modal Connections Map



Note: Visual representations are conceptual in nature, details to be determined at the time of Development Permit application.

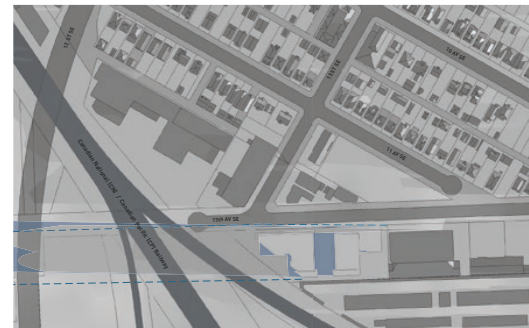
## Conceptual Site Design & Broader Multi-Use Pathway Network



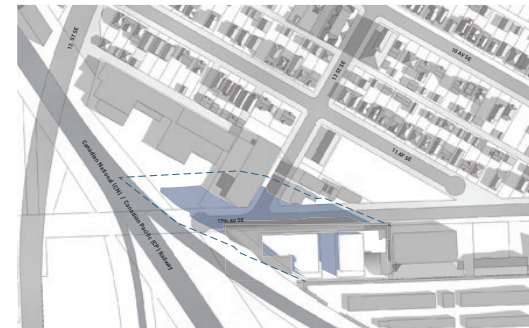
Note: Visual representations are conceptual in nature, details to be determined at the time of Development Permit application.

# Conceptual Shadow Study

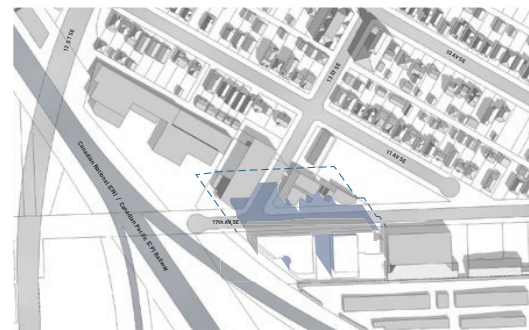
## Spring / Autumn Equinox (March 21 & September 21)



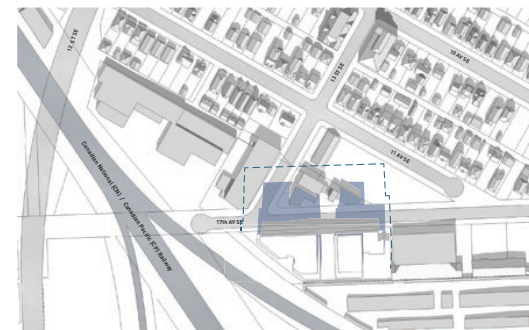
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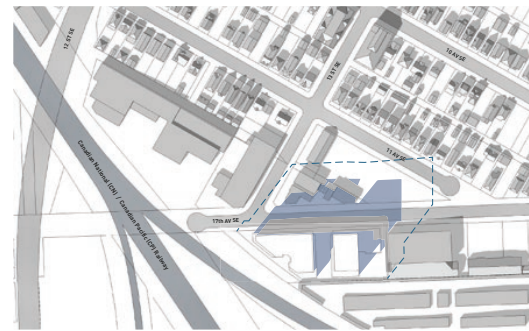
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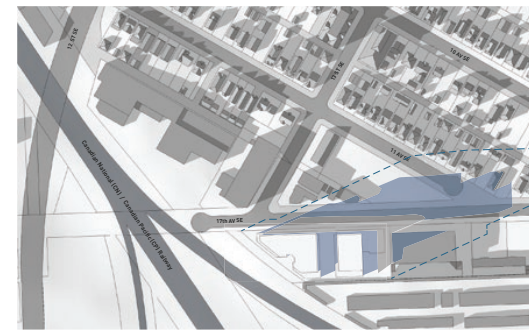
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2:00pm



4:00pm



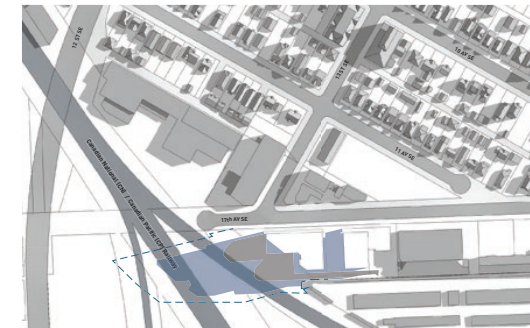
6:00pm

- Zone of Max. Building Envelope Potential Shadow Impact (45m height with no FAR limitation)
- Conceptual Massing Shadow
- Existing Built Form Shadow

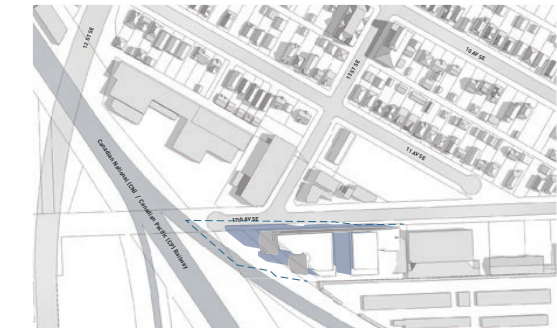


Note: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times (8am, 10am, 12pm, 2pm, 4pm and 6pm on equinox and solstices) are based on established City of Calgary requirements. Visual representations are conceptual in nature – details related to building design and shadowing impacts will be confirmed at the time of Development Permit application.

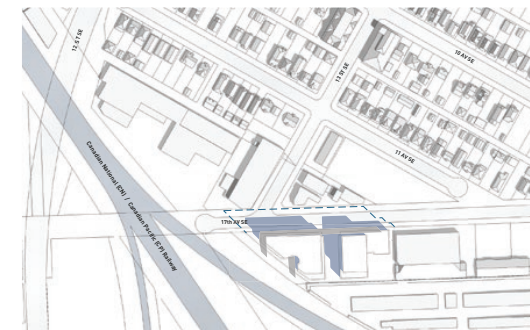
## Summer Solstice (June 21)



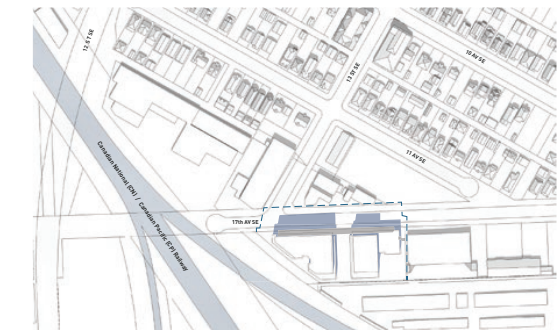
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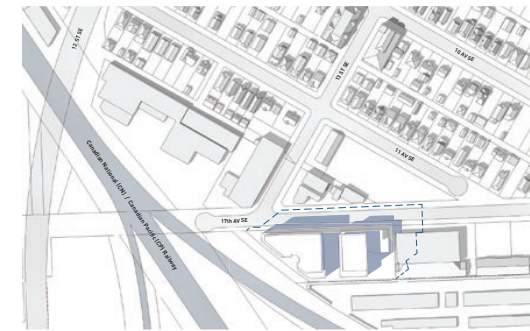
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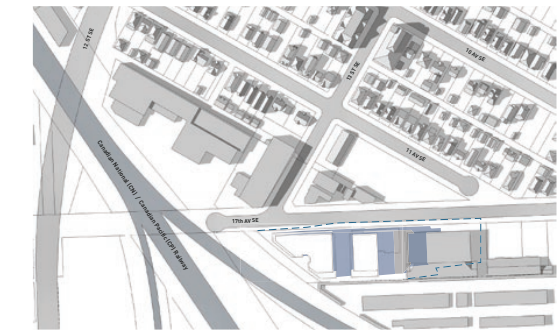
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6:00pm

- Zone of Max. Building Envelope Potential Shadow Impact (45m height with no FAR limitation)
- Conceptual Massing Shadow
- Existing Built Form Shadow



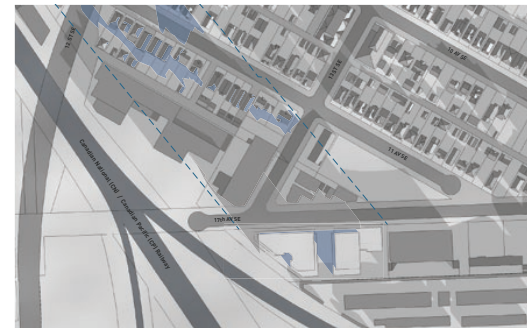
Note: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times (8am, 10am, 12pm, 2pm, 4pm and 6pm on equinox and solstices) are based on established City of Calgary requirements. Visual representations are conceptual in nature – details related to building design and shadowing impacts will be confirmed at the time of Development Permit application.

# Conceptual Shadow Study

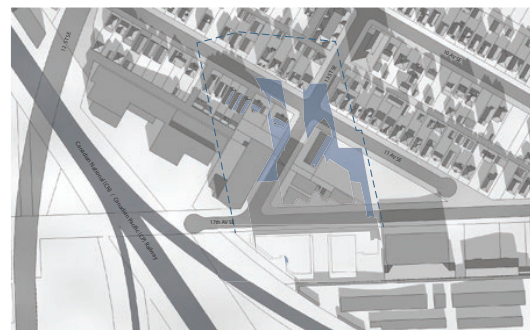
## Winter Solstice (December 21)



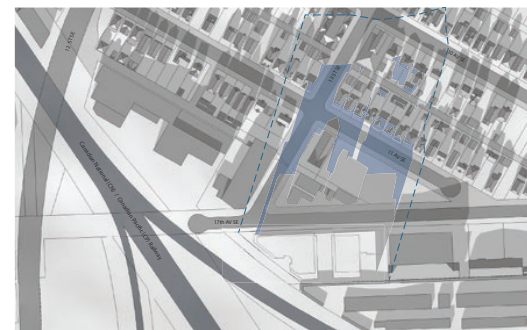
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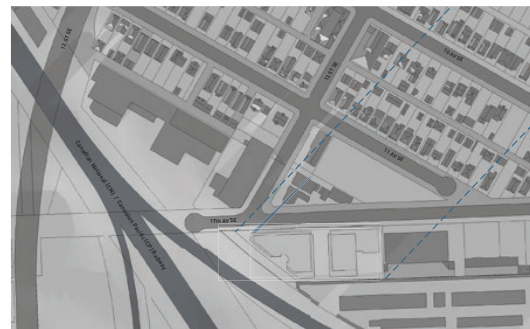
10:00am



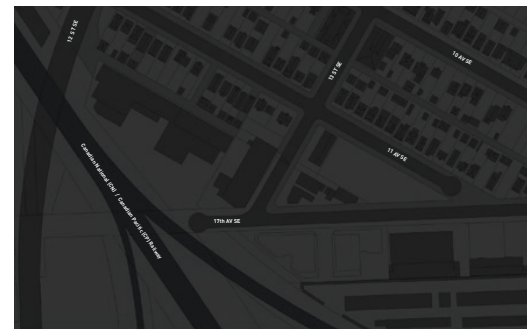
12:00pm






2:00pm



4:00pm



6:00pm

-  Zone of Max. Building Envelope Potential Shadow Impact (45m height with no FAR limitation)
-  Conceptual Massing Shadow
-  Existing Built Form Shadow



**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. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times (8am, 10am, 12pm, 2pm, 4pm and 6pm on equinox and solstices) are based on established City of Calgary requirements. Visual representations are conceptual in nature – details related to building design and shadowing impacts will be confirmed at the time of Development Permit application.

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**HUNGERFORD**  
PROPERTIES





# Community Association Response

*INGLEWOOD COMMUNITY ASSOCIATION  
1740 24<sup>TH</sup> AVE SE  
CALGARY, ALBERTA, T2G 1P9*

11<sup>th</sup> June, 2024

Cameron Thompson  
Via Email: Cameron.Thompson@calgary.ca

Dear Cameron:

Re: LOC2022-0064 Hungerford Brewery Lands Application

The Planning Committee (PC) has reviewed the application regarding the Land Use Change on the Brewery Lands. We have the following concerns with this application.

We would support conditional on adopting an approach similar to the 1439 17 AV SE application which presents a lower northern elevation to the 17 AV SE streetscape and adjacent properties. We appreciate the recent change to a 12m wide pathway to align with the Matco application. We ask the City to consider how to accelerate the completion of the path to tie in the future LRT station to the City's 5A network.

If you have any questions, you can reach me at [design@icacalgary.com](mailto:design@icacalgary.com) or [kerr\\_glen@hotmail.com](mailto:kerr_glen@hotmail.com)

Yours truly,

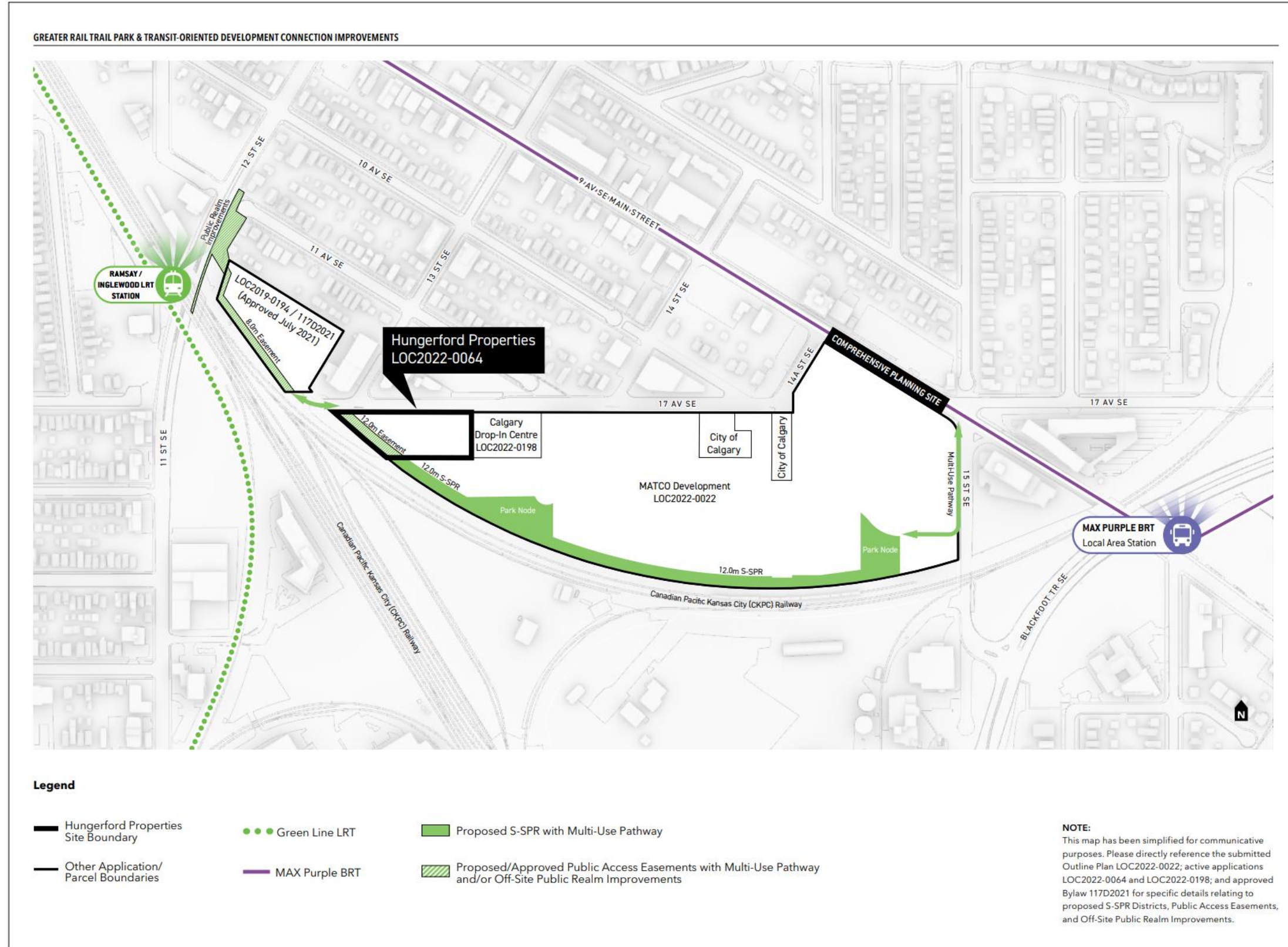
INGLEWOOD CPMMUNITY ASSOCIATION  
Planning Committee

Glen Kerr

Glen Kerr, Planning Chairman



# Transit Oriented Development Connection Improvements



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

**LANDOWNER**  
Hungerford Properties

**DATE**  
2024.08.26

**MUNICIPAL ADDRESS**  
1401 17 AV SE

**LEGAL ADDRESS**  
Plan 9210938, Block 1, Lot 1

**LAND USE REDESIGNATION**  
I-E to MU-1f5.0h45

**SCALE**  
NTS

**SHEET**  
**S1**



**Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1439 – 17 Avenue SE, LOC2022-0198**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.32 hectares  $\pm$  (0.80 acres  $\pm$ ) located at 1439 – 17 Avenue SE (Plan 9211624, Block 1) from Industrial – Edge (I-E) District to Mixed Use – General (MU-1f4.0h22) District and Mixed Use – General (MU-1f5.0h45) District.

**HIGHLIGHTS**

- This application proposes to redesignate the site to allow for a street-oriented mixed-use development with commercial uses promoted at grade to encourage an active streetscape.
- The proposal enables Transit Oriented Development (TOD) near the future Green Line Ramsay/Inglewood LRT Station and facilitates an active pedestrian environment in alignment with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy and land use amendment would enable more housing opportunities within the inner city, support alternative modes of transportation, provide additional commercial amenities in the area and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would provide additional commercial and employment opportunities, align with the City's growth direction and infrastructure investments and contribute to creating a vibrant TOD site next to the future LRT station.
- The proposal requires minor amendments the *Inglewood Area Redevelopment Plan* (ARP).
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, located in the southeast community of Alyth/Bonnybrook, was submitted by CivicWorks on behalf of the landowner, Calgary Drop-In Centre and Rehab Society, on 2022 November 4.

The subject site is approximately 0.32 hectares (0.80 acres) and is located two blocks, or 300 metres (a four-minute walk), south of 9 Avenue SE. The site is currently developed with a two storey office/warehouse style building with access provided from 17 Avenue SE. The site is in close walking distance to numerous transit services all within less than 300 metres (a four-minute walk). The Green Line Ramsay/Inglewood Light Rail Transit (LRT) Station is proposed to be located less than 230 metres (a four-minute walk) west of the site.

**Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1439 – 17  
Avenue SE, LOC2022-0198**

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As per the Applicant Submission (Attachment 3), the intent of this application is to facilitate a higher density mixed-use development with the option for commercial uses at grade and residential dwelling units above. The proposed Mixed Use – General (MU-1f4.0h22 and MU-1f5.0h45) Districts would allow for a maximum floor area ratio (FAR) of 4.0 and building height of 22 metres (about six storeys) for the northern majority of the site (0.25 hectares ±) adjacent to 17 Avenue SE and a maximum floor area ratio (FAR) of 5.0 and building height of 45 metres (about 12 storeys) for the southern portion of the site (0.07 hectares ±). No development permit application has been submitted at this time.

This application has been assessed in conjunction with two related policy and land use amendment applications (LOC2022-0064 and LOC2022-0022). LOC2022-0064 is a Mixed Use – General (MU-1f5.0h45) proposal that is being considered at the 2024 September 5 Calgary Planning Commission (CPC) meeting, and LOC2022-0022 is an Outline Plan and Land Use proposal that is still being reviewed by Administration. Collectively, these three applications are designed to function as a comprehensive planning initiative; however, each can also operate independently.

The active Brewery Rail Lands Outline Plan and Land Use application (LOC2022-0022) proposes a municipal reserve trail along the northern boundary of the Canada Pacific Kansas City (CPKC) rail line that will eventually connect to the 12 metre wide publicly accessible private open space that is being protected as part of LOC2022-0064. The proposed rail trail will provide a pedestrian linkage from the future Ramsay/Inglewood Green Line LRT Station at the 12 Street SE underpass, extending through the site located at 1390 – 17 Avenue SE (approved under LOC2019-0194), continuing through the subject site at 1401 – 17 Avenue SE, and ultimately reaching a proposed heritage precinct situated at the core of the Brewery Rail Lands Outline Plan (LOC2022-0022). The split zoning proposed as part of this application (LOC2022-0198) is intended to integrate with the proposed land use modifiers proposed as part of LOC2022-0022. The Comprehensive Planning Site Application Alignment graphic (Attachment 6) visually describes how the proposed split zoning and TOD improvements will collectively work together to form a comprehensive planning site.

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 the public/interested parties and the community association was appropriate. In response, the applicant met with the Inglewood Community Association (CA), posted custom on-site signage for the duration of the application, held various in-person open houses and information sessions, created a project webpage, created and distributed a project brochure throughout the

## Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1439 – 17 Avenue SE, LOC2022-0198

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neighbourhood, and met with the Ward 9 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 4.

### City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 10 letters of opposition from the public. The letters of opposition identified concerns about the current property owner (Calgary Drop-In Centre and Rehab Society) operating an Emergency Shelter on the subject property. As noted in the Applicant Outreach Summary (Attachment 4) the applicant does not intend to operate an Emergency Shelter on the subject property. Emergency Shelter is also not a listed use in the proposed Mixed Use – General (MU-1f4.0h22 and MU-1f5.0h45) District. Emergency Shelter would require a separate application to amend Land Use Bylaw 1P2007 to a Direct Control (DC) District which would require separate public engagement and Council approval.

The CA provided a letter of support on 2024 June 11 (Attachment 5). As the letter indicates, the CA's support was given because the application proposes to step down the maximum building heights to a maximum of 22 metres (about six storeys) adjacent to 17 Avenue SE. No formal letter was received from the Inglewood Business Improvement Area (BIA).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal enables sustainable long-term urban growth in area supported by primary transit and amenities, and the proposed density would allow for the opportunity to redevelop this site into a TOD. The building and site design, setbacks, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

## IMPLICATIONS

### Social

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

### Environmental

The proposal would enable compact urban development next to a future LRT station and would support alternative modes of transportation including public transit, walking, and cycling that can reduce greenhouse gas emissions. However, this application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stages.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 September 05**

**ISC: UNRESTRICTED  
CPC2024-0955  
Page 4 of 4**

**Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1439 – 17  
Avenue SE, LOC2022-0198**

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**Economic**

The proposed land use amendment would enable more efficient use of existing infrastructure and maximize the City’s Green Line investments. The proposal may also enable additional commercial and employment opportunities within this community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Amendments to Inglewood Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Comprehensive Planning Site Application Alignment

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

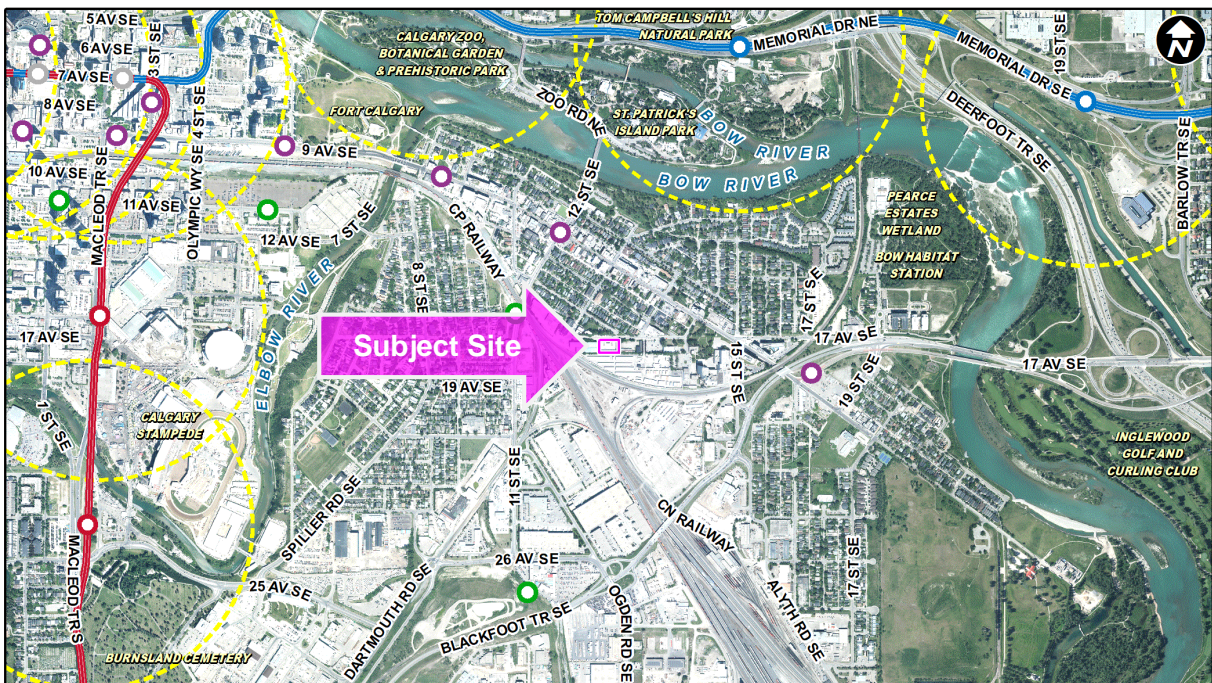
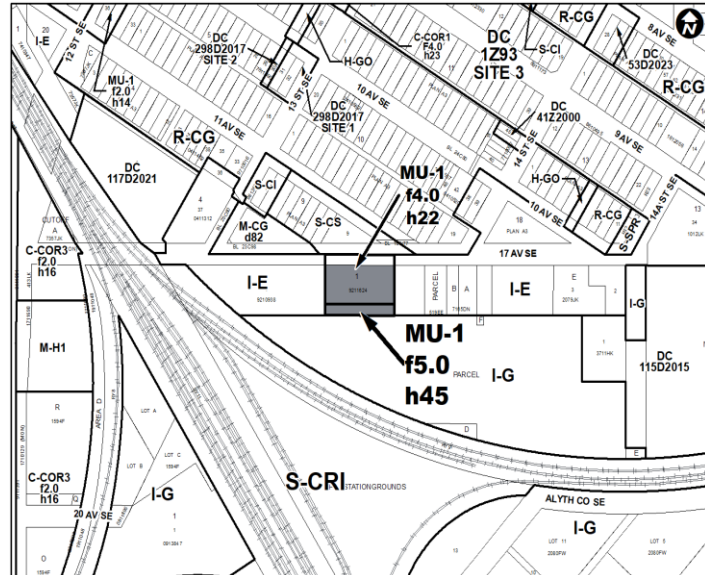
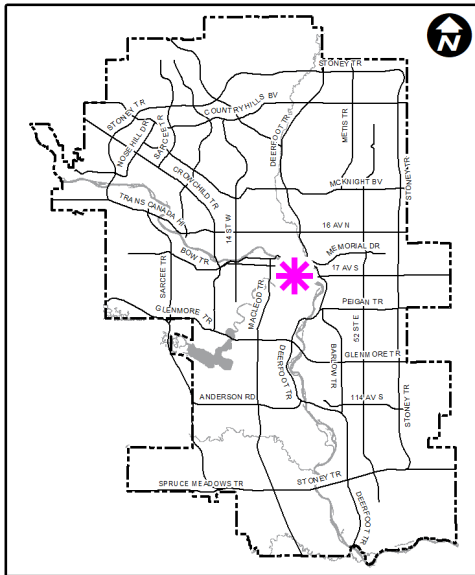
The subject site is located in the southeast community of Alyth/Bonnybrook south of 17 Avenue SE and west of 14 Street SE. The rectangular parcel is approximately 0.32 hectares (0.80 acres) in size and is currently developed with a two-storey industrial building which currently accommodates an industrial warehouse operation. The Canadian Pacific Kansas City (CPKC) Railway line is located approximately 50 metres southwest of the site, and the future Green Line Ramsay/Inglewood Light Rail Transit (LRT) Station is proposed to be located 250 metres (a five-minute walk) northwest of the site at the 12 Street SE underpass. The 9 Avenue Neighbourhood Main Street is located approximately 250 metres (a five-minute walk) north of the subject site and features a variety of commercial and mixed-use land uses. Colonel Walker School (Calgary Board of Education kindergarten to grade 6), the Inglewood Community Association (CA) site and various open spaces including the Bow River Pathway are located within close proximity of the site.

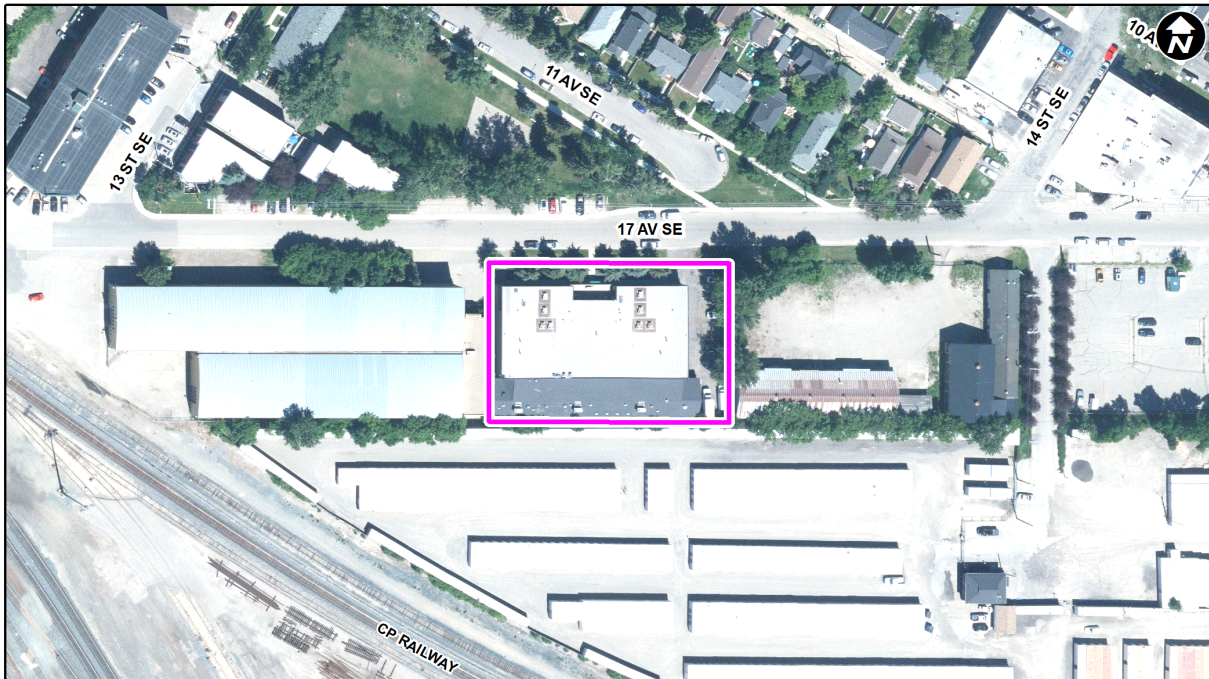
Surrounding development is characterized by various residential, mixed-use, and light industrial developments. Lands directly west of the subject site include a parcel designated Industrial – Edge (I-E) District, which currently contains office and storage uses. This parcel is subject to an active land use application (LOC2022-0064) that proposes mixed use land use of up to 12 storeys (MU-1f5.0h45) along with and a 12 metre wide rail trail extension. Lands to the east and south of the subject site consist of a cluster of parcels currently designated Industrial – General (I-G) District, Industrial – Edge (I-E) District, and Direct Control (DC) District ([Bylaw 115D2015](#)). These lands are currently subject to an active Outline Plan and Land Use application (LOC2022-0022) known as the Brewery Rail Lands. The CPKC Railway line is approximately 50 metres southwest of the site. To the north, across 17 Avenue SE, is a residential parcel consisting of three two-storey residential buildings designated Multi-Residential – Contextual Grade-Oriented (M-CGd82) District and a small open space park designated Special Purpose – Community Service (S-CS) District.

## Community Peak Population Table

This information is not available because the subject site is located in an industrial area.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Industrial – Edge (I-E) District is intended to be characterized by locations on the perimeter of industrial areas where the industrial parcel shares a property line with a residential district, local street or lane abutting a residential district. The I-E District allows for development of a limited range of sizes and uses and has limitations on outside activities, vehicular access, and parking and loading, aimed at mitigating the impact of uses on nearby non-industrial parcels.

The proposed Mixed Use – General (MU-1f4.0h22 and MU-1f5.0h45) District is intended to allow for a variety of built forms where residential uses and commercial uses are supported at grade facing the commercial street. The proposed land use will allow for a split-zoned site where the maximum building heights transition from 45 metres (about 12 storeys) down to 22 metres (about six storeys) adjacent to 17 Avenue SE. The proposed split zoning is intended to align with the proposed land uses currently being reviewed by Administration under LOC2022-0022 (Outline Plan and Land Use application proposing a variety of Mixed Use – General (MU-1) Districts) west and south of the subject site. In addition to aligning with the proposed land uses south and west of the site, the transitional building heights proposed with this application are intended to provide contextually sensitive building heights for the open space to the north across 17 Avenue SE and the low-scale residential development along 11 Avenue SE to the north. The comprehensive planning initiative graphic visually describes how the proposed split zoning is anticipated to align with adjacent planning applications in the area.

## **Development and Site Design**

The future proposed development could be reviewed by the Urban Design Review Panel (UDRP) at the development permit stage to ensure the development will achieve a high-quality pedestrian environment that provides an engaging and welcoming space for pedestrians and cyclists.

If approved by Council, the rules of the proposed MU-1 District would provide guidance for the future redevelopment of the site, including the overall distribution of buildings, building design, location and size of uses, site layout details such as parking, landscaping and site access. Additional items that will be considered through the development permit process include, but are not limited to:

- creating an engaging streetscape interface with 17 Avenue SE and the proposed rail trail extension along the southern edge of the site;
- articulations to building façade and integrating site design to create welcoming environment for pedestrians;
- transition of building scale to mitigate building massing and shadowing to adjacent parcels; and
- building interface and compatible uses to ensure safety and compliance with the railway corridor.

## **Transportation**

Pedestrian and vehicular access to the site is available via 17 Avenue SE. The area is served by Calgary Transit Routes 1 (Forest Lawn-Bowness) and 101 (Inglewood-City Centre) with a bus stop 400 metres away along 9 Avenue SE. Routes 1 and 101 provide transit service every 15 minutes and 50 minutes, respectively, during peak times. The area is also serviced by the MAX Purple, located within 650 metres (an 11-minute walk) along 9 Avenue SE. The site is within a 600 metre (a 10-minute walk) of the future Inglewood/Ramsay Green Line LRT Station and is, therefore, within the Transit Oriented Development (TOD) area. The site is located 600 metres (a 10-minute walk) from the existing Bow River pathway system which provides access to the greater Always Available for All Ages and Abilities (5A) Network, as well as within 600 metres of the existing 5A on-street bikeway located along 12 Street SE and 8 Avenue SE, and the future 5A on-street bikeway is planned along 11 Avenue SE.

A Transportation Impact Analysis (TIA) was required to support the land use redesignation application and it has been reviewed and accepted by Administration. Surface improvements adjacent to the parcel will be required to support the proposed development at the development permit stage.

## **Environmental Site Considerations**

An Environmental Site Assessment (ESA) Phase 2 was submitted and accepted, to the satisfaction of Administration. As part of the development permit process, the applicant will be required to submit a Soil Management Plan for further review and acceptance. At this time, there are no known outstanding environmental concerns that would prevent support for the intended land use.

The site is not located within a current flood regulated zone, as per current Council approved flood maps. The Flood Fringe flood zone terminates just north / east of the subject site. The Inglewood flood barrier decreases the flooding risk of the area, but it is recommended that

future development be built to increase flood resiliency. There may be groundwater issues at this location in the event of the flood. At the time of development, the applicant should take this into account, and design considerations be made as to address groundwater/basement seepage. At the time of development, mechanical and electrical equipment should not be placed in a basement in case of a flood event.

### **Utilities and Servicing**

Public water, sanitary and storm utilities exist adjacent to the site, within the public right-of-way (17 Avenue SE). Servicing requirements will be further determined at the time of development.

## **Legislation and Policy**

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

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

### **Growth Plan (2022)**

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

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

The subject site is located in the 'Standard Industrial' area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Standard Industrial areas contain a mix of industrial uses at varying intensities. These areas are intended to allow for a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained. Notwithstanding the general characteristics of the Standard Industrial Area, portions of the Standard Industrial Area may be appropriate for redevelopment as non-industrial or mixed-residential business areas if they are within close proximity to an existing community and the Primary Transit Network. Any proposal for such a change will require necessary amendments to the Local Area Plan such as the amendments proposed to the *Inglewood Area Redevelopment Plan* (ARP) as outlined further below.

The proposal generally aligns with a primary MDP goal of encouraging a transit-supportive land use framework by locating population growth within walking distance of the primary transit network. The site is within close proximity to the 9 Avenue SE Neighbourhood Main Street and aligns with policies supporting higher density and mixed-use development in these locations. The proposal also aligns with applicable city-wide policies that promote a more compact city by accommodating a broader mix of housing with local services and by facilitating a more efficient use of existing infrastructure.

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

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

optimizing existing sites and infrastructure and increasing density around the existing MAX Purple Bus Rapid Transit (BRT) Station and the future Green Line Ramsay/Inglewood LRT Station.

### **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 as subsequent development approval stages.

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

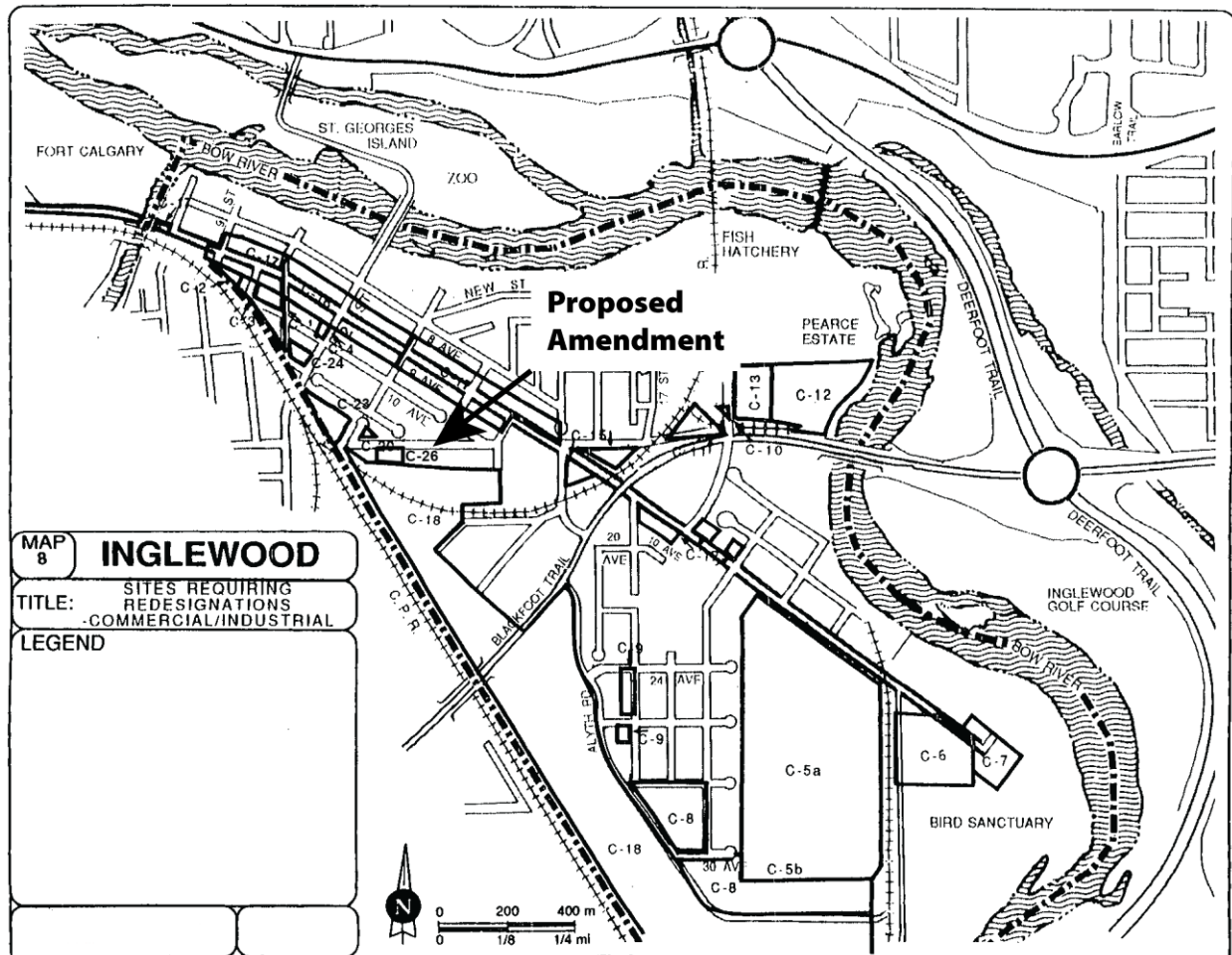
The subject site is located in the 'Industrial' area typology on Map 6: Generalized Land Use Future of the [Inglewood Area Redevelopment Plan](#) (ARP). The industrial policies of the Inglewood ARP do not support the proposed MU-1f4.0h22 and MU-1f5.0h45 District mixed-use development proposal, and as such, an amendment to the ARP is required. Due to the age of the ARP and the unique method for amending the ARP in the past, a minor mapping amendment is required to Map 8: Sites Requiring Redesignations – Commercial/Industrial and a minor text amendment is required to Table 3: Proposed Commercial/Industrial Redesignations. Both amendments will recognize the site at 1439 – 17 Avenue SE as appropriate for mixed use development with MU-1f4.0h22 and MU-1f5.0h45 District modifiers.

### **The Development Next to Freight Rail Corridor Policy (Non-Statutory – 2018)**

The [Development Next to Freight Rail Corridor Policy](#) provides guidance for development in proximity to the freight rail corridors to mitigate risk, ensure quality of life, and facilitate responsible development. This policy applies to parcels that are partially or entirely within 30 metres to freight rail corridors, which includes this site. It does not prohibit development in that space but requires additional consideration for mitigating the possible risks and nuisances if required. At the development permit stage a noise study would be required for the building interface facing the railway to mitigate impact associated with rail noise for the noise susceptible uses. Future development permits would be reviewed against the applicable policy to ensure safety and compliance.

# Proposed Amendments to the Inglewood Area Redevelopment Plan

1. The Inglewood Area Redevelopment Plan attached to and forming part of Bylaw 4P92, as amended, is hereby further amended as follows:
  - (a) Amend Map 8 entitled 'Sites Requiring Redesignation Commercial / Industrial' by adding site number "C-26" to the 0.32 hectares  $\pm$  (0.80 acres  $\pm$ ) parcel located at 1439 – 17 Avenue SE (Plan 9211624, Block 1) as generally illustrated in the sketch below:



- (b) In Section 3.5 Implementation, Table 3 Proposed Commercial/Industrial Redesignations, at the end of the table insert the following row:

SITE	EXISTING DESIGNATION	PROPOSED POLICY	PROPOSED LAND USE DESIGNATION	DEVELOPMENT GUIDELINES (may be detailed in redesignation to Direct Control)
C26  1439 - 17 Avenue SE	I-E	Mixed-use development	MU-1f4.0h22 and MU-1f5.0h45	<ul style="list-style-type: none"> <li>• The site located at 1439 - 17 Avenue SE decreases in height and massing on the edge adjacent to the park.</li> <li>• The northern portion of the site that fronts onto 17 Avenue SE (0.25 hectares) and the park across the Avenue supports a maximum building height of 22.0 metres and a maximum FAR of 4.0.</li> <li>• The southern portion of the site (0.06 hectares) supports a maximum building height of 45.0 metres and a maximum FAR of 5.0.</li> </ul>



# Applicant Submission



460 - 5119 Elbow Drive SW P 403 201 5305  
Calgary, Alberta T2V 1H2 E info@civicworks.ca

## Proposed Land Use Change Applicant Summary (Updated April 12, 2024)

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Project Location: 1439 17 AV SE  
Existing Land Use: Industrial - Edge (I-E) District  
Proposed Land Use: Mixed Use - General (MU-1f4.0h22) District and Mixed Use - General (MU-1f5.0h45) District  
LOC Application No.: LOC2022-0198

### APPLICATION SUMMARY

On behalf of The Calgary Drop-In & Rehab Centre Society, CivicWorks has made a Land Use Redesignation ('rezoning') application to transition a parcel located at 1439 17 AV SE with a site area of 0.32 hectares (0.80 acres) from the existing Industrial - Edge (I-E) District to the Mixed Use - General (MU-1) District with varying Building Height and Floor Area Ratio (FAR) modifiers. In specific, the Mixed Use - General (MU-1f4.0h22) District and Mixed Use - General (MU-1f5.0h45) District are proposed. If approved, the land uses would allow for mixed-use buildings with maximum heights of approximately 6 storeys (22m) and up to a maximum FAR of 4.0 for the northern majority of the subject site (0.25ha), while allowing for a maximum of 12 storeys (45 metres) and up to a maximum FAR of 5.0 for the southern portion of the site (0.07ha) – please refer to the Site Plan submitted under separate cover for further details.

The subject site is situated in the community of Alyth / Bonnybrook, immediately bordering the official boundaries for the community of Inglewood, and located approximately 350 metres from the future Ramsay/Inglewood Green Line Light Rail Transit (LRT) Station. 1439 17 AV SE is currently bounded by an Industrial - General (I-G) District to the south, a Special Purpose - Community Service (S-CS) District serving as a public park to the north, a multi-residential development to the northwest, and industrial buildings currently within the Industrial - Edge (I-E) District to the east and west. Further from the site to the northeast are Residential - Contextual One / Two Dwelling (R-C2) parcels.

### COMPREHENSIVE PLANNING SITE

The adjacent lands to the west, east, and south of the site are known as the *Brewery-Rail Lands* and are part of a Comprehensive Planning Site that 1439 17 AV SE falls within. Currently under review, the Brewery-Rail Lands application (LOC2022-0022) for MATCO Development seeks to transition lands from the I-E and I-G Districts to various Direct Control (DC) Districts based on the MU-1 District. The site to the immediate west (1401 17 AV SE) additionally has an application submitted that is under review, LOC2022-0064 for Hungerford Properties, which is also part of the Comprehensive Planning Site. The proposal for this site at 1439 17 AV SE forms the final application to complete the fulsome privately-owned portion of the Comprehensive Planning Site redevelopment vision, and the proposed land uses have been informed through comprehensive planning activities to ensure alignment with the Brewery-Rail Lands Comprehensive Planning Area.

### TRANSIT-ORIENTED DEVELOPMENT

The subject site is situated in a context of substantial City-led investment. Transit leads this investment with the Green Line Ramsay/Inglewood LRT Station and the MAX Purple Bus Rapid Transit (BRT) line. Three new bridges, new and enhanced parks, more livable and safer streets are among a long list of capital projects in the community. This site also has some of the greatest Transit-Oriented Development (TOD) potential for the Ramsay/Inglewood Green Line LRT Station, where transit-supportive density levels are encouraged.



## 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 proposal is generally aligned with the statutory *Inglewood Area Redevelopment Plan (ARP)*, but will require a policy amendment to support a redesignation to the Mixed Use - General (MU-1) District and provide applicable development guidelines for the site. The *Inglewood ARP* assigns the site under its *Industrial Land Use*, but notes in its objectives and policies that the amount of land available for industrial development close to housing within the community should be reduced and that the impact of industrial development on the residential portions of the community should be minimized. The overall goals of the *Inglewood ARP* also encourage new residential development to increase the community's population, and promote a healthy physical environment by addressing noise, pollution, odour and other environmental concerns. This proposal will rehabilitate a brownfield site, providing a more sensitive transition from the freight rail corridor to the low-density residential context to the northeast of the site.

As a best practice, the Applicant project team also reviewed draft emerging policy in addition to the applicable statutory policy. This proposal is also aligned with the draft *Historic East Calgary Communities Local Area Plan* (non-statutory draft - June 2021) that is based on a multi-year engagement process and considerable effort from stakeholders, citizens, and City Administration. The draft Local Area Plan (LAP) assigns the subject site area with a "Comprehensive Planning Site" policy modifier intended for large sites where additional comprehensive planning and detailed design is required to support future planning applications. No Building Scale modifiers have been identified yet for this Comprehensive Planning Site. In conjunction with the other submitted Comprehensive Planning Site applications (LOC2022-0022 and LOC2022-0064), maximum building heights proposed along 17 AV SE are predominantly Low Scale (up to 6 storeys), with maximum building heights proposed to increase westward towards the future Ramsay/Inglewood Green Line LRT Station and southward away from 17 AV SE.

## 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 the 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 following 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 website, phone line and email inbox for public questions and comments, along with custom on-site signage, and mailers hand-delivered to residents living nearby to the project site.



Key application materials were also shared directly with the local area Ward 9 Councillor's Office and Inglewood Community Association, including digital and in-person meetings held by the Applicant project team. Key elements of our outreach process included:

- **Custom On-site Signage:** *Installed on-site at application submission.*
- **Project Website:** *Dedicated project website ([www.calgarydropincentreinglewood.com](http://www.calgarydropincentreinglewood.com)), providing convenient access to project information and an online feedback form.*
- **Project Voicemail and Email inbox:** *Project phone line / voicemail inbox (587.747.0317) and email ([engage@civicworks.ca](mailto:engage@civicworks.ca)) serve as direct lines to the project team.*
- **Community Advertorial:** *Included in the Inglewood Community Association Newsletter, delivered community-wide.*
- **Digital Meetings:** *Held with the Inglewood Community Association and Ward 9 Councillor's Office.*
- **In-Person Information Sessions:** *Project team open houses with live Q&A open to all members of the public.*
- **Neighbour Postcards:** *Delivered to surrounding area residents at application submission and again to advertise the In-Person Information Session.*
- **Applicant-led Outreach Summary:** *A summary report providing details of the outreach conducted, common feedback themes heard and project team responses to common feedback themes.*

As our outreach process draws to a close and we approach key decision points in the application process, the project team prepared an *Applicant-led Outreach Summary* to share with community groups and The City, while also publishing it on the dedicated website 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 were 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 were 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 was 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 general goals of the *Inglewood Area Redevelopment Plan*, the draft non-statutory policies of the *Historic East Calgary Communities Local Area Plan*, and the city-wide goals and policies of the *Municipal Development Plan* and *Calgary Transportation Plan*. The proposed change would enable the introduction of new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or [engage@civicworks.ca](mailto:engage@civicworks.ca), referencing 1439 17 AV SE / LOC2022-0198.



## CALGARY **DROP-IN** CENTRE



# 1439 17 AV SE

Applicant-led Outreach Summary

April 2024 | LOC2022-0198



C A L G A R Y  
**DROP-IN**  
C E N T R E

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Issued April 2024  
Prepared By CivicWorks  
Prepared For The Calgary Drop-In & Rehab Centre Society  
Project Team CivicWorks  
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## Contents

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Application Summary	04
Comprehensive Planning Site Context	06
Outreach Roles & Responsibilities	08
Outreach Approach	10
Outreach Strategies	11
What We Heard & Team Response	12
Outreach Materials & In-Person Event	16

# Application Summary

## What Is and What Isn't Proposed?

On behalf of the landowner of 1439 17 AV SE for the past decade, The Calgary Drop-In & Rehab Centre Society (The Calgary Drop-In Centre), CivicWorks submitted a Land Use Redesignation application (LOC2022-0198) to support future mixed-use development on this site that is currently designated for industrial uses.

This Land Use Redesignation application is just one component of broader planning efforts for the Brewery-Rail Lands Comprehensive Planning Site and, at this time, The Calgary Drop-In Centre has no plans to redevelop the site.

**It is important to note that this site is not intended for use as a shelter as this use is not allowed by neither the existing nor the proposed Land Use District.**

If approved, this Land Use Redesignation application would transition the existing Industrial — Edge (I-E) District to the Mixed Use – General (MU-1) District with varying Building Height and Floor Area Ratio (FAR) modifiers. In specific, the Mixed Use – General (MU-1f4.0h22) District and Mixed Use – General (MU-1f5.0h45) District are proposed. These land uses would allow for mixed-use buildings with maximum heights of approximately 6 storeys (22m) and up to a maximum FAR of 4.0 for the northern majority of the subject site (±0.25ha), while allowing for a maximum of 12 storeys (45 metres) and up to a maximum FAR of 5.0 for the southern minority of the site (±0.07ha) — kindly refer to the visualizations below and on pages 5, 6 and 7 for more information.



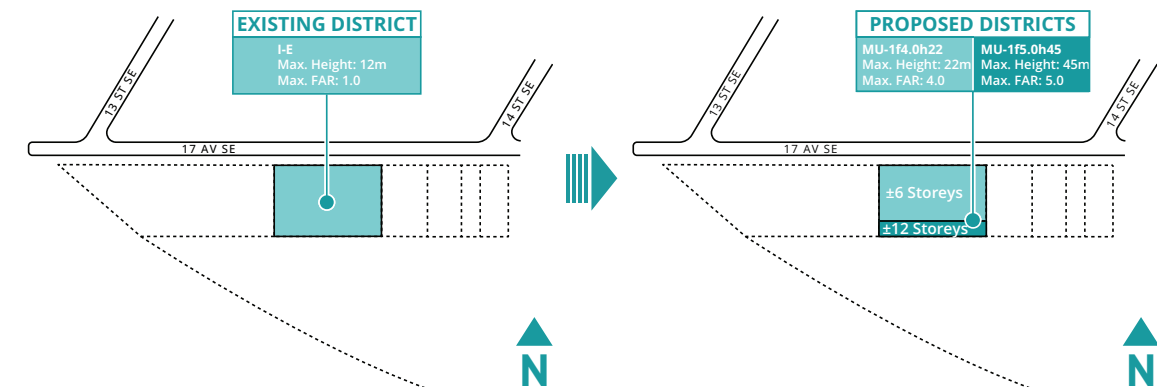
**Land Use Districts**  
MU-1f4.0h22 (±0.25 ha)  
MU-1f5.0h45 (±0.07 ha)



**Max. Building Heights**  
±22-45m  
(±6-12 Storeys)



**Floor Area Ratios**  
4.0-5.0



### Industrial – Edge (I-E) District

- Industrial District located along the edge of industrial areas that share a property line with a residential district.
- Does not allow for a shelter.

### Mixed Use – General (MU-1) District

- Accommodates a mix of residential and commercial uses.
- Does not allow for a shelter.

Note: Visual representations are generalized in nature and not to be measured. The above tables highlight generalized key aspects of the existing and proposed Land Use Districts for comparative purposes only. For full details regarding the rules of each Land Use District please refer directly to The City of Calgary Land Use Bylaw 1P2007 at: <https://lub.calgary.ca>

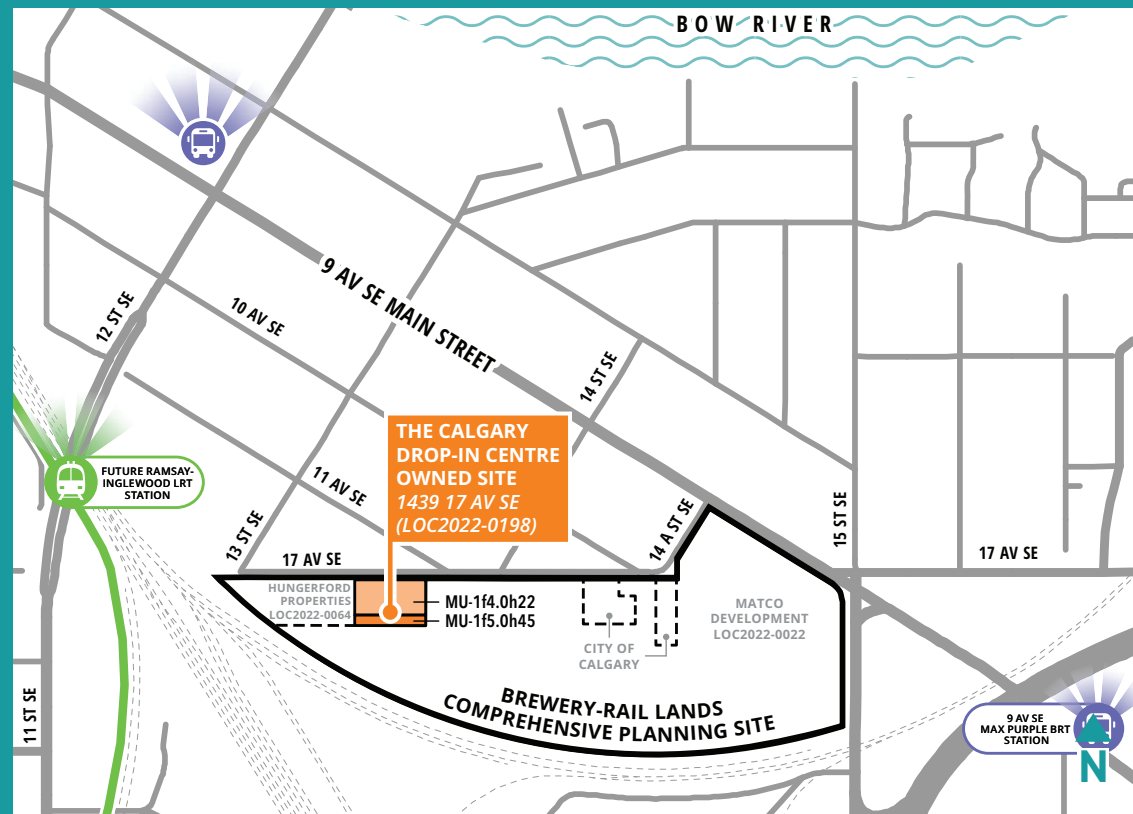
# Comprehensive Planning Site Context

The adjacent lands to the west, east, and south of the site are known as the Brewery-Rail Lands and are part of a Comprehensive Planning Site that 1439 17 AV SE falls within.

Currently under review, the Brewery-Rail Lands application (LOC2022-0022) for MATCO Development seeks to transition lands from the Industrial – Edge (I-E) District, Industrial – General (I-G) District, and a Direct Control (DC) District based on the I-G District to various Direct Control (DC) Districts based on the Mixed Use – General (MU-1) District.

The site to the immediate west (1401 17 AV SE) additionally has an application submitted that is under review (LOC2022-0064) for Hungerford Properties, which is also part of the broader Comprehensive Planning Site and proposes a transition from the I-E District to the MU-1 District.

The proposal for the subject site at 1439 17 AV SE forms the final application to complete the fulsome privately-owned portion of the Comprehensive Planning Site, and the proposed land uses have been informed through comprehensive planning activities to ensure alignment with the Brewery-Rail Lands overarching development vision.



Note: Visual representations are generalized in nature and not to be measured.



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# Outreach Roles & Responsibilities

## What Is Our Role? What Is Your Role?

Clarifying community and public outreach roles and responsibilities connected to planning and development projects helps determine who does what, and builds a baseline understanding of the threshold of responsibility across all roles in building a great city. As the proponent of an Applicant-initiated development proposal, the 1439 17 AV SE team has the associated responsibilities of the Lead.

### Lead Applicant

The Lead is the primary decision-maker for the project leading up to a formal decision of approval/refusal by the designated City decision-making body.

The responsibilities of the Lead role include:

- Notifying citizens and community groups of the project and any opportunities to learn more or provide input.
- Determining the negotiables and non-negotiables for the project and what isn't open for public influence.
- Communicating the constraints and clarifying the scope of the conversation.
- Providing clear, concise, transparent and accurate information.
- Fostering and maintaining a respectful conversation.
- Reporting back if/when collecting input and providing City decision-makers with a summary of the community outreach approach that was taken.
- Keeping citizens and community groups in the loop and closing the loop when decisions are made.

**As the Applicant, our role in the outreach process is the Lead.**

The Lead is the initiator/proponent of a development application and is the primary decision-maker for a proposal leading up to a formal decision of approval/refusal by the designated City of Calgary decision-making body.

### Support City of Calgary Administration

The Support role assists in the outreach process by providing the Applicant, community / member-based organizations, and the wider public audience with information, tools and resources to improve understanding and aid in the overall success of the outreach process.

The responsibilities of the Support role include:

- Sharing information about City goals and policies.
- Explaining The City's review and decision-making processes.
- Clarifying community outreach roles and responsibilities.
- Creating tools and resources for Participants, Connectors and Leads to help them be successful in their outreach roles.

### Connector & Participant Community / Member-based Organizations

The Connector shares information and insights about a specific community or area with its members to help increase understanding of the local context and to help inform community outreach plans.

- The responsibilities of the Connector & Participant role include:
- Where possible, sharing local information and insights to help build understanding and inform outreach plans.
- Where possible, helping raise awareness of opportunities for people to get involved in local planning projects.

### Decision-Maker The Development Authority & City Council

The Decision-Maker is responsible for making the final decision to approve/refuse a planning or development application.

The responsibilities of the Decision-Maker role include:

- Reviewing and considering proposed planning or development applications.
- Reviewing and considering the outreach strategy/rationale/approach and any feedback that may have been collected.
- Approving/refusing planning or development applications.
- Establishing the conditions on which the development can proceed, if approved.

### Participants Local Community Members & General Public

The Participants contribute to the outreach process, listening and providing feedback.

The responsibilities of the Participant role include:

- Seeking out information to become informed.
- Listening and participating respectfully.
- Respecting the scope of conversation, project constraints, and timelines.
- Providing appropriate feedback and remaining open to different ideas.

### Community Outreach on Planning and Development

Visit [www.calgary.ca/PDA/pd/Pages/Community-Outreach/Applicant-Outreach-Toolkit.aspx](http://www.calgary.ca/PDA/pd/Pages/Community-Outreach/Applicant-Outreach-Toolkit.aspx) for a resource available to anyone who is interested or involved in the community outreach process connected to the planning and development of Calgary and our communities.

# Outreach Approach

## Balancing Multiple Interests

An outreach process is more than a compilation of community participant input by the project team. Our role as the 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. The array of interests that influence any development project include, but are not limited to:

-  **Calgary's Growth & Development**  
Planning for the next generations of Calgarians
-  **Local Area Policy**  
The existing policy framework that guides development
-  **Community Feedback**  
What various citizens and community members think and say about an issue
-  **Economic Viability**  
The needs of the developer to create a viable project

## Our Outreach Approach

The Calgary Drop-In Centre and the project team are committed to working with neighbours to build strong and complete communities through thoughtful planning and best-practice public outreach strategies.

Our outreach process has been designed to provide multiple opportunities across a variety of platforms for community participants to learn about the vision for 1439 17 AV SE and to share their thoughts — all with the intent of maintaining a respectful and transparent dialogue.

The project team looks forward to continued conversations with local community members and groups, and would like to thank all those who have participated thus far.

# Outreach Strategies

-  **Neighbour Brochures & Adverts**  
Over 500 brochures were delivered to neighbours introducing the application with project team contact information, and over 2,300 postcards were delivered advertising the In-Person Information Session. An advert was also included in the December 2022 Inglewood Community Association Newsletter, delivered community-wide.
-  **In-Person Open House**  
In-Person Open House held with the Inglewood Community Association (ICA) at their Community Hall, open to all interested community participants on January 24, 2023 with ±40 people in attendance in addition to leadership from the ICA and The Calgary Drop-In Centre.
-  **Project Website**  
Dedicated project website ([www.CalgaryDropInCentreInglewood.com](http://www.CalgaryDropInCentreInglewood.com)) providing up-to-date and convenient project information and an online feedback form. The project website has had ±800 unique visitors as of April 2024.
-  **Digital Meeting**  
Digital outreach meeting held with the Ward 9 Councillor's Office to discuss this specific application and the broader Comprehensive Planning Site.
-  **Custom Site Signage**  
Temporary signage was installed on site notifying the surrounding community of outreach events and ways to get in touch with the project team. A second temporary sign was also installed to advertise the In-Person information session.
-  **In-Person Information Session**  
Project team information session and live Q&A open to all interested participants was held on January 31, 2023 at the YW Hub. This session was very well attended and was hosted in collaboration with MATCO Development and Hungerford Properties to collectively discuss the entire Comprehensive Planning Site.
-  **Notification Emails**  
Direct emails to the Ward 9 Councillor's Office, Inglewood Community Association, Inglewood Business Improvement Area, and Ramsay Community Association, providing information on the proposed change and ways to get in touch with the project team.
-  **Project Voicemail & Email Inbox**  
Project phone line, voicemail inbox (587.747.0317), and email ([engage@civicworks.ca](mailto:engage@civicworks.ca)) serve as direct lines to the project team to answer questions or provide information.

# What We Heard & Team Response

## Overview

Through our outreach channels and strategies to date, feedback was received directly by the project team from the Inglewood Community Association, Ward 9 Councillor's Office, fifteen community members, and a number of people at the Open House held at the Inglewood Community Association Hall and the In-Person Outreach Event held at YW Hub. The project team also considered the feedback themes heard and summarized by The City of Calgary (The City). We would like to thank these groups and community members for sharing their feedback. In reviewing the feedback collected to date and summarized by The City, the project team has identified four key themes raised by community members. These key themes outlined in the following pages are broken into What We Heard and Team Response.

## Our Commitment

Since no single design solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

- **We will provide you with quality information about the project.**
- **We will ask for your thoughts on key areas of the project.**
- **We will share what we have heard and our team's response to it.**



## 1 Shelter Uses & Affordable Housing

### What We Heard

Several community members reached out asking if the development of shelter or affordable housing is proposed or would be possible with this Land Use Redesignation application.

### Team Response

The Calgary Drop-In Centre project team can confirm that this site is not intended for use as a shelter, nor would the proposed Land Use Redesignation application allow for a shelter. The site is proposed as the Mixed Use – General (MU-1) District, which supports the development of a mix of residential and commercial uses, and is aligned with the comprehensive planning for the Brewery-Rail Lands Comprehensive Planning Site.

Of specific note, the MU-1 District does not allow for the *Temporary Shelter* or *Emergency Shelter* uses. The *Temporary Shelter* use is only permitted within the Special Purpose – City and Regional Infrastructure (S-CRI) District. The *Emergency Shelter* use (i.e., the use that allows for The Calgary Drop-In Centre's Emergency Shelter in the East Village) is closely regulated by The City of Calgary and only permitted within a specialized Direct Control (DC) District. Neither of these Uses are proposed on this site or any other site within the Brewery-Rail Lands Comprehensive Planning Site.

Regarding tenancy type and affordability, these matters are not decided through Land Use Redesignation application processes – they are determined through later development stages including the Development Permit application process, which would incur further engagement. This Land Use Redesignation application (LOC2022-0198) application does not determine whether affordable housing can or cannot be proposed in the future on this subject site.

It is also worth noting that, at this time, The Calgary Drop-In Centre has no plans to redevelop this property itself. Although The Calgary Drop-In Centre is the current landowner, they have owned this site for over a decade and the Land Use Redesignation proposed is part of broader planning efforts aligned with the broader Brewery-Rail Lands Comprehensive Planning Site. Should The Calgary Drop-In Centre choose to redevelop this property itself, it expects that redevelopment would be modelled on their existing residential buildings (not their East Village Emergency Shelter), which use a mixed-market concept with market units that help to offset affordable units. Details related to the redevelopment of this site, such as exact units counts and types, would be determined at later stages through a Development Permit application, which would come after the Land Use Redesignation stage that we are currently at.

## 2 Height & Shadows

### What We Heard

Some neighbours shared excitement about the proposed built form, while others noted concerns around the maximum building heights proposed and potential shadow impacts.

### Team Response

The proposed mid-rise building height and density aims to support future mixed-use development within easy-walking distance of a municipally-identified Main Street (9 AV SE) and primary transit. Located just ±350m from the future Ramsay/Inglewood Green Line LRT Station and nearby to a MAX Purple BRT stop, this site is strategically located to advance the goals of the Municipal Development Plan (MDP) and key directions of the Calgary Transportation Plan (CTP) that link land use decisions to transit, including building complete communities, supporting compact urban forms, and providing greater housing choice along primary transit services.

Currently existing as a two-storey industrial building, the project team acknowledges that the proposed land use and maximum allowable building height will inevitably introduce change for the surrounding area. A conceptual shadow study was accordingly undertaken for the broader Brewery-Rail Lands application, using industry-standard modeling, to model potential shadow impacts to adjacent or nearby properties based on a conceptual form.

The proposed Land Use Redesignation application includes a maximum building height of 22m (±6 storeys) along 17 AV SE and further to the south up to 45m (±12 storeys). The conceptual shadow study shows that potential shadows created by the proposed change are generally not expected to adversely impact the nearby low-density residential community. Potential shadowing impacts are anticipated to primarily fall on the properties to the immediate north, with

Brewery Triangle Park being impacted mostly in the early evening, as well as generally on the winter solstice when the shadows are cast longest.

To mitigate potential shadowing impacts, the 45m (±12 storeys) maximum building height has been intentionally proposed only on the southern minority of the site and to front southwards onto a future roadway, 18 AV SE, proposed via adjacent Outline Plan application LOC2022-0022 by MATCO Development. The majority of the site, and the entirety of the site that fronts onto 17 AV SE, is proposed with a maximum building height of 22m (±6 storeys) to ensure a more contextual transition towards the existing community to the north.

Additional shadow studies will be conducted at the Development Permit application stage in an effort to reduce any negative shadowing impacts on neighbouring properties. Several design strategies can also be incorporated into the architecture at the Development Permit stage to further mitigate any shadowing impacts.

## 3 Parking & Traffic

### What We Heard

Some community members at the In-Person Outreach Event asked about anticipated vehicular parking capacity and any potential impacts to the local road network post-redevelopment of the broader Brewery-Rail Lands Comprehensive Planning Site.

### Team Response

Details related to vehicular parking will be confirmed at the Development Permit application stage. However, in support of the proposed Land Use Redesignation application for the Brewery-Rail Lands Comprehensive Planning Site, Bunt &

## 4 Comprehensive Planning

### What We Heard

The Ward 9 Councillor's Office and some community members had questions around how the three active (3) Brewery-Rail Lands Comprehensive Planning Site applications would be considered together. The Ward 9 Councillor's Office also requested that upgrades to Brewery Triangle Park be considered, and that map annotations be utilized to denote potential future roadway and active mobility network connections in the policy amendment to the Inglewood Area Redevelopment Plan.

### Team Response

The City of Calgary is actively reviewing the three (3) Brewery-Rail Lands Comprehensive Planning Site applications in tandem to ensure a comprehensive review and forward-looking outcome. City Administration is evaluating the benefits of the broader Comprehensive Planning Site team improving Brewery Triangle Park directly, versus providing other benefits to the local area on their project sites.

The project team is working with City Administration on a draft policy amendment to the Inglewood Area Redevelopment Plan, which is proposed to include several new maps with visual annotations indicating the location of new multi-use pathways and roadways. The draft policy amendment is still being considered by City Administration and remains subject to change.

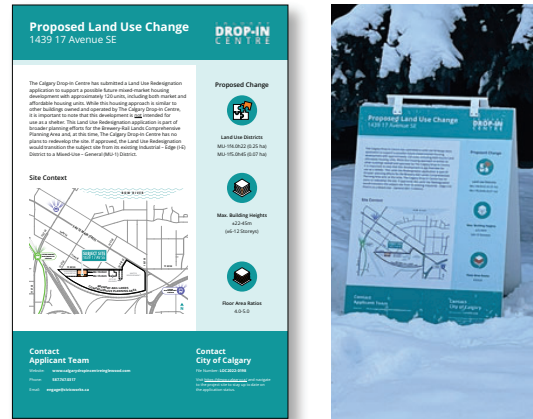
Associates completed a Transportation Impact Assessment (TIA) as well as a site specific Transportation Memorandum for this subject site, 1439 17 AV SE. The TIA reviewed the mobility context, site access and circulation, intersection capacity, signal warrants, and forecasted trip generation for the surrounding area, including the Brewery-Rail Lands Comprehensive Planning Site. The Transportation Memorandum was prepared to confirm that the densities anticipated in the TIA are consistent with this application and have not changed. The studies have been submitted for review by The City of Calgary as part of the application review process.

The subject site is well-located and has excellent access to various modes of transportation. Transit-oriented development is a cornerstone of the entirety of the Brewery-Rail Lands, with the future Ramsay/Inglewood Green Line LRT Station and MAX Purple BRT Stations within easy-walking distance of the site.

To support the anticipated increase of vehicular traffic associated with this application (LOC2022-0198), as well as the other Comprehensive Planning Site applications (LOC2022-0022 and LOC2022-0064), the cul-de-sac at the west end of 17 AV SE will require upgrading, new traffic signals will be required along 9 AV SE, and the traffic gate located at 13 ST SE will require removal with the redevelopment of the sites at 1390 17 AV SE and 1401 17 AV SE to enable a new direct connection to the area as it densifies. Timings of improvements (e.g., 13 ST SE traffic gate removal and new traffic signals along 9 AV SE) will be confirmed with future Development Permit applications.

# Outreach Materials & In-Person Event

## Application On-Site Signage



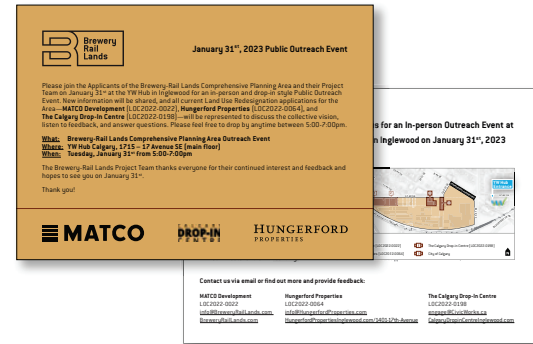
## Outreach Event On-Site Signage



## Neighbour Brochure



## Outreach Event Postcards



## Community Newsletter Advert



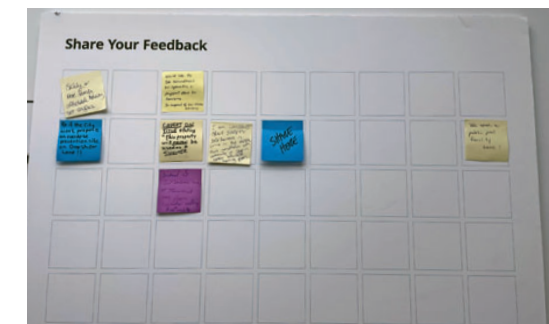
## Notices to ICA and Ward 9



## Website & Feedback Form



## In-Person Outreach Event





CALGARY  
**DROP-IN**  
CENTRE

It takes a community  
to **build** community.

# Community Association Response

*INGELWOOD COMMUNITY ASSOCIATION  
1740 24<sup>TH</sup> AVE SE  
CALGARY, ALBERTA, T2G 1P9*

11<sup>th</sup> June, 2024

Cameron Thompson  
Via Email: Cameron.Thompson@calgary.ca

Dear Cameron:

Re: LOC2022-0198 DIC Brewery Lands Application

The Planning Committee (PC) has reviewed the application regarding the Land Use Change on the Brewery Lands.

We recommend support of the application where the proposed land use steps down to present a 22m or six story maximum height facing the street. This is a reasonable blend of planning principles of increasing height towards transit stations while considering the existing and near future context.

If you have any questions, you can reach me at [design@icacalgary.com](mailto:design@icacalgary.com) or [kerr\\_glen@hotmail.com](mailto:kerr_glen@hotmail.com)

Yours truly,

INGLEWOOD CPMMUNITY ASSOCIATION  
Planning Committee

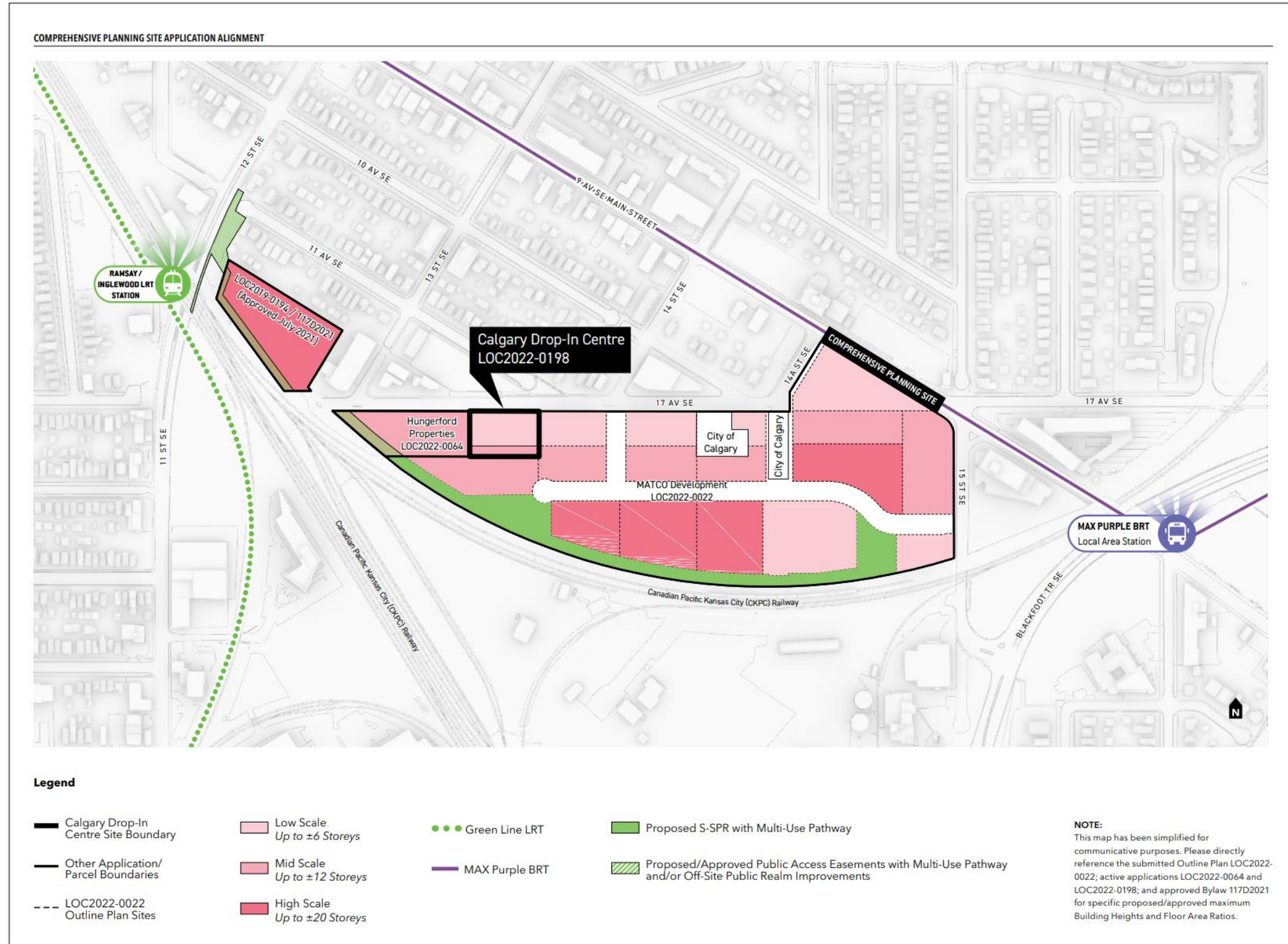
Glen Kerr

Glen Kerr, Planning Chairman





# Comprehensive Planning Site Application Alignment



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

**LANDOWNER**  
Calgary Drop-In & Rehab Centre Society

**DATE**  
2024.08.26

**MUNICIPAL ADDRESS**  
1439 17 AV SE

**LEGAL ADDRESS**  
Descriptive Plan 9211624

**LAND USE REDESIGNATION**  
I-E to MU-1f4.0h22 and MU-1f5.0h45

**SCALE**  
NTS

**SHEET**  
S1



**Policy and Land Use Amendment in Parkhill (Ward 8) at 43 – 34 Avenue SW,  
 LOC2024-0056**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Parkhill/Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 43 – 34 Avenue SW (Plan 5793U, Block 7, Lot 35 and a portion of Lot 36) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a range of grade oriented building types including rowhouses, townhouses and stacked townhouses
- The proposal represents an appropriate density increase of a residential site in proximity to an Urban Main Street and Primary Transit Network, 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 Housing – Grade Oriented (H-GO) District will allow for greater housing choices in the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Parkhill/Stanley Park Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southwest community of Parkhill, was submitted by the landowner, Gerald McNulty, on 2024 February 25. No development permit application has been submitted at this time.

The approximately 0.06 hectare (0.15 acre) midblock site is located on the south side of 34 Avenue SW 30 metres to the east of the junction with Erlton Street SW. The site is currently developed with a single detached dwelling. It is well served by public transit, and is close to a number of bus stops, local parks, and commercial and retail amenities along Macleod Trail S. As indicated in the Applicant Submission (Attachment 3), the proposed land use district allows for similar built forms as allowed under the current R-CG District.

The subject site is located within 600 metres of an existing LRT platform and therefore meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007.

**Policy and Land Use Amendment in Parkhill (Ward 8) at 43 – 34 Avenue SW,  
LOC2024-0056**

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

**ENGAGEMENT AND COMMUNICATION**

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

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the immediate neighbours to discuss the application. 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 four letters of objection from the public, which included the following areas of concern:

- increased parking demand due to increased density;
- increased traffic impacts on 34 Avenue SW and the adjacent roads;
- decreased safety due to more traffic; and
- public infrastructure such as water and sewer lines may not be able to accommodate an increase in users.

Administration also received two letters of support from the public, which indicate support for the following reasons:

- the proposal contributes to a mixture of multi-family, residential and commercial uses; and
- the proposed land use aligns with the surrounding developments and neighbourhood.

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

Administration also contacted the Erlton Community Association as the subject site is located at the shared boundary between Parkhill and Erlton. The Erlton Community Association provided a letter of objection on 2024 August 22 (Attachment 5) identifying the inappropriate density increase at this location.

**Policy and Land Use Amendment in Parkhill (Ward 8) at 43 – 34 Avenue SW,  
LOC2024-0056**

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design and servicing will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment and 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 social implications include housing affordability considerations as the H-GO District allows for the development of a variety of grade-oriented development which can increase the diversity of housing options in the area. The H-GO District encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

### **Environmental**

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

### **Economic**

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

### **Service and Financial Implications**

No anticipated financial impact.

## **RISK**

There are no known risks associated with this proposal.

## **ATTACHMENTS**

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

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 September 05**

**ISC: UNRESTRICTED  
CPC2024-0838  
Page 4 of 4**

**Policy and Land Use Amendment in Parkhill (Ward 8) at 43 – 34 Avenue SW,  
LOC2024-0056**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Parkhill, midblock on the south side of 34 Avenue SW and 30 metres to the east of the junction with Erlton Street SW. The site is 0.06 hectares ± (0.15 acres ±) in size and is approximately 12 metres wide by 53 metres deep. The site is currently developed with a single-detached dwelling accessed from 34 Avenue SW. Lane access to the site is available.

Surrounding development is characterized primarily by single-detached dwellings on parcels designated as Residential – Grade-Oriented Infill (R-CG) District. The immediately adjacent parcel to the west has recently been redesignated to Housing – Grade Oriented (H-GO) District. The parcels to the north are designated as Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. The parcels to the south are designated Direct Control (DC) District ([Bylaw 6D2012](#)). The purpose of this DC District is to provide for multi-residential development with limited commercial uses.

The subject site is well served by public transit, and is close to a number of bus stops, local parks, and retail and commercial amenities. The site is approximately 230 metres (a four-minute walk) from the Roxboro off-leash dog park to the north and approximately 680 metres (an 11 minute walk) from a regional pathway in the Elbow River natural area which further connects to other parks and amenities. St. Mary’s Cemetery is one block north of the site.

The subject site is within 200 metres (a three-minute walk) from bus stops on Mission Road SW and 360 metres (a six-minute walk) to a variety of retail and commercial amenities along Macleod Trail S. Macleod Trail S forms part of the Primary Transit Network (PTN) and is also an Urban Main Street as per the Urban Structure Map of the *Municipal Development Plan* (MDP).

## Community Peak Population Table

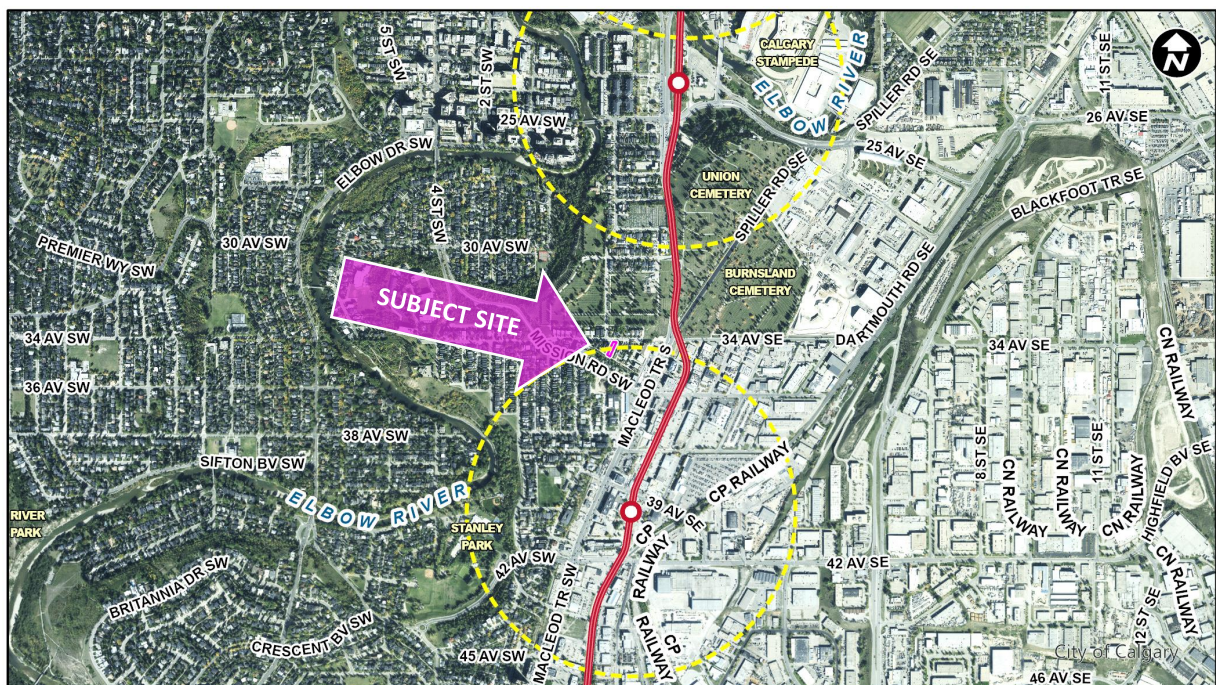
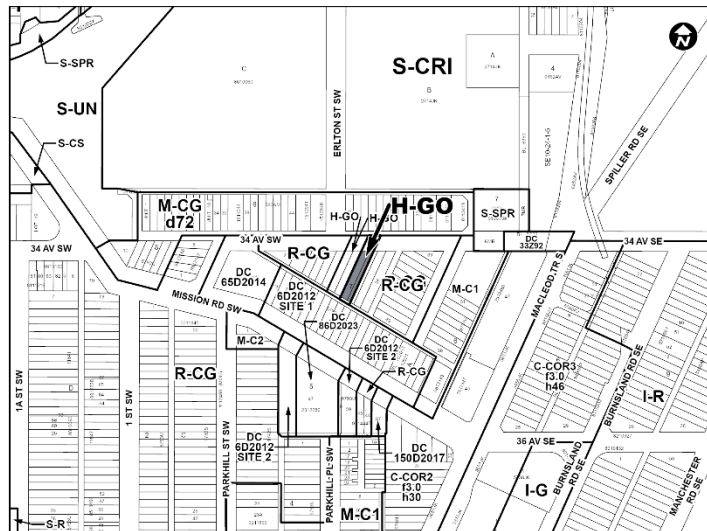
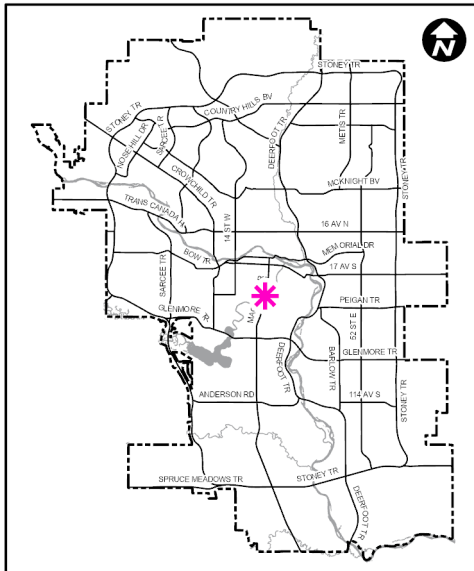
As identified below, the community of Parkhill reached its peak population in 1968.

<b>Parkhill</b>	
Peak Population Year	1968
Peak Population	1,739
2019 Current Population	1,691
Difference in Population (Number)	- 48
Difference in Population (Percent)	-2.76%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

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

The proposed Housing – Grade-Oriented (H-GO) District allows for a range of grade-oriented building forms that can be contextually appropriate in low-density areas. The district includes rules for overall height, parcel coverage, height chamfers and amenity space that are intended to minimize massing and shadowing impacts on neighbouring parcels. The proposed H-GO District accommodates grade-oriented development where dwelling units may be attached or stacked within a building or cluster of buildings in a form and scale consistent with low density residential districts. The H-GO District also provides rules for:

- a maximum floor area to parcel ratio (FAR) of 1.5;
- a maximum building height of 12 metres; and
- a minimum of 0.5 parking stalls per unit and suite.

The proposed H-GO District would allow up to a maximum building floor area of 920 square metres, based on an FAR of 1.5.

Section 1386(d) of Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. Sites that do not have an approved Local Area Plan (LAP) must be within the Centre City or Inner City and meet at least one of the following criteria to qualify for the H-GO District:

- within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the MDP;
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital-funded BRT station; and
- within 200 metres of primary transit service.

The site is within 200 metres of Macleod Trail S which is identified as an Urban Main Street in the MDP. It is also within 200 metres of primary transit service and within 600 metres of an existing LRT platform. As such, the site meets the location criteria and is therefore considered appropriate for the proposed H-GO District.

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered at the development permit stage include, but are not limited to:

- the layout and configuration of dwelling units;
- slope adaptive design;
- ensuring an engaging built interface along 34 Avenue SW;
- mitigating shadowing, overlooking and privacy concerns;
- accommodating appropriate waste and recycling storage and pickup; and
- ensuring appropriate provision and design of vehicle access, motor vehicle stalls, and mobility storage areas.

### **Transportation**

The subject site is well connected to transit with Route 449 (Eau Claire/Parkhill) on Mission Road SW and Route 10 on Macleod Trail S. Route 449 is approximately 300 metres (a five minute walk) from the site and Route 10 (City Hall/Southcentre) is approximately 450 metres (a seven minute walk) from the site. The 39 Avenue LRT Station is approximately 600 metres from the site to the southeast.

Pedestrian access to the site is available via 34 Avenue SW. There are no existing cycling facilities immediately adjacent to the site, but the Always Available for All Ages and Abilities (5A) Network map recommends one slightly to the west of this site which would eventually connect to the existing network.

Parking is unrestricted on 34 Avenue SW. Vehicular access to the site is available via the lane upon redevelopment. A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

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

## Utilities and Servicing

Sanitary and water are available for connection from 34 Avenue SW. Stormwater management will be reviewed at the development permit stage.

## Legislation and Policy

### South Saskatchewan Regional Plan (2014)

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

### Growth Plan (2022)

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

### Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Inner City Area and within 200 metres of an Urban Main Street as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner city communities to make more efficient use of existing infrastructure, public amenities, and transit and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies as the proposed H-GO District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

### Calgary Climate Strategy (2022)

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

### Parkhill/Stanley Park Area Redevelopment Plan (Statutory – 1994)

The subject site is identified on Map 3: Land Use Policy Areas as 'Low Density Residential Conservation and Infill' in the [Parkhill/Stanley Area Redevelopment Plan](#) (ARP). The 'Low Density Residential Conservation and Infill' area is characterized by primarily single-detached and semi-detached dwellings where the ARP contains guidelines which encourage compatible and sensitive infill development to ensure the continued renewal and vitality of the community. A minor map amendment to the ARP is required to enable the proposed land use amendment. The proposed policy amendment would identify the site as appropriate for 'Low/Medium Density Multi-family' development. This amendment is considered appropriate based on the policy guidance provided by the MDP and ARP.

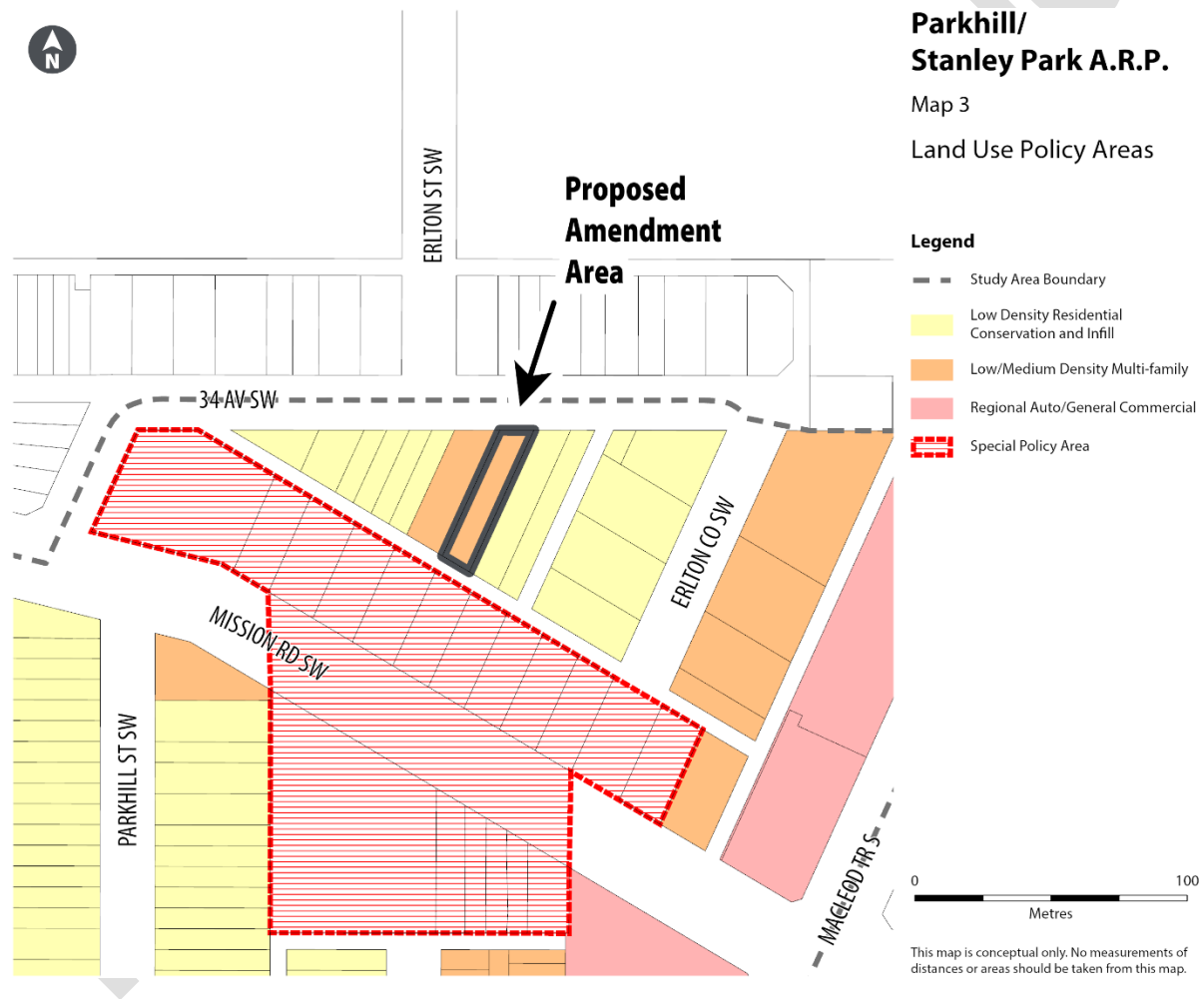
### Chinook Communities Local Area Planning Project

This site is located in Area 8 (Chinook Communities), which includes Parkhill and surrounding communities. Administration is currently developing the [Chinook Communities Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing Parkhill/Stanley Park Area Redevelopment Plan (ARP). The proposal is in

alignment with the applicable urban form category and building scale modifier for the subject site in the draft Chinook Communities Local Area Plan (LAP).

# Proposed Amendment to the Parkhill/Stanley Park Area Redevelopment Plan

1. The Parkhill/Stanley Park Area Redevelopment Plan attached to and forming part of Bylaw 20P94, as amended, is hereby further amended as follows:
  - (a) Amend Map 3 entitled 'Land Use Policy Areas' by changing 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 43 – 34 Avenue SW (Plan 5793U, Block 7, Lot 35 and a portion of Lot 36) from 'Low Density Residential Conservation and Infill' to 'Low/Medium Density Multi-family' as generally illustrated in the sketch below:





# Applicant Submission

43 – 34 Avenue SW – R-CG to H-GO

Please accept this as my application for a land redesignation to the subject lands listed above from R-CG to H-GO to allow for a variety of new housing forms under H-GO.

The current area is experiencing redevelopment and shares a mixture of Multi-Family, commercial, retail, and residential along surrounding roads. The combination of these parcels will allow for a Multi-Family development that align with the surrounding developments and must meet the requirements of H-GO.

This redesignation is a suitable uptake in density from the current R-CG and will allow for similar built forms as allowed under R-CG but with the FAR requirement under H-GO to allow the density to increase slightly. This will be a good fit for the area.





# Applicant Outreach Summary

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

**Project name:** 43 34 Ave SW

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

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

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)

### Outreach Dates

January 28th - February 3rd

### Participants

5

### Summary

Discussion with closest neighbours of proposed rezoning to H-GO. As the city is likely rezoning to RC-G this year, my side neighbours are supportive of my rezone,

## Affected Parties

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

I contacted both my neighbours either side, to confirm they're okay with my lot rezoning to hopefully H-GO. Both are in agreement with a switch to H-GO, given the length of our 165ft lots.

My neighbour at 47 34 Ave SW, submitted for H-GO rezoning late last year. Having both of our lots H-GO, will hopefully help this transition.

**What did you hear?**

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

No issues

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**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.

My lot is 165ft long, downtown and within 600m of the LRT. There were no push-backs.

**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)

My neighbours will be providing me with letters of support, to hopefully help with the approvals.

# Community Association Response

Thank you for the opportunity to comment. The Erlton Community Association's position on all of the redesignation applications on the south side of 34th Avenue is that this level of density is inappropriate on this narrow dead end road. The ECA would support M-CGd72 as exists on the north side of 34th Avenue.

Regards,

Heesung Kim, Chair

Erlton Community Association Planning Committee

2024-08-22



**Land Use Amendment in Downtown West End (Ward 7) at 1007 – 6 Avenue SW,  
LOC2024-0146**

**RECOMMENDATION:**

That Calgary Planning Commission:

1. Forward this report (CPC2024-0922) to the 2024 October 8 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares  $\pm$  (0.24 acres  $\pm$ ) located at 1007 – 6 Avenue SW (Plan 1110367, Block 36, Lot 41) from Direct Control (DC) District to Direct Control (DC) District to accommodate a multi-residential housing development, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application proposes a new Direct Control (DC) District to allow for the development of multi-residential housing, intended to be developed as affordable housing, with a maximum floor area ratio (FAR) of 5.0.
- This application will allow for an increase in housing diversity in the downtown context and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Provides new opportunity for development that will help to revitalize an older, established community and provides inner-city residents with greater housing choice.
- Why does it matter? This will allow for multi-residential development that supports climate initiatives and affordability objectives.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use application, in the southwest community of Downtown West End, was submitted by O2 Planning and Design on behalf of the landowner, Attainable Homes Calgary Corporation, on 2024 May 29. No development permit has been submitted at this time. However, as identified in the Applicant Submission (Attachment 3), the intent is for a six-storey multi-residential affordable housing development to be built on the subject site.

The 0.10 hectare (0.24 acre) site is located on the southwest corner of 6 Avenue and 9 Street SW. The previous development on this site was a surface parking lot, but it is now currently being used as the construction staging area for the Attainable Homes development at 1010 – 6 Avenue SW. The site fronts onto both 6 Avenue SW, one of the major vehicular corridors leaving the downtown core and 9 Street SW with the Light Rail Transit (LRT) Red Line running adjacent to the east side of the street. The site is currently designated as a DC District, Bylaw 10D2012, which allows for a maximum height of 76.2 metres and a base of 5.0 floor area ratio (FAR) for residential uses, with a potential maximum of 10.0 FAR when specific bonusing items have been provided, as outlined in the DC District.

**Land Use Amendment in Downtown West End (Ward 7) at 1007 - 6 Avenue SW,  
LOC2024-0146**

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This application proposes to redesignate the site to a new DC District that is based on the Centre City Multi-Residential High Rise District (CC-MH). The maximum density for development is proposed at 5.0 FAR. A new DC District is required, as there are site constraints due to the parcel's smaller size. Therefore, a new DC will enable site specific rules to allow for the proposed development.

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

**ENGAGEMENT AND COMMUNICATION**

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

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the Downtown West Community Association (CA) to determine whether they wished to meet with the applicant team to discuss the proposed project. As of the writing of this report, the CA had not yet requested a meeting to discuss the application. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

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

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

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

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**

This application allows for new development in an established community that will encourage and accommodate the housing needs of a wider range of age groups, lifestyles and demographics.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 September 05**

**ISC: UNRESTRICTED  
CPC2024-0922  
Page 3 of 3**

**Land Use Amendment in Downtown West End (Ward 7) at 1007 - 6 Avenue SW,  
LOC2024-0146**

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**Environmental**

This application includes specific measures, as part of the proposed DC District, which align with the *Calgary Climate Strategy – Pathway to 2050* (Program H).

**Economic**

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

**Service and Financial Implications**

No anticipated financial impact

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Downtown West End, on the corner of 9 Street and 6 Avenue SW. The site totals approximately 0.10 hectares (0.24 acres) in size and is approximately 26 metres wide and 37 metres deep. It is currently being used for construction staging and the site office for the development of the Attainable Homes project directly to the north of the subject site, across 6 Avenue SW.

Surrounding development is characterized by a mix of commercial and residential development. Directly to the east of the site across 9 Street SW is the Light Rail Transit (LRT) Red Line and a mid-rise multi-residential apartment building. To the south of the subject site is a mid-rise commercial building. To the west of the site is the Chinese consulate, and to the north of the site, across 6 Avenue SW, is an Attainable Homes development currently under construction.

The subject site is directly adjacent to 6 Avenue SW, one of the main vehicular routes leaving the downtown core and heading west. This site is in close proximity to the Downtown West/Kerby Station, 175 metres to the south-west of the site (a two-minute walk). The site is also near existing public open spaces, including both Shaw Millennium Park, approximately 340 metres to the west of the site (a four-minute walk) and Century Gardens, approximately 200 metres to the east and south of the site (a two-minute walk).

## Community Peak Population Table

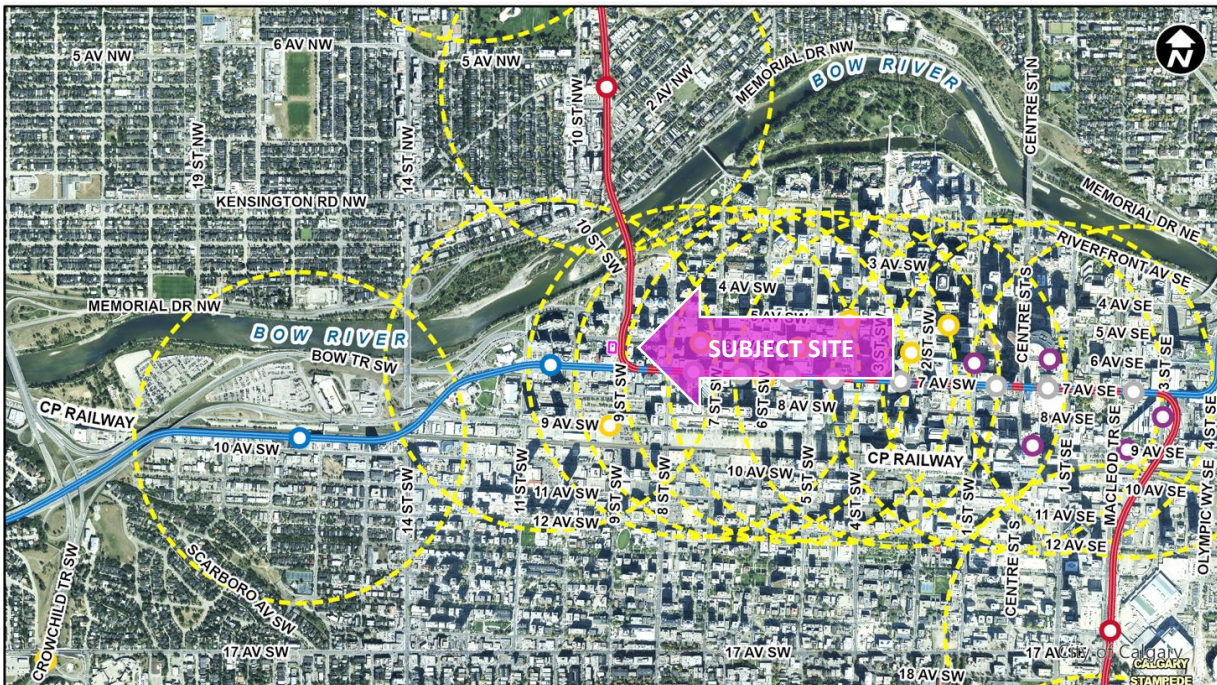
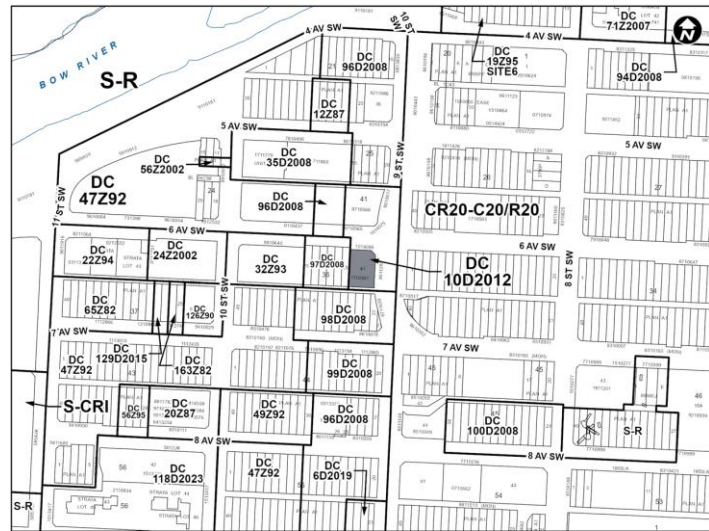
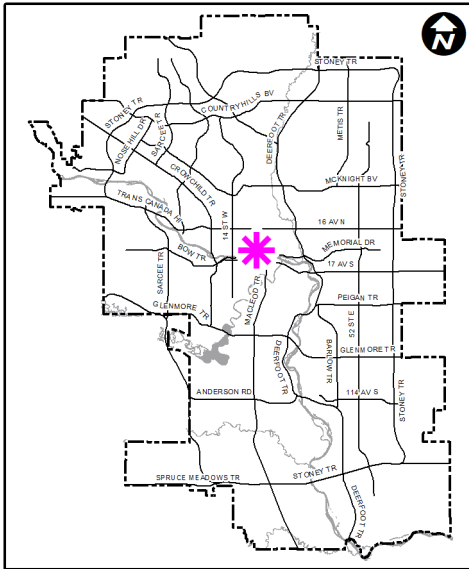
As identified below, Downtown West End reached its peak population in 2019.

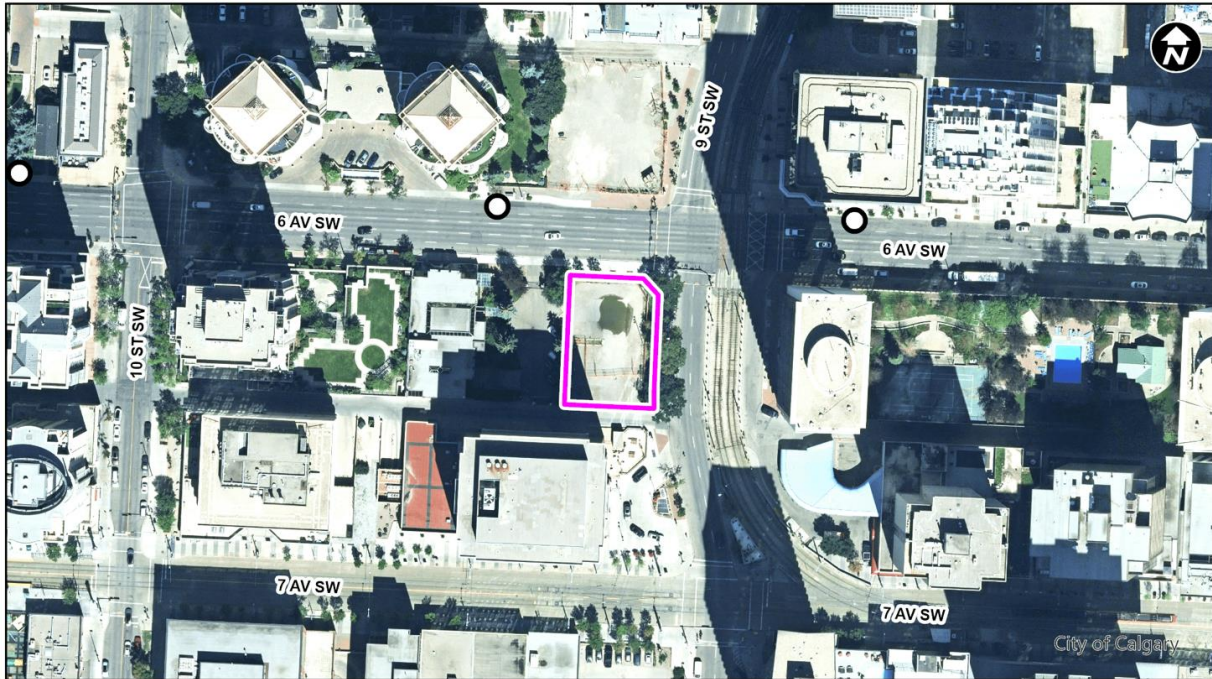
<b>Downtown West End</b>	
Peak Population Year	2019
Peak Population	2,785
2019 Current Population	2,785
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject parcel is currently designated a Direct Control (DC) District, ([Bylaw 10D2012](#)). This district allows for a base FAR of 5.0 for residential uses, with the potential of increasing this to a maximum of 10.0 if certain bonus amenity items are provided, as outlined in the district. The maximum height for development is 76.2 metres.

The proposed DC District is based on the Centre City Multi-Residential High Rise District (CC-MH). This DC District will allow for a maximum FAR of 5.0, with no height limit. Within this DC District, Multi-Residential Development has been made a permitted use. However, there are specific conditions included in the DC District that must be provided at the Development Permit stage in order to allow for this use to be permitted. These conditions include sidewalk upgrades, provision of an art mural and resident amenity space. The rules around landscaping have also been updated in the DC District. This district is proposing zero parking for residents and visitors if certain Transportation Demand Management (TDM) measures are provided, including an increase in the provision of Class 1 bicycle parking stalls for residents and a bicycle repair facility.

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 site constraints. The site is small and, therefore, the DC District includes specific rules that will allow for the development of multi-residential development, with no required parking, as TDM measures are being provided. The

same result could not be achieved using a standard land use district in the Land Use Bylaw 1P2007.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. 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. Site specific rules for the setback area, building setbacks, landscaping, fences and motor vehicle parking are also listed as rules that may be relaxed, subject to Section 36 of the Land Use Bylaw being met to the satisfaction of the Development Authority.

### **Development and Site Design**

If the land use redesignation is approved by Council, the rules of the proposed DC District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and site access. Additional items that will be considered through the development permit process would include:

- ensuring an engaging built interface along both 9 Street SW and 6 Avenue SW;
- integration of any development with the public realm; and
- ensuring high quality finishes and materials that are in keeping with the surrounding context.

### **Transportation**

The site fronts onto the southwest corner of 6 Avenue SW and 9 Street SW which are both classified as an Arterial Street. Both Avenue and Street are a one-way traffic flow. Pedestrian connectivity in the neighborhood is provided through existing sidewalks to the surrounding area, to transit and the riverwalk pathway system.

The subject site is adjacent to the future Always Available for All Ages and Abilities (5A) Network, with a recommended on-street bikeway along 9 Street SW. The site is also in close proximity to existing on-street bikeways at 8 Avenue SW and 11 Street SW.

The proposed development is well served by Calgary Transit with the subject site located in close proximity from the Downtown West-Kerby LRT Station along 7 Avenue SW, 175 metres to the south-west of the site (a two-minute walk). Additionally, the site is 75 metres (a one-minute walk) from the transit stop on 6 Avenue SW, providing service to Routes 22 (Richmond Rd SW), 66 (Lakeview), and 70 (Valley Ridge Express).

Vehicular access to the subject site is anticipated to be from the lane. On-street parking restrictions exist on both 6 Avenue SW and 9 Street SW.

This application proposes zero resident and visitor parking for any new development. Administration is supportive of zero parking, given the proximity to transit. Transportation Demand Management (TDM) measures proposed by the applicant include a rate of at least one class 1 bicycle stall per unit in addition to the bicycle repair facility.

The [Calgary Parking Policies](#) set out criteria that should be met for Administration to support a zero or low on-site parking development. The criteria generally requires the development to be located in close proximity to LRT or primary transit service, have availability of publicly

accessible parking in the area, be located in an area with parking management practices on street, for the developer to actively facilitate at least one alternative travel option for residents, and potentially complete a parking study to determine the parking impacts. The proposed land use redesignation meets these criteria.

### **Environmental Site Considerations**

No environmental concerns have been identified at this time.

### **Utilities and Servicing**

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

## **Legislation and Policy**

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

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

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed 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 – 2020)**

The subject site is situated in the Centre City area as shown on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This application is in alignment with the vision in the for the Greater Downtown communities, that being mixed-use areas with high-density residential, that are vibrant destinations, connected with great streets and transit opportunities that are truly complete communities. These communities offer a variety of housing choices, diverse employment opportunities, are distinct neighbourhoods and have great public spaces for residents and Calgarians alike.

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

This application proposes the implementation of transit-oriented development with reduced motor vehicle parking, which aligns with the objectives of the [Calgary Climate Strategy – Pathways to 2050](#), in particular, Program Pathway H: Focus land use planning to prioritize zero emissions city design. Pathway H4.3 identifies considering viable options for removing and/or reducing motor vehicle parking minimums in residential areas, to allow for more compact development, more efficient use of land and encourage alternate modes of transportation. The application proposes zero parking which can contribute to greenhouse gas reduction.

### **Greater Downtown Plan (Non-Statutory 2021)**

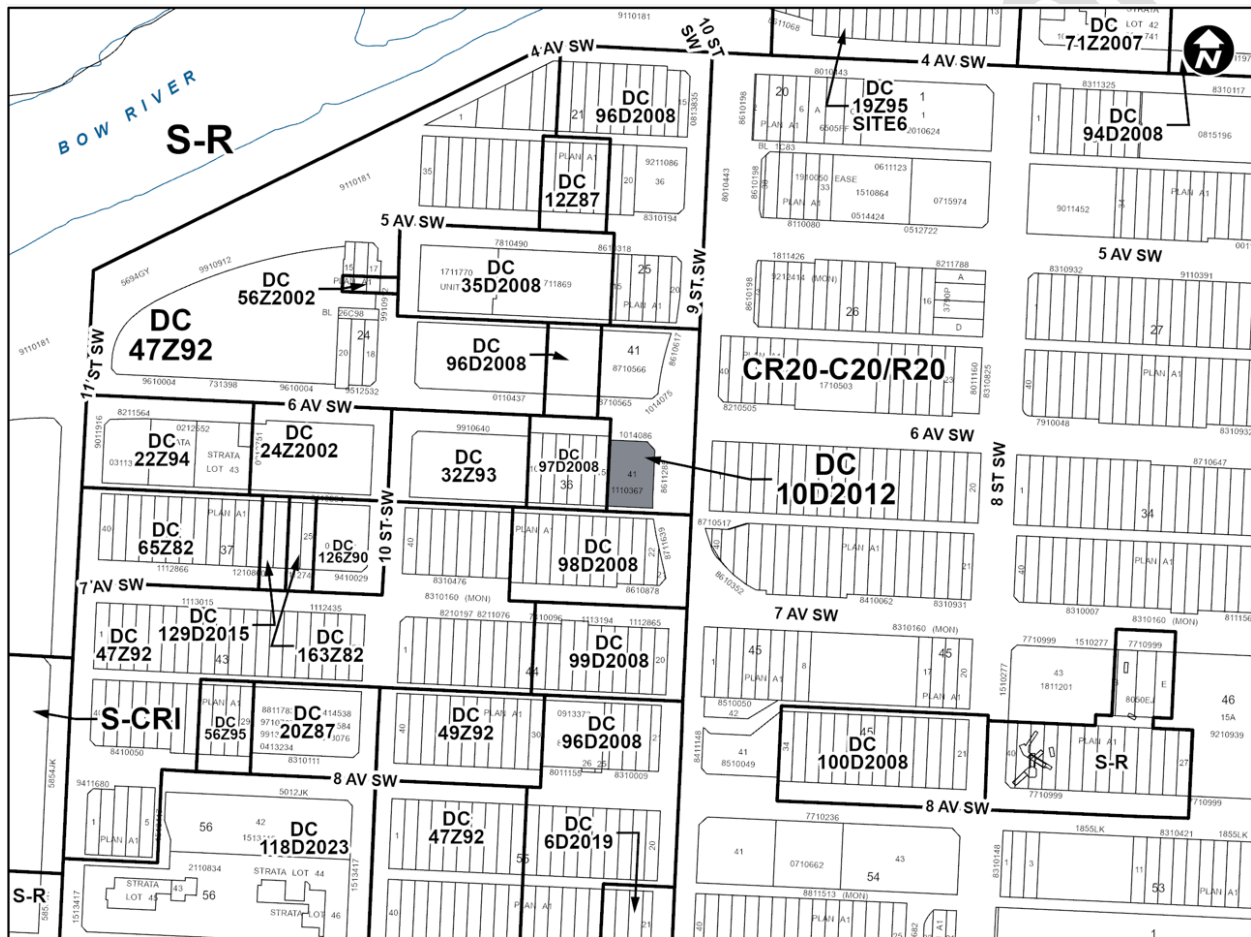
This application is supported by [Calgary's Greater Downtown Plan](#), as it will help to strengthen Downtown West End as a community that has a diverse range of housing choices that will enable people from diverse backgrounds to come to this community to live and work.



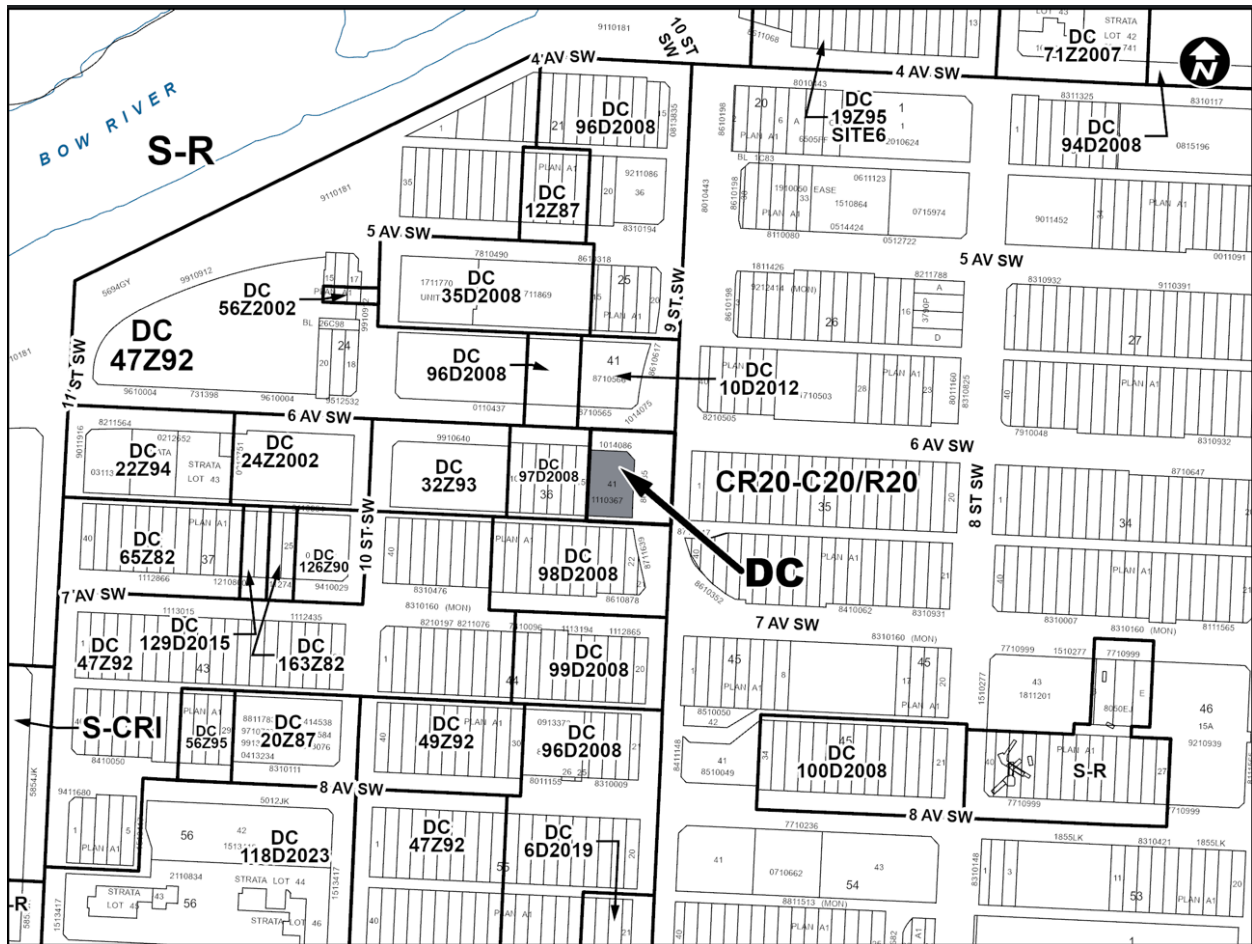
# Proposed Direct Control District

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

## SCHEDULE A



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) allow for transit-supportive multi-residential development; and
  - (b) establish rules for landscaping and motor vehicle parking requirement reductions.

**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.



### General Definitions

4 In this Direct Control District:

- (a) “**bicycle repair facility**” means a secure indoor space within the **development**, made available to all residents of that **development**, that provides basic equipment for the maintenance of bicycles.

### Permitted Uses

- 5 (1) The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) A **Multi-Residential Development** is a **permitted use** when it complies with all of the rules in this Direct Control District.

### Discretionary Uses

- 6 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

- 8 The maximum **floor area ratio** is 5.0.

### Setback Area

- 9 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 10.

### Building Setbacks

- 10 (1) The **building setback** from the **property line** shared with 9 Street SW is a minimum of 3.0 metres and a maximum of 6.0 metres.
- (2) In all other cases, the minimum **building setback** is zero metres.

### Landscaping

- 11 A minimum of 25 per cent of the area of a **parcel** must be a **landscaped area**.

### Specific Rules for Landscaped Areas

- 12 (1) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls**, **loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (2) The maximum **hard surfaced landscaped area** is 70.0 per cent of the required **landscaped area**.
- (3) Only landscaping provided at **grade** or between **grade** and 25 metres above **grade** may be counted towards the required **landscaped area**.

- (4) At least 25 per cent of the required **landscaped area** must be provided at **grade**.

TEXT FOR DISCUSSION

**Fences**

**13** The height of a **fence** above **grade** at any point along a **fence** line must not exceed:

- (a) 2.5 metres to the highest point of a gateway provided that the gateway does not exceed more than 2.5 metres in length; and
- (b) 2.0 metres in all other cases.

**Permitted Use Multi-Residential Development**

**14** A **Multi-Residential Development**:

- (a) must provide **City** standard finishes (broom finished, stamped or lightly sandblasted concrete with tooled or saw cut joints) for the public sidewalks along both the 6 Avenue SW and 9 Street SW **frontages**;
- (b) must provide an art installation in the form of a mural on the north face of the **building**; and
- (c) must provide a roof-top **common amenity space**, with a minimum area of 30.0 square metres.

**Motor Vehicle Parking Stall Reduction**

**15** The **motor vehicle parking stall** requirement may be reduced to zero stalls per **Multi-Residential Development unit** for both residents and visitors where the following transportation demand management measures are provided:

- (a) provision of 1.0 **bicycle parking stalls – class 1** per **unit**; and
- (b) provision of a **bicycle repair facility**.

**Relaxations**

**16** The **Development Authority** may relax the rules contained in Sections 7 and 9 through 15 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.



# Applicant Submission

## O2

On behalf of Attainable Homes Calgary, O2 is proposing to redesignate the parcel located at 1007 6<sup>th</sup> Avenue SW from 'Direct Control 10D2012' to Direct Control – based on CC-MH Centre City Multi-Residential High Rise District with a maximum density of 4.0 floor area ratio and a maximum building height of 26 metres (DC-based on CC-MH f4.0h26). A Direct Control district is required for the addition of 'Modular Dwelling Unit' as a permitted use under the proposed DC based on an CC-MH land use district. The redesignation will enable a 6 storey multi-unit affordable housing development that will advance key housing supply and affordability objectives outlined in Calgary's Affordable Housing Strategy.

### **Site Context**

The subject site is located directly west of the LRT tracks along 9 Street SW, south of 5<sup>th</sup> Avenue SW, and is directly adjacent to the Consulate-General of the People's Republic of China. The site is currently vacant, providing temporary storage for construction materials for Attainable Home's site on the north of 6<sup>th</sup> Avenue.

The surrounding area is characterized by a mixture of high and medium-density mixed-use buildings as well as several commercial office towers. The site is well-served by transit, with access to the 8<sup>th</sup> Street LRT station (350 metres) and Downtown West-Kerby LRT station (250 metres). Bus connections are available along 6<sup>th</sup> Avenue SW and 5<sup>th</sup> Street SW, providing broader connections to Downtown Calgary and beyond. On-street cycling is available on 8<sup>th</sup> Avenue and 7<sup>th</sup> Street SW supporting active transportation to locations such as the Downtown Core, the Bow River Pathway, and Olympic Plaza.

### **Policy Framework**

In the absence of an existing local statutory plan, the site is regulated by Calgary's Municipal Development Plan (MDP). The MDP designates the site within the Greater Downtown Activity Centre, which aims to support the area as the primary hub for business, employment, living, culture, recreation, and entertainment in Calgary.

The proposed development aligns with the MDP's policies for Activity Centres by increasing residential density on an underutilized parcel, allowing more residents to contribute to Downtown as a vibrant residential, cultural, and employment hub. The proposed development also places residents in close proximity to significant transit and active transportation infrastructure, thereby supporting the MDP's policy of promoting greater use of active and public transportation within Activity Centres. Moreover, the inclusion of below-market housing in the proposed development allows more individuals to access housing near employment opportunities, transit, and amenities. This aligns with the Activity Centres' objective of creating an inclusive Greater Downtown environment for all Calgarians.

The site is also located within the boundary of Calgary's non-statutory Greater Downtown Plan (Plan), which outlines the future vision and strategic framework to support the revitalization of Greater Downtown. The proposed development supports several key objectives outlined in the Plan, including the support for inclusive communities by providing more affordable housing options, the provision of diverse housing options with access to services and amenities, and the promotion of increased residential density near transit and active transportation options to cater to people of all ages and abilities.

### **Proposed Land Use Amendment**

The land use amendment application proposes a Direct Control (DC) District designation based on the CC-MH Centre City Multi-Residential High Rise District with a density of 4 Floor Area Ratio and a building height of 26 metres. The use of DC has been utilized to incorporate 'Modular Dwelling Unit' as a permitted use. This inclusion will enable Attainable Homes to efficiently provide below-market housing on site, transforming the site from an existing surface parking lot into an affordable housing development. This opportunity not only increases Calgary's housing supply, but also situates it near transit, amenities, and employment

opportunities, maximizing its accessibility and community impact.

### **Affordable Housing Strategy Alignment**

The proposed land use redesignation to facilitate affordable housing aligns with the objectives and outcomes of the City of Calgary Housing Strategy (CHS). The housing strategy focuses on increasing the amount of available housing in Calgary, leveraging underutilized parcels of city-owned land, and supporting housing partnerships to deliver affordable housing.

The housing strategy encourages the redevelopment of city-owned land as a mechanism to increase the supply of affordable housing (Objective 1A and Policy 1.A.1). The development of affordable housing on the site responds directly to this objective and policy through the redevelopment of city-owned land in an area with close proximity to transit. Future multi-residential development on this site will benefit from close proximity to the LRT Station and active travel modes, as well as connections to employment and community amenities to support the everyday needs of Calgarians. Future redevelopment of this site will more efficiently utilize existing services and infrastructure in the area and create a convenient and desirable location for future residents to live.

Since 2009, Attainable Homes has been actively working to help moderate-income Calgarians achieve their dream of home ownership. The CHS outlines the significance of strategic partnerships, emphasizing the key role of Attainable Homes Calgary in spearheading housing development on behalf of the City (Action 3.A.1). Future residential development on the site supports affordable housing providers, like Attainable Homes to achieve their mandate to make a positive impact for aspiring homeowners (Objective 2A).

The proposed development creates an opportunity to implement the objectives and actions of Calgary's Affordable Housing Strategy on a site underutilized with great access to transit. New development on this site will be well-connected to amenities, transit, and employment, and enhance the site beyond what exists today. Future residential in this location will increase the supply of affordable housing in a contextually appropriate location, working towards more housing for Calgarians.

### **Implementation of Affordable Housing**

According to the Canada Mortgage and Housing Corporation (CMHC), housing can be called "affordable" when a household spends less than 30% of its pre-tax income on adequate shelter. More specifically, the CMHC loan support program that will be used to finance this project, the Mortgage Loan Insurance (MLI) Select Multi-unit program, sets the criteria for an affordable multi-unit building, where a minimum percentage of units within the building must be rented at or below 30% of median renter income for Calgary. This number is currently \$69,500 in Calgary. This equates to a rent rate of \$1,737.50 per month. This is "affordable" to people who earn \$69,500.

The proposed development will feature 83 studio units, each +/- 365 square feet in size, rented at approximately \$1,400 per month. This rate is considered "affordable" for individuals earning \$56,000 per year, which is 47.55 percent of Calgary's Area Median Income (AMI) of \$118,000. This project aims to provide deeply affordable housing, with all units rented to individuals earning less than half of Calgary's AMI. In addition, the project will maintain the look, feel, and operation of a regular market rental apartment building.

The ability to offer units at or below market rates is tied to controlled building costs. The project will utilize modular construction by ATCO Structures, ensuring higher quality housing through an environment-controlled facility compared to traditional on-site stick-frame construction. The modular approach also

# O2

reduces construction time and costs by avoiding the need for expensive underground parking and a main floor concrete retail podium, which is impractical given the site's constrained size.

This development will exceed the threshold to qualify for MLI Select by offering 100% of units at rents below \$1,737.50 per month, achieving exceptional affordability without subsidy. The focus on a 6-storey modular apartment format aims to provide affordable housing to as many Calgarians as possible, demonstrating that a disciplined design and construction approach can result in a financially self-sustainable building while offering good, affordable living for tenants.

## **Conclusion**

In summary, the proposed land use amendment enables a development that will:

- Increase much needed affordable housing supply in proximity to existing public transit, active travel routes, and amenities.
- Provide housing that aligns with the vision and policies of the Calgary Municipal Development Plan
- Directly supports the objectives and goals outlined in the City's Affordable Housing Strategy.

Attainable Homes Calgary along with O2 look forward to working collaboratively with officials at the City of Calgary, representatives from the local Councillor's office, and Downtown residents in progressing this application towards approval.





# Applicant Outreach Summary

O2

## **Outreach Engagement Summary – LOC2024-0146**

**Date: July 29, 2024**

O2 is committed to meaningful engagement with the community and interested parties. The following engagement strategies for this application were implemented:

- Contacted the Downtown West Community Association
- On-site signage

### **On-site signage**

On-site signage (public notice) was posted on the subject site on June 13, 2024, in compliance with the City's notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant or file manager. To date, the project team has not received any feedback or comments from the on-site signage.

### **Contacted the Downtown West Community**

The applicant team has reached out to the Downtown West Community Association to provide information about the project and to inquire if they would like to schedule a meeting for further discussion. The Community Association was contacted on June 5, 2024, June 17, 2024, and July 15, 2024. While the Community Association has acknowledged receipt of these communications, they have not yet confirmed whether they desire a meeting to discuss the project in more detail.

The project team remains committed to transparent community engagement and is prepared to meet with the Community Association should they request a meeting in the future.

### **Responses to Outreach Feedback**

As the project has not yet received feedback on the application, no revisions have been made based on community input. The applicant team believes this application provides a significant opportunity to transform an existing surface parking lot into a development that enables affordable housing options for Calgarians.

The project team is continuing to work with Administration to refine the application and remains ready to meet with the community to gather feedback if it is requested.



**Land Use Amendment in Highfield (Ward 9) at 1212 – 34 Avenue SE, LOC2023-0237**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.27 hectares ± (8.08 acres ±) located at 1212 – 34 Avenue SE (Plan 9610253, Block 20) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of retail sales, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application seeks to redesignate the subject parcel to allow for limited scale commercial uses in addition to the uses listed in the existing district.
- The proposed Direct Control (DC) District allows for limited-scale retail uses in a primarily industrial area and aligns with the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The application would allow an existing business to continue to thrive and support employment opportunities.
- Why does this matter? The proposal will enable business opportunities while continuing to align with Calgary's role in supporting industrial employment sites.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southeast community of Highfield, was submitted by Warehouse Ventures LP (Shedpoint Ventures) on behalf of the landowner, Durum Industrial Real Estate GP Inc. on 2023 August 16. As noted in the Applicant Submission (Attachment 3), the existing building on the subject site currently accommodates a co-functional workspace comprising of over 40 local businesses, ranging from e-commerce to not-for-profits. The intent of the application is to allow some of the existing businesses that have a commercial/retail use component tied to their operation to continue to function. Retail uses are not allowed under the Industrial – General (I-G) District.

The approximately 3.27 hectare site is a corner parcel located on the north side of 34 Avenue SE, between 10 Street SE and 11 Street SE. The proposed DC District is based on the I-G District and would allow for limited-scale retail activities to occur on the subject site without detracting from the industrial character of the area.

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

**ENGAGEMENT AND COMMUNICATION**

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

## Land Use Amendment in Highfield (Ward 9) at 1212 – 34 Avenue SE, LOC2023-0237

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### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant consulted with the businesses onsite and five other surrounding businesses adjacent to the subject site to share the project information. 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.

One letter of support was received from the public at the time of writing this report. The support comments indicate that the proposed application will enhance the overall business ecosystem in one of Calgary's oldest industrial areas and provide on-demand warehouse and office solutions to scaling entrepreneurs.

There is no community association for the area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The DC District will enable commercial uses that will be sensitive to the surrounding industrial character to occur on the subject site. The site design and layout, landscaping, including onsite parking and waste management will be reviewed at the future development permit application stage.

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

## IMPLICATIONS

### Social

This application would enable an additional option of retail-related uses within the industrial business sector and provide for a range of job opportunities.

### Environmental

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

### Economic

This application would enable industrial business and a limited number of support commercial uses to thrive on the subject parcel that was previously restricted to light and medium general

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 September 05**

**ISC: UNRESTRICTED  
CPC2024-0874  
Page 3 of 3**

**Land Use Amendment in Highfield (Ward 9) at 1212 – 34 Avenue SE, LOC2023-0237**

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industrial uses. The proposal will add to the employment use options in the area and make more efficient use of infrastructure 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 Direct Control District
- 3. Applicant Submission
- 4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is in the southeast community of Highfield, on the north side of 34 Avenue SE, between 10 Street SE and 11 Street SE. The site has an irregular rectangle shape with an approximate size of 3.27 hectares (8.08 acres) and is approximately 295 metres deep and 111 metres wide. Vehicular driveway access to the subject site is provided from 34 Avenue SE and 10 Street SE.

The site is currently developed with a single storey building which is located adjacent to 34 Avenue SE on the south boundary of the parcel. Several onsite vehicle parking stalls are located adjacent to this building while the middle and northern portions of the subject site are currently being used for a salvage yard, storage yard and vehicle storage.

The existing uses on the subject site previously did not have permits and led The City to undertake bylaw enforcement action. A two-year temporary development permit (DP2023-06861) was approved on 2024 January 15, to allow the existing Industrial – General (I-G) District uses (Office, General Industrial – Light, Salvage Yard, Storage Yard and Vehicle Storage) to operate in the interim while the retail-related uses (Retail Sales and Artist’s Studio) are formally provided for through a land use amendment application. While the expiry of the temporary development permit is on 2026 January 15, a new development permit will be required to allow the retail-related uses proposed through this DC District to operate on the subject site.

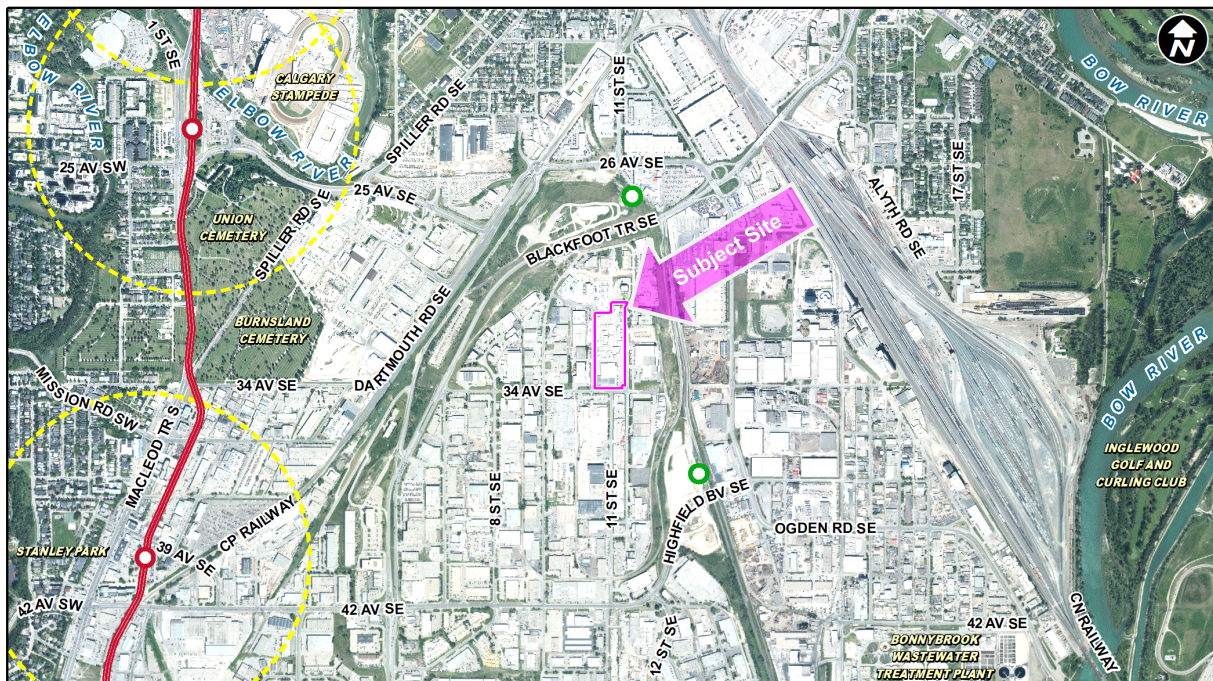
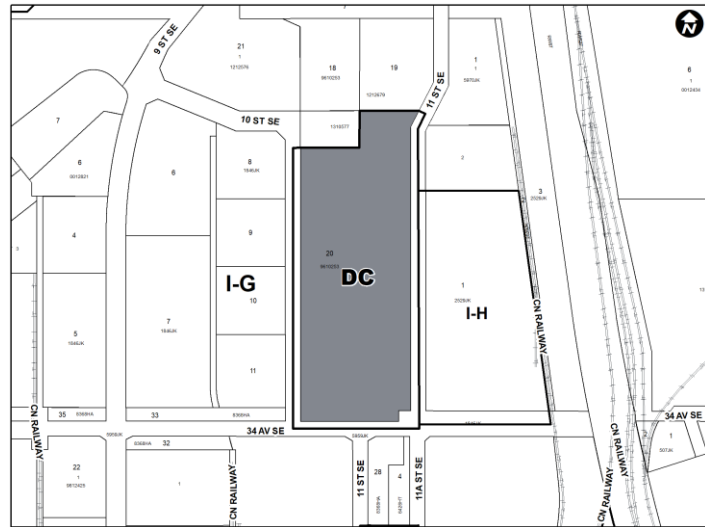
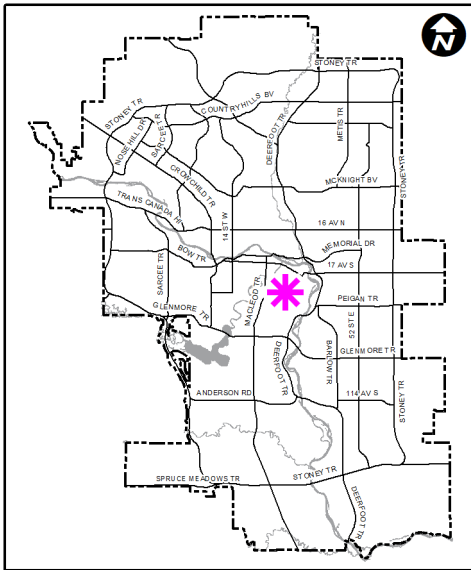
Surrounding development to the south, west and north of the subject site are designated as I-G District, including an Enmax electric substation located immediately north of the site. Across the street to the east is a plastic packaging facility designated as Industrial – Heavy (I-H) District.

A stop for Route 30 (Highfield Industrial) is located approximately 350 metres (a six-minute walk) west of the subject site along 34 Avenue SE. This bus route connects to other areas of the city including the 39 Avenue Red Line Light Rail Transit (LRT) Station, the inner city and the downtown area. Further north, within a 600 metre buffer of the subject site, is a future Green Line LRT station located approximately between 26 Avenue SE and Blackfoot Trail SE near the Crossroads Market.

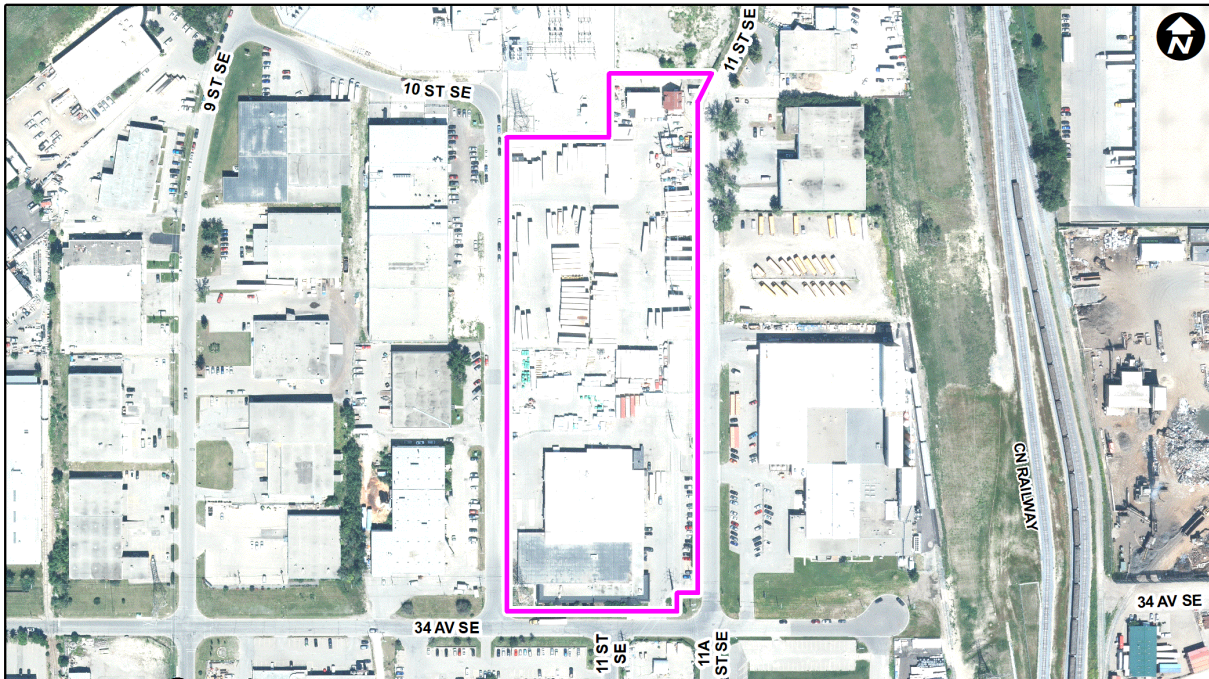
## Community Peak Population Table

There is no population data available since the subject site is in an industrial area (Highfield).

# Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Industrial – General (I-G) District primarily allows for a variety of light and medium general industrial uses, including a limited number of support commercial uses with no restriction on building height and a maximum parcel to floor area ratio (FAR) of 1.0.

The proposed Direct Control (DC) District is intended to accommodate limited-scale commercial uses in addition to the uses listed in the existing I-G District. The proposed DC District is based on the I-G District and maintains the general rules of the I-G District.

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 the unique characteristics of the co-functional workspace operations on the subject site. The co-functional workspaces include retail component which cannot be accommodated within the I-G District.

The proposed DC District includes provisions unavailable in the base I-G District, specifically, a new permitted use of Artist's Studio and a new defined discretionary use of Retail Sales, which regulates retail activities on the subject site and enables compatibility with adjacent industrial uses.

In addition, the proposed DC District includes specific rules that limit the scale of these new commercial uses. The rule limits the gross floor area allowable for these new uses within legally existing buildings. The intent of this rule is to preserve the industrial nature of the area should an addition to the existing building occur or the site is redeveloped with a new building. This rule is also meant to align the subject site with The City's industrial action plan that seeks to retain the area for industrial uses.

### **Development and Site Design**

If this redesignation is approved by Council, the rules of the proposed DC District will provide guidance for future site development including appropriate uses, site layout and design, landscaping, waste management and parking.

### **Transportation**

The site can be accessed by private vehicles and is serviced by public transit. There are currently no sidewalks adjacent to the subject site, however, vehicular driveway access is available via 34 Avenue SE and 10 Street SE.

34 Avenue SE is classified as a collector road. Applicable sidewalk and driveway upgrades will be considered as part of any future development permit application. On-street parking is fully restricted on 34 Avenue SE but is available immediately adjacent to the subject site on 10 Street SE. Parking will be largely accommodated onsite.

There are no cycling facilities in the immediate area, however, The City's Always Available for All Ages and Abilities (5A) Network recommends a bikeway along 34 Avenue SE which would eventually connect to the existing network in the greater area.

Calgary Transit Route 30 (Highfield Industrial) eastbound bus stop is located within approximately 350 metres (a six-minute walk) east of the subject site along 34 Avenue SE. This bus route provides connection to other parts of the city. Also, within a 600 metre buffer north of the subject site, is a future Green Line LRT station located approximately between 26 Avenue SE and Blackfoot Trail SE.

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

### **Environmental Site Considerations**

There is currently no known environmental concern associated with the subject site or the proposed land use change.

### **Utilities and Servicing**

Water, sanitary sewer, and storm sewer mains are available adjacent to the site. Additional details for site servicing and appropriate stormwater management for future development will be considered and reviewed as part of any future development permit application.

## **Legislation and Policy**

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

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

### **Growth Plan (2022)**

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

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

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 0–25 Noise Exposure Forecast (NEF) of the AVPA (i.e., it lies between the NEF contour 25 and the boundary of the Protection Area). The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibited uses in certain locations identified within Noise Exposure Forecast (NEF) areas. The proposed limited-scale commercial uses contemplated under the proposed DC District are generally allowable within the noise exposure of 0–25 NEF contour area. Future development permits would be circulated to the Calgary Airport Authority and reviewed against the applicable regulations to ensure compliance.

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

The subject parcel is located in the 'Standard Industrial Area' land use typology of the [Municipal Development Plan](#) (MDP) as identified on Map 1: Urban Structure. The redesignation of the subject parcel is in alignment with the MDP policies which encourage industrial uses to be the predominant use and include other uses that support the industrial function in the area.

The proposed land use change is in keeping with the MDP policies as it will enable the preservation of the industrial nature of the subject site for future development or industrial activities. The proposed DC District also supports innovation within an industrial area.

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

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



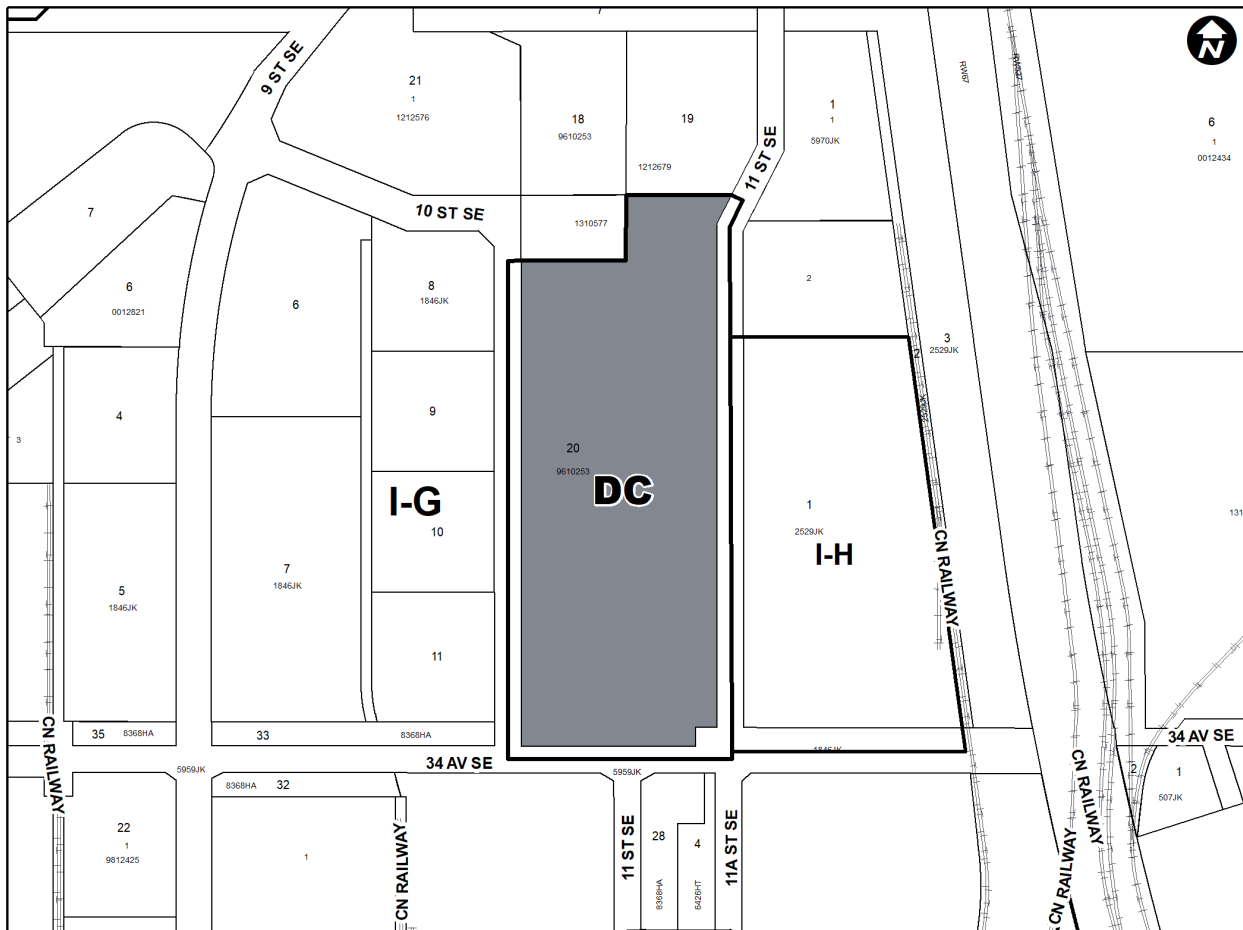
# Proposed Direct Control District

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

## SCHEDULE A



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) preserve the industrial nature of the area; and
  - (b) accommodate limited-scale retail sale activities.

**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) **“Retail Sales”** means a use:
  - (i) that provides the general retail sale of goods, materials, products or supplies; and
  - (ii) that must only display items for sale indoors.

**Permitted Uses**

5 The **permitted uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of the following if located within a **building** legally existing prior to the effective date of this bylaw:

- (a) **Artist’s Studio.**

**Discretionary Uses**

6 The **discretionary uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of the following if located within a **building** legally existing prior to the effective date of this bylaw:

- (a) **Retail Sales.**

**Bylaw 1P2007 District Rules**

7 Unless otherwise specified, the rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

**Gross Floor Area for Retail Sales and Artist’s Studio**

8 The cumulative **gross floor area** of **Retail Sales** and **Artist’s Studio uses** in a **building** legally existing prior to the effective date of this Bylaw must not exceed 1,370.0 square metres.

**Relaxations**

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





# Applicant Submission

2023 August 16

# SHEDPOINT



Thank you for taking the time to review our application for a land-use redesignation at 1212 34 avenue SE. We have included a brief overview of our business and why we are requesting a land-use redesignation through a DC process below.

## **Shedpoint Overview**

[Shedpoint](#) is a co-warehousing community of over 40 local businesses that range from E-commerce to Not-for-profits. We offer on-demand warehouse and office solutions to scaling entrepreneurs that fills the current gap between outgrowing a home-based operation but still being too small to move into the larger warehouses that are currently available in the market.

We aim to inspire the next wave of great Albertan entrepreneurs through paying homage to the innovators of the past. Our designer, Paul Hardy, styled each space at Shedpoint to tell great Albertan stories- from the "Burns Abbatoir" for Patrick Burns to "Stu's Dungeon" for Stu Hart.

From a set-up standpoint, we divide large warehouse bays into smaller self-contained units that are then rented out to members. Our size options traditionally range from 150 to 600 square feet. Members also share all the common amenities- the loading docks, staging area, a full kitchen, bathrooms, board rooms, meeting rooms, a gym, and a recording / photo studio.

Covid and the digital age have fundamentally changed how businesses operate and the journey that entrepreneurs go through to scale a new venture. The real estate options on the market are outdated and poor fits for what the entrepreneur of today and tomorrow needs. A physical footprint has been replaced with an online one, but there are no real estate options that scale and grow in a flexible manner while delivering what they need at each stage. Shedpoint does this. However, it does not fully offer everything, such as potential for a storefront when required. Not yet, anyways!

We have been blown away by the market response to our new take on the workplace. Since opening in September of 2021, we have scaled to 100% occupancy as over 40 local businesses have chosen Shedpoint as their headquarters. While our initial target market was ecommerce and those types of companies make up the majority of our members, we also have been surprised by not-for-profits such as The Safe Haven Foundation and Little Red Reading House finding value in what we have built.

We initially planned on members only using their units for traditional warehouse purposes, however, as our membership base has grown, we've received requests for businesses to host quasi-retail offerings. The primary business will still be ecommerce, however, as many of our members are product-based, there seems to be natural synergies for one-off events like pop-up shops and in-person sales to help them sell locally. To at least have this as an option for a small % of sales would really move the needle for both our member companies and local shoppers as shipping costs are through the roof.

We also would like to make Shedpoint a home for artists and their studios. We truly believe this can and should be a destination for creativity, growth, and business.

All of the above factors have led us to pursue a land-use redesignation so that we can continue to help scale local businesses and adapt to what they need. By going through the DC process, we feel we can make a compelling case for carving out a new way of understanding business and how real estate can serve our community. Based off the market demand for what we offer, it is clear we are filling a big need not only for traditional warehousing businesses in ecommerce, but also for artists and companies that

# SHEDPOINT



want to run some in-person shopping to compliment their online sales. We have been so grateful for the support of the City to this point in working with us to plan a solution and being open to new ideas – something that is rare yet so impactful for helping local businesses. This would truly be a team effort in reimagining what a “warehouse” can be and how it can serve its community and neighbourhood, and we are so thankful to even have the opportunity to go through this process feeling like we have a partner in developing the local business community, where the City supports a hub for entrepreneurship and gives members the freedom to experiment with new lines of business while they grow.

Below are some of the key considerations and value propositions for why we are entering the DC process:

## **Impact on Small Businesses of Allowing Retail**

- Gain new customers through allowing locals to touch, feel, and see the product before buying
- Build loyalty and trust through community outreach and community building
- Opportunity to save on shipping costs
- Provide more businesses the opportunity to scale and grow in a unique space such as Shedpoint that has been built for them

## **Planning Perspective**

- Only a small segment of our member base fall outside of the current IG designation. We estimate less than 5 businesses at any one time will fall outside this current designation. Therefore, the actual change to both Shedpoint and the neighbourhood will be minimal
- These changes would have minimal impact on our daily occupancy load, as Shedpoint is certainly not a mall. Many of our members do not come to site each day, and this variability leads to a smoothed-out occupancy load during each hour of the day, even when considering public access as part of the land use redesignation
- Shedpoint has 5 loading docks and access points on site, meaning we will always have accessible points of entry for loading
- We currently have 2 recycling and garbage locations on site, going beyond our requirements
- As noted in our climate inventory form, we will be investing heavily into adding even more green space and sustainable features to the property

## **Property Perspective**

- Our property has ample parking and safe access throughout
- We own 2 hectares of vacant land to the North of the building that gives us the flexibility to add parking if needed
- The change will bring more vibrancy and people into this area, helping support all the other local businesses around us

## **Matches with City Initiatives- #SupportLocalYYC**

1. “You get unique goods and services”
  - a. A land-use change gives Shedpoint members an opportunity to provide in-person options to shop for eclectic food & drink items, local fashion, active gear, and more
2. “You support the local economy”

# SHEDPOINT



- a. A land-use change gives Shedpoint members an opportunity to add another revenue channel through in-person shopping and add new customers through capturing a market who may not be comfortable shopping online. Shedpoint members generate about four times more economic activity than larger corporations, and adding in-person shopping means more local jobs
3. “It helps protect the environment”
  - a. There is nothing more wasteful than a Shedpoint member shipping a product to a local customer! A land use change lets Shedpoint members protect the environment through less packaging and GHG’s, while also letting people who buy from (for example) MEC rather than Craze Outdoors (a Shedpoint brand)
4. “Your money stays in Calgary”
  - a. It’s truly a win-win for all our neighbourhood businesses if we help them sell to locals more
5. “You support your neighbourhoods identity”
  - a. There is truly nothing better than 40 local businesses coming together to support each other and grow in a place like Shedpoint. Even if a member is only a studio or only doing ecommerce, having foot traffic and in-person shopping helps expose their brand to the masses. We will lift all the ships here with this land use change!

## DC Requests

- We feel no existing designation will properly capture how our members currently use the space and how we foresee our community growing in the future.
- We would like to allow in-person shopping, pop-up shops, and small retail operations within the facility
- We would also like to allow for the office spaces to be rented out to individual companies, rather than needing to be used to support warehouse uses like they are in the IG designation

These changes will allow Shedpoint to deliver the real estate options that the businesses of today demand and need to grow. We want to be a destination for local business in Calgary and help the next wave of great entrepreneurs succeed, which requires a new way of seeing how real estate can serve our business community. We are incredibly thankful for the support we have received to date from the City, and we look forward to continue working in unison to deliver a fresh outlook on co-working & co-warehousing. Let’s help 40 local businesses grow!

Please feel free to reach out with any questions or clarifications.

Yours Truly,

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**Jesse Brown**  
General Manager, Shedpoint



# Applicant Outreach Summary

2024 April 1



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

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

### Project name:

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

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

Our land use change does not contemplate any construction or development, and is instead focused on allowing a low impact different type of business at our property than the IG designation allows. We scored a 1A on the assessment tool and felt the minimal changes and the fact there are many similar businesses in the area to the ones we want to allow tenancy to at Shedpoint would make outreach burdensome to our community neighbours. That being said, we still completed some steps to engage the community, which are highlighted below.

### 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)

Shedpoint has had continuous dialogue and consultation over the last 6 months with our 64 small business members, on the land use change to allow for some retail and assess support or concerns. There were no concerns, only support for the change.

1. We engaged our membership to share the proposed Land Use Change with their customer base, to voice their support or objection to such land use designation changes. No objections made and some support letters were submitted.
2. Land Use Change signs were displayed for the duration of our required 25-day period, in two locations in vehicle and passerby directions. No public objections.
3. Discussing the Land Use Change on weekly tours of potential small business and warehouse members. No objections were made, only excitement and support.
4. Discussed the Land Use Change with five surrounding businesses who asked if the change would affect their business – with no effects to their business. This consisted of the yard tenants who occupy the 4 acre plot behind our warehouse facility.

### Affected Parties

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

1. Shedpoint small business member base
2. Yard tenants behind our warehouse facility
3. General public via posted Land Use Change Sign

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



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

### What did you hear?

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

No issues were raised, as this application was done out of request by our small business member base. Because there is no construction, direct or indirect impact to businesses outside of our warehouse, no external issues were raised.

### 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.

They did not influence the application decision, as we are only changing the land use designation.

### 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 loop was closed by articulating there would be no material impact to businesses in our facility or surrounding it, only opportunity for internal warehouse members to operate their businesses with land use alignment.

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



## Community Outreach Assessment Tool

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

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

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	1 ▼
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	1 ▼
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	1 ▼
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	1 ▼
<b>TOTAL</b>				<b>4</b>
COMMUNITY COMPLEXITY	1 Point	2 Points	3 Points	Enter Values
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	1 ▼
How inclined will the community be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	1 ▼
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	1 ▼
<b>TOTAL</b>				<b>3</b>

### IMPACT SCORE

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

### COMPLEXITY SCORE

3 to 5      A  
6 to 9      B

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

Your Project's Score:

1 A

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

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

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

19-00153896





**Policy Amendment in Bridgeland/Riverside (Ward 9) at 647 – 4 Avenue NE,  
 LOC2024-0076**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

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

**HIGHLIGHTS**

- This application is for a policy amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) to exempt the subject parcel from the requirement of 1.25 parking spaces per unit, allowing Land Use Bylaw 1P2007 to determine the parking requirements.
- The proposed amendment provides better alignment with the requirements of the Land Use Bylaw and aligns with *Municipal Development Plan* (MDP) policies.
- What does this mean to Calgarians? The proposed amendment would support the development of a greater number of dwelling units in an inner-city area that is well-serviced with access to non-vehicular modes of transportation, including cycling, walking and local bus routes.
- Why does this matter? The proposed amendment would enable the development of housing that may otherwise be impacted by the requirement of surplus motor vehicle parking stalls.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This policy amendment application in the northeast community of Bridgeland/Riverside was submitted by Sphere Architecture on behalf of the landowners, Kanak Investments Inc., on 2024 March 10. The proposed amendments to two ARP policies pertain only to the approximately 0.07 hectare (0.18 acre) subject site, which is a single parcel located on the south side of 4 Avenue NE. The site is designated Multi-Residential – Contextual Medium Profile (M-C2) District, which allows Multi-Residential Development as a discretionary use.

A development permit (DP2023-08081) for 19 dwelling units was submitted on 2023 November 15 and is currently under review. The applicant has provided 10 parking stalls, meeting the parking requirements of Land Use Bylaw 1P2007; however, the subject site is within the Family Oriented Redevelopment Area of the ARP, which requires 1.25 parking spaces per unit, or 24 parking stalls based on the dwelling unit count proposed in the DP.

As outlined in the Applicant Submission (Attachment 3), this application seeks to amend the ARP to allow Land Use Bylaw 1P2007 to determine the parking requirements and to align a policy of the ARP with the existing land use of the site. 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 Bridgeland/Riverside (Ward 9) at 647 – 4 Avenue NE,  
LOC2024-0076**

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**ENGAGEMENT AND COMMUNICATION**

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

**Applicant-Led Outreach**

As part of the review of the proposed policy amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant distributed one page information flyers to neighbours to gather feedback. A comprehensive summary is available for review in the Applicant Outreach Summary (Attachment 4).

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published online. Notification letters were also sent to adjacent landowners. Administration received 17 responses from the public in opposition to the policy amendment noting the following areas of concern:

- impact on availability of street parking;
- potential to exacerbate traffic congestion; and,
- impacts to safety on the street given the anticipated increase in number of vehicles.

The Bridgeland-Riverside Community Association provided a letter of objection on 2024 August 20 identifying similar concerns (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the amendment to be appropriate. The alignment of the parking rates with the Land Use Bylaw would allow for better use of the land. The building and site design, number of units and on-site parking is being reviewed and determined through the development permit process.

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**

This policy amendment encourages development that promotes car-free living, which can promote walkability, reduce traffic congestion and increase access to amenities.

**Environmental**

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

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 September 05**

**ISC: UNRESTRICTED  
CPC2024-0945  
Page 3 of 3**

**Policy Amendment in Bridgeland/Riverside (Ward 9) at 647 – 4 Avenue NE,  
LOC2024-0076**

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**Economic**

The proposed minor policy amendment would allow for a more efficient use of land, existing infrastructure and services by providing more compact housing in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

No anticipated financial impact.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Amendment to the Bridgeland-Riverside 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 northeast community of Bridgeland/Riverside on the south side of 4 Avenue NE. The site has an area of approximately 0.07 hectares (0.18 acres) and is approximately 24 metres wide and 30 metres deep. The site is currently developed with a single detached dwelling and attached garage accessed from 4 Avenue. A private driveway servicing the neighbouring parcel (643 – 4 Avenue NW) borders the subject site to the south and west. A development permit for a Multi-Residential Development (DP2023-08081) is currently under review.

The subject site is designated Multi-Residential – Contextual Medium Profile (M-C2) District. The surrounding area is primarily Multi-Residential – Contextual Grade-Oriented (M-CGd111) District, with several large parcels designated Multi-Residential – Contextual Low Profile (M-C1) District and M-C2 District nearby. Large greenspaces designated Special Purpose – Community Service (S-CS) District and Special Purpose – Urban Nature (S-UN) District are located one block north of the subject site.

The subject site is located approximately 180 metres (a three-minute walk) east of Edmonton Trail NE and approximately 300 metres (a five-minute walk) north of 1 Avenue NE. These streets are classified by the *Municipal Development Plan* (MDP) as Urban and Neighbourhood Main Streets respectively. Edmonton Trail NE is also part of the Primary Transit Network as per the MDP. These streets host a wide range of commercial and retail services and accommodate a variety of Multi-Residential Developments.

The site is 550 metres (a nine-minute walk) south of Riverside School (Calgary Board of Education, K-9), and 350 metres (a six-minute walk) south of Bridgeland Park, a community greenspace.

## Community Peak Population Table

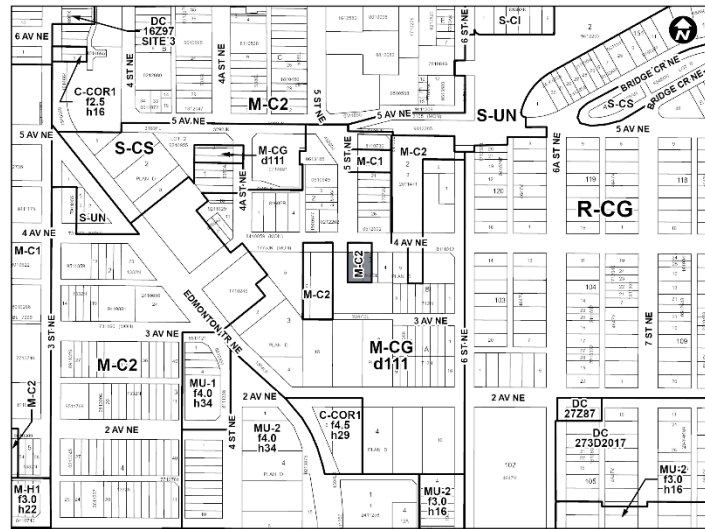
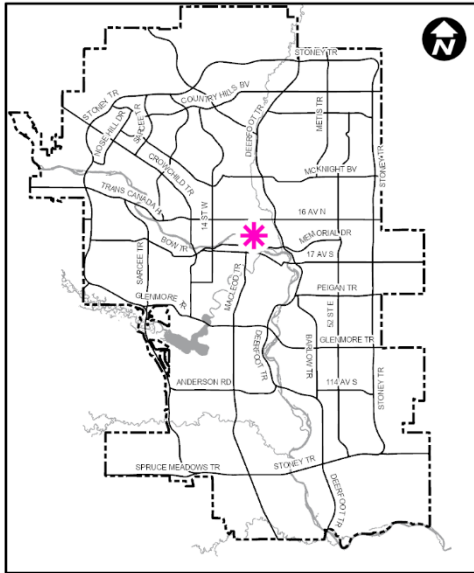
As identified below, the community of Bridgeland/Riverside reached its peak population in 2019.

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

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing M-C2 District is intended to allow for multi-residential developments in a variety of forms that have higher numbers of dwelling units and traffic generation than low density residential districts, as well as the building forms allowed in the lower density multi-residential districts. The M-C2 District allows for a maximum building height of 16 metres, and there is no maximum density.

Under the M-C2 District the minimum motor vehicle parking stall requirement is 0.625 stalls per dwelling unit. As such, the minimum number of stalls required for the proposed development is nine. At this time, the development proposal includes 10 parking stalls, thereby meeting the requirements of the Land Use Bylaw (LUB). However, the Bridgeland-Riverside Area Redevelopment Plan (ARP) requires 1.25 parking spaces per unit for development comprising three or more units in the Family Oriented Redevelopment Area, which means a total of 24 parking stalls would be required for the proposed development. The proposed amendment, if approved, will exempt the subject site from the requirement of 1.25 parking spaces per unit, allowing the current LUB to determine the parking for the proposed development.

While the subject site does not directly front onto Edmonton Trail, its proximity to the Urban Main Street, existing and ongoing residential intensification between Edmonton Trail and the subject site and the subject site's proximity to the downtown core makes the M-C2 land use district appropriate and the district's affiliated motor vehicle parking stall requirement adequate.

A land use amendment application (LOC2015-0155) was approved in 2017 to redesignate the site from M-CGd111 to M-C2 without a policy amendment to the ARP. A policy amendment is being undertaken now to better align the ARP policy with the approved land use. More information on this is provided in the Legislation and Policy section below.

### **Development and Site Design**

If approved by Council, the rules of the current M-C2 District, applicable policies of the ARP and the MDP will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and any proposed secondary suites;
- site access and provision of parking;
- façade and building articulation;
- mitigation of shadowing, privacy and visual overlook; and,
- appropriate building setbacks and landscaping requirements.

### **Transportation**

The subject site is located approximately 300 metres (a five-minute walk) north of 1 Avenue NE, which is identified as an on-street bikeway as per the City of Calgary [Pathways and Bikeways Map](#). This on-street bikeway connects to other bikeways and provides access to the downtown core and to the Bow River Pathway system which is approximately 800 metres (an eight-minute walk, or four-minute bike ride) from the site. The subject site is also located near various transit stops providing regular service. Route 90 (University of Calgary) is located along 1 Avenue NE which is within 300 metres (a five-minute walk) of the subject site. Routes 4 (Huntington), 5 (North Haven) and 69 (Deerfoot Centre) are located along Edmonton Trail NE, which is within 300 metres (a five-minute walk) from the subject site. This well-connected network of mobility options provides access to jobs, services, educational facilities, and many other destinations across Calgary. The site is also within 1200 metres of East Village and the local shops and services in the area.

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, is being considered and reviewed as part of a development permit review process.

## **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 City of Calgary [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Inner City area as identified in Map 1: Urban Structure. Section 2.2 of the MDP encourages future growth of the city in a way that fosters a more compact efficient use of land, creating complete communities and allowing for greater mobility choices. Section 3.4.2 of the MDP identifies opportunities to create a high level of residential intensification along and near Urban Boulevard street types, such as Edmonton Trail. These sections of the MDP support an increase in residential density in this area of Bridgeland/Riverside while supporting a reduction in motor vehicle parking requirements by emphasizing a walkable pedestrian environment.

### **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 development approval stages.

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

The [Bridgeland-Riverside Area Redevelopment Plan](#) (ARP), approved in 1980 (Bylaw 11P80), provides direction, policies and guidelines for development in the Bridgeland/Riverside community. The subject site falls within the Family Oriented Redevelopment Area, as depicted in Figure 3: Generalized Land Use. The ARP contains policies for higher parking requirements than the requirements contained in Land Use Bylaw 1P2007 (LUB). The higher parking requirements in the ARP were intended to help manage parking issues associated with the former Calgary General Hospital and although the hospital was demolished in 1998, remnants of policies that were influenced by and created to address these parking issues remain.

Section 3.8 states that within the Family Oriented Redevelopment Area, if the development comprises of three or more units, parking shall be 1.25 spaces per unit. A policy amendment is required because the policy statement contains the word "shall". The proposed amendment, if approved, will exempt the subject site from this requirement, allowing the current LUB to determine the parking for the proposed development. This will allow for consistency with other multi-residential development proposals across the city.

This policy was previously amended to accommodate several developments in the Family Oriented Redevelopment Area, including 420 – 4 Street NE, 609 and 617 – 4 Avenue NE. The proposed policy amendment is further supported because the current ARP policy does not align with current Council priorities regarding parking and mobility. Impacts of aligning with the M-C2 district's parking requirements should be minimal and mitigated given the site's proximity to on-street bikeways, the Bow River Pathway system and proximity to transit stops providing access to four bus routes.

The Family Oriented Redevelopment Area is identified as a location amenable to family living with the appropriate land use designation being RM-3. This is a designation from land use bylaw 2P80, which translates roughly to M-CGd111 under the current LUB. By including the subject

site in the list of similar properties exempt from the RM-3 land use recommendation, development allowed under the M-C2 land use district will be more in alignment with the related land use policy in the ARP.

# Proposed Amendment to the Bridgeland-Riverside Area Redevelopment Plan

1. The Bridgeland-Riverside Area Redevelopment Plan attached to and forming part of Bylaw 11P80, as amended, is hereby further amended as follows:
  - (a) In Part 2, Section 3 Residential, subsection Implementation, delete policy 6, and replace it with the following:
    - “6. That within the Family Oriented Redevelopment Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be RM-3, with exception to lands located at: 420 and 424 Edmonton Trail NE and 609, 611 and 617 - 4 Avenue NE; 512, 516, 520 Edmonton Trail NE and 502, 510, 512 - 4 Avenue NE; 515 - 4A Street NE; 647 - 4 Avenue NE.”
  - (b) In Part 2, Section 3 Residential, subsection Implementation, delete policy 8, and replace it with the following:
    - “8. That within the Family Oriented Redevelopment Area, if the development comprises of three or more units, parking shall be 1.25 spaces per unit with the exception of lands located at: 420 - 4 Street NE and 609 and 617 - 4 Avenue NE; 512, 516, 520 Edmonton Trail NE and 502, 510, 512 - 4 Avenue NE; 515 - 4A Street NE; 647 - 4 Avenue NE.”



# Applicant Submission

21 August 2024



HARPUNIT MANN ARCHITECT, AAA, MRAIC | PMP®  
Principal | B. ARCH. | M. L. ARCH.  
825.910.0080 | hm@spherearc.com

## APPLICANT'S SUBMISSION PLANNING ANALYSIS

Project Name: Bridgeland Apartments  
Project Address: 647 4 AVE NE

The subject parcel is situated at 647 4 AVE NE and is designated as M-C2. The subject parcel is bounded to the south, east and west by M-CGd111 land uses.

A 19-unit apartment development with underground parkade is proposed for this lot. Contextually, the block face comprises several apartment-style buildings and barrier-free vertical lift and sidewalks have been incorporated to foster accessibility. Visual connections across the site to the surrounding streets and enable safe pedestrian connections. The built mass is arranged to create the sense of a terraced development stepping back on the fourth floor to reduce impact on the neighbours.

This multifamily development is aligned with the MDP objective of densification of urban areas and intends to activate the streets by providing on-grade landscaped plaza fronting the street and overlooking residential balconies and windows providing eyes on the street. A roof top shared amenity space facing south to receive the sun is provided to promote interactions and community amongst occupants. The street elevations will be articulated with design elements like balconies and provide high-quality materials and finishes. The large windows will allow visual connections from units to the street, enabling a secure environment.

The multifamily development provides for both families and singles by providing one and two bedrooms units. A communal waste and recycling system handled by private waste collection service for efficiency and aesthetics.

This project will be a good addition to the neighbourhood and enhance the residential context in the vicinity. Feel free to contact us if any additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Mann', is written over a horizontal line.

Harpunit Mann, Architect, AAA  
Principal



# Applicant Outreach Summary

21 August 2024



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

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

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**Project name:** 647 4 AVE. N.E., CALGARY, AB

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

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

### **Outreach Strategy**

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

One page information flyers to distributed to the neighbours to get their feedback.

August 21 update: We sent revised community outreach brochure to community association. Revised DP package sent to ward 9 councilor office.

### **Stakeholders**

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

Groups connected with include:

Neighbours.



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

### What did you hear?

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

No Comments received.

### How did stakeholder input influence decisions?

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

No comments received.

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

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

Proposed development has been cut down on the fourth floor to reduce impact on adjacent neighbours.



# Community Association Response

20 August 2024

**Circ/Public Comment: Comment 528726086 on LOC2024-0076 (Created By O...)**

\*Name  Phone

\*Email   Circulation Referee

\*Address

[→ Generate Email](#)

**Documents**

	Updated By	Created

Overall

A DP was previously submitted for this plot. It was deemed inappropriate for several reasons, including massing, privacy, shadowing and local impacts. This LOC proposal indicates the fourth floor has been set back to reduce massing and we will note this for review at the DP stage. There is still the question of whether a 21 unit complex is appropriate given the existing density in the immediate area (with many apartment buildings that have fewer units than this proposal). A smaller building footprint will address several concerns. For one, the landscaping plan, which removes significant greenery, reducing the urban canopy. A large bush/small tree on city property is also set for removal. Recommend contacting Urban Forestry for information on the urban heat island effect. We also continue to ask for landscaping on the south side of the property to minimize privacy impacts with neighbours, whose building is much shorter than this proposed 4-storey building. We remain skeptical of this LOC proposal for significant density given the limited options for transit (only available on Edmonton Trail), the lack of cycling infrastructure, and the traffic and parking impacts that will be noticeable due to a building of this size. 4th Ave is one of the only entry points to this part of the neighbourhood from a main route (the other would be 5th Street coming from 8th Ave) and it is also a street that services the Church and St Angela School. Significantly increasing the area's density will see additional traffic on a street that is narrow when cars are parked on both sides, and which ends at an uncontrolled intersection with Edmonton Trail, thereby causing increased risk of congestion. As well, parking impacts could be felt on neighbouring streets, such as 3 Ave, 5 St and 6 St. Given the proximity of a school and church, there are also safety issues for pedestrians and children with regard to increased traffic on a street not designed for it. Garbage and recycling bin placement is a concern if not located inside the garage door - this is already an area of concern for residents on 4th Ave. We also are increasingly worried about the impacts on the water infrastructure given this is for the addition of 21 units. Can the system in the area and along the escarpment handle all the density that has been built in the immediate area recently? We therefore are opposed to LOC amendments that will see a significant increase in density to the area due to a large building footprint. We would welcome further evaluation of the proposal to see it come in line with existing apartment buildings along 4th Ave.