AGENDA

REGULAR PUBLIC HEARING MEETING OF COUNCIL

November 6, 2017, 9:30 AM

IN THE COUNCIL CHAMBER

		Pages
1.	CALL TO ORDER	
2.	OPENING REMARKS	
3.	CONFIRMATION OF AGENDA	
4.	CONSENT AGENDA	
4.1	PROPOSED STREET NAME CHANGE, OGDEN (WARD 9) OGDEN RD SE, CITY PROPERTY, CP RAILWAY LINE, COMMERCIAL CORRIDOR, CPC2017-349	1
4.2	PROPOSED STREET NAME, SETON (WARD 12), EAST OF SETON WAY SE, WEST OF 52 STREET SE, CPC2017-350	4
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5.1.22 LAND USE AMENDMENT, SADDLERIDGE (WARD 3), 52 ST NE AND 84 AV NE, BYLAW 324D2017, CPC2017-333 365

5.1.23 POLICY AMENDMENT AND LAND USE AMENDMENT, WINSTON HEIGHTS/MOUNTVIEW (WARD 9), 4 ST NE AND 17 AV NE, BYLAWS 60P2017 AND 325D2017, CPC2017-334 379

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5.1.25 LAND USE AMENDMENT, ROSSCARROCK (WARD 8), 40 ST SW SOUTH OF 10 AV SW, BYLAW 327D2017, CPC2017-336 416

5.1.26 LAND USE AMENDMENT, RICHMOND (WARD 8), 26 AV SW AND CROWCHILD TR SW, BYLAW 334D2017, CPC2017-343 428

5.1.27 LAND USE AMENDMENT, WEST HILLHURST (WARD 7), 21 ST AND BROADVIEW RD NW, BYLAW 335D2017, CPC2017-344 444

5.1.28 LAND USE AMENDMENT, CAPITOL HILL (WARD 7), CORNERS OF 19 AV NW AND 12 ST NW, BYLAW 336D2017, CPC2017-345 456

5.1.29 LAND USE AMENDMENT, ST. ANDREWS HEIGHTS (WARD 7), SOUTH OF 13 AV NW AND EAST OF KINGSTON ST NW, BYLAW 337D2017, CPC2017-346 473

5.1.30 LAND USE AMENDMENT, SHAGANAPPI (WARD 8), NORTH OF 17 AV SW AND EAST OF 25A ST SW, BYLAW 338D2017, CPC2017-347 484

5.1.31 LAND USE AMENDMENT, MEDICINE HILL/CANADA OLYMPIC PARK (WARD 1 AND 6), CANADA OLYMPIC DR SW AND NA'A DR SW, BYLAWS 339D2017, 340D2017 AND 341D2017, CPC2017-348 515

5.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING (including non-statutory)

5.2.1 INGLEWOOD LAND USE ITEM CPC2017-300, BYLAWS 53P2017 AND 298D2017, C2017-1122 564

5.2.2 LAND USE AMENDMENT, PARKDALE (WARD 7), NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29 STREET NW, BYLAW 305D2017, CPC2017-307 605

6. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

6.1 CALGARY PLANNING COMMISSION REPORTS

(No Items)

6.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING

(No Items)

6.3 BYLAW TABULATIONS (related to planning matters)

(No items)

7. URGENT BUSINESS

7.1 FREE REMEMBRANCE DAY TRANSIT SERVICE FOR VETERANS (COUNCILLOR KEATING), NM2017-47 636

7.2 LABOUR UPDATE - VERBAL (CONFIDENTIAL), C2017-1119

The above noted Verbal Report is being held confidential in accordance with sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act (FOIP).*

8. ADJOURNMENT

PROPOSED STREET NAME CHANGE
OGDEN (WARD 9)
OGDEN ROAD SE, CITY PROPERTY, CP RAILWAY LINE, COMMERCIAL CORRIDOR

MAP 28SE

EXECUTIVE SUMMARY

The application is a request to change the name of a portion of 80 Avenue SE to Glenmore Court SE.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION 2017 August 24

That Calgary Planning Commission recommends **APPROVAL** of the street name change to Glenmore Court SE.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council:

1. **ADOPT**, by Resolution, the proposed street name change on a portion of 80 Avenue SE **to** Glenmore Court SE, in accordance with Administration's recommendation.

REASON FOR RECOMMENDATION:

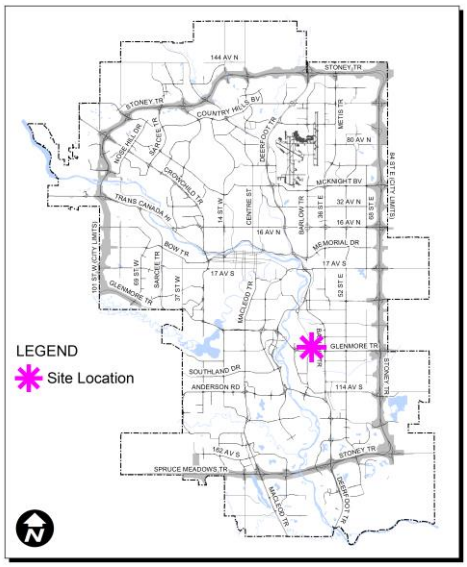
City of Calgary, Transportation Infrastructure, represented by Mr. Sigmund Undheim, Senior Transportation Engineer, submitted a street name change request. This was brought about by the construction of the Glenmore Trail and Ogden Road SE interchange. The construction resulted in the closure of the direct access to Glenmore Trail SE. The only access available is off 80 Avenue SE for all establishments in the commercial strip mall, significantly affecting their legal addresses.

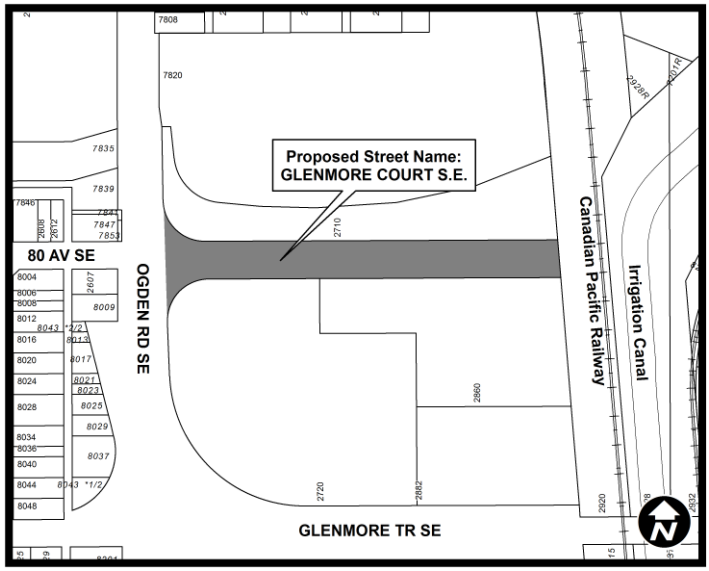
To maintain the existing street name Glenmore in the addresses of the business establishments in the area, Transportation Infrastructure, requested to change the name of a portion of 80 Avenue SE. They proposed Glenmore Court, which is unique and conforms to the Municipal Naming, Sponsorship and Naming Rights Policy. For these reasons, administration supports the request to change a portion of 80 Avenue SE to Glenmore Court SE.

PROPOSED STREET NAME CHANGE
OGDEN (WARD 9)
OGDEN ROAD SE, CITY PROPERTY, CP RAILWAY LINE, COMMERCIAL CORRIDOR

MAP 28SE

LOCATION MAPS





PROPOSED STREET NAME CHANGE
OGDEN (WARD 9)
OGDEN ROAD SE, CITY PROPERTY, CP RAILWAY LINE, COMMERCIAL CORRIDOR

MAP 28SE

ADMINISTRATION RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by Resolution, the proposed street name change from 80 Avenue SE **to** Glenmore Court SE.

Moved by: C. Friesen **Carried: 5 – 0**
Absent: R. Wright

Existing Street Name;	***Proposed Street Name Change;***
80 Avenue SE	Glenmore Court SE
Applicant:	***Developer:***
City of Calgary	City of Calgary

PROPOSED STREET NAME
SETON (WARD 12)
EAST OF SETON WAY SE; WEST OF 52 STREET SE

MAPS 15SSSE, 16SSE & 22SSE

EXECUTIVE SUMMARY

This application is for a proposed new street name of "Union" for the community of Seton.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION 2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed street name Union.

That Council:

1. **ADOPT**, by Resolution, the proposed street name of Union, in accordance with the Administration's recommendation.

REASONS FOR RECOMMENDATION:

On behalf of South Seton Group Inc and Carma Ltd, Urban Systems submitted a request for a new street name "Union", to be used in the community of Seton.

The street name "Union" is being proposed to associate it with the proposed municipal reserve shown in the Outline Plan application LOC2017-0047. The Developers is planning to name the proposed municipal reserves "Union Park", which are located adjacent to the proposed road alignment. Naming the proposed alignment "Union Avenue SE" will tie them together, establishing the identity of the area.

"Union" is a unique street name and conforms to the Municipal Naming Policy.

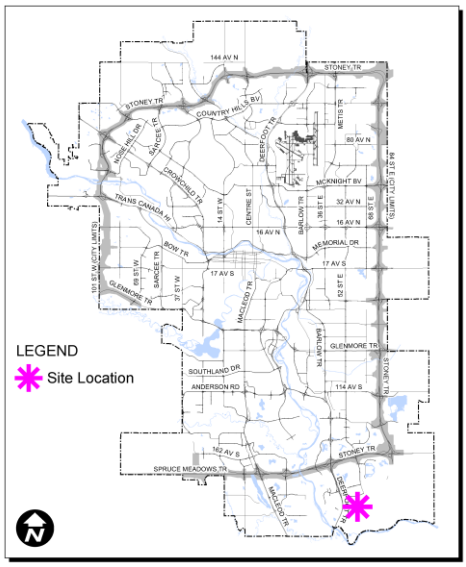
For these reasons, administration supports the proposed name "Union" as street name in the community of Seton.

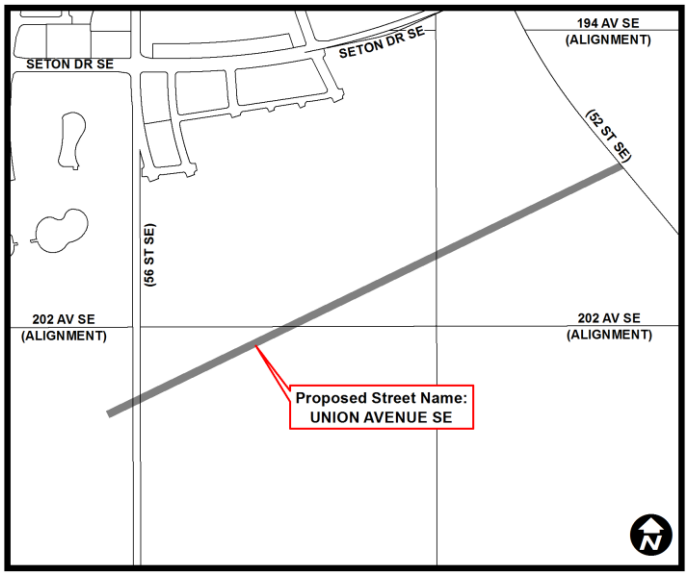
M. Jacinto

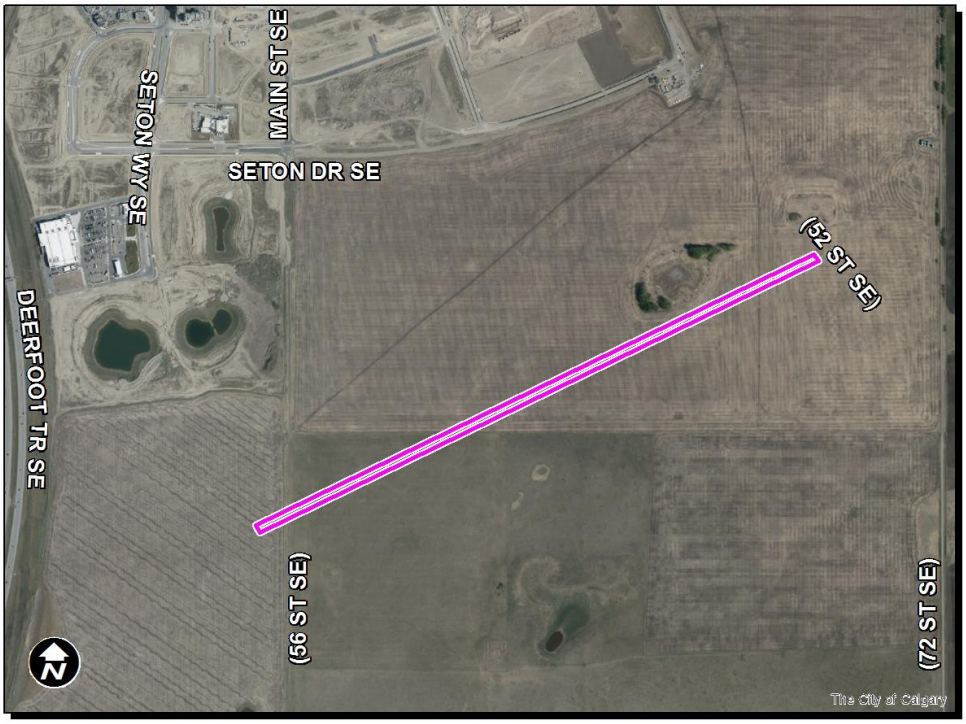
PROPOSED STREET NAME
SETON (WARD 12)
EAST OF SETON WAY SE; WEST OF 52 STREET SE

MAPS 15SSSE, 16SSE & 22SSE

LOCATION MAPS







M. Jacinto

PROPOSED STREET NAME
SETON (WARD 12)
EAST OF SETON WAY SE; WEST OF 52 STREET SE

MAPS 15SSSE, 16SSE & 22SSE

ADMINISTRATION RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommends that Council **ADOPT**, by Resolution, the proposed street name Union.

Moved by: R. Wright **Carried: 7 – 0**

Absent: Mr. Leighton left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Proposed Street Name:

Union

Applicant:

Urban Systems

Developer:

South Seton GP INC
Carma LTD

M. Jacinto

LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
CARIBOU DRIVE NW NORTH OF COLLINGWOOD DRIVE NW
BYLAW 309D2017 **MAP 32C**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge, there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 August 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 309D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 3328 Caribou Drive NW (Plan 873HW, Block 3, Lot 21) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 309D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s District, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

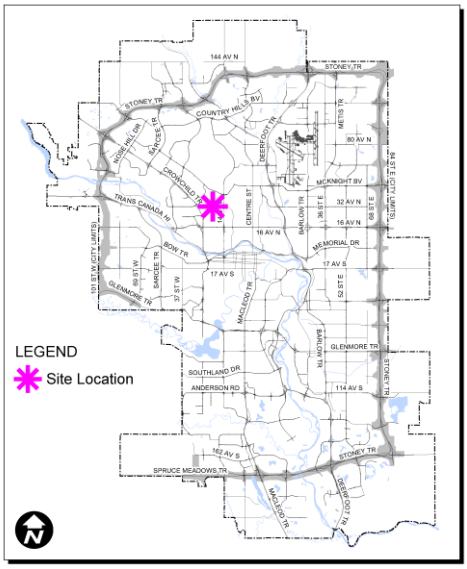
ATTACHMENT

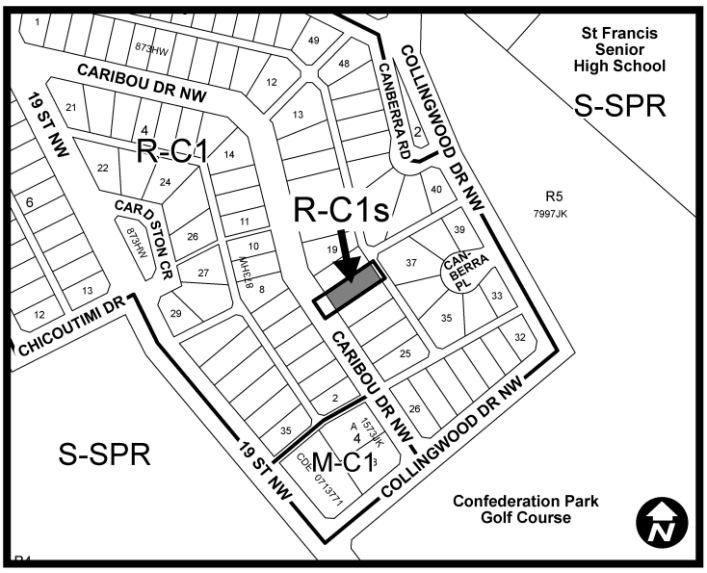
1. Proposed Bylaw 309D2017
2. Public Submissions

C.Auld

LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
CARIBOU DRIVE NW NORTH OF COLLINGWOOD DRIVE NW
BYLAW 309D2017 **MAP 32C**

LOCATION MAPS





LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
CARIBOU DRIVE NW NORTH OF COLLINGWOOD DRIVE NW
BYLAW 309D2017 **MAP 32C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 3328 Caribou Drive NW (Plan 873HW, Block 3, Lot 21) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan **Carried: 7 – 0**

LAND USE AMENDMENT
COLLINGWOOD (WARD 7)
CARIBOU DRIVE NW NORTH OF COLLINGWOOD DRIVE NW
BYLAW 309D2017 **MAP 32C**

Applicant:

Danny Wong

Landowner:

Danny Wong
Nha Wong

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Collingwood, the site is approximately 15 metres by 40 metres in size and is developed with a one storey single detached dwelling, a detached two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Charleswood/Collingwood's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Charleswood/Collingwood	
Peak Population Year	1969
Peak Population	9,822
2016 Current Population	5,874
Difference in Population (Number)	-3,948
Difference in Population (Percent)	-40%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Caribou Drive NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metres walking distance of the site on 19 Street NW. On-street parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The Triwood Community Association has no objection to the proposed redesignation on the condition it is owner occupied, meets minimum parking standards, and is a suite within the envelope of the main residential building (refer to APPENDIX II).

Citizen Comments

Administration received six (6) letters of opposition to the application.

Reasons stated for opposition are summarized as follows:

- potential increase in parking pressure,
- potential condition of rental properties,
- there is multi-residential development in the neighbourhood already,
- this application could set a precedence for further rezoning, and
- increase in traffic that could occur.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

My wife and I have been looking for a home in the Tri-Wood area for more than a year. Collingwood has been at the top of our list because of the proximity to amenities and most importantly, the Foothills Hospital. My wife has Lupus and she recently lost both her legs due to the illness. We purchased 3328 Caribou Drive NW in March 2017 with the intention of building an accessible home for my wife and I.
We are making the application to redesignate the land use of the property from R-C1 to R-C1s for the following reasons:

- Our plan is to build an accessible home for my wife and I. We would like to develop a legal registered basement suite for our parents. Their critical care-giving support is an important component in her daily life.
- As it is a huge change for our parents, we want to provide whatever possible to allow them the autonomy that they currently enjoy while providing a safe and compliant living environment.
- Our goal is to attain an approved Development Permit and be able to start excavation before this winter arrives.

We believe that the redesignation should be approved for the following reasons:

- The approval of this application will allow us to develop a home that will meet the intent of the Land Use Bylaw 1 P2007. It will conform with the relevant policies of the Municipal Development Plan (MDP), and is complementary to the established land use pattern of the area, which allows for a more efficient use of the land.
- With so many illegal and unsafe secondary suites in Collingwood and other communities in the City of Calgary, redesignating the land use of this property and others will allow for secondary suites to meet Building Safety Code requirements.
- We will be building a new home on the property, so this will allow us to plan for ample off-street parking.
- Many other properties in the neighbourhood have successfully been redesignated from R-C1 to R-Cls.
- With our family members living in the basement suite, we want to ensure that they are in safe environment.

APPENDIX II

LETTERS SUBMITTED

Re: LOC2017-0153. 3328 Caribou Drive NW

The Triwood Planning Committee (TPC) has reviewed the above referenced land use amendment application.

In principle the TPC supports the creation of legal secondary suites in our community through the process of amending the land use designation from RC-1 to RC-1s with the following caveats:

- The owner of the property will be a resident of the subject property.
- The parking requirements for RC-1s be followed without resorting to accessing parking over the sidewalk.
- The creation of a legal suite be done within the envelop of the house. The TPC does not support the development of detached garden suites, nor suites over detached or attached garages.

It would appear that the applicant would meet the all criteria that would make the creation of a legal secondary suite an asset to our community and for that reason the TPC would have no objections to this land use amendment.

The applicant would be encouraged to meet with the TPC in the early stages of designing the house and suite to identify any issues with contextual development.

Gordon Alger
Triwood Planning Committee
July 2017

APPENDIX III

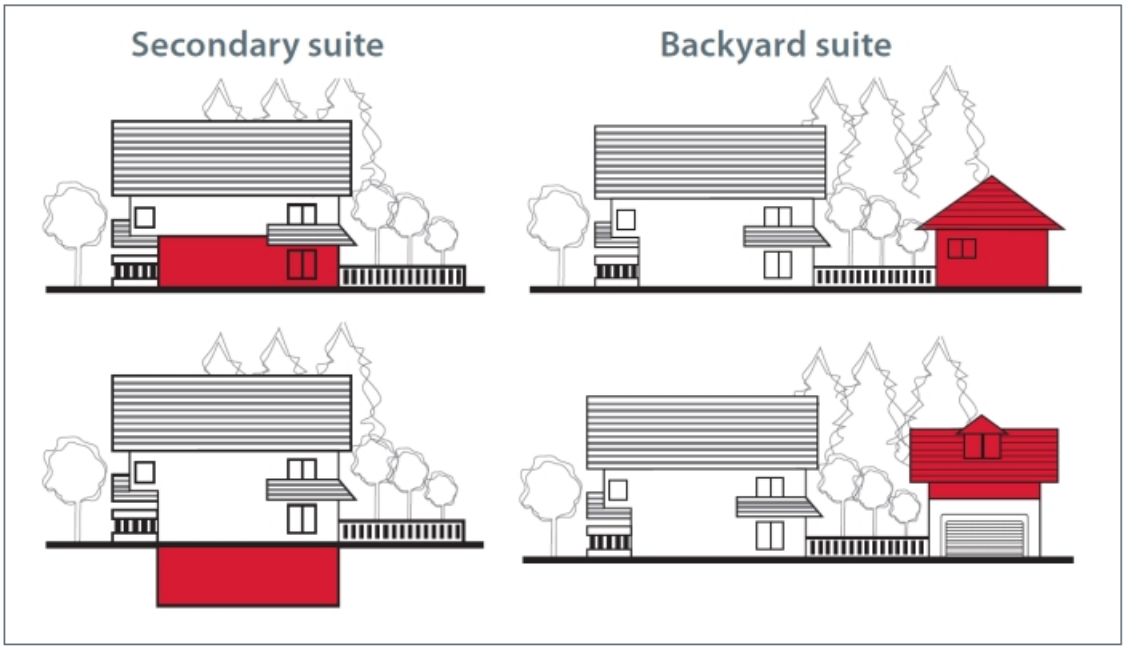
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 309D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0153)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

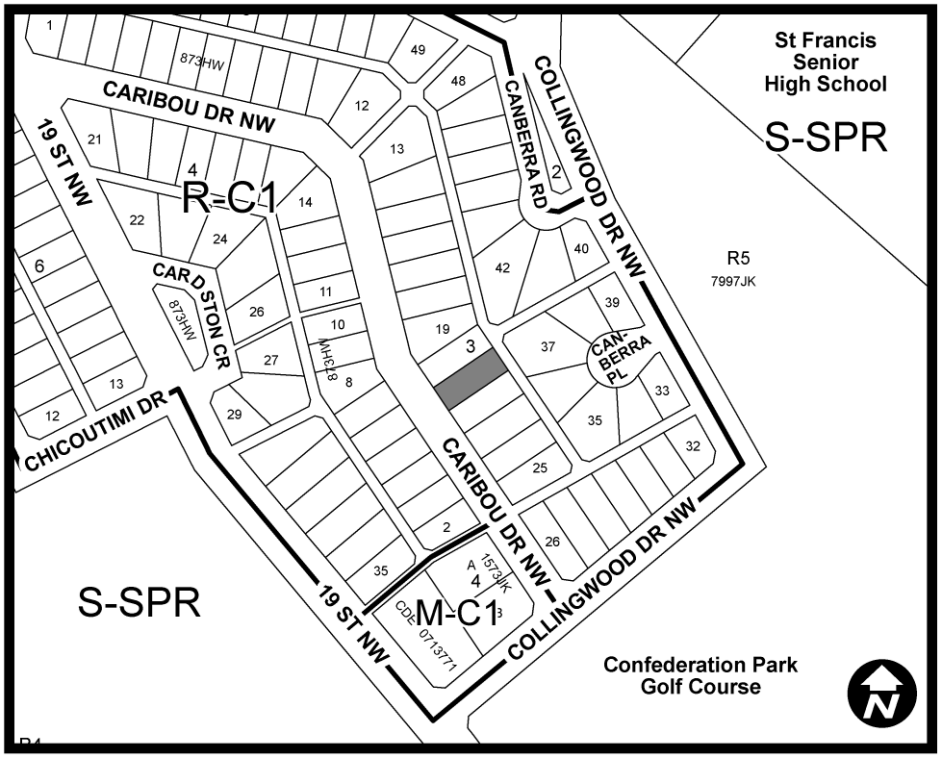
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

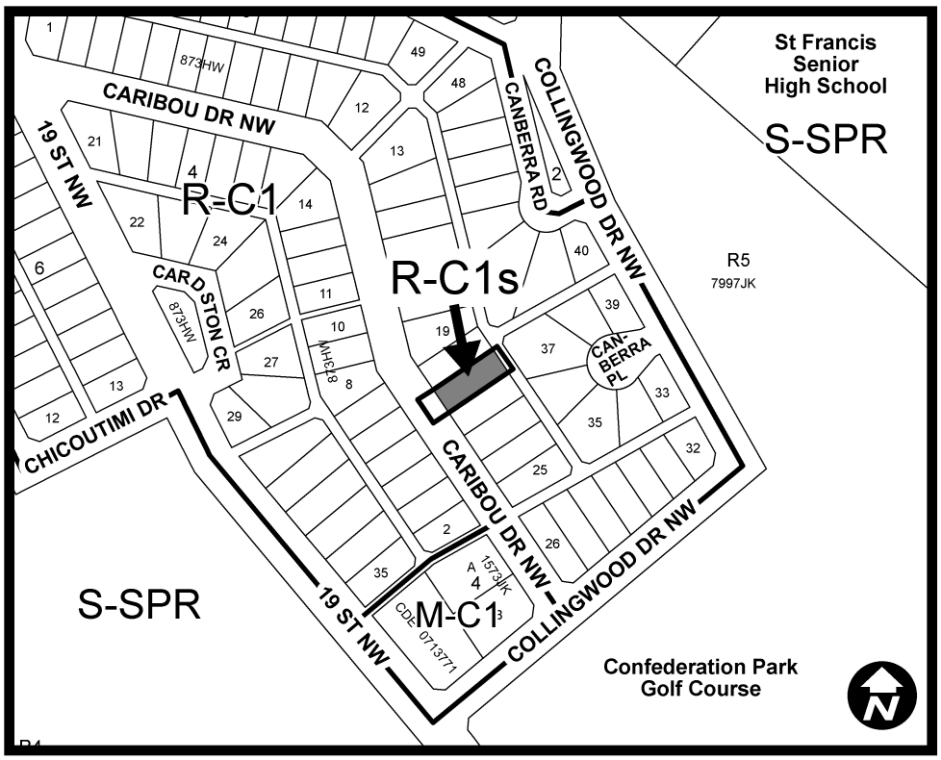
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


St Francis
Senior
High School
S-SPR
R5
7997JK
R-C1
M-C1
S-SPR
CARIBOU DR NW
19 ST NW
COLLINGWOOD DR NW
CANBERRA RD
CANBERRA PL
CARDSTON CR
CHICOUTIMI DR
Confederation Park
Golf Course

SCHEDULE B


St Francis
Senior
High School
S-SPR
R5
7997JK
R-C1
R-C1s
M-C1
S-SPR
CARIBOU DR NW
19 ST NW
CANBERRA RD
COLLINGWOOD DR NW
CARDSTON CR
CAN-BERRA PL
CHICOUTIMI DR
Confederation Park
Golf Course

From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT] 3328 Caribou Dr NW- application to amend land use designation
Date: Monday, October 30, 2017 7:51:27 AM
Attachments: corr with city clerk re zoning bylaw 309D2017.doc

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LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Judy Weldon [mailto:judyweldon@shaw.ca]
Sent: Sunday, October 29, 2017 3:56 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] 3328 Caribou Dr NW- application to amend land use designation

Enclosed please find our letter of today's date. Please acknowledge receipt of this email and letter by return email to judyweldon@shaw.ca

Thank you.

Judy Weldon

JUDY WELDOON
3324 CARIBOU DRIVE NW
CALGARY, AB T2L 0S5
TEL: 403/282-4553
EMAIL : judyweldon@shaw.ca

October 29, 2017

Via Email: cityclerk@calgary.ca

Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station "M"
Calgary, AB T2P 2M5

Attention: Laura M. Kennedy, City Clerk

Dear Madam:

Re: 3328 Caribou Drive NW, Calgary, Application to Amend Land Use Designation, Proposed Bylaw 309D2017

We are writing to again express our opposition to the application for the rezoning of the neighbouring property to R-C1s. While we are very sympathetic for the condition of the applicant's wife, we are still unsure as to why there is a requirement for a zoning change in the circumstances. The applicant's family could easily be accommodated in an accessible home which can be fireproofed and protected without the necessity of a zoning change.

The applicant states "many other properties in the neighbourhood have successfully been redesignated from R-C1 to R-C1s". Could you please advise where these properties are located.

We also note that on the City's website (www.calgary.ca/planningmetters), "public hearing on planning matters: 2017 November 6" under the heading "Public Engagement" that Gordon Alger's submission on behalf of the Triwood Planning Committee in July 2017 was appended as Appendix ll (in favour, with stipulations including that the "owner of the property will be a resident of the subject property") and that there were six (6) letters of opposition to the application, which were NOT appended, only summarized. We would respectfully ask that these letters also be appended on your website.

We note that the Calgary Planning Commission has recommended approval of the proposed Land Use Amendment on August 10, 2017. Should Council ultimately approve this application, after the three (3) readings stipulated on page 30 of the website as cited above in paragraph 3- we would at least request that the following provisos be included in the bylaw, namely:

1) That the owner of the property known as 3328 Caribou Drive NW, Calgary (Plan 873HW, Block 3, Lot 21) be a resident of the subject property; and

2) That the applicant's in-laws are the residents of the Secondary Suite contemplated in the application, and not a third party.

We would also request that the proviso enumerated as number 1 above run with the land.

We look forward to hearing from you.

Yours truly,

Judy Weldon

McDougall, Libbey C.

From: Albrecht, Linda
Sent: Monday, October 30, 2017 11:51 AM
To: LaClerk
Subject: FW: Redesignation 3328 Caribou Dr. NW

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Parnham, Douglas [mailto:dp600d@intl.att.com]
Sent: Monday, October 30, 2017 11:23 AM
To: City Clerk
Subject: [EXT] Redesignation 3328 Caribou Dr. NW

To: Office of the City Clerk

Dear City Council,

There is no reason to approve the redesignation application for 3328 Caribou Drive NW and allow for one home to be zoned R-C1s in an area that does not have any other R-C1s residences. Many home owners on this street have invested in significant redevelopment of their homes all predicated on the existing zoning. When the applicant purchased this home a few months ago he had the opportunity to purchase in a directly adjacent community with a zoning designation that supported his intended use but he did not. This is not a home owner who has owned the home for a significant period of time and based on changing circumstances now is applying for redesignation, the applicant purchased this home knowing it was not zoned for his intended use.

The applicant has petitioned neighbors saying he will construct a new home for the sole intention of living in the home with his parents. I am sympathetic to this situation but as stated above redesignation is not required for this living arrangement so I see no reason to support this application. In addition we have no guarantee that the plan described by the applicant will be executed so this application should be viewed as a redesignation only. Based on the application put forward, I see no supporting data to make an exception for one home on this block. The adjacent areas provide an adequate number of suites to support the communities needs and the applicant has the option to live mere blocks away in an area zoned for his intentions.

This application should be rejected until the issue before city council related to secondary suites is resolved and a consistent approach is applied. This redesignation is not required for the stated use and other options are available to the applicant. Therefore. allowing just one home on this block a unique designation does not support a standardized approach to community planning.

This application should be denied and the applicant should not be rewarded for purchasing a home with the wrong zoning for his intended use.

Doug and Shannon Parnham
3323 Caribou Drive NW
Calgary, AB
T2L 0S4

LAND USE AMENDMENT
DALHOUSIE DRIVE NW (WARD 7)
DALHART ROAD NW NORTHWEST OF DALGETTY DRIVE NW
BYLAW 310D2017 **MAP 1NW**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel (although there was an illegal basement suite in the dwelling previously) and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 August 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 310D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4431 Dalhart Road NW (Plan 5579JK, Block 10, Lot 8) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 310D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s District, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

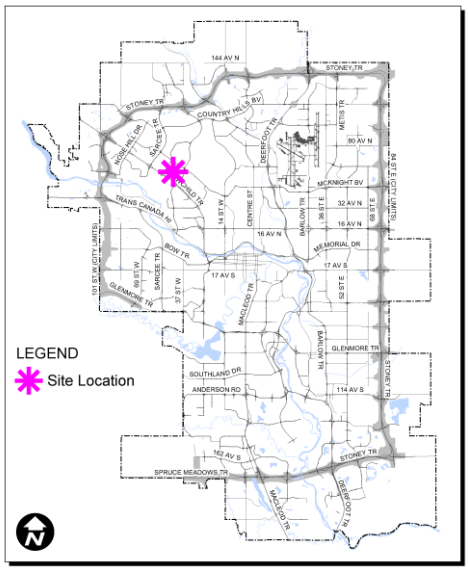
ATTACHMENT

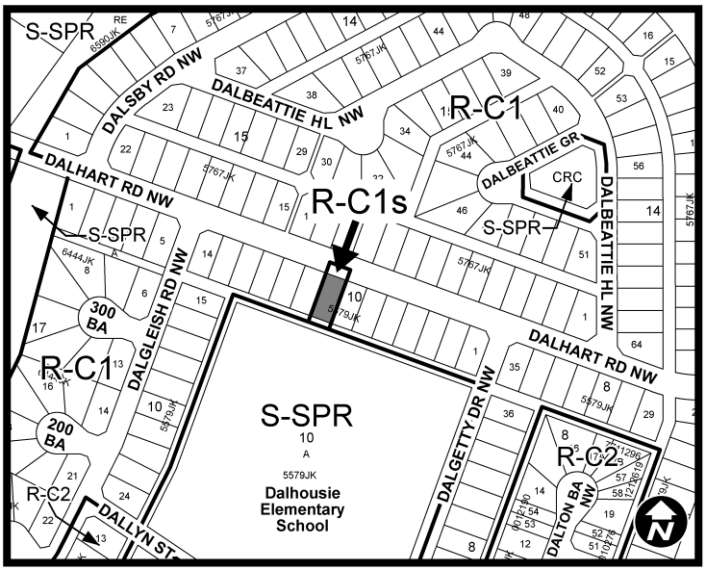
1. Proposed Bylaw 310D2017

C. Auld

LAND USE AMENDMENT
DALHOUSIE DRIVE NW (WARD 7)
DALHART ROAD NW NORTHWEST OF DALGETTY DRIVE NW
BYLAW 310D2017 **MAP 1NW**

LOCATION MAPS





LAND USE AMENDMENT
DALHOUSIE DRIVE NW (WARD 7)
DALHART ROAD NW NORTHWEST OF DALGETTY DRIVE NW
BYLAW 310D2017 **MAP 1NW**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4431 Dalhart Road NW (Plan 5579JK, Block 10, Lot 8) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan **Carried: 7 – 0**

LAND USE AMENDMENT
DALHOUSIE DRIVE NW (WARD 7)
DALHART ROAD NW NORTHWEST OF DALGETTY DRIVE NW
BYLAW 310D2017 **MAP 1NW**

Applicant:

Lap Man Tsui

Landowner:

Lap Man Tsui
Chuen Fa Ng

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Dalhousie, the site is approximately 16 metres by 34 metres in size and is developed with a one storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, and west of the site. Dalhousie Elementary School exists across the lane to the south.

According to data from The City of Calgary 2016 Census, the following table identifies Dalhousie`s peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Dalhousie	
Peak Population Year	1982
Peak Population	10,770
2016 Current Population	9,111
Difference in Population (Number)	-1,659
Difference in Population (Percent)	-15%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian access to the site is available from Dalhart Road NW and vehicular access is from the rear lane only. The area is served by Calgary Transit bus service with a bus stop location within approximately 150 metres walking distance of the site on Dalhart Road NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Dalhousie Community Association.

Citizen Comments

Administration received six (6) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- maintenance of the property,
- history of an illegal secondary suite at this address,
- behaviour of tenants,
- parking pressures, and
- concern that a backyard suite would be approved in addition to a basement suite.

An illegal dwelling unit complaint was lodged in 2015 and resolved. Owner insists there is only one dwelling unit on site currently.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

The reason for making this application for adding a backyard suite is for my parents.
This is a perfect location for them all the amenities are close by. Medical clinic, shopping centre, C-Train and restaurants are within walking distance. For travelling to downtown only 20 minutes away by car.

APPENDIX II

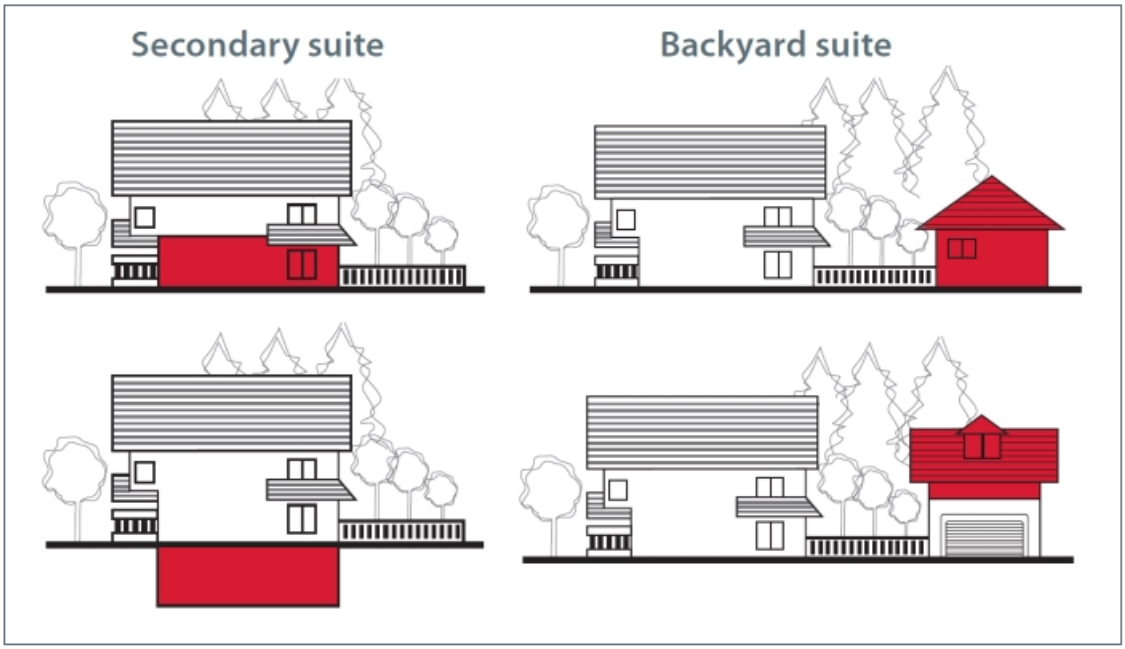
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



BYLAW NUMBER 310D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0156)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

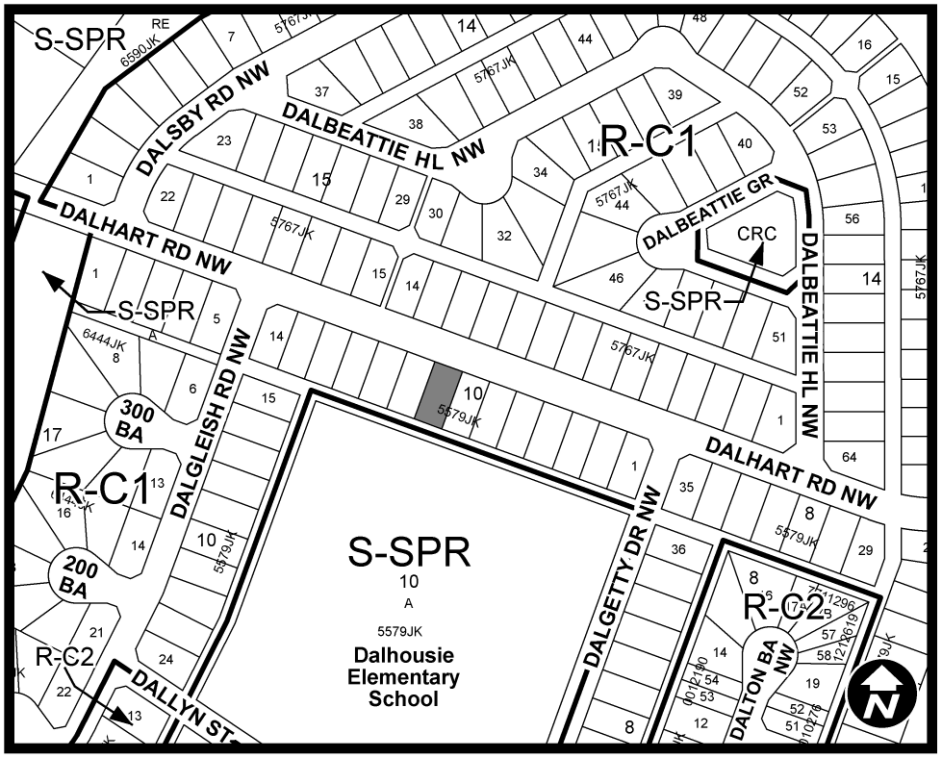
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0156
BYLAW NUMBER 310D2017

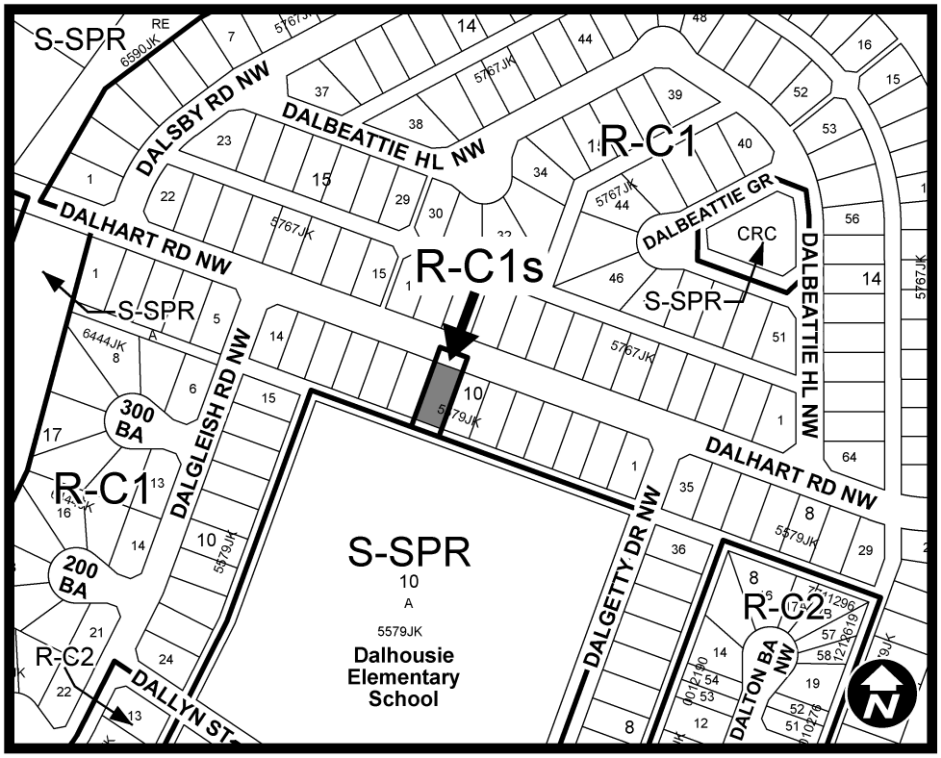
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0156
BYLAW NUMBER 310D2017

SCHEDULE B



LAND USE AMENDMENT
VARSITY (WARD 1)
40 AVENUE NW AND 49 STREET NW
BYLAW 311D2017 **MAP 36W**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling, to Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 August 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 311D2017; and

1. **ADOPT** the proposed redesignation 0.06 hectares ± (0.14 acres ±) located at 5224 – 40 Avenue NW (Plan 5326JK, Block 34, Lot 45) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 311D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

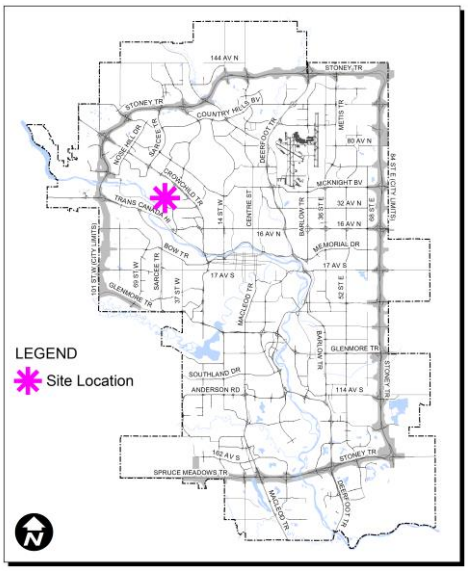
ATTACHMENT

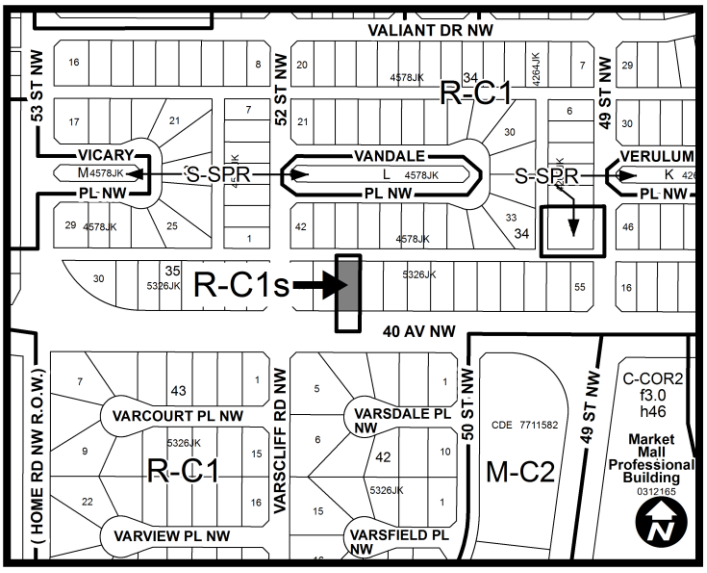
1. Proposed Bylaw 311D2017

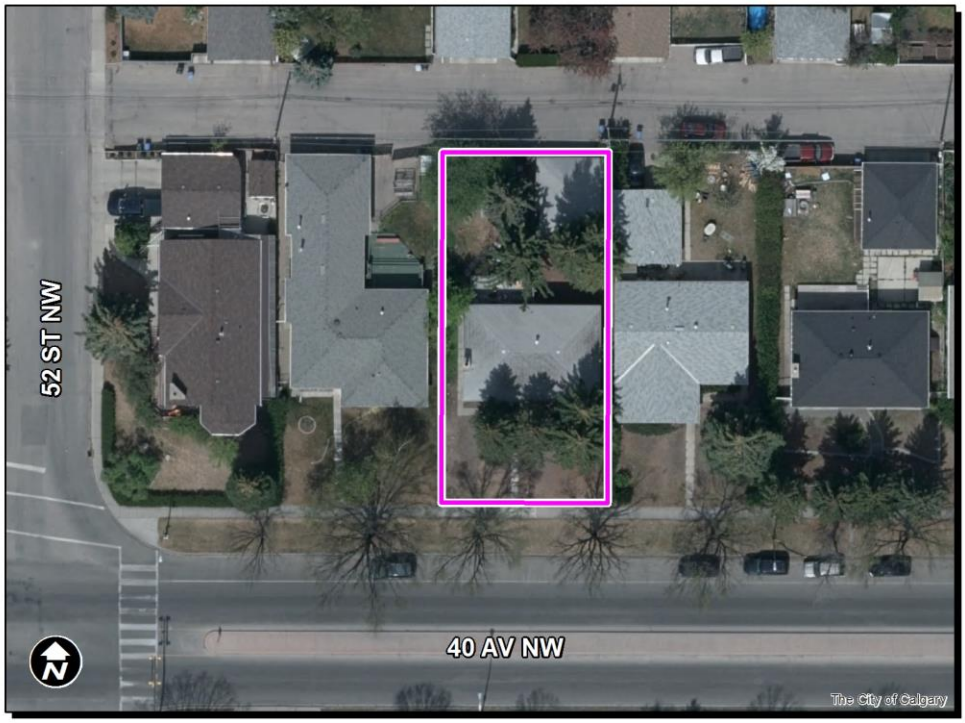
LAND USE AMENDMENT
VARSITY (WARD 1)
40 AVENUE NW AND 49 STREET NW
BYLAW 311D2017

MAP 36W

LOCATION MAPS







LAND USE AMENDMENT
VARSITY (WARD 1)
40 AVENUE NW AND 49 STREET NW
BYLAW 311D2017 **MAP 36W**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 5224 – 40 Avenue NW (Plan 5326JK, Block 34, Lot 45) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan **Carried: 7 – 0**

Applicant:

Yasmita Engineering

Landowner:

Sovannara Phin
Trung Vo

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Varsity, the site is approximately 17.5 metres by 36.5 metres in size and is developed with a single-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. Single detached houses exist to the north, east, south and west of the site. Approximately 300 metres to the south east is the Market Mall.

According to data from The City of Calgary 2016 Census, the following table identifies Varsity's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Varsity	
Peak Population Year	1981
Peak Population	13,645
2016 Current Population	12,612
Difference in Population (Number)	-1,033
Difference in Population (Percent)	-7.6%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 40 Avenue NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location approximately 100 metre walking distance of the site on 40 Avenue NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Varsity Community Association at the time of writing this report.

Citizen Comments

One letter was received in opposition to the proposal. The main concerns with the proposal include:

- A rental unit will erode the sense of community in the neighbourhood;
- More residents in the house will put pressure on the infrastructure;
- Parking;
- The increase in residents will increase noise;
- A variety of issues with respect to partying at the house; and
- Issues with upkeep of the exterior of the property.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

The purpose of the application for land use redesignation is in order to make the secondary suite in the basement. The land meets all the requirements to make a secondary suite so I am applying for changing the current RC1 to RC1s.

APPENDIX II

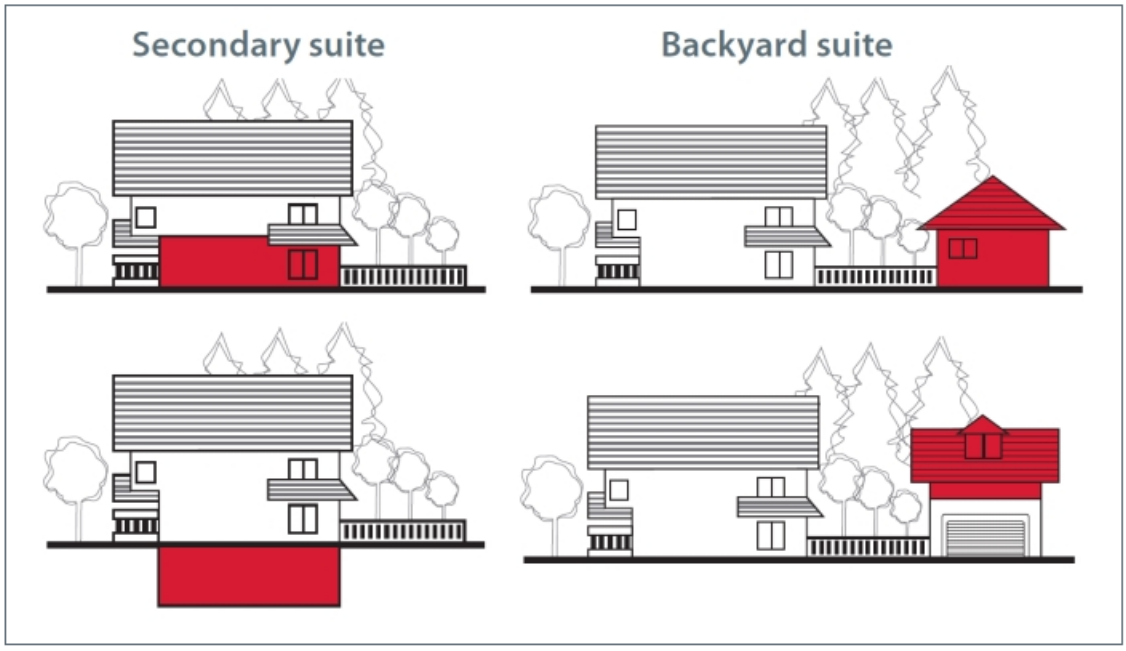
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



BYLAW NUMBER 311D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0145)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

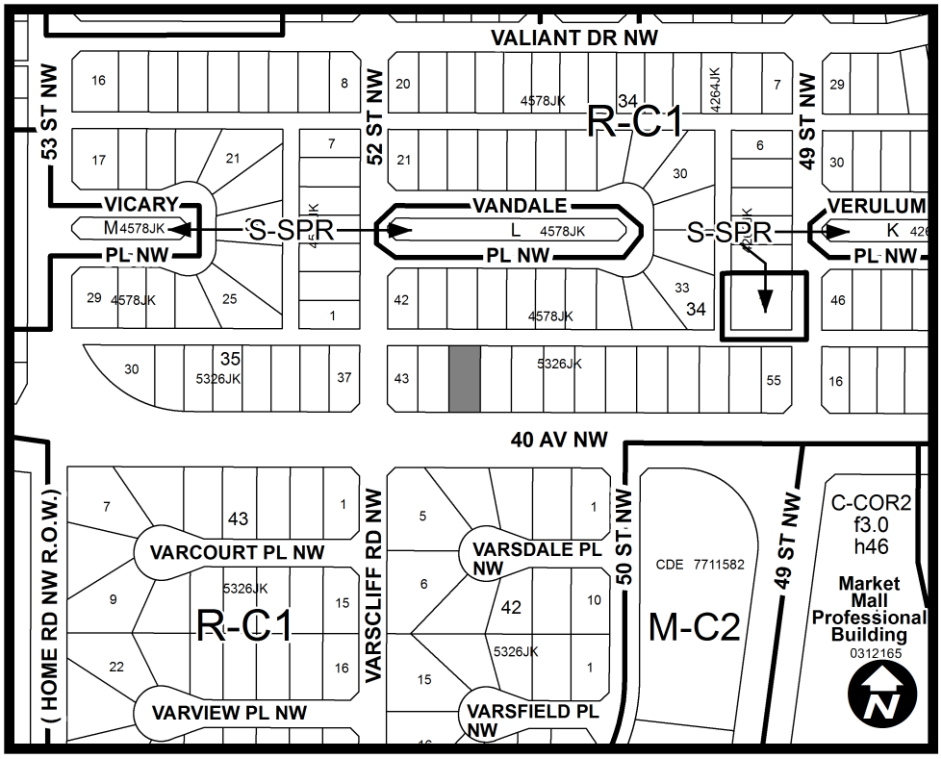
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

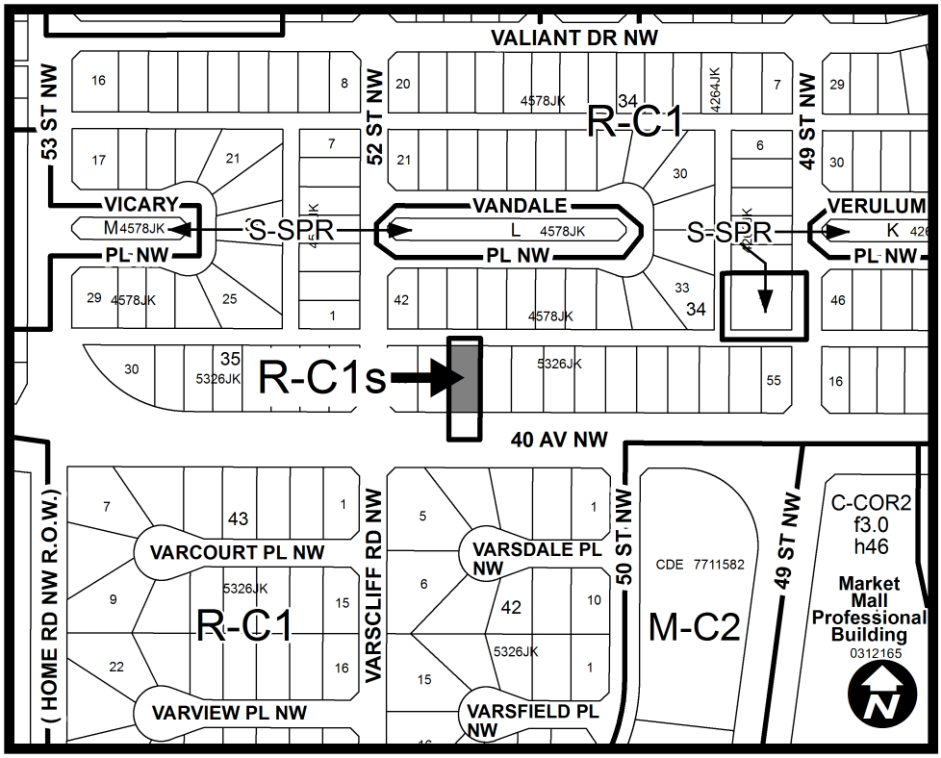
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


VALIANT DR NW
53 ST NW
52 ST NW
49 ST NW
R-C1
VICARY
PL NW
S-SPR
VANDALE
PL NW
S-SPR
VERULUM
PL NW
40 AV NW
(HOME RD NW R.O.W.)
VARCOURT PL NW
VARVIEW PL NW
R-C1
VARSCLIFF RD NW
VARSDALE PL NW
VARSFIELD PL NW
50 ST NW
CDE 7711582
M-C2
49 ST NW
C-COR2
f3.0
h46
Market Mall Professional Building
0312165

SCHEDULE B


VALIANT DR NW
53 ST NW
52 ST NW
49 ST NW
R-C1
VICARY
PL NW
S-SPR
VANDALE
PL NW
S-SPR
VERULUM
PL NW
R-C1s
40 AV NW
(HOME RD NW R.O.W.)
VARCOURT PL NW
R-C1
VARVIEW PL NW
VARSCLIFF RD NW
VARSDALE PL NW
VARSFIELD PL NW
50 ST NW
CDE 7711582
M-C2
49 ST NW
C-COR2
f3.0
h46
Market Mall Professional Building
0312165

LAND USE AMENDMENT
EDGEMONT (WARD 4)
EDGEBROOK RISE NW AND EDGEBROOK DRIVE NW
BYLAW 312D2017 **MAP 18N**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 August 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 312D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 48 Edgebrook Circle NW (Plan 9210430, Block 3, Lot 37) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 312D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

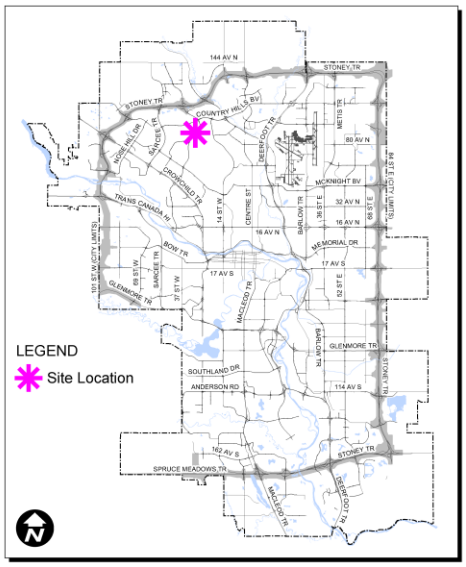
ATTACHMENT

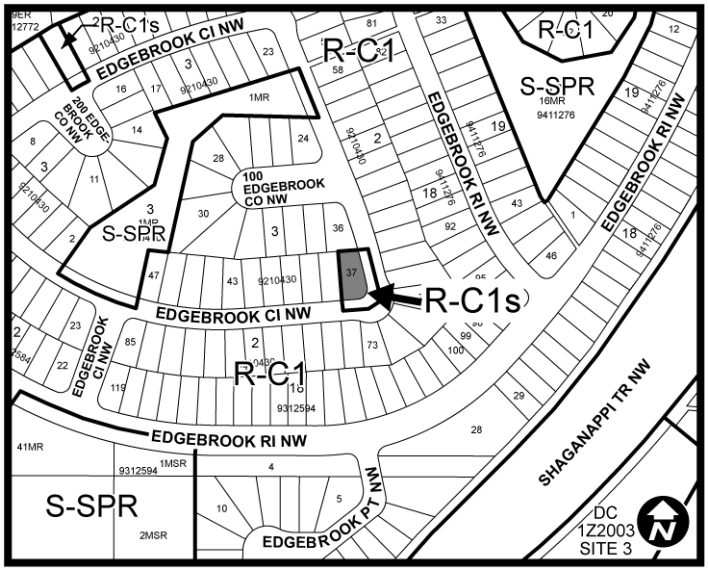
1. Proposed Bylaw 312D2017
2. Public Submissions

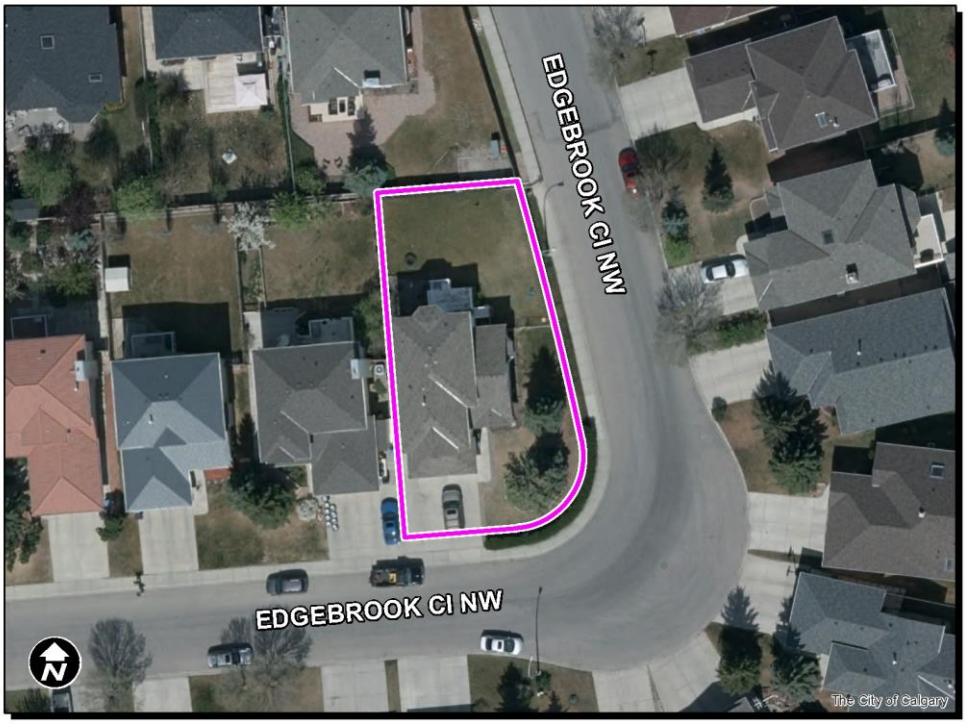
J. Sonego

LAND USE AMENDMENT
EDGEMONT (WARD 4)
EDGEBROOK RISE NW AND EDGEBROOK DRIVE NW
BYLAW 312D2017 **MAP 18N**

LOCATION MAPS







J. Sonego

LAND USE AMENDMENT
EDGEMONT (WARD 4)
EDGEBROOK RISE NW AND EDGEBROOK DRIVE NW
BYLAW 312D2017 **MAP 18N**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 48 Edgebrook Circle NW (Plan 9210430, Block 3, Lot 37) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan **Carried: 7 – 0**

LAND USE AMENDMENT
EDGEMONT (WARD 4)
EDGEBROOK RISE NW AND EDGEBROOK DRIVE NW
BYLAW 312D2017 **MAP 18N**

Applicant:

Muhammad Awan

Landowner:

Muhammad Awan
Saima Noreen

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Edgemont, the subject site is a corner site approximately 17.0 metres wide by 36 metres deep. It is developed with a two-storey single detached dwelling and an attached double-car garage that is accessed from Edgebrook Circle NW. Single detached residential development exists on all sides of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Edgemont's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Edgemont	
Peak Population Year	2003
Peak Population	17,667
2016 Current Population	15,708
Difference in Population (Number)	-1,959
Difference in Population (Percent)	-11.1%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Edgebrook Circle NW and there is no rear lane. The area is served by Calgary Transit bus service (Route 77) with a bus stop located within an approximately 200 metres walking distance of the site (on Edgebrook Rise NW). On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to the application from the Edgemont Community Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- Secondary suites provide no benefit to the Edgemont community at large so there is no reason to approve a secondary suite in this location
- City and community resources are already burdened too much

Citizen Comments

Administration received 16 letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- A desire to keep the neighbourhood's existing (R-C1) zoning;
- Existing parking and traffic issues on the street;
- The operation of a day home within the house on the subject site;
- Property maintenance on the subject site;
- Problems with visibility on the site's corner, which could be exacerbated by tenant parking; and
- Concerns about who may live in the proposed suite.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

I Muhammad Awan and my wife Saima Noreen owners of house "48 Edgebrook Circle NW Calgary AB. T3A 5A4" want to change land use of property from RC1 to RC1s to accommodate a secondary suite. Primary purpose of this secondary suite will be to provide accommodation to our extended family which in long run will be to accommodate my son's & daughter's family. In short run we want to accommodate our family back home (Pakistan) when they visit us in summer for two to three months. Currently we don't want to rent it out and want to use it for our immediate & extended family as well as visiting parents and relatives. Basement in current form is partially developed legally with hallway and a room but no washroom, kitchen etc. Basement development in current form is on City records.

We are planning to build a separate entrance as well for just in case we have to rent it out in future. There is enough parking as we have double attached garage, concrete parking driveway to garage and being a corner lot plenty of parking on front & side streets. House is close to bus stop which is about 10 minutes bus ride to Dalhousie train station. Superstore, co-op and other shopping places are within 5 minutes of drive. Elementary & junior high schools are within community and high school & University of Calgary are only few Kilometers away. Once land use is granted we will pull a building permit to add washroom, kitchen, separate entrance and one more bedroom.

LAND USE AMENDMENT
EDGEMONT (WARD 4)
EDGEBROOK RISE NW AND EDGEBROOK DRIVE NW
BYLAW 312D2017 **MAP 18N**

APPENDIX II

LETTERS SUBMITTED

EDGEMONT COMMUNITY ASSOCIATION
33 EDGEVALLEY CIRCLE N.W., CALGARY, ALBERTA T3A 4X1
PHONE: (403) 239-1211 FAX: (403) 547-5799

Ms. J. Sonego
Circulation Control
Planning & Development #8021
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Dear Ms. Sonego:

Re: Development Permit Application LOC2017-01676
48 Edgebrook Circle NW

We are in receipt of the request from the owner of the property located at 48 Edgerbrook Circle NW requesting a relaxation to allow for the development of a secondary suite.

The Edgemont Community has opposed similar requests in the past and will continue to voice their opposition to any such granting of permission that allows for the development of secondary suites within the community.

There is no benefit to the community at large that would justify the granting of a relaxation for this purpose. On the converse the impact on already burdened City and Community resources would receive again no benefit or compensation from the home owner.

We trust that you will respect the Edgemont Community wishes in this matter.

Yours truly,

A. Leach
Area Planning Coordinator

c. S. Chu, Ward 4 Councillor

APPENDIX III

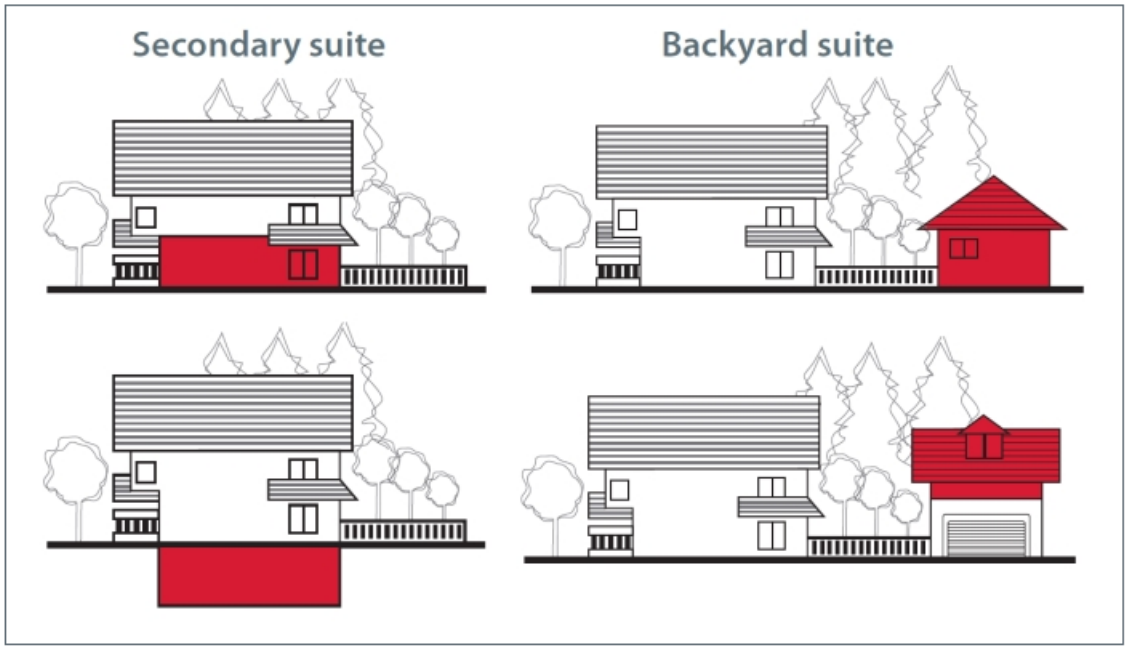
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 312D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0167)**
****

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

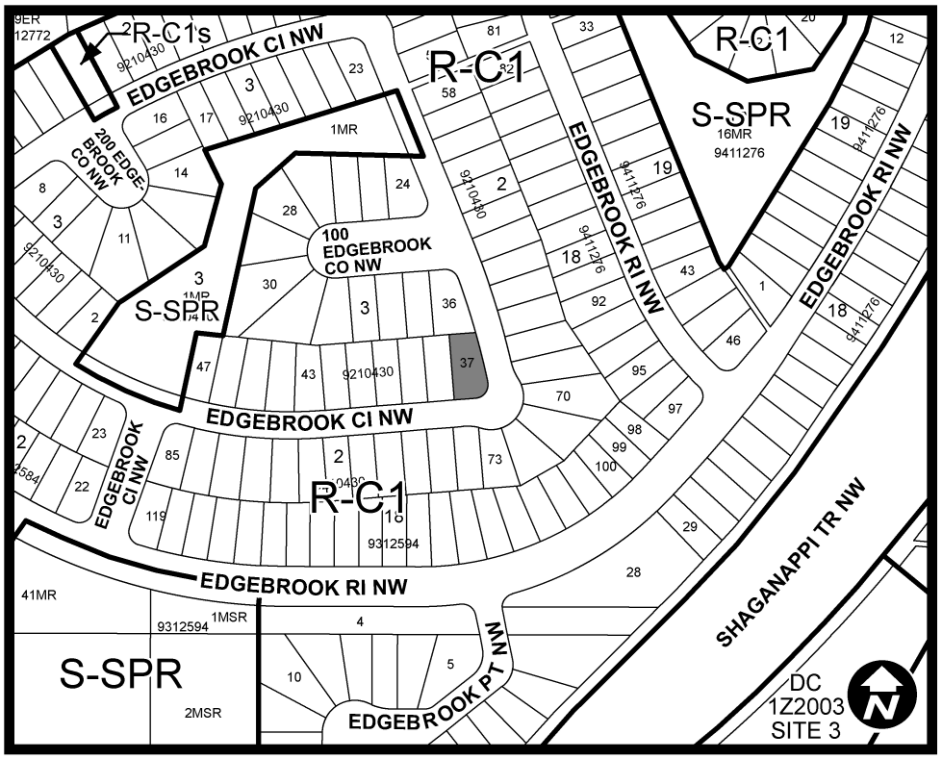
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

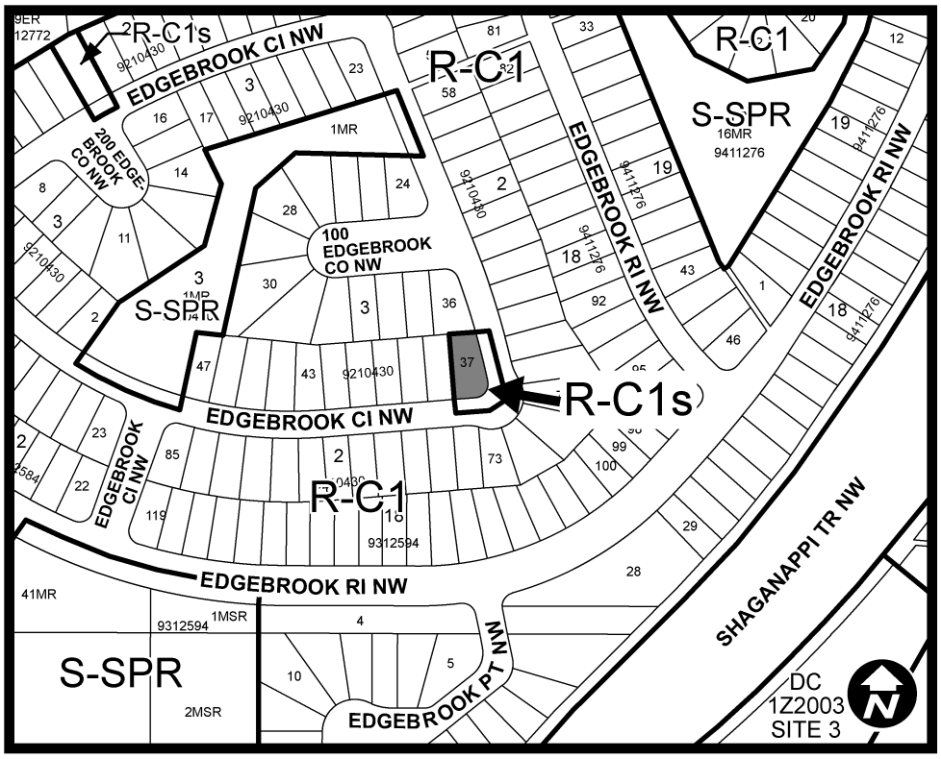
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


R-C1s
EDGEBROOK CI NW
R-C1
S-SPR
16MR
9411276
EDGEBROOK RI NW
200 EDGEBROOK CO NW
100 EDGEBROOK CO NW
S-SPR
EDGEBROOK CI NW
EDGEBROOK CI NW
R-C1
EDGEBROOK RI NW
SHAGANAPPI TR NW
S-SPR
EDGEBROOK PT NW
DC
1Z2003
SITE 3

SCHEDULE B


R-C1s
EDGEBROOK CI NW
R-C1
S-SPR
16MR
9411276
EDGEBROOK RI NW
200 EDGEBROOK CO NW
100 EDGEBROOK CO NW
S-SPR
R-C1s
EDGEBROOK CI NW
EDGEBROOK CI NW
R-C1
EDGEBROOK RI NW
SHAGANAPPI TR NW
S-SPR
EDGEBROOK PT NW
DC
1Z2003
SITE 3

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Monday, October 23, 2017 8:57 AM
To: LaClerk
Subject: FW: [EXT] RE:Notice of Public Hearing Plan 9210430, Block 3, Lot 37

From: Jing Wang [mailto:wangjingwsu@gmail.com]
Sent: Monday, October 23, 2017 8:49 AM
To: City Clerk
Subject: [EXT] RE:Notice of Public Hearing Plan 9210430, Block 3, Lot 37

Dear City Council,

This email is submitted to you as per instruction sent mail to me regarding the land located at **48 Edgebrook Circle NW (Plan 9210430, Block 3, Lot 37) from R-C1 to R-C1S.**

I'm the land owner of 55 Edgebrook Circle, living right cross. Personally I do NOT wish the redesignate of R-C1 to R-C1s happen due to the following reasons

1. Parking issue. 48 Edgebrook Cir has already 4 vehicles in average and sometimes vehicles of them parked right in front of my drive way, making it hard for me in and out. With the change, more vehicles could make the matter even worse.
2. Health issue. Basement by architect design is never meant to reside for continuous long time. With the furnace burning and low elevation point in the entire house, it's not good for residents health.
3. Safety. Contextual one dwelling means electrical re-wiring for fridge and oven and ventilation. However, when Edgemont community was originally designed and constructed, contextual dwelling is not part of the HSE scope. It will pose great safety issue.

I'm a registered Professional Engineer of Alberta. My license number is 98151 and my name is Jing Wang. I've worked my entire career to protect public health and safety. To me, the proposed change above captioned DOES pose jeopardy to public health and safety. Thus I'm opposing it.

Thank you for the public hearing opportunity to hear our concerns. If you have any further questions, please feel free to contact me. Due to work, I won't able to attend the public hearing. Hope my email can serve as a formal document.

Jing

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 26, 2017 3:12 PM
To: LaClerk
Subject: FW: Calgary Assessment Review Board - Complaint Copy
Attachments: 48 Edgebrook.jpg

From: LARRY FREDERICK [mailto:larry.frederick@shaw.ca]
Sent: Thursday, October 26, 2017 2:47 PM
To: City Clerk
Cc: Assessment Review Board (ARB)
Subject: [EXT] Re: Calgary Assessment Review Board - Complaint Copy

Re: 48 Edgebrook Circle, amendment from R-C1 to R-C1s.

We have not received a Notice of Hearing as noted below, but there is now a sign on the property saying that we have to notify you by October 30 if we wish to address Council on this matter.

The sign refers us to www.calgary.ca/developmentmap for more information. This site has absolutely nothing about this application and your proposed change, so it is impossible to know whether we are in favour of it or not. Since there is no information, we must object until you actually supply the information. Attached is a screenshot of this non-useful page that you direct us to.

The link in the email below (www.calgary.ca/arb) is broken.

Please supply the information about what is being proposed, and what you are approving so that we can determine our response.

Please expect us to object to this matter.

Regards, Larry

----- Original Message -----
From: arb@calgary.ca
To: larry frederick <larry.frederick@shaw.ca>
Sent: Sun, 03 Feb 2008 02:03:13 -0700 (MST)
Subject: Calgary Assessment Review Board - Complaint Copy

Thank you for your recent assessment complaint(s) submission using www.calgaryonlinestore.com. For your reference, a copy of the complaint(s) is attached. Your Notice of Hearing will be sent to you in the next month or two. Please refer to www.calgary.ca/arb for more information on the complaint process.

Portable Document Format (PDF) files are viewed using Adobe Acrobat Reader. A free copy of Acrobat Reader can be downloaded from Adobe's site at www.adobe.com.

Assessment
Review Board #222
City Clerk's Office, The City of Calgary
4th
floor, 1212-31 Avenue NE

Phone: (403) 974-4050
Fax: (403) 277-8421

From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT] Rezoning 48 Edgebrook circle NW
Date: Monday, October 30, 2017 7:48:19 AM

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

-----Original Message-----
From: Sheree Parker [mailto:shereeparker56@gmail.com]
Sent: Sunday, October 29, 2017 7:43 PM
To: City Clerk <CityClerk@calgary.ca>
Cc: Chu, Sean <Sean.Chu@calgary.ca>
Subject: [EXT] Rezoning 48 Edgebrook circle NW

I am opposed to the rezoning of 48 Edgebrook circleNW from R-C1 to R-C1s. when we purchased our home in this area in 1994 we liked the quality of the area and that it was designated R-C1. We have maintained the quality of the neighbourhood and been good neighbours. The house at 48 Edgebrook Circle NW has had several owners during that time but the present owners moved in two years ago and the neighbourhood changed. They have a day home in the home and that has created more traffic at a very blind corner with the parents making u-turns and parking illegally too close to the corner. Also this corner is very dangerous for pedestrians because they have to walk on the street because the sidewalk is blocked by an overgrown hedge. Also in the winter the sidewalk is seldom shovelled and the snow really collects at this corner. Over the years we have helped several motorists maneuver through the drifts.

The present owners do not maintain the quality of the neighbourhood. Their grass can be almost a foot high with several blooming thistles and other tall weeds. Also the fence surrounding the lot has several broken boards from repeatedly hit with a soccer ball. I cannot imagine how they will find time to be good landlords if they cannot be good neighbours.

If this lot is rezoned then it becomes possible for others to apply and be accepted. There is only limited parking for one extra vehicle in front of every home so I do not agree with secondary suites in this area.

We pay taxes in a comfortable family suburban neighbourhood in which we have chosen to live. The owners at 48 Edgebrook circle knew when they purchased the home what kind of neighbourhood they were going to. Edgemont was a new community when we bought our house and along with the other residents of Edgemont we have worked and volunteered to develop it into a mature well respected community. We would like the members of city council to respect our wishes and keep the area as is with no rezoning.

Thank you.

Sheree Parker
87 Edgebrook Circle
shereeparker56@gmail.com

Please forward to all Councillors and the Mayor Sent from my iPad

From: Albrecht, Linda
To: LaClerk
Subject: FW: Objection - Re-designation of land at 48 Edgebrook Circle NW from R-C1 to R-C1s
Date: Monday, October 30, 2017 7:41:04 AM
Attachments: Comments Regarding LOC2017-0167.docx

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Steven Ho [mailto:stevenho@shaw.ca]
Sent: Sunday, October 29, 2017 9:52 PM
To: City Clerk <CityClerk@calgary.ca>
Cc: Chu, Sean <Sean.Chu@calgary.ca>
Subject: [EXT] Objection - Re-designation of land at 48 Edgebrook Circle NW from R-C1 to R-C1s

City Clerk, **(Please forward to all Councilors and Mayor)**

Please find attached, a Word document outlining our comments and objections to the proposed re-designation of 48 Edgebrook Circle NW.

Our objections are based on:

1) The unsuitability of the dwelling which leads to safety issues. #48 is situated on a corner that handles significant incoming and more importantly, outgoing traffic from a number of households. As outgoing traffic make their right hand turn, the overgrown hedges (planted in 1992) create a blind corner. This outgoing traffic also faces an uphill climb, creating accelerating vehicles in summer and sliding/stuck traffic in winter.
2) A full-time day home business has been operating since the current owner(s) moved in (2015). This makes #48 a very busy location with parents making U-turns and dropping off/picking up their children. All the parents stop their vehicles right after the blind spot (illegally) created by the overgrown and un-maintained hedges, creating unsafe conditions.
3) The need for this application and a secondary suite have not been demonstrated by the applicant.

a. In the application, there is much ambiguity as to how the "extended family" has been defined.
b. Based on my knowledge, the owner's eldest son is currently attending junior high school and the other siblings are still in elementary school. They do not, will not, and probably should not have their own families for many years to come. A secondary suite would not be justified by summer visitors (parents) guests.

We believe safety is already being compromised at this location due to the lack of maintenance and full time business being conducted. As the owner(s) have not provided any clarity on to the term "extended family" and their sons and daughters are not even close to majority age, they have not demonstrated the need for this application's approval. The mention of parents visiting in the summer appears to be a side note to the application. As much as we believe the justifications are weak, we are concerned about the omissions (i.e. fulltime daycare home business, ages of sons/daughters) and lack of transparency in the application.

We trust Council will give thoughtful consideration to these comments objecting to the subject application. The attached document provides more detail to our objection.

Regards,
Steve Ho (587-573-3444, stevenho@shaw.ca) and Celina Dalton-Ho (403-999-8333)
44 Edgebrook Circle NW
Calgary, Alberta
T3A 5A4

Jill Sonego, File Manager, Planning & Development, IMC #8076

Comments Regarding:

Application for Land Use Amendment: LOC2017-0167 (48 Edgebrook Circle NW) from R-C1 to R-C1s

We (Steven Ho and Celina Dalton-Ho) are the occupants and owners of 44 Edgebrook Circle NW, next to the land/house for which the application was submitted. We have lived continuously at this location since 1992, when our house was built. One of the principal reasons we chose to build and live in this neighborhood was the quality and R-C1 zoning of the area. The applicant(s) recently moved in 2015 and are the 5th owner(s) of #48. After review of the application, **we strongly oppose the land use amendment of #48 from R-C1 to R-C1s. and recommend the application be rejected.**

Our opposition is based on the following reasons:

- **SAFETY: Unsuitability of the location, land and house for secondary suite**
  - #48 does not have a walk-out basement or suitable landscape for such. The house style and size is likely inadequate to handle more than one family safely.
  - With current sour economic climate and high vacancy rates in Calgary, there is no pressing need for more secondary suites in the city.
  - #48 is situated on a corner that handles significant incoming and more importantly, outgoing traffic from a number of households. As outgoing traffic make their right hand turn, the overgrown hedges (planted in 1992) create a blind corner. This outgoing traffic also faces an uphill climb, creating accelerating vehicles in summer and sliding/stuck traffic in winter.
  - The aforementioned hedges were finally trimmed this last week after several neighbors complained. The overgrown hedges made it impossible to walk on the sidewalk without stepping on the street for an extended time. I walk our dogs regularly and this was a dangerous situation caused by the owner's lack of care and maintenance. This concern was shared by other neighbors as well. My dog and I have been close to being hit by a vehicle at this corner while on the sidewalk, due partly but primarily to the lack of care and maintenance by the owner(s). Even after the recent & first trimming, there is only space for 1 person to walk along the corner.
  - In the winter, this corner receives significant more snow and snow drifts. The current owner has occupied #48 for 2 winter seasons and the sidewalk is rarely shoveled and maintained. The driveway for #48 is also never shoveled, creating dangerous conditions with Calgary's alternating thawing and freezing conditions.
- **The current condition of the land and house**
  - The current owners of #48 do not typically & adequately maintain their land and house. As a person who walks his dogs regularly, I can attest that #48 is by far, the poorest maintained location within Edgebrook Circle. Amendment to R-C1s would only exacerbate this problem. As a note, the previous 4 owners of #48

always maintained the property diligently. The current owner(s) of #48 inherited a house/yard that was very well maintained in the summer of 2015.

- The lawn is rarely mowed. #48 is overgrown with grass seeding, numerous weeds and litter. I believe an election sign from the 2015 Provincial election still litters the front lawn behind said hedges.
- The fences on both sides are in poor condition, partly due to age but also caused by some of the kids kicking soccer balls against it, demonstrating lack of adult supervision.
- The hedges are grossly overgrown (as discussed previously), creating a dangerous situation with cars, pedestrians, children and daycare/home clients converging on a blind spot.
- As an example of lack of care, the storm doors in front and back of #48 are often left open to flap open/close in the wind. The broken light by the back door remains unfixed since 2015.

- **Full-time Child Day-home/care business**
  - A full-time day home business has been operating since the current owner(s) moved in (2015). This makes #48 a very busy location with parents making U-turns and dropping off/picking up their children. All the parents stop their vehicles right after the blind spot created by the aforementioned hedges, creating unsafe conditions.
  - I have witnessed 2 cases (once in front of the house, once in backyard) where the children from the daycare/home and family teased and taunted our younger 1 yr old dog by calling the dog and then screaming and running away when the dog paid attention. This is not a safe situation and can be attributed to the owner's lack of knowledge/supervision as opposed to malicious intent. Fortunately, our 1 yr old dog is very friendly and trained so the incidents did not escalate to danger. I explained to the children both times how dangerous that could be. Obviously the first explanation did not prevent the second incident.
- **The need for this application and a secondary suite have not been demonstrated by the applicant.**
  - In the application, there is much ambiguity as to what the "extended family" has been defined. The house does not have a full two storey, is the site of a full-time daycare/home business that creates significant traffic of its own, and is, based on its current condition pushed to its occupancy limit.
  - Based on my knowledge, the owner's eldest son is currently attending junior high school and the other siblings are still in elementary school. They do not, will not, and probably should not have their own families for many years to come.
  - A secondary suite would not be justified by summer visitors (parents) needs.

We realize it would be tempting for the city to dismiss many of the points made above (i.e. hedge overgrowth, non-existent lawn maintenance, litter, lack of snow clearing) as a 311 issue, but they are still significant for you to consider towards the rejection of this application as they to demonstrate the current erosion of property standards, safety and value caused by the current owner(s) of #48. We firmly believe the approval of this

application and addition of occupants to this location will further exacerbate and negatively impact our neighborhood significantly. It is our contention that the current poor maintenance of the property and the lack of supervision of the children proves the owner(s) should not be granted more responsibility attached to operating a secondary suite.

If approved, we will be seeking significant compensatory property tax relief for the neighborhood as the city will have a direct hand in the further erosion of our neighborhood standards, value and lifestyle. The approval of this application will negatively impact all the surrounding residences. As noted above, we chose to settle in an RC-1 location many years ago. We are certain the same can be said of many of our neighbors.

It is my opinion the location and owner(s) are woefully inadequate and incapable to handle multiple families in a secondary suite and a fulltime daycare home business in a responsible manner. We believe safety is already being compromised at this location due to the lack of maintenance and full time business being conducted. As the owner(s) have not provided any clarity on to the term “extended family” and their sons and daughters are not even close to majority age, they have not demonstrated the need for this application’s approval. The mention of parents visiting in the summer appears to be a side note to the application. As much as we believe the justifications are weak, we are concerned about the omissions (i.e. fulltime daycare home business, ages of sons/daughters) and lack of transparency in the application.

We trust you will consider our comments and reject the application. If you have any questions or require additional information/clarification, please contact us at your convenience. We would be happy to discuss this matter.

Sincerely,

Steven Ho (587-573-3444 cell, stevenho@shaw.ca)

Celina Dalton Ho (403-999-8333 cell)

cc. Sean Chu, City Council members

From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT] Comments on redesignation of land use at 48 Edgebrook Circle NW from R-C1 to R-C1s
Date: Monday, October 30, 2017 7:48:52 AM

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Haiming Li [mailto:lhan34@yahoo.ca]
Sent: Sunday, October 29, 2017 7:47 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Comments on redesignation of land use at 48 Edgebrook Circle NW from R-C1 to R-C1s

Dear Office of the City Clerk,
We are the owner of the property at 71 Edgebrook Circle NW, Calgary, AB, T3A 5A4. Regarding the redesignation of the land use of the property located at 48 Edgebrook Circle NW, we are concerned that the redesignation may disturb the calmness and tranquillity of our circle and even cause traffic issues. With the owner running a child care at present, there are already lots of vehicles parking around the property. We won't want to see the situation get worse. We hope that you can take into consideration of our concerns when you make your decision. Thank you.

Regards,

Haiming Li and Yan Zhang

From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT] rezoning of 48 Edgebrook Circle
Date: Monday, October 30, 2017 8:16:03 AM

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

-----Original Message-----
From: Barbara Ontko [mailto:barbaraontko@gmail.com]
Sent: Friday, October 27, 2017 6:05 PM
To: City Clerk <CityClerk@calgary.ca>
Cc: Chu, Sean <Sean.Chu@calgary.ca>
Subject: [EXT] rezoning of 48 Edgebrook Circle

Please forward to all Councillors and the Mayor

There has been an application for rezoning of 48 Edgebrook Circle to accommodate a secondary suite. When I purchased my house in 1992, I checked the zoning of my lot and the neighbouring lots. This was a factor in deciding to purchase a home here. Now a neighbour has moved in 2 years ago and has decided to change the zoning. There are many other neighbourhoods where secondary suites are legal. Why come here?

Zoning, when I purchased was a function of the city. I considered it an agreement of basic rules between myself and my neighbours governed by the city. When my next door neighbour speculated about the future of the vacant lots left on our street, I reassured him that I had checked the zoning and only single family homes would be built here.

The applicant has make a number of statements on his submission. I would like to point out that Calgary transit gives travel time from the bus stops on either bus which services our street, as 20 minutes to Dalhousie Station from the time you get on the bus. We have signs at our bus stops stating “bus detour in extreme weather conditions” meaning don’t anticipate that a bus will come in bad weather and incidentally if it does, it may not get back up the hill. The applicant lot is on a corner. Because there should be 5 meters from the corner and 1.5 meters from the driveway there may not be any legal parking in front of the house. Parking at the side of the house has always been used by the community for the cars driven by our teens and our company. This is something that I looked at when I purchased.

Maintenance has been an ongoing issue for this house. Grass can grow to several feet high. Dandelions and thistles can be tall and flowering. Snow is not consistently removed.

The family rational for rezoning could be disregarded, the lot, if rezoned, will retain its new designation forever. We do not have the services and facilities enjoyed by inner city, higher density neighbourhoods like reliable, frequent transit, libraries, pools and arenas. We do have a comfortable, family, suburban neighbourhood in which we have chosen to live.

I would ask that Council reject this application.
Barbara Ontko
105 Edgebrook Court NW

barbaraontko@gmail.com

From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT] Objection to File LOC2017-0167 - 48 Edgebrook Circle NW Redesignation from R-C1 to R-C1s
Date: Monday, October 30, 2017 11:02:39 AM
Importance: High

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: John Gray [mailto:jackandjudy@shaw.ca]
Sent: Monday, October 30, 2017 10:30 AM
To: City Clerk <CityClerk@calgary.ca>
Cc: Chu, Sean <Sean.Chu@calgary.ca>
Subject: [EXT] Objection to File LOC2017-0167 - 48 Edgebrook Circle NW Redesignation from R-C1 to R-C1s
Importance: High

Please forward to all City Councillors.

Good Morning,
We are writing to oppose the above noted file number changing from R-C1 to R-C1s.

We are concerned about this File being approved. We have been in our home for 25 years, building the house and moving in July 1992.
When we built our home, we loved that the neighbourhood was designated as single family homes, and NO secondary suites. As much as city council says that parking would not be an issue, well we have first experience with parking being an issue. We live at 43 Edgebrook Circle NW, and our neighbours directly next to us at 47 Edgebrook Circle were renting out rooms in their home. We did have by-law come and check the home (File # 2013-01363), as their tenants were constantly taking up parking space in front of our home, so when we had guests they had to find parking down the street. In winter, it posed an issue as some of our guests were elderly and it was unsafe for them to park so far away. Does City Council consider Calgary's winter conditions and that the side streets become very unsafe and icy. The corner at 48 Edgebrook Circle is not safe in winter! We've had friends stuck at this corner during high snow falls. If this file is approved, and there is an accident due to traffic on this corner, then City Council must take responsibility for this.

The house in question also runs an Approved Family Day Care, so it's not just residents and potential tenants who increase the traffic in this home, it's also families dropping off and picking up their children as well. When this application was first submitted, we took the time to ensure that this Approved Family Day Home was legitimate. When we finally found the organization who is responsible for approving and monitoring the day home, (Davar Childcare

Society), they were unaware that an application was in the works to move to R-C1s. We find this unusual as you'd think they would be upfront with their plans and work with the Day home approvers to ensure they understand that all residents moving into this location would need police clearance. We find that having this point not included in their original application, very suspicious? Why not be completely upfront?

We understand that the Edgemont Community Association is also opposed to allowing secondary suites in Edgemont and we are happy to hear that they support us in this. If we don't protect our community and investment, who will?

In closing, what is most upsetting is that this application, with so many opposing it - it causes neighbours to be upset with neighbours. We all love our street and have paid big dollars to keep our homes maintained with pride of ownership. Our investment in our homes, is part of us, and we all love our neighbours. Why would the City approve this application and pit neighbour against neighbour? It's very disappointing to think that our concerns aren't addressed, and are not heard.

Thank you for listening and please consider the above when making the decision to approve or **not approve** this application.

Judy & John Gray
43 Edgebrook Circle NW
Calgary, AB
T3A 5A2
Phone - 403-547-1583

McDougall, Libbey C.

From: Albrecht, Linda
Sent: Monday, October 30, 2017 12:32 PM
To: LaClerk
Subject: FW: Objection to file LOC2017-0167 / 48 Edgebrook Circle NW

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

RECEIVED
2017 OCT 30 AM 11:55
THE CITY OF CALGARY
CITY CLERK'S

From: S LOZINSKI [mailto:s.plozinski@shaw.ca]
Sent: Monday, October 30, 2017 11:55 AM
To: City Clerk
Cc: Chu, Sean
Subject: [EXT] Objection to file LOC2017-0167 / 48 Edgebrook Circle NW

Please forward to all City Councillors.

Good Morning,

We are writing to **oppose** the above noted file number changing from R-C1 to R-C1s.

We have lived at 39 Edgebrook Circle NW across the street from the above address for 15 years and want it recorded that we strongly oppose their application for a secondary/backyard suite.

I find it very disheartening that I am having to write regarding our objection to this file once again and that none of our concerns were even taken into consideration during this approval process by the planning department as noted by Jill Sonego. I understand that our concerns can be heard at a public hearing, but that is not an option for us as we are working on November 6, 2017.

Our opinion is that they should have bought in a newer community or a community that was zoned for secondary suites instead of trying to change an established neighborhood's zoning requirements if this was their intention from the beginning. They bought in the area knowing that it isn't zoned for secondary suites and therefore should not be pushing this change on us when the majority do not want it. We bought in this area knowing it was a single family dwelling area, paid the price for a single dwelling neighborhood and have enjoyed it this way for the past 15 years. We have great relationships with our neighbors and trying to push this on us leaves a sour taste in our mouth for the current owners of 48 Edgebrook Circle.

Their argument about having their kids' family live with them is a ridiculous reason as their kids are in Junior High School and younger so the need for a secondary suite is not a pressing issue.

From what has been printed about secondary suites, that in the current dwelling wanting a secondary suite that the unit would have at least one exit that that leads directly outside. This home does not satisfy this as this is not a walk out home. The argument that there is ample parking on a corner lot is untrue as

they have no parking in front of their home and the parking on the side of the house can be used by other homeowners in the circle and is not necessarily only for their use. Also, In their initial application there is no mention that this home is already designated as a regulated Day home provider. How do the requirements change in this circumstance? I hope there are strict guidelines for approval when a home is looking after minor children and their safety!

Also their reason that our area is in close proximity to transit, the University and SAIT is untrue. The University is at least a 20 minute drive and the CTrain is at least a 10-15 minute drive (longer if travelling by bus to the station) as I travel this way ever day.

The owners do not have reasons that are strong enough for this application to be approved and **strongly urge you to reject** this application.

If you need to discuss this any further, please feel free to give us a call.

Paul and Sharon Lozinski
(403)251-7543

LAND USE AMENDMENT
THORNCLIFFE (WARD 4)
TROLLINGER STREET AND 56 AVENUE NE
BYLAW 313D2017 **MAP 3N**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is an existing suite located on the parcel and the application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 August 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 313D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 5916 Trollinger Street NE (Plan 2951JK, Block 9, Lot 20) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 313D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

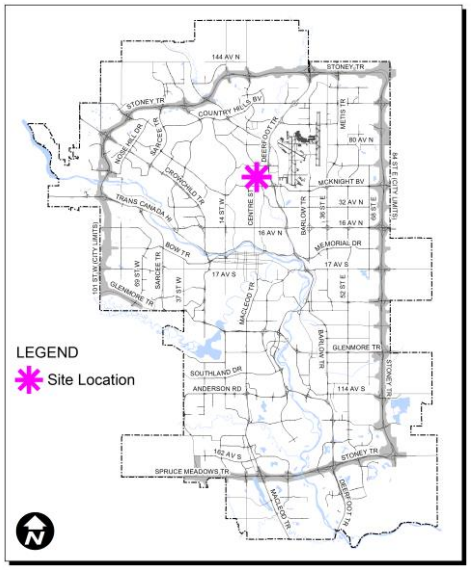
1. Proposed Bylaw 313D2017

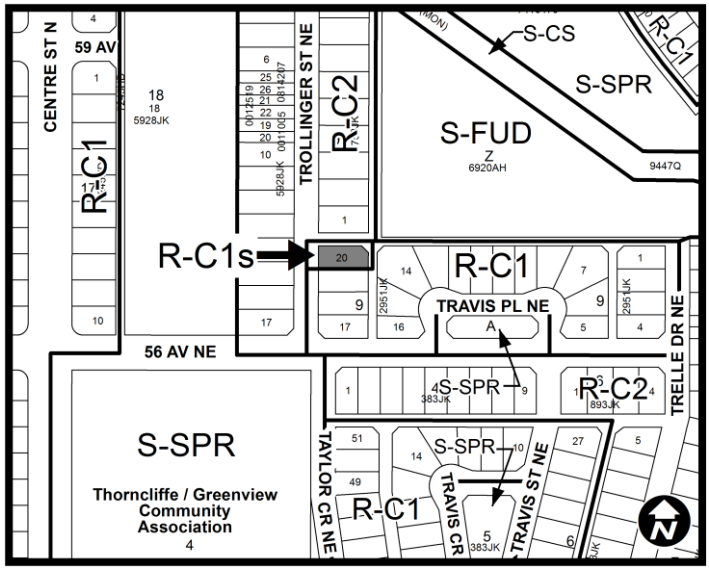
P. Schryvers

LAND USE AMENDMENT
THORNCLIFFE (WARD 4)
TROLLINGER STREET AND 56 AVENUE NE
BYLAW 313D2017

MAP 3N

LOCATION MAPS





P. Schryvers

LAND USE AMENDMENT
THORNCLIFFE (WARD 4)
TROLLINGER STREET AND 56 AVENUE NE
BYLAW 313D2017 **MAP 3N**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 5916 Trollinger Street NE (Plan 2951JK, Block 9, Lot 20) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan **Carried: 7 – 0**

Applicant:

Curtis Glas

Landowner:

Curtis Glas

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Thorncliffe, the site is approximately 16 metres by 35 metres in size and is developed with a one-storey single detached dwelling with an existing illegal suite, and a two-car garage that is accessed from the rear lane. Single- and semi-detached dwellings exist to the east, west, north and south of the site, and a municipal park exists to the north east of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Thorncliffe's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Community Name	
Peak Population Year	1977
Peak Population	11,379
2016 Current Population	8,851
Difference in Population (Number)	-2,528
Difference in Population (Percent)	-22.2%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Trollinger Street NE, and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 200 metre walking distance of the site on Centre Street NE. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in support of the application from the Thorncliffe/Greenview Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

My name is Curtis Glas and I am the homeowner of 5916 Trollinger Street NE. I am submitting an application to redesignate the land use of the property in hopes of adding a legal secondary suite to the basement of the home. Since purchasing the home and living here since July 2014, I can see many reasons and advantages to adding a legal suite.

Adding a secondary suite would create density in an area that is well suited for it. Trollinger Street NE is mainly multifamily dwellings; 29 of the 32 buildings with a Trollinger Street NE address are already zoned RC2 and are multi-dwelling suites. My home is located close to the Thorncliffe/Greenview Community Centre, is close walking distance to several parks & schools, and is close to a major transit stop on Centre St (300/3/301), making it very accessible. With the future addition of the Green Line, this will only improve.

The property itself has excellent potential to add a suite. It is large enough to add a 2-bedroom suite, has sufficient outdoor yard space to support residents of two dwellings, and also has large off-street parking areas. The property also backs onto two rear lanes which help access the property off of commonly travelled city streets.

Personally speaking, adding a suite would help ease the financial burden of owning and maintaining a home. As a young adult in this city, I have felt the effects of the economic downturn, so am turning towards new & innovative ways to sustainably supplement my income. Calgary is bursting with budding entrepreneurs; I would like to be among the people who are creatively finding ways to make a living while benefitting the community, and I see this as a great opportunity to do so.

Thank you for your time & consideration. It's great to live in a city that supports initiatives such as this, so I look forward to your response.

P. Schryvers

APPENDIX II

LETTERS SUBMITTED

The Thorncliffe/Greenview Community Association fully supports the approval of LOC2017-0169

Thanks
marvin quashnick
TGCA

APPENDIX III

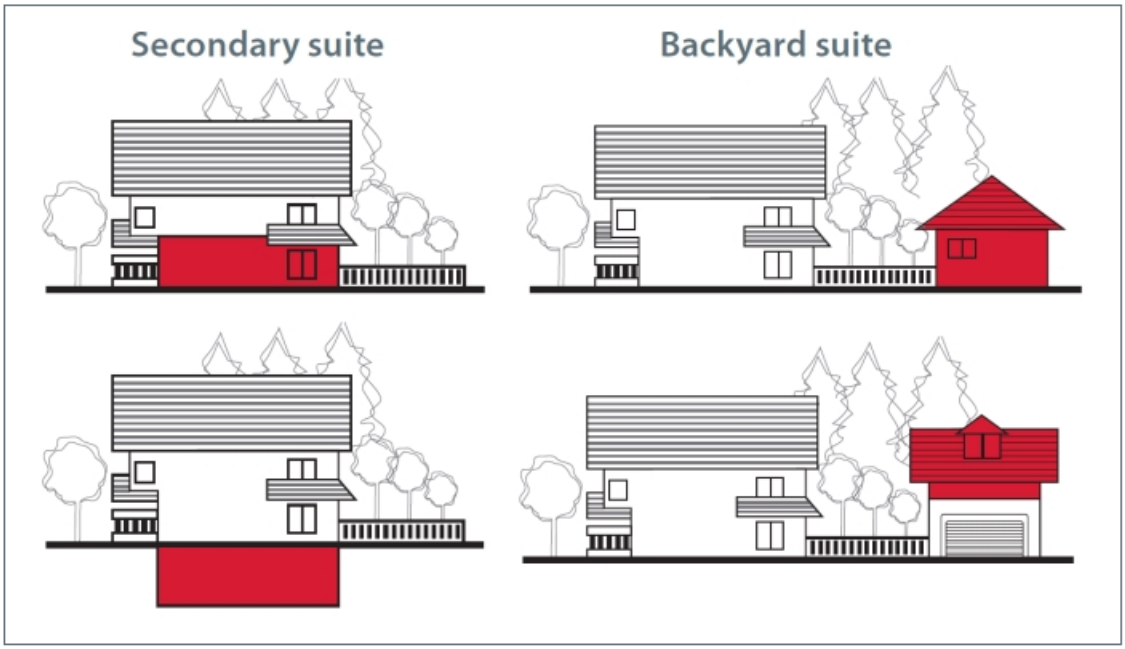
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



BYLAW NUMBER 313D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0169)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

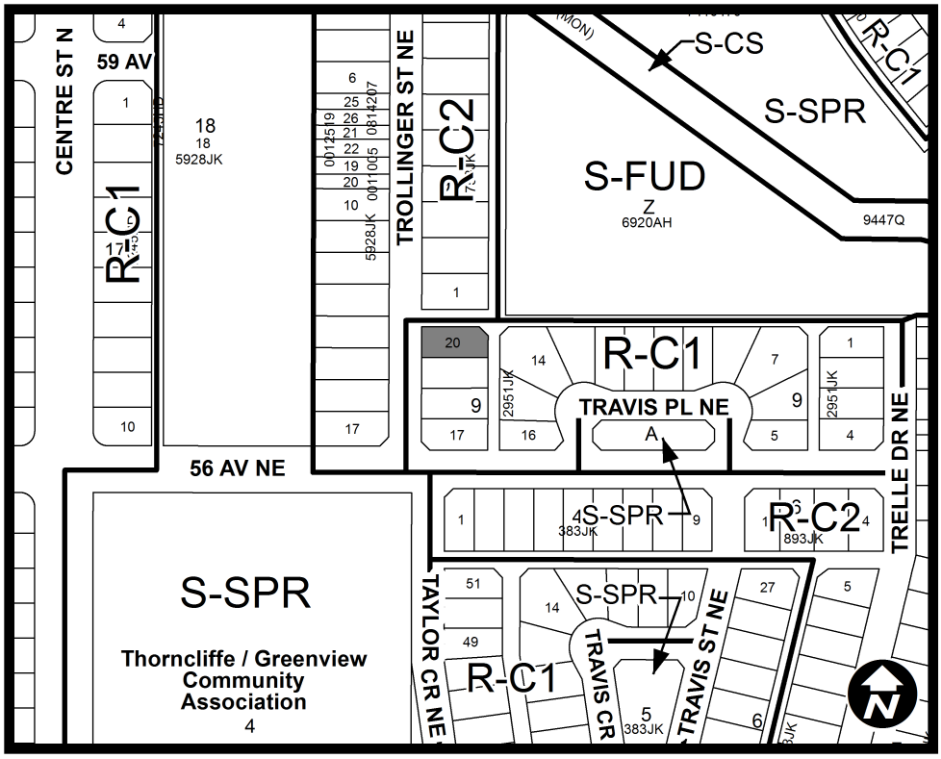
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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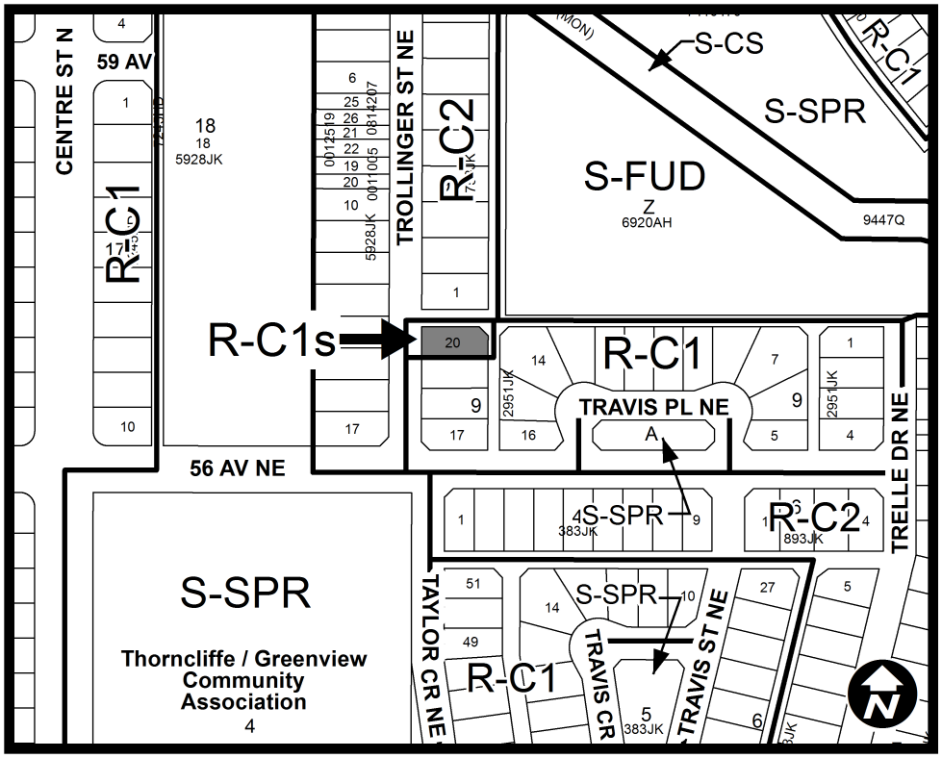
59 AV
R-C1
18
5928JK
TROLLINGER ST NE
R-C2
S-CS
S-SPR
S-FUD
6920AH
9447Q
R-C1
TRAVIS PL NE
56 AV NE
TRELLE DR NE
S-SPR
383JK
R-C2
893JK
S-SPR
Thorncliffe / Greenview
Community
Association
TAYLOR CR NE
S-SPR
R-C1
TRAVIS CR
TRAVIS ST NE
383JK

SCHEDULE B


CENTRE ST N
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R-C1
18
18
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TROLLINGER ST NE
R-C2
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6920AH
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R-C1s
R-C1
TRAVIS PL NE
TRELLE DR NE
56 AV NE
S-SPR
383JK
R-C2
893JK
S-SPR
Thorncliffe / Greenview
Community
Association
4
TAYLOR CR NE
S-SPR
R-C1
TRAVIS CR
TRAVIS ST NE
383JK

LAND USE AMENDMENT
WHITEHORN (WARD 5)
36 STREET NE AND WHITEHORN DRIVE NE
BYLAW 314D2017 **MAP 34E**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is an existing suite located on the parcel and the application was submitted to legalize this suite, although it is not currently rented out.

The site is located within the Airport Vicinity Protection Area but secondary suites are allowed on this site.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 AUGUST 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 314D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 3736 Whitehorn Drive NE (Plan 7911475, Block 13, Lot 39) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 314D2017

LAND USE AMENDMENT
WHITEHORN (WARD 5)
36 STREET NE AND WHITEHORN DRIVE NE
BYLAW 314D2017 **MAP 34E**

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

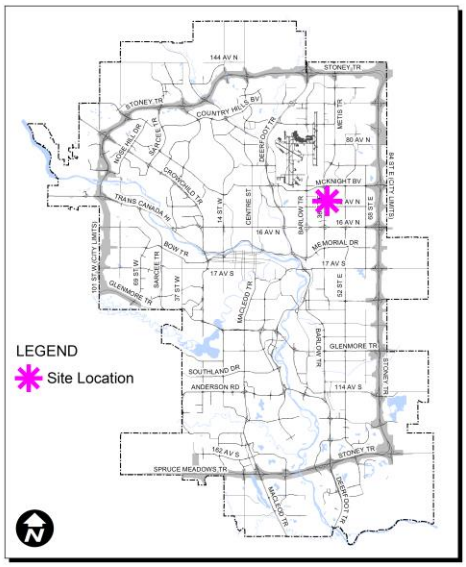
1. Proposed Bylaw 314D2017

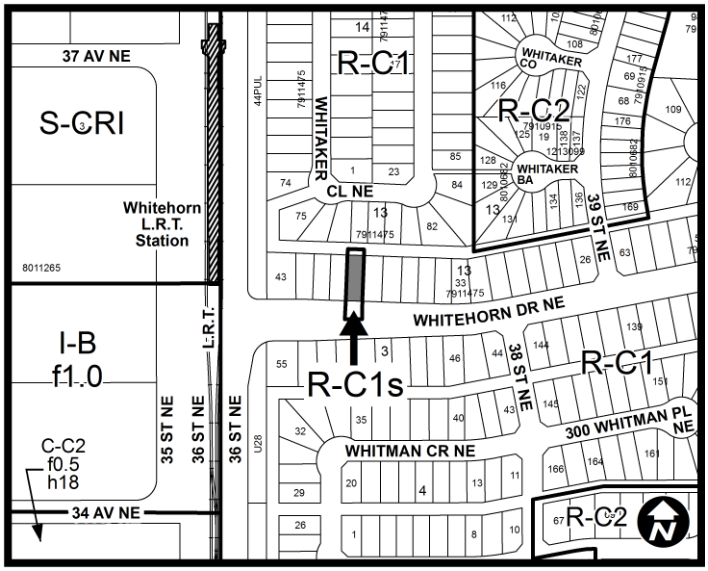
J. Sonego

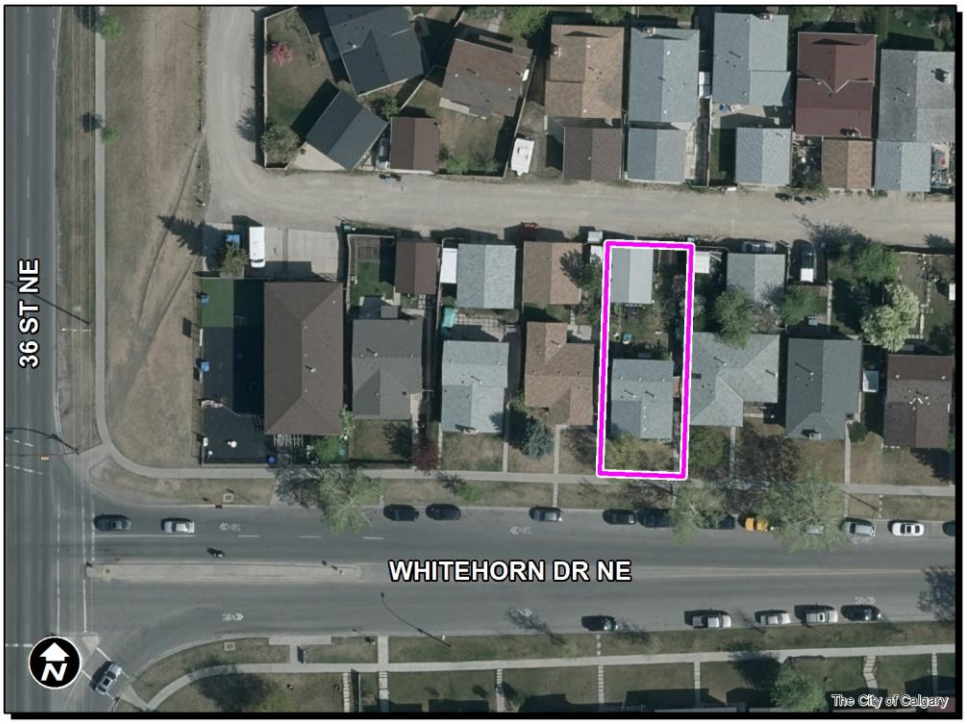
LAND USE AMENDMENT
WHITEHORN (WARD 5)
36 STREET NE AND WHITEHORN DRIVE NE
BYLAW 314D2017

MAP 34E

LOCATION MAPS







LAND USE AMENDMENT
WHITEHORN (WARD 5)
36 STREET NE AND WHITEHORN DRIVE NE
BYLAW 314D2017 **MAP 34E**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 3736 Whitehorn Drive NE (Plan 7911475, Block 13, Lot 39) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan **Carried: 7 – 0**

LAND USE AMENDMENT
WHITEHORN (WARD 5)
36 STREET NE AND WHITEHORN DRIVE NE
BYLAW 314D2017 **MAP 34E**

Applicant:

Kusum Gyawali

Landowner:

Chandi Bhusal
Teeka Sharma Bhusal

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Whitehorn, the site is approximately 12.0 metres wide by 33.0 metres deep and is developed with a single-storey Single Detached Dwelling and a detached two-car garage that is accessed from the rear lane. The Whitehorn LRT Station and 36 Street NE are located just west of the site, approximately a five minute walk away. Low density housing exists to the north, east, and south.

According to data from The City of Calgary 2016 Census, the following table identifies Whitehorn's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Whitehorn	
Peak Population Year	2015
Peak Population	12,421
2016 Current Population	12,374
Difference in Population (Number)	-47
Difference in Population (Percent)	-0.4%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Whitehorn Drive NE and from the rear lane. The area is very well served by Calgary Transit. The Whitehorn LRT station is located less than 300 metres away, and bus routes 25, 28, 57, 72 and 73 stop in close proximity to the site with bus stops along 36 Street NE and Whitehorn Drive NE. On-street parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system. A bike lane also runs along Whitehorn Drive NE, parallel to the site.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to the application from the Whitehorn Community Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:
- the Community Association spoke with adjacent residents and found the majority of them were opposed to the application due to concerns about property values, safety, parking, and expectations around the area remaining single-family in nature

Citizen Comments

Administration received one letter in opposition to the application.

Reasons stated for opposition are summarized as follows:
- problems with street parking and crime sprees; and
- concerns about the ability of The City to pay for the increased usage of utilities and infrastructure as a result of higher density.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

Subject: Regarding the Land Use Re-designation Application

My clients (Chandi Bhusal & Teeka Sharma) want to make re-designation of land use for the purpose of renting secondary suite (basement suite). Few reasons to apply for land use re-designation application in a process to develop secondary suite in the house are:

1. Renting purpose-

They want to rent their basement suite safe and legal way. After land use re-designation process, they will go for the development permit and basement suite design alteration according to Alberta building code and Calgary City standard assuring tenant safety and comfort. Secondary suite (basement) can be a good alternative source of income for them, which improves their family financial situation. In addition to this, it provides an alternative low cost residence, which helps to solve affordable housing problem in the City, where the population is growing fast.

2 Availability of amenities-

Grocery stores, gas station, drug stores, Hospital, family clinics, and Whithorn LRT station are named to few available amenities within walkable distance from the house, which lies near a major intersection between Whithorn Drive and 36 Street NE. These available facilities in the beautiful community of Whithorn will be a good fit for a tenant in a secondary suite. In addition, Annie Gale School is approximately 700 meter from the house. Fire Station No. 22 is within 5 kms from the house. Likewise, there are plenty of playgrounds around the house.

3 Reduce infrastructure investments and increase revenue-

Secondary suite accommodates an additional family in the same house. Therefore, City does not need to invest to develop physical infrastructures. Not only the City's infrastructure development cost has it been reduced, dense population of the area makes transit operation more cost effective. In addition to this, secondary suite permission motivate landlord to develop suite and rent it. It can increase property valuation as well as property tax which can increase City's revenue remarkably.

Therefore, it is a suitable house to approve for secondary suits land re-designation and I would like to request City council to provide permit for re-designation of land use for this parcel.

J. Sonego

APPENDIX II

LETTERS SUBMITTED

Email received from the Whitehorn Community Association:

July 3/2017

Re: Rezoning of 3736 Whitehorn Dr. NE.

We spoke to the residents of Whitehorn Dr. NE and the following are opposed to the rezoning. The Whitehorn Community Association checks with neighbors on both sides of rezoning requests. We support the majority choice whether it is for or against. In this case the majority is against.

The following are against the rezoning.
Michael Lew 3760 Whitehorn Dr NE

Alberta Wong 3720 Whitehorn Dr NE

Zhu Joyce 3712 Whitehorn Dr NE

Hung Dang 3752 Whitehorn Dr NE

John Arnold 3744 Whitehorn Dr NE

Reasons Given:

Property values

Purchased R1 with the expectation it would remain R1

Safety of property and people

Parking issues

The following resident was in favor.

Bohla 3728 Whitehorn Dr NE

APPENDIX III

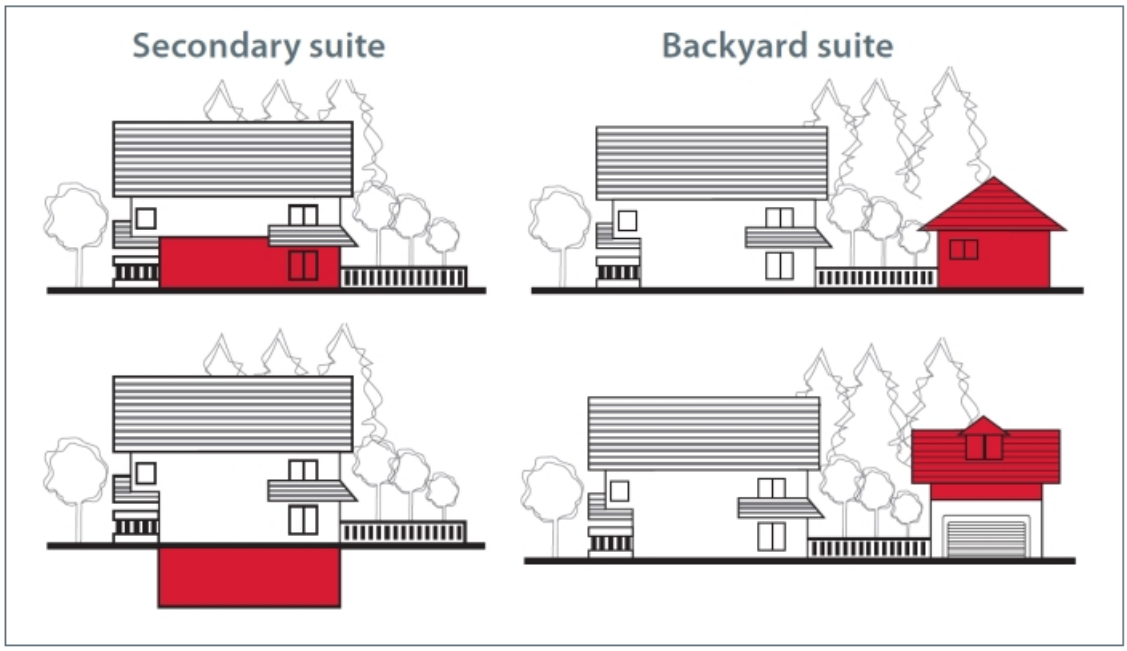
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 314D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0164)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

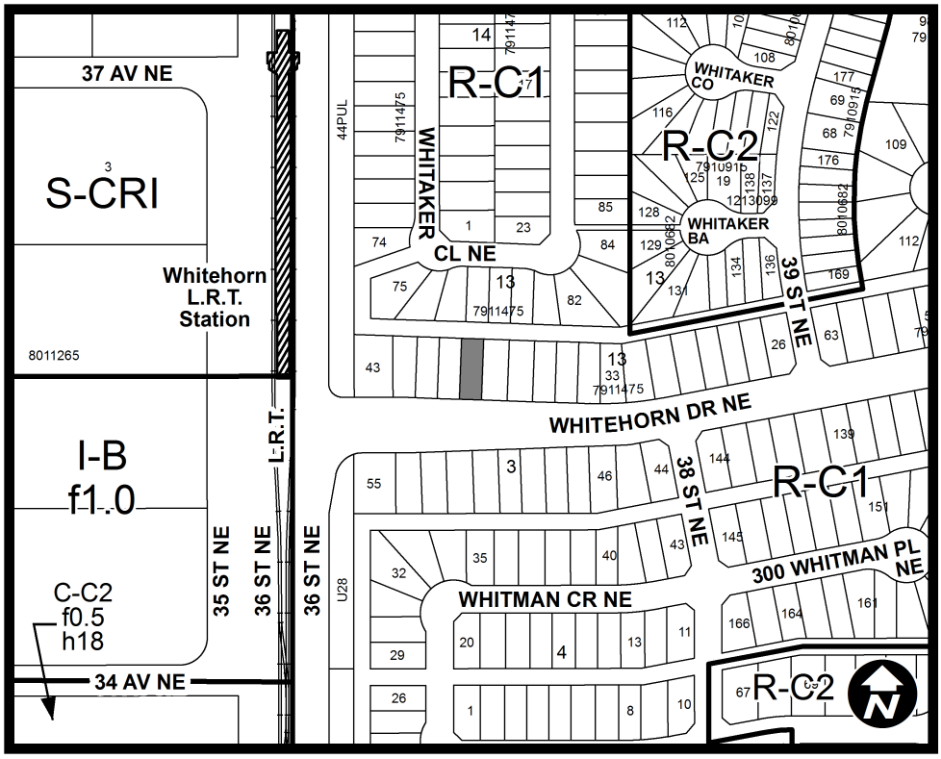
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0164
BYLAW NUMBER 314D2017

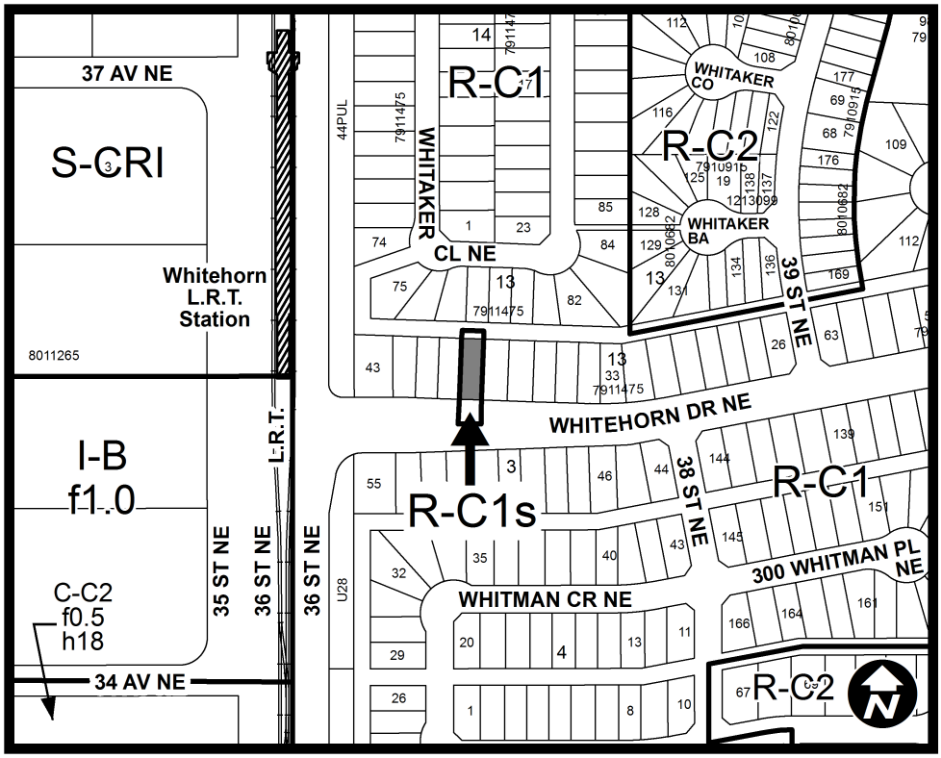
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0164
BYLAW NUMBER 314D2017

SCHEDULE B



LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
MARYVALE WAY NE
BYLAW 315D2017 **MAP 22E**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is an existing suite located on the parcel above the detached garage and the application was submitted as a result of past complaints about the suite.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 August 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 315D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 668 Maryvale Way NE (Plan 7620JK, Block 4, Lot 15) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 315D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

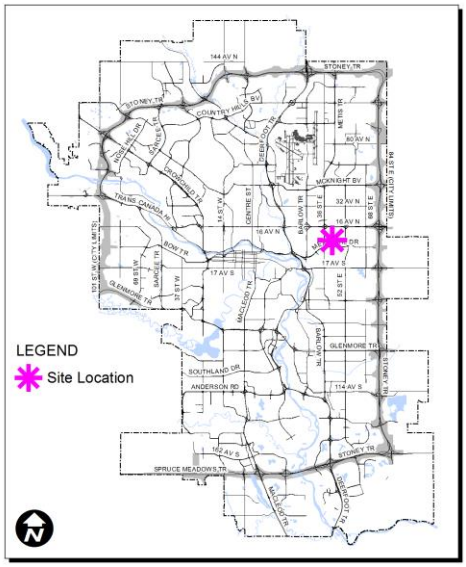
1. Proposed Bylaw 315D2017
2. Public Submission

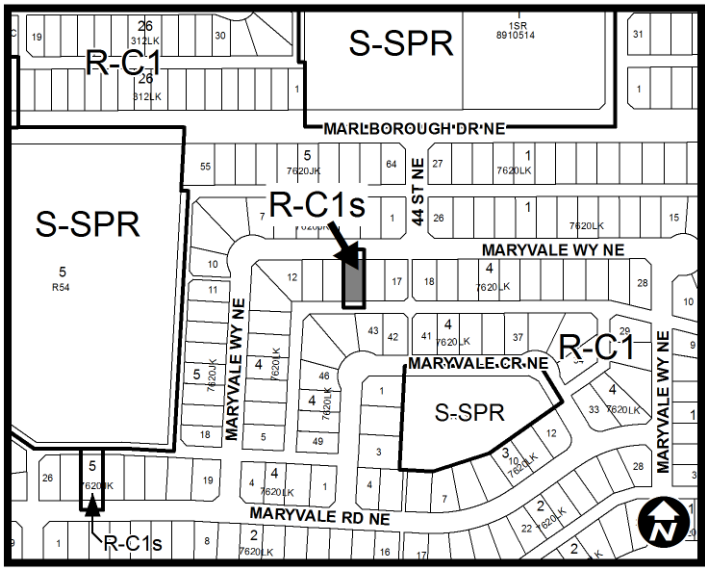
M. Davis

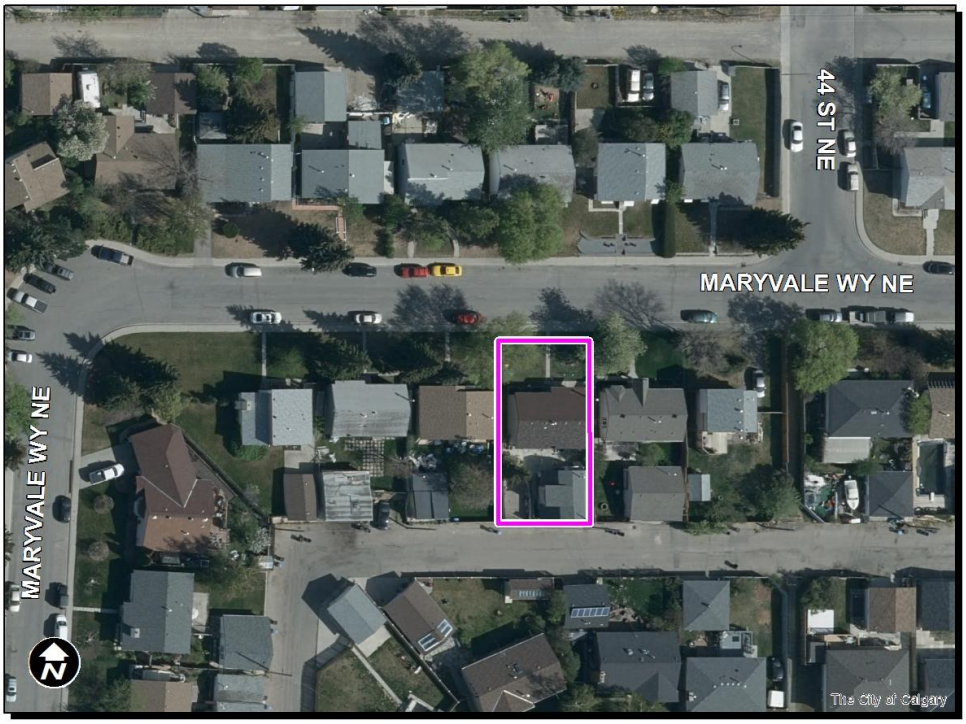
LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
MARYVALE WAY NE
BYLAW 315D2017

MAP 22E

LOCATION MAPS







M. Davis

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
MARYVALE WAY NE
BYLAW 315D2017 **MAP 22E**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 668 Maryvale Way NE (Plan 7620JK, Block 4, Lot 15) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere **Carried: 7 – 0**

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
MARYVALE WAY NE
BYLAW 315D2017 **MAP 22E**

Applicant:

Gladys Falag-Ey Moore

Landowner:

Gladys Falag-Ey Moore
Roger Chad Moore

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Marlborough, the site is approximately 15 metres by 30 metres in size and is developed with a one-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. Notwithstanding the existing R-C1 land use designation, there is an existing backyard suite located above the detached garage that has been rented in the past. The site is surrounded by existing single detached dwellings. The Marlborough Community Centre and Community Park are located approximately 150 metres west of the site and a junior high school is located approximately 150 metres to the north.

According to data from The City of Calgary 2016 Census, the following table identifies Marlborough's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Marlborough	
Peak Population Year	1982
Peak Population	10,025
2016 Current Population	8,784
Difference in Population (Number)	- 1,241
Difference in Population (Percent)	-12%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required. In the case of the existing backyard suite located above the detached garage, a development permit will be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Maryvale Way NE and the rear lane. The area is served by Calgary Transit with a bus stop location within approximately 600 metre walking distance of the site on Marlborough Drive NE and Maryvale Drive NE and the Marlborough C-train station located within a 1.5 kilometre walking distance of the site. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may or may not be required to service the Backyard Suite. This will be reviewed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to the application from the Marlborough Community Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- No support for secondary suites as parking, services and community structures are designed around single family dwellings

Citizen Comments

Administration received three (3) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Added congestion on the site, Maryvale Way NE and the rear lane;
- Alleged history of short-term rentals;
- Poor condition/safety of the existing suite; and
- Surrounding properties are all single family.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

Please accept our application for Land Use Redesignation of our property. We bought this house 3 years ago and made it our home. We have small children and due to how the economy is doing now a days my husband was laid off work several times so we decided to rent the existing suite on top of our garage to help us with our finances. This is how we found out that the City doesn't have record that shows that a building permit has been obtained for the above suite. We want to comply with the city's requirements.

If our application is approved, we will be able to make the best of use of the garage suite that already existed years ago. Our children can stay there when they are older, and we can have people rent it while they are still young. This will help us substantially for paying our debt. It will increase the value of our property and we are abiding with the City's building code.

M. Davis

APPENDIX II

LETTERS SUBMITTED

THE COMMUNITY ON THE MOVE

CALGARY MARLBOROUGH COMMUNITY ASSOCIATION
636 MARLBOROUGH WAY N.E., CALGARY, ALBERTA T2A 2V6

June 18, 2017

Circulation Control
Planning & Development #8201
PO Box 2100, Stn. M
Calgary, AB T2P 2M5

RE: File # LOC2017-0158
668 Maryvale Way NE

We recognize Gladys Falag-Ey Moore's request and appreciate her going through the proper channels, however the Calgary Marlborough Community Association supports the R-C1 single family zoning for this community. We do not encourage secondary suites as parking, services and community structures are designed around single family dwellings.

Yours truly,

Laura Greenwood
Calgary Marlborough Community Association

APPENDIX III

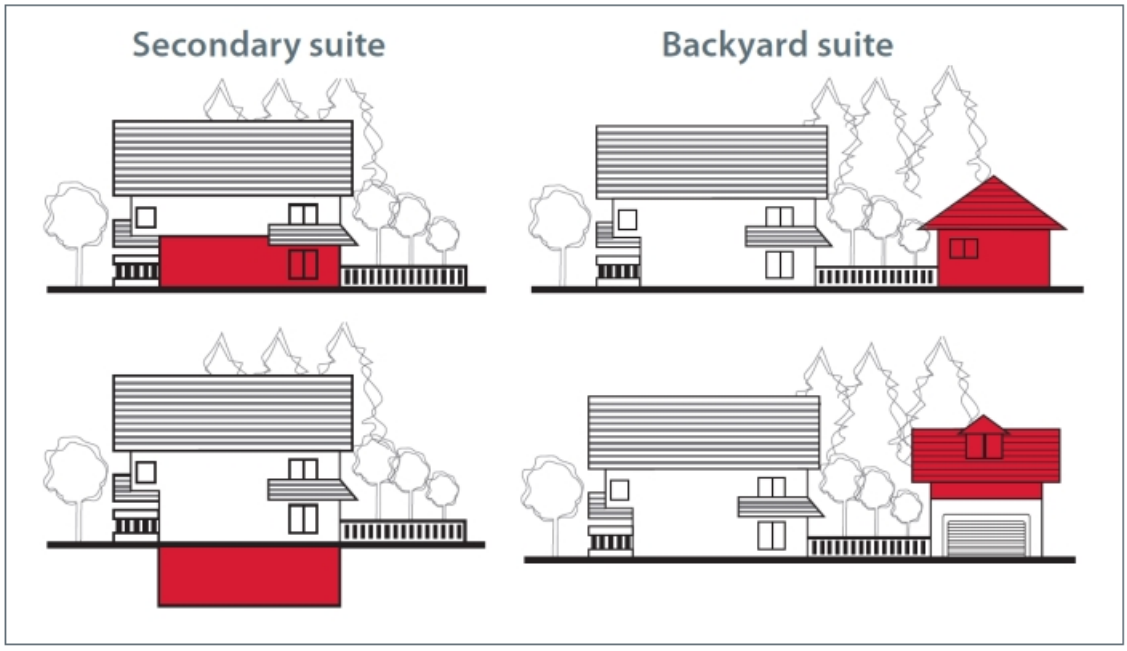
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

CPC2017-324
ATTACH 1

BYLAW NUMBER 315D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0158)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

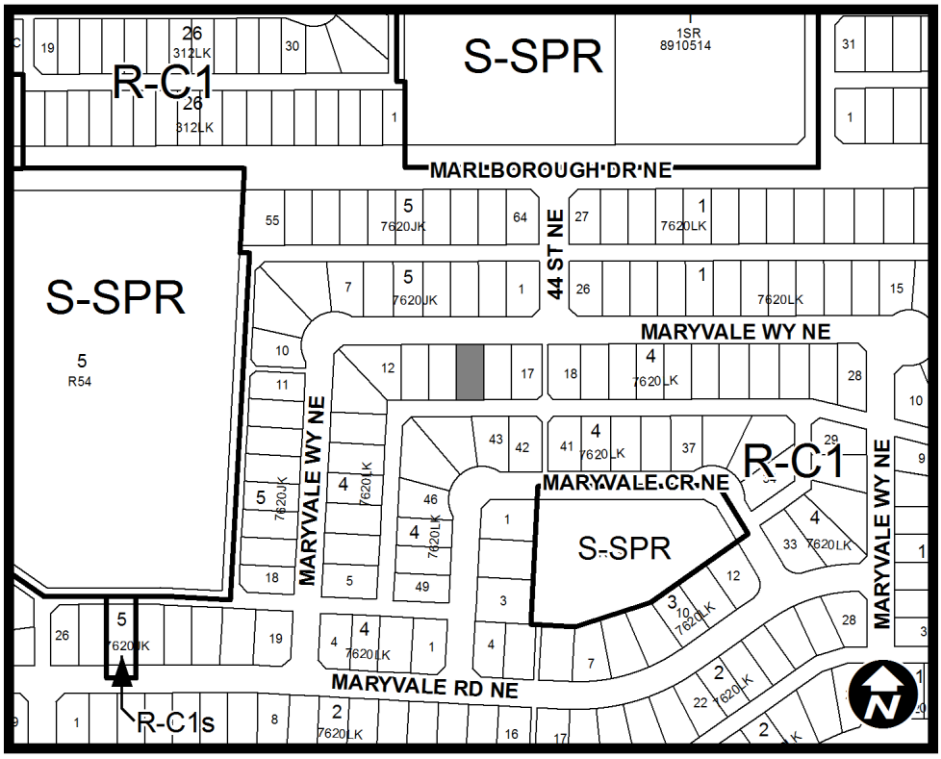
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

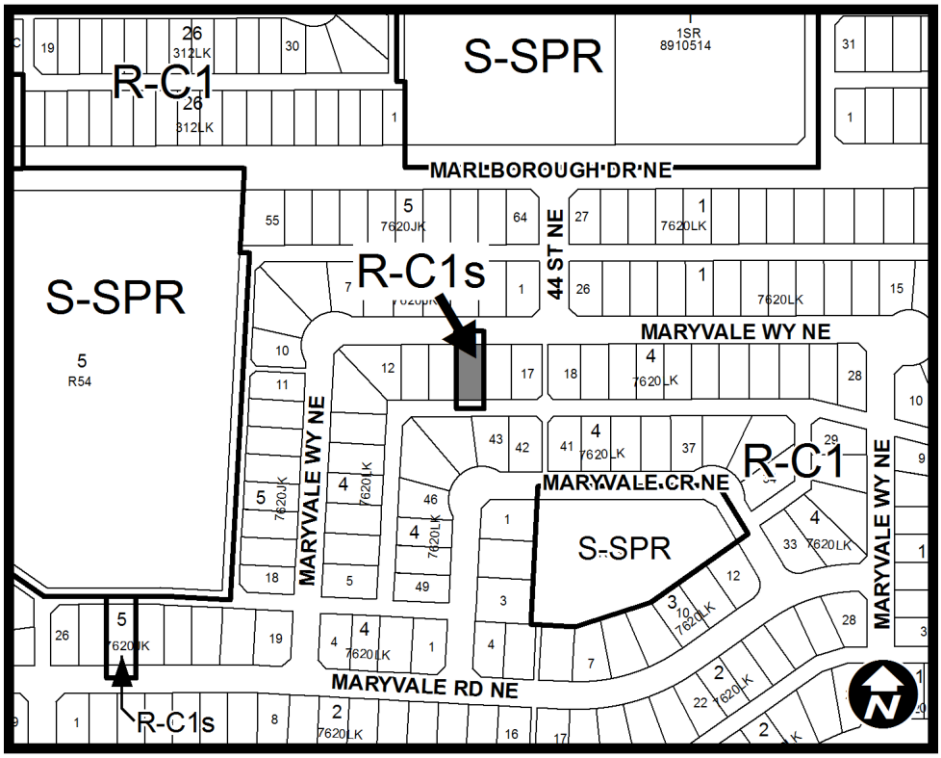
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


S-SPR
R-C1
S-SPR
S-SPR
R-C1
R-C1s
MARLBOROUGH DR NE
44 ST NE
MARYVALE WY NE
MARYVALE WY NE
MARYVALE WY NE
MARYVALE CR NE
MARYVALE RD NE

SCHEDULE B


R-C1
S-SPR
MARLBOROUGH DR NE
S-SPR
R-C1s
44 ST NE
MARYVALE WY NE
MARYVALE WY NE
MARYVALE CR NE
R-C1
S-SPR
MARYVALE WY NE
MARYVALE RD NE
R-C1s

From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT]
Date: Monday, October 30, 2017 11:01:06 AM

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Ann-mari [mailto:ann-mariGr@hotmail.com]
Sent: Monday, October 30, 2017 10:58 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT]

Office of the City Clerk,
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100
Postal Station 'M'
CALGARY, Alberta
T2P 2M5

Re: to re-designate 668 Maryvale Way NE, Calgary (Plan 7620 JK, Block 4, Lot 15) from District R-C 1 to R-C 1s.

As the owner of the adjacent property, 664 Maryvale Way NE, I strongly disapprove of the application to amend the Land Use Designation (Zoning) for above property.
Reasons being: the property exists of a house about 1.000 square feet and an detached 2-story oversized double garage with a suite, 1 bedroom, living room, kitchen and bathroom on the second floor. Since the owner bought the house more than 3 years ago, that suite has constantly been rented out on short term (nightly). As to my knowledge a permit has never

been approved for that garage in the first place. The moderate size house (smaller than the garage) has a fully develop basement, with rooms that has also been rented out since the the new owners moved in, and also mostly on nightly basis.

Not 1 but 2 secondary suites are rented out on the premises, the 2nd floor of the garage and the one in the main house.
The suite and rooms are rented out on a short term basis, often overnight stays. Very similar to a Motel-like business; Without the security, and special insurance-policies and other rules and regulations that applies to such business. That kind of rental--business is definitely not allowed in a R-C1 Residential Zoning.

With this kind of rental-business there is a very heavy traffic with cars coming and going all times day and night. Licence-plates from different states in the USA and all kinds of provinces in Canada, is a comment sight. The renters get their keys from unmarked sealed envelopes in the mailbox in front of the house, without seeing the owner. THAT is very unsettling and scary, in these days of all kinds of crimes going on.

There are also other concerns regarding this matter that is not mentioned here, but these are the most important.

With sincere wishes and hopes that this application will be denied:

With regards:

Ann-Mari Greik

664 Maryvale Way NE
CALGARY Alberta
T2A 2V7 E-mail: ann-marigr@hotmail.com

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
44 STREET NE AND MEMORIAL DRIVE E
BYLAW 316D2017 **MAP 22E**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is an existing suite located on the parcel and the application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 August 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 316D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4635 Marwood Way NE (Plan 6689JK, Block 5, Lot 39) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 316D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

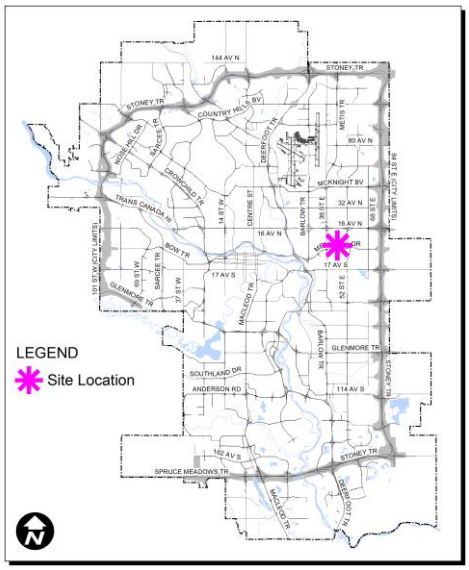
ATTACHMENT

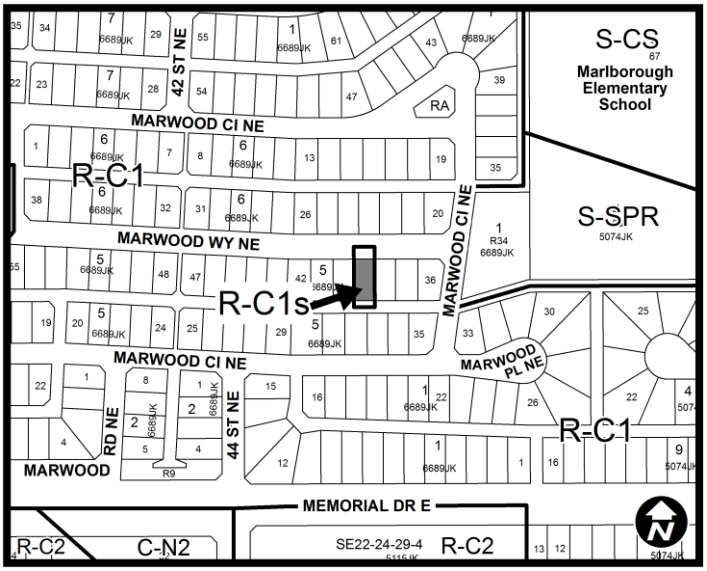
1. Proposed Bylaw 316D2017
2. Public Submission

B. Bevill

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
44 STREET NE AND MEMORIAL DRIVE E
BYLAW 316D2017 **MAP 22E**

LOCATION MAPS





LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
44 STREET NE AND MEMORIAL DRIVE E
BYLAW 316D2017 **MAP 22E**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4635 Marwood Way NE (Plan 6689JK, Block 5, Lot 39) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan **Carried: 7 – 0**

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
44 STREET NE AND MEMORIAL DRIVE E
BYLAW 316D2017 **MAP 22E**

Applicant:

Fern Maas

Landowner:

Fern Maas
Stacia Maas

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Marlborough, the site is approximately 15.0 metres by 30.0 metres in size and is developed with a single-storey single detached dwelling with an existing suite. A detached two-car garage is accessed from the rear lane. Single detached residential houses exist to the north, east, south, and west of the site with Marlborough Elementary School and playfields located approximately 150 metres to the northeast.

According to data from The City of Calgary 2016 Census, the following table identifies Marlborough peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Marlborough	
Peak Population Year	1982
Peak Population	10,025
2016 Current Population	8,784
Difference in Population (Number)	-1,241
Difference in Population (Percent)	-12.4%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Marwood Way NE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 200 metres walking distance of the site on Memorial Drive East. On-street parking adjacent to the site is not regulated by the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Marlborough Community Association at the time of writing this report.

Citizen Comments

One letter was received in opposition to the proposal. The main concerns of this letter included:

- Parking;
- Previous noise issues at this residence; and
- Negligent care of the property.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

Reasoning for secondary suite application

This area is well suited to secondary suites, due to:

- This house has a large 2 car garage, parking for suite tenants will be in garage
- Easy access to public transportation
- Creates affordable housing
- Close to all amenities, walking distance to shopping area, owning vehicle not necessary
- Many secondary suites already exist in the area
- Making this suite legal will ensure safety of tenants

APPENDIX II

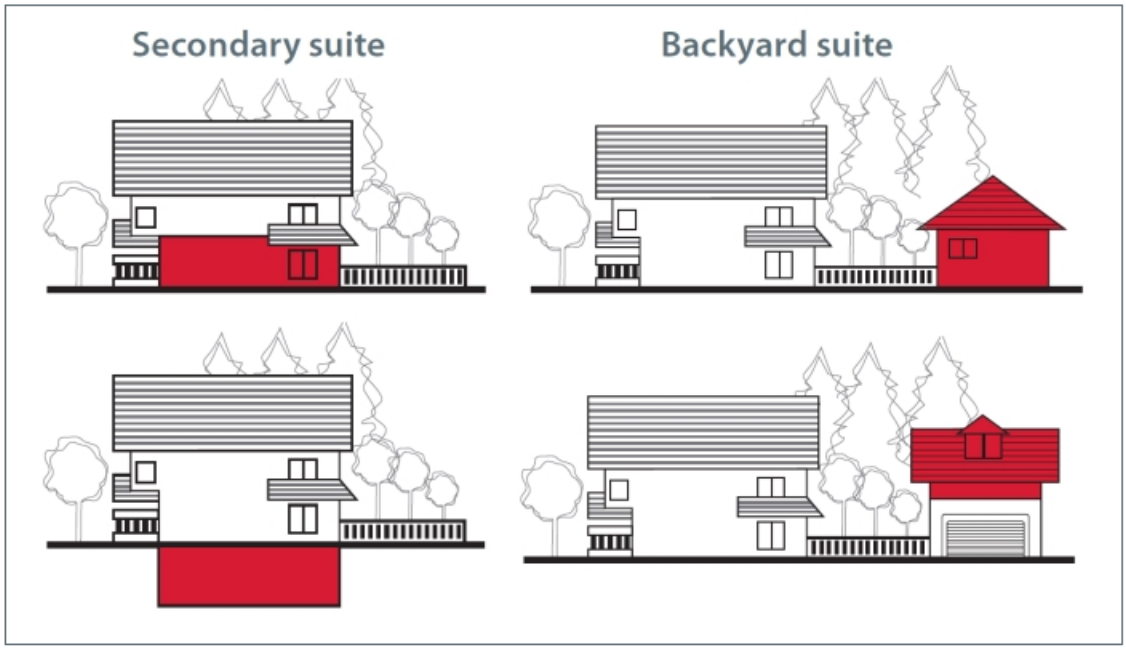
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 316D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0152)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

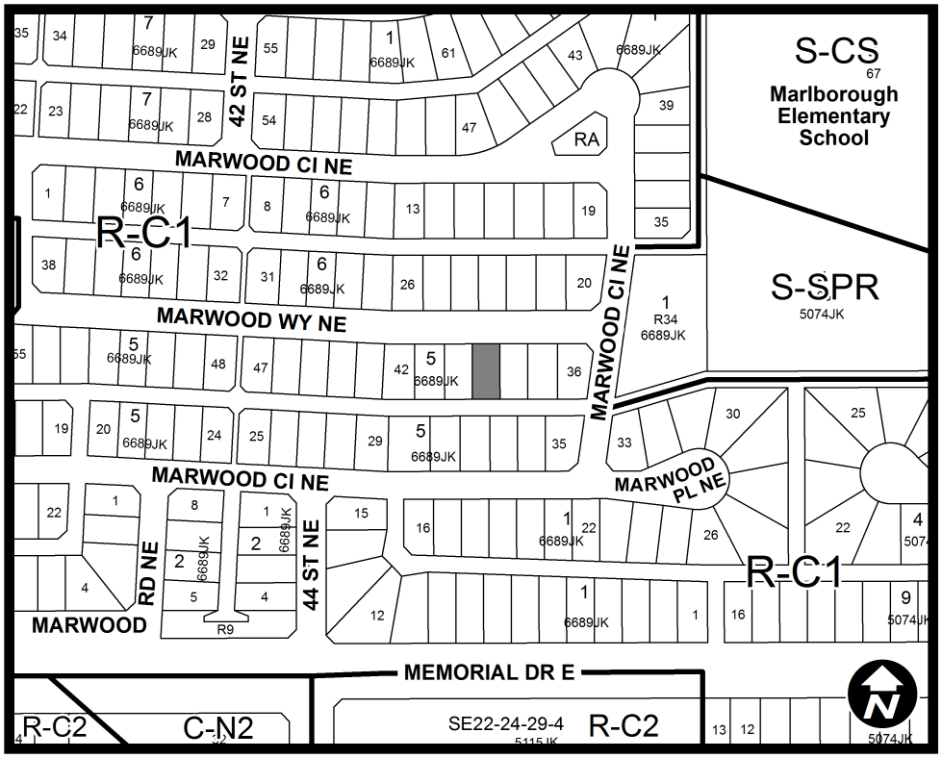
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0152
BYLAW NUMBER 316D2017

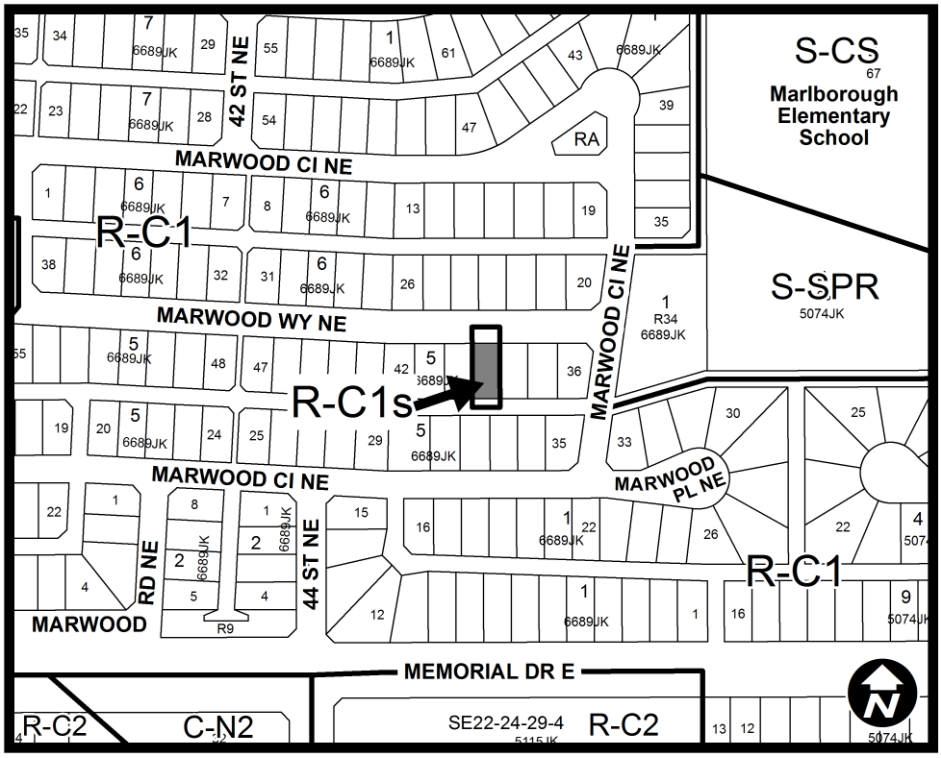
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0152
BYLAW NUMBER 316D2017

SCHEDULE B



McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Friday, October 27, 2017 4:11 PM
To: LaClerk
Subject: FW: Bylaw amendment #316602017

Follow Up Flag: Follow up
Flag Status: Completed

From: WILLIAM SHEPPARD [mailto:mbsheppard@shaw.ca]
Sent: Friday, October 27, 2017 4:09 PM
To: City Clerk
Subject: [EXT] Bylaw amendment #316602017

I do not wish to have the bylaw amended from R-C1 changed to R-C1s for the resident 4635 Marwood Way NE

Thanks

Myrna Sheppard
4628 Marwood Way N.E

Sent from my iPad

LAND USE AMENDMENT
NEW BRIGHTON (WARD 12)
BRIGHTONCREST POINT SE AND BRIGHTONCREST COVE SE
BYLAW 317D2017 **MAP 2SE**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION 2017 August 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 317D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 208 Brightoncrest Point SE (Plan 1312260, Block 75, Lot 16) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 317D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and Revised East McKenzie Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

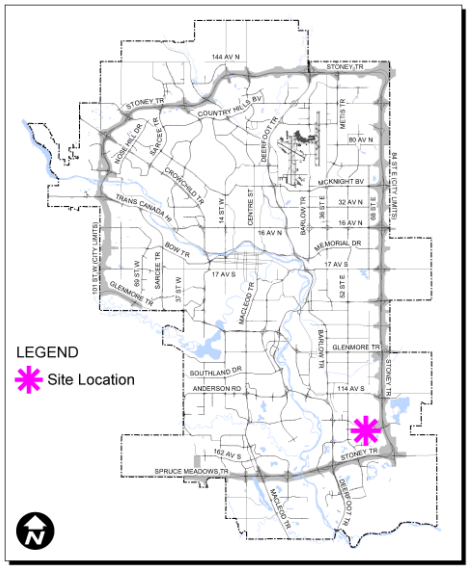
1. Proposed Bylaw 317D2017
2. Public Submissions

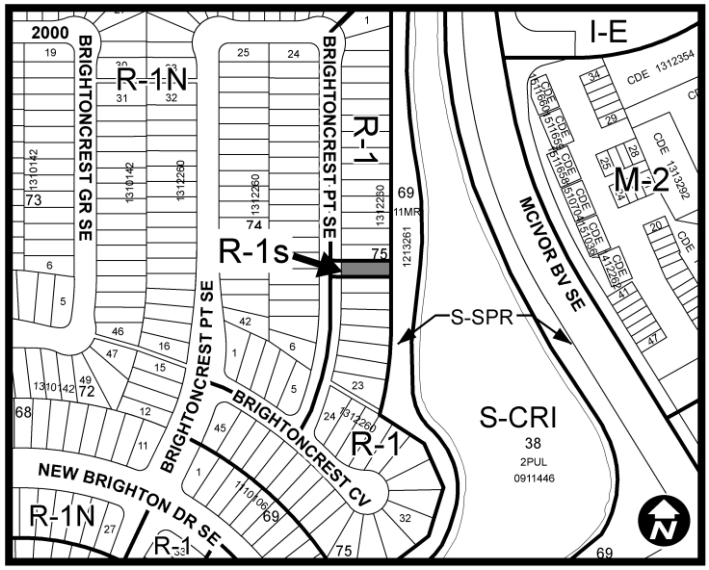
M. Horkan

LAND USE AMENDMENT
NEW BRIGHTON (WARD 12)
BRIGHTONCREST POINT SE AND BRIGHTONCREST COVE SE
BYLAW 317D2017

MAP 2SE

LOCATION MAPS





LAND USE AMENDMENT
NEW BRIGHTON (WARD 12)
BRIGHTONCREST POINT SE AND BRIGHTONCREST COVE SE
BYLAW 317D2017 **MAP 2SE**

ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 208 Brightoncrest Point SE (Plan 1312260, Block 75, Lot 16) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: C. Friesen **Carried: 6 – 1**
Opposed: M. Foht

LAND USE AMENDMENT
NEW BRIGHTON (WARD 12)
BRIGHTONCREST POINT SE AND BRIGHTONCREST COVE SE
BYLAW 317D2017 **MAP 2SE**

Applicant:

Rolando Layam

Landowner:

Maria Geela Atienza
Rolando Layam

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of New Brighton, the site is approximately 11 metres by 34 metres in size and is developed with a one-storey single detached dwelling, with an attached two-car garage accessed from Brightoncrest Point SE. Surrounding development consists of single detached dwellings to the north, south and west. To the east are lands zoned Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

According to data from The City of Calgary 2016 Census, the following table identifies New Brighton's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

New Brighton	
Peak Population Year	2016
Peak Population	12,060
2016 Current Population	12,060
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed R-1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a Single Detached Dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)" area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Revised East McKenzie Area Structure Plan (ASP)

The site is within the Residential area of the ASP as identified on the Land Use Concept Map (Map 3). The proposed R-1s land use district is a low density residential district and is consistent with the applicable policy with the Residential Area (subsection 5.1.2(2)).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Brightoncrest Point SE. There is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 450 metre walking distance of the site on New Brighton Drive SE (Route 152). On-street parking adjacent to the site is unregulated, however, parking is limited due to the front driveways along Brightoncrest Point SE.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the New Brighton Community Association.

Citizen Comments

Administration received two letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Lack of parking;
- There are sidewalks on only one side of the street;
- Density increase would be unacceptable; and
- Will set a precedent for other similar applications.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

I Rolando Layam and owner of the property in above mentioned address would like to apply for secondary suite for our basement.

I am developing our basement as secondary suites to have an affordable accommodation, livable and safe for our future renters (relatives and friends) and as well as to help cover our mortgage expenses.

Secondly this will make our basement acceptable to our neighbours, legal and conforming to city's requirements and guidelines.

Thanks you and I am looking forward to your response and approval on my application.

APPENDIX II

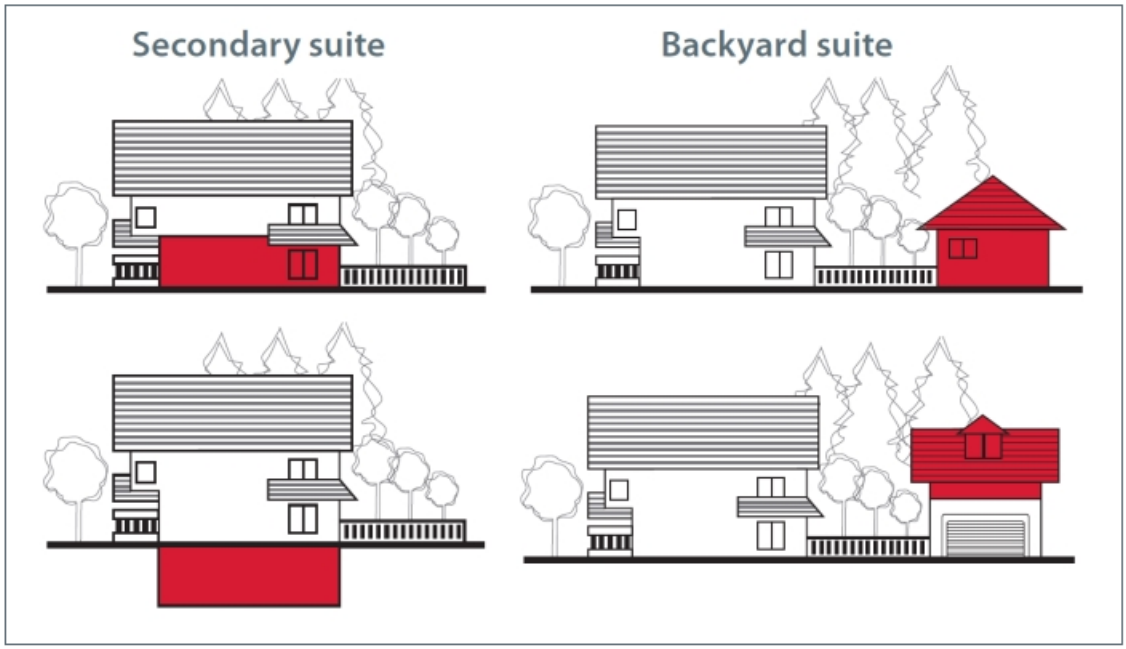
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 317D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0150)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

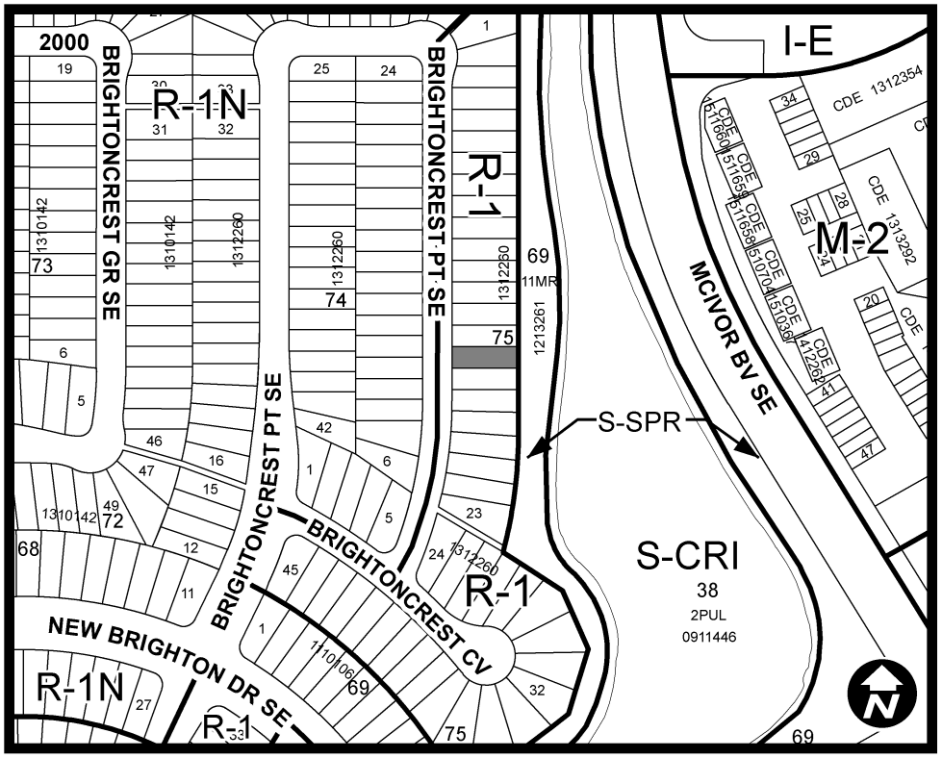
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0150
BYLAW NUMBER 317D2017

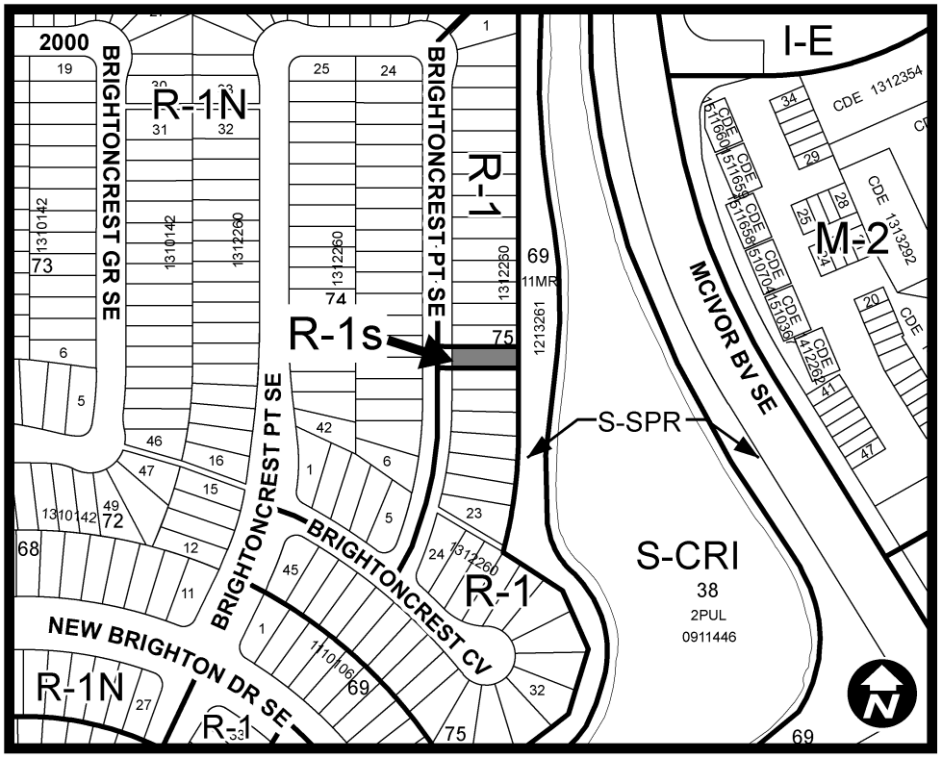
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0150
BYLAW NUMBER 317D2017

SCHEDULE B



McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 19, 2017 3:57 PM
To: LaClerk
Subject: FW: [EXT] 208 Brightoncrest Point SE, LOC2017-0150 (Application for Land use Ammendment)

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----
From: Ginalise Dao [mailto:vidao1972@yahoo.com]
Sent: Thursday, October 19, 2017 3:44 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] 208 Brightoncrest Point SE, LOC2017-0150 (Application for Land use Ammendment)

>
> To the City Clerk,
>
> This is my Comments on the subject.
>
>
> I want my neighbourhood to stay quite and the same as it was when i bought it.
>
> I've seen secondary suites in my old neighbourhood and parking is always an issue. More people in an area means less street parking.
>
> I have kids and I want my driveway to be clear and most specially in emergencies.
>
> I choose to live in this neighbourhood because I know it’s quite and safe for my kids to play where there are not much activities going on, I work hard to live in a desirable neighbourhood like this and I don’t want my property value To go down if residence starts getting secondary suites.
>
> In other words, I’m not supporting this application.
>
> Respectfully yours,
>
> Vi Dao
> (212 Brightoncrest Point SE)
> (403) 828-1235
>
>

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 19, 2017 3:58 PM
To: LaClerk
Subject: FW: [EXT] 208 Brightoncrest Point SE, LOC2017-0150 (Application for Land use Ammendment)

From: Chase Inocencio [mailto:chaseginocencio@yahoo.ca]
Sent: Thursday, October 19, 2017 3:38 PM
To: City Clerk
Subject: [EXT] 208 Brightoncrest Point SE, LOC2017-0150 (Application for Land use Ammendment)

To the City Clerk,

My comments regarding the Land Use Amendment application:

Our neighborhoods weren't designed for secondary suites, we have no room for parking on our streets as it is. Our neighborhood only even have one side with sidewalk, not much for kids to play. Parking would also be a problem as we don't have much parking space along the street. People pay a price to live in a nice, quiet neighborhood and We bought our house here because it is R1 and we intend to keep it that way.

We are not in support for the application for a secondary suite specially in this quiet neighborhood.

Sincerely,

Chase Inocencio

(403) 808-8035

(Brightoncrest Point Resident)

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, October 25, 2017 4:16 PM
To: LaClerk
Subject: FW: [EXT] 208 Brightoncrest Point SE (Plan 1312260,Block 75, Lot 16)

From: Chase Inocencio [mailto:chaseginocencio@yahoo.ca]
Sent: Wednesday, October 25, 2017 3:49 PM
To: City Clerk
Subject: [EXT] 208 Brightoncrest Point SE (Plan 1312260,Block 75, Lot 16)

To the Office of the City Clerk,

My comments regarding redesignating the land located at 208 Brightoncrest Point SE.

Our neighborhoods weren't designed for secondary suites, we have no room for parking on our streets as it is. Our neighborhood only even have one side with sidewalk, not much for kids to play. Parking would also be a problem as we don't have much parking space along the street. People pay a price to live in a nice, quiet neighborhood and We bought our house here because it is R1 and we intend to keep it that way.

We are not in support for the application for a secondary suite specially in this quiet neighborhood.

Sincerely,

Chase Inocencio

(403) 808-8035

(212 Brightoncrest Point SE)

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Monday, October 23, 2017 7:41 AM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0150

From: andrewc10@shaw.ca [mailto:andrewc10@shaw.ca]
Sent: Sunday, October 22, 2017 6:43 PM
To: City Clerk
Subject: Online Submission on LOC2017-0150

October 23, 2017

Application: LOC2017-0150

Submitted by: Thomas Crosby

Contact Information

Address: 227 Brightoncrest Point SE

Phone:

Email: andrewc10@shaw.ca

Feedback:

I would like to submit an opinion on the application of the secondary suite proposal for 208 Brightoncrest Point SE. As all the other homes on this street are designated as Single Dwelling occupancy; the proposal to change to R-1s from R-1 I would like to veto against it. The problem with this application however beneficial to the particular homeowner is not so to its neighbours around them. The reasons being are such as: (1) a potential increase of transient occupants to the home as renters come and go continuously, (2) an increase to the traffic density on the street, and also (3) as no definite plan of what the structure would look like at the end of this submission (i.e. changing original structure or adding extra structure) it will change the aesthetic layout of the community. Being that Brookfield Residential controls the development of their communities right down to the type of tree that is planted on each individual yard and also ensuring that house layout elevations are never side-by-side, the potential changing of a house layout either front or back I think would fall into a violation of this type of control. Another point of contention to this proposal is there are plenty of rental properties in the area with ample space for potential renters. Space also isn't at a premium in this community as compared to one of the inner city wards where people are aiming for ease of transport into the core by creating in-fills and secondary suites. I am not sure as to how some of my corresponding neighbours feel about this issue, but I have chosen to not show apathy to this issue; and I hope that this comment on the issue is at least addressed even for its face value. Thank you for your time and I look forward to seeing what the outcome of this issue is. I would hope that Shane Keating our councillor for this Ward potentially shares this opinion and is able to stand behind his constituent.

McDougall, Libbey C.

From: Horkan, Melanie
Sent: Wednesday, October 25, 2017 10:39 AM
To: McDougall, Libbey C.
Subject: FW: [EXT] 208 Brightoncrest Point SE, LOC2017-0150 (Application for Land use Ammendment)

Hi Libbey,

Forwarding this to you as it came to me directly.

Melanie Horkan, BA (Hons), Dip TP
Planner 2, South Team
Community Planning
Planning & Development
The City of Calgary | Mail code: #8073
T 403.268.1774 | **F** 403.268.1997| calgary.ca
Municipal Building, 800 Macleod Trail S.E,
P.O Box 2100 Station M, Calgary, AB, Canada T2P 2M5

*** My office hours are Tuesday, Wednesday and Thursday 8am-3.15pm ***

From: Cgino Cencio [mailto:cgino71@gmail.com]
Sent: Thursday, October 19, 2017 7:16 AM
To: Horkan, Melanie
Subject: [EXT] 208 Brightoncrest Point SE, LOC2017-0150 (Application for Land use Ammendment)

Good Morning Melanie,

My comments regarding the Land Use Amendment application:

Our neighborhoods weren't designed for secondary suites, we have no room for parking on our streets as it is. Our neighborhood only even have one side with sidewalk, not much for kids to play. Parking would also be a problem as we don't have much parking space along the street. People pay a price to live in a nice, quiet neighborhood and We bought our house here because it is R1 and we intend to keep it that way.

We are not in support for the application for a secondary suite specially in this quiet neighborhood.

Sincerely,

Gino

(Brightoncrest Point Resident)

From: Albrecht, Linda
To: LaClerk
Subject: FW: PUBLIC HEARING - NEW BRIGHTON BYLAW 317D2017
Date: Monday, October 30, 2017 8:13:12 AM
Attachments: NEW BRIGHTON BYLAW 317D2017.docx

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Cathrine Kard [mailto:ckard1@shaw.ca]
Sent: Saturday, October 28, 2017 5:01 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] PUBLIC HEARING - NEW BRIGHTON BYLAW 317D2017

Good Afternoon,

Please see attached letter regarding the proposed new bylaw NEW BRIGHTON BYLAW 317D2017.

Thank you

Patrick & Cathrine Kard
204 - Brightoncrest Point S.E.
Calgary, AB T2Z 5A6
(403) 875-9270
ckard1@shaw.ca

CATHRINE & PATRICK KARD

204 BRIGHTONCREST POINT S.E.

CALGARY, ALBERTA T2Z 5A6

October 28, 2017.

Office of the City Clerk

The City of Calgary

700 – MacLeod Trail S.E.

P.O. Box 2100 Postal Station 'M'

Calgary, AB T2P 2M5

cityclerk@calgary.ca

RE: NEW BRIGHTON BYLAW 317D2017

Dear Sir/Madam;

Please note, we are opposed to the above mentioned proposed new Bylaw.

Our neighbourhood of New Brighton has been well thought out designed. It is comprised of many types of homes. We have apartments, town houses, multi-family dwellings for two or four families and smaller, mid-range and larger single family homes.

We chose to purchase our home due to being built on a street and close surrounding streets of single family homes. This is the environment in which we wish to live. We are very comfortable here, even though this is a new development of less than two years old.

One of our main concerns is the very limited parking on our street for visitors, etc. We feel if our next door neighbour had renters in their basement it could limit the parking even further. We also are not in favour of the increased population density this invites.

Since there is no trial period provided to ensure such a change would work and be good for our neighbourhood and if the bylaw were to be changed, it would be almost impossible to reverse the zoning change, we cannot be in favour of this change.

We have many other minor concerns and would be happy to discuss any of them, if asked.

Please consider our thoughts and concerns when reviewing this proposed new bylaw.

Thank you.

Sincerely,

Cathrine & Patrick Kard

204 – Brightoncrest Point S.E.

(403)875-9270

ckard1@shaw.ca

LAND USE AMENDMENT
PARKLAND (WARD 14)
PARKRIDGE CR SE AND PARKRIDGE WAY SE
BYLAW 318D2017 **MAP 36SS**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 August 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 318D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 472 Parkridge Crescent SE (Plan 7610202, Block 35, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 318D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

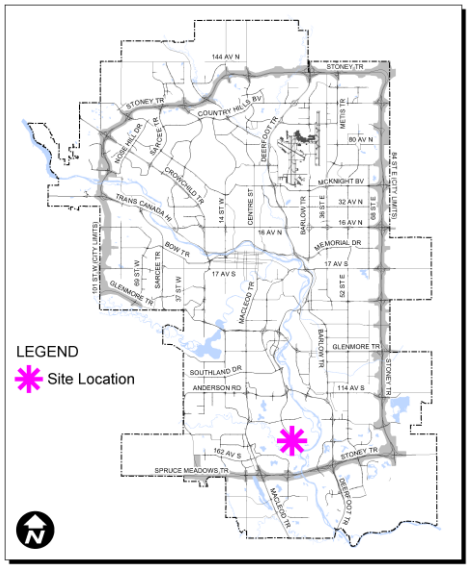
1. Proposed Bylaw 318D2017
2. Public Submissions

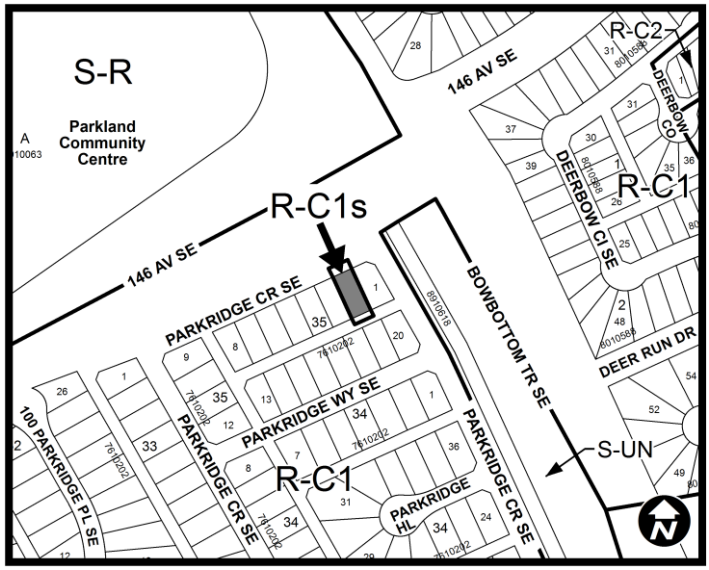
B. Harder

LAND USE AMENDMENT
PARKLAND (WARD 14)
PARKRIDGE CR SE AND PARKRIDGE WAY SE
BYLAW 318D2017

MAP 36SS

LOCATION MAPS





LAND USE AMENDMENT
PARKLAND (WARD 14)
PARKRIDGE CR SE AND PARKRIDGE WAY SE
BYLAW 318D2017 **MAP 36SS**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 472 Parkridge Crescent SE (Plan 7610202, Block 35, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan **Carried: 7 – 0**

Applicant:

Desmond Andrew Bliek

Landowner:

Helen Nelly J Bliek
Robert J Bliek

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Parkland the site is approximately 15 metres by 33 metres in size and is developed with a single-storey single detached dwelling. A detached double-car garage is accessed from the rear lane. Single detached dwellings are located immediately adjacent to the site to the east, south and west. Land to the north is undeveloped.

According to data from The City of Calgary 2016 Census, the following table identifies Parkland peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Parkland	
Peak Population Year	1979
Peak Population	5,024
2016 Current Population	6,677
Difference in Population (Number)	-1,347
Difference in Population (Percent)	-26.8%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Parkridge Crescent SE and the rear lane. The area is served by Calgary Transit Route 83 Parkland with a bus stop location within approximately 450 metre walking distance of the site on Parkland Boulevard SE. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association has indicated they will not be taking a stance on this item.

Citizen Comments

Administration received three letters of support to the proposal. Reasons for support are as follows:

- ample parking near residence;
- home exterior well cared for and no reason to believe new development would be any different;
- support of *Enough for All* policy; City policies on inclusive communities and economic prosperity for all; and
- moderate repurposing of residential appropriate in the community.

Administration received three letters of no objection to the proposal. Reasons for no objection are summarized as follows:

- no objection to suite if it is for a senior that is a relative of the homeowner; and
- no objection once the scope of the proposal was clarified (secondary suite, not multi-residential redesignation).

The applicant provided the signatures of the landowners of the parcels to the east and west of the subject site indicating that they do not object to the proposal.

Administration received 121 letters of objection to the proposal. A private citizen posted signs at entrances to Parkland indicating if residents object to multi-family, they should email the File Manager. Administration provided accurate information on how The City defines multi-residential to citizens that wrote in to support or to object to the proposal. Reasons stated for opposition are summarized as follows:

- Parkland is a single-family community; homes purchased to avoid rental or secondary suite;
- increase in traffic; potential for cars to park in laneways;
- previous community meeting where residents voted against secondary suites;

- property tax increases or decreases;
- potential to open the door to additional suites or redevelopment in Parkland;
- desire to keep Parkland as low density community;
- proposal does not suit community character;
- additional clutter of garbage and recycling bins in alleys; and
- objection to multi-residential in Parkland.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

We are requesting that City Council change the land use designation (zoning) of our property (472 Parkridge Crescent SE) from R-C1 to R-C1s to allow for the safe and legal development of a secondary suite in the future.This change in zoning would allow for either a secondary suite in the home (such as a basement suite) or a separate structure (a backyard suite). We do not have any immediate plans to develop a secondary suite, but are seeking to change the zoning in order to provide us with flexibility and options should we wish to do so in the future in order to provide greater options as we age, such as space for a live-in caregiver, rental revenue to supplement fixed retirement incomes, or additional opportunities for our adult children.

We are aware that there are often concerns about secondary suites related to neighbourliness, property value, and parking and would like to raise the following points in support of our application.

- In terms of neighbourliness, a secondary suite at this location is the type of 'gentle' or 'invisible' density that has proven to be an appropriate fit into single-detached neighbourhoods that have lost significant population over the past decades; Parkland has lost 1,350 people from its peak population of 5,025 residents in 1979. In addition, it should be noted that multiple homes on this block have operated successful home based businesses over the past decade with no negative impacts.

- With respect to property value, once developed, well-maintained secondary suites can often add value to properties; as a mortgage helper, a secondary suite can make the difference for a young family seeking to live in a great neighbourhood like Parkland or for an older couple on a fixed income seeking to age in place.

- As there is no development on the north or east sides of Parkridge Crescent SE and the subject site has a double car garage accessed by an alley to the rear (south), the site is easily able to meet The City's parking requirement (one stall for the primary dwelling, and a second stall for a potential future secondary suite). In addition, the site has 15.24 meters of frontage along the south side of Parkridge Crescent SE, allowing for sufficient visitor parking as and when needed. The site is approximately 400m (a 5 minute walk) from the nearest bus stop (route 83) and from limited convenience shopping in Deer Run (virtually all services are available approximately 1.6 kilometres away in Deer Valley).

- This type of application aligns with multiple Municipal Development Plan statutory policies that support neighbourhood infill and redevelopment (2.2.5a-b), greater diversity in housing choice (2.3.1a-b,e-f), respecting neighbourhood character (2.3.2a,c), as well as guidance for the Developed Residential Areas (3.5.1) calling for additional population through moderate intensification.

APPENDIX II

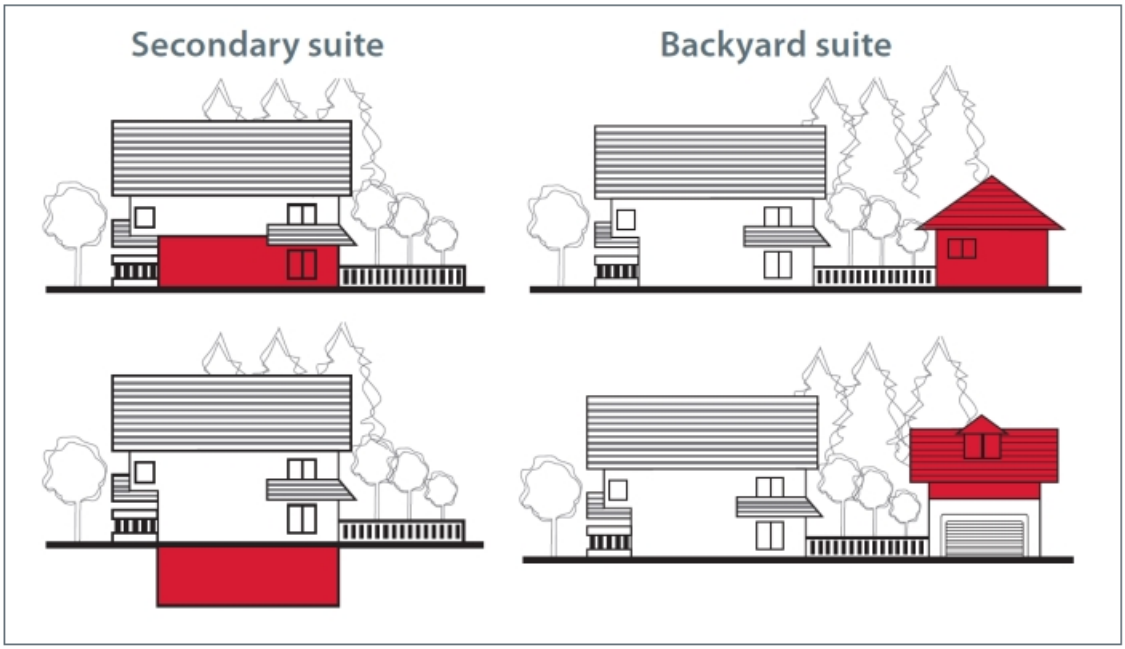
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 318D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0168)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

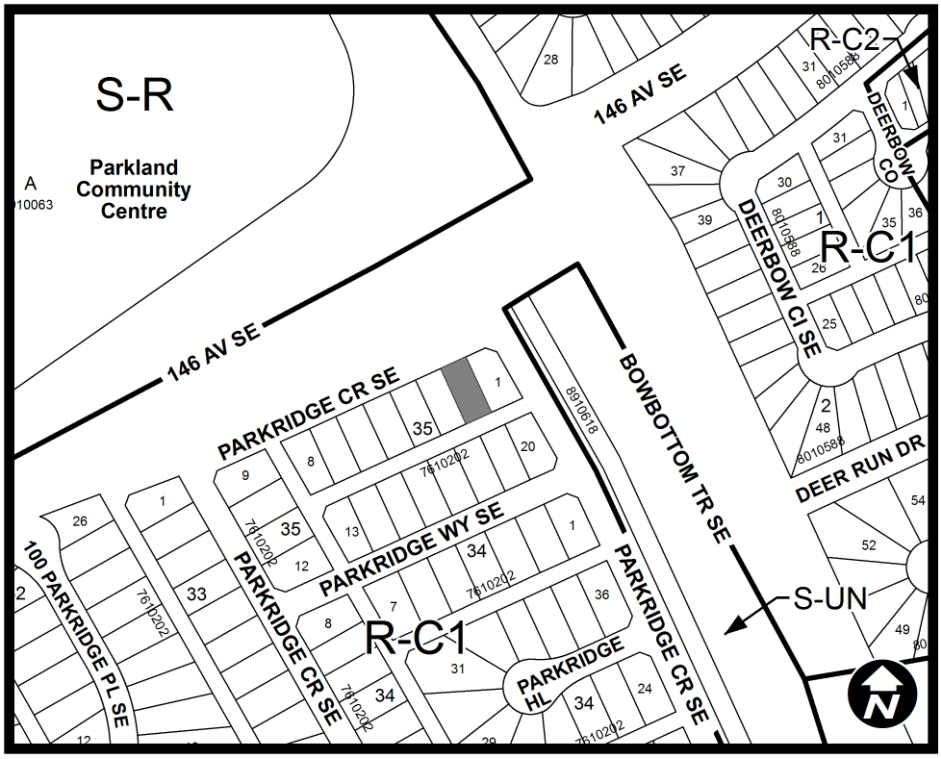
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

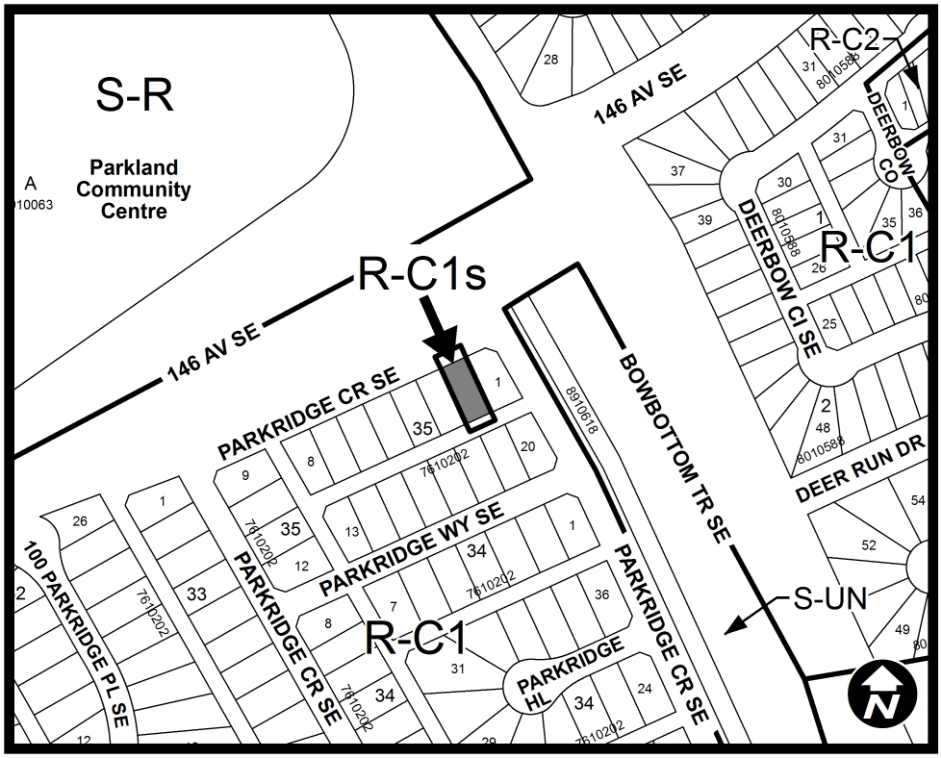
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


S-R
Parkland Community Centre
146 AV SE
R-C2
DEERBOW CO
DEERBOW CI SE
R-C1
DEER RUN DR
BOWBOTTOM TR SE
PARKRIDGE CR SE
PARKRIDGE WY SE
PARKRIDGE HL
100 PARKRIDGE PL SE
S-UN

SCHEDULE B


S-R
Parkland Community Centre
R-C1s
R-C1
R-C2
S-UN
146 AV SE
PARKRIDGE CR SE
PARKRIDGE WY SE
PARKRIDGE HL
100 PARKRIDGE PL SE
BOWBOTTOM TR SE
DEERBOW CI SE
DEERBOW CO
DEER RUN DR

From: Smith, Theresa L.
Sent: Wednesday, October 18, 2017 1:51 PM
To: LaClerk
Subject: FW: Objection to LOC2017-0168
Attachments: letter re secondary suite oct 2017.docx

From: LAURA DI LELLO [mailto:ldilello@shaw.ca]
Sent: Wednesday, October 18, 2017 1:38 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Objection to LOC2017-0168

Please see the attached letter with my objection to rezoning application LOC2017-0168.

Thank you.

Laura

October 18, 2017

Office of the City Clerk
City of Calgary

Dear Sir or Madam:

Re: LOC2017-0168
Land Redesignation of 427 Parkridge Crescent SE

I am writing to voice my objection to the above mentioned land redesignation application. I object to allowing this property to be rezoned from single family to allow for a secondary suite:

I know for myself, I will fight every single rezoning application in my community of Parkland until the City makes the rezoning process more transparent. The following are my reasons for objection:

- City Hall does not differentiate between the type of secondary suite that is being built. An applicant can state they want to build a secondary suite and then turn around and build a laneway home. A resident may be okay with a basement suite, but not a laneway home. Currently, City Hall does not differentiate. Residents should not have to rely on a homeowner's word.
- City Hall does not differentiate between the usage of the suite. Citizens may be more open to a secondary suite if it was zoned as "live-in caregiver", "senior citizen" or "owner occupied".
- City Hall does not require a property to have a new application for rezoning if the property sells. This encourages investors to purchase property, rezone, build a secondary suite and sell without any consideration for the community or adjacent property owners.
- City Hall needs to have rules in place for the number of secondary suites allowed on any given street or area. Is Parkland going to have alleys turned into roadways because of laneway homes?
- Parkland does have a lower population than when first built, however, it does not require revitalization. Parkland has well cared for properties.
- Parkland does not need to attract more residents with children through secondary suites (as a benefit outlined on the City's webpage) because St. Philip draws from a number of neighbourhoods due to its art school status and Prince of Wales is the home to both Parkland and Legacy students. Both schools are at or beyond capacity. This means adding extra children via secondary suites would have a negative impact on schools that have no extra room.
- Parkland was designed as a single family neighbourhood in the early 1970s. Parkland has many original owners who moved here because of that designation. With the exception of the high-end condo building and townhouses built in the 1990s, Parkland has retained this single

family designation. Parkland attracts new, young families and retains original owners because of this designation. City Hall should not be allowed to permit rezoning in this unique area.

- Should one neighbour have the right to rezone their property when so many in the community object? Regardless of whether a resident lives near or far from this property, it has an impact on their entire neighbourhood.
- Not allowing secondary suites in Parkland does not have a major impact on low income housing. There are many other neighbourhoods who are welcoming of these types of properties.
- Parkland residents purchased their properties because of the low density. If residents wanted to live in high density neighbourhoods with secondary suites, they would have purchased homes in inner-city neighbourhoods, neighbourhoods with ample secondary suites or new neighbourhoods that are entirely rezoned to accommodate such suites.
- Owners do not need to leave Parkland to downsize. Many original owners have purchased condos or townhouses in the neighbourhood complex. This allows them to stay in Parkland at a lower cost than owning a home.
- Garbage, recycling and composting bin concerns: There is no requirement with the City for property owners to purchase more bins. Where will all of the extra garbage, etc. go? Illegal dumping?

I think it is important to note that in this owners' case they moved to Parkland in the 70s or 80s when Parkland was zoned for single family homes only. When they purchased their property they would have been aware of this and, at that time, known that there would have been no future opportunity to rezone this property. Also, the owner is not the applicant on this file, their son is. This son works at the City's Planning Department. The City has stated there has been no attempt at influence, but how are they able to prove that name recognition of the owners' son has had no influence on the City's decisions so far? Why does the City not have a system in place to hide City employees' names when filing an application? This is very concerning to me.

I would also like to note that on September 24, 2015, the Parkland Community Association held a meeting about rezoning and secondary suites. There was a very large turnout and the majority of the residents who attended do not want secondary suites in Parkland. Alderperson Peter Demong was in attendance at this meeting where 330 community members voted and, of those, 324 voted against secondary suites. That is <u>over</u> 98% of voters who were not in favour of secondary suites in Parkland. Alderperson Demong knows that the feeling in Parkland is extremely negative towards secondary suites.

Sincerely,

Laura Di Lello
127 Parkview Green SE
Calgary, AB T2J4N4

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 19, 2017 8:05 AM
To: LaClerk
Subject: FW: re-zoning application objection re:File No. LOC2017-0168

-----Original Message-----
From: spstead@telus.net [mailto:spstead@telus.net]
Sent: Wednesday, October 18, 2017 8:00 PM
To: City Clerk <CityClerk@calgary.ca>
Cc: Commn. & Community Liaison - Ward 14 <Ward14@calgary.ca>; parklandca@telus.net
Subject: [EXT] re-zoning application objection re:File No. LOC2017-0168

Hello,

Please accept this email as our objection to the re-zoning of 472 Parkridge Crescent S.E. (File No. LOC2017-0168).

My husband and I moved to Parkland with our two children in 2010. One of the deciding factors for us to relocate to Parkland from McKenzie Towne was the quiet neighbourhood with private yards. Although we are not direct neighbours with 472 Parkridge Crescent, we are deeply concerned that it will only be a matter of time before our street is directly impacted if re-zoning for secondary suites is allowed in our neighbourhood. We have chosen to not live in a high density area and feel that there are plenty of nearby options for people to live that would like to add a secondary suite.

Our neighbourhood is primarily owned by people who take pride in their properties. It is our opinion that increasing the rental population will only decrease the desirability of this neighbourhood as there are no current standards or means to reinforce the upkeep of a rental property that we would consider to be satisfactory. There are also many other potential issues that go along with secondary suites that we do not feel have been sufficiently addressed by the city to make us comfortable with any re-zoning application in our neighbourhood. These issues include standards for architectural controls, increased traffic, adequate parking for additional residents, garbage/recycling collection, and resale of a re-zoned property. We also are deeply concerned that the city does not differentiate between the types of secondary suites that are being applied for. We have not seen sufficient evidence that the city has put in place adequate regulations to ensure that there isn't a negative impact on our neighbourhood with the addition of secondary suites.

Thank you for your attention to this matter.

Regards,

Susan & Patrick Stead
151 Parkview Green S.E.
403-257-9303

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 19, 2017 8:08 AM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0168

From: frederickwebb@shaw.ca [mailto:frederickwebb@shaw.ca]
Sent: Wednesday, October 18, 2017 5:46 PM
To: City Clerk
Subject: Online Submission on LOC2017-0168

October 18, 2017

Application: LOC2017-0168

Submitted by: FREDERICK WEBB

Contact Information

Address: 14916 PARKLAND BLVD SE

Phone: (403) 278-8926

Email: frederickwebb@shaw.ca

Feedback:

The residents of Parkland voted 98% against rezoning at a community meeting two years ago. There is no benefit to the community from this application. Making a change in zoning for one individual in the face of community opposition is inappropriate.

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 19, 2017 8:11 AM
To: LaClerk
Subject: FW: [EXT] File No.LOC2017-0168 (Rezoning 427 Parkridge Crescent SE)

Follow Up Flag: Follow up
Flag Status: Completed

From: Frederick Webb [mailto:frederickwebb@shaw.ca]
Sent: Wednesday, October 18, 2017 6:28 PM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 14 ; parklandca@telus.net; 'Laura D'
Subject: [EXT] File No.LOC2017-0168 (Rezoning 427 Parkridge Crescent SE)

16 October 2017

In the matter of the rezoning application (File No.LOC2017-0168), I submit this objection to the proposed rezoning specifically and any other residential property in the community of Parkland. While elements of the city's Administration may favour increasing the population density of neighbourhoods, the residents of Parkland are overwhelming opposed as demonstrated two years ago at a community meeting. With 98% of votes at that meeting against increasing rezoning, the Administration has no justification even giving a rezoning application a hearing.

The Municipal Development Plan 'aims to build a city where people can choose from a variety of housing types in numerous unique communities'. Parkland is such a unique community. We purchased our home in Parkland rather than elsewhere in Calgary because of the zoning and the elementary school. The community schools are still well populated. Very few Parkland homes come on to the real estate market, but when they do they sell quickly.

Every property owner in Parkland knew what the zoning was at the time of purchase and made their choice. What possible benefit will accrue to the other Parkland residents if the rezoning is approved? It is simply not fair to permit an individual to change the zoning in the face of community opposition.

With the community's attitude toward rezoning it would never happen but what would the Administration do if 50 or 500 similar applications were submitted in Parkland? Would they all be approved or just the first few or just the first few per block? Does the city have a redevelopment plan and a study of the associated impact on the 40 year old infrastructure that can be shared with the community? Is the City prepared to build new schools and replace the gas, sewer and water lines? It is not fair to consider rezoning as a 'one off' unless you are prepared to approve rezoning every lot in the community.

Residents of Parkland and probably residents of Calgary as a whole are tired of the time and resources that are wasted by the Administration and Alderpersons on secondary suites, lane-way-homes and tinkering with the population density in general. To the citizens there seems to be little or no community support nor an overall community plan or objective to these 'one-off' rezoning requests that are brought to Council. Surely the better way to address the issue of population density and rezoning is to first find out if the residents (as opposed to planners and developers) want a change and then what kind of change. If a rezoning request is unable to demonstrate community support, the Administration should simply reject the application. If the majority of a community are happy with the status quo, how can the Administration justify wasting resources on a rezoning application?

With no community support and no rules governing the number and type of new development, no rezoning application should be accepted.

Yours truly,
Fred Webb
14916 Parkland Blvd SE
Calgary T2J 5B6

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Friday, October 20, 2017 9:32 AM
To: LaClerk
Subject: FW: LOC2017-0168 Land Redesignation of 427 Parkridge Crescent SE
Attachments: secondary suite oct 2017.docx

-----Original Message-----
From: bblatch [mailto:bblatch@telus.net]
Sent: Thursday, October 19, 2017 5:04 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] LOC2017-0168 Land Redesignation of 427 Parkridge Crescent SE

Please find attached a letter re: LOC2017-0168 Land Redesignation of 427 Parkridge Crescent SE.

Thank you,
Shirley Blatchford

October 19, 2017

Office of the City Clerk
The City of Calgary
3rd Floor, Calgary Municipal Building
800 Macleod Trail SE
Calgary, AB

Attention: City Clerk
cityclerk@calgary.ca

Re: LOC2017-0168
Land Redesignation of 427 Parkridge Crescent SE

Dear Sir or Madam,

I am writing to you to object to any rezoning of the above mentioned property.

We are one of many original owners who purchased property in a single family only neighbourhood. Parkland is unlike any other neighbourhood in the city. We have only single family homes, except for one area neighbouring our community park and church. We moved to this community in 1976 because it was single family only. We want to maintain the neighbourhood the way it is. The City is being extremely unfair in allowing for rezoning with no rules or regulations as to what, where or how many suites can go into communities. Until there is more clarity, we will fight every rezoning application in Parkland.

We have many issues with this current application:

- Parkland residents purchased their properties because of the low density. If residents wanted to live in high density neighbourhoods with secondary suites, they would have purchased homes in inner-city neighbourhoods, neighbourhoods with ample secondary suites or new neighbourhoods that are entirely rezoned to accommodate such suites.
- City Hall does not differentiate between the types of secondary suite that is being built. An applicant can state they want to build a secondary suite and then turn around and build a laneway home. A resident may be okay with a basement suite, but not a laneway home. Currently, City Hall does not differentiate. Residents should not have to rely on a homeowner's word.
- City Hall does not differentiate between the usage of the suite. Citizens may be more open to a secondary suite if it was zoned as "live-in caregiver", "senior citizen" or "owner occupied".
- City Hall does not require a property to have a new application for rezoning if the property sells. This encourages investors to purchase property, rezone, build a secondary suite and sell without any consideration for the community or adjacent property owners.

- City Hall needs to have rules in place for the number of secondary suites allowed on any given street or area. Is Parkland going to have alleys turned into roadways because of laneway homes?
- Parkland does have a lower population than when first built, however, it does not require revitalization. Parkland has well cared for properties.

Families have moved here and others have stayed in the community because of the appeal of single family homes. We did not move into this community thinking it could become filed with secondary suites. Parkland was always zoned for single family dwellings. City Hall should not be allowed to change that on us. Parkland has low community turnover. That is what attracted, and still attracts, people here and keeps them here for decades. If we wanted to live in a congested community with bumper to bumper cars on streets and alleys, we would have chosen a Kensington or a McKenzie Towne. We moved to Parkland because of the type of community it is.

On September 24, 2015, the Parkland Community Association held a meeting about rezoning and secondary suites. There was a very large turnout and the majority of the residents who attended do not want secondary suites in Parkland. Alderperson Peter Demong was in attendance at this meeting where 330 community members voted and, of those, 324 voted against secondary suites. That is over 98% of voters who were not in favour of secondary suites in Parkland. Alderperson Demong knows that the feeling in Parkland is extremely negative towards secondary suites.

Again, we are very much opposed to allowing the rezoning of 427 Parkridge Crescent SE.

Sincerely,

William and Shirley Blatchford
140 Parkview Way SE
Calgary, AB T2J4M8

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Monday, October 23, 2017 7:37 AM
To: LaClerk
Subject: FW: [EXT] File No: LOC2017-0168 -Parkland Secondary Suite Application

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From: Rob Patterson [mailto:rgpatterson@shaw.ca]
Sent: Saturday, October 21, 2017 3:30 PM
To: City Clerk
Cc: Executive Assistant Ward 14 ; parklandca@telus.net
Subject: [EXT] File No: LOC2017-0168 -Parkland Secondary Suite Application

To the City Clerk,

Please see attached our original letter of objection issued on June 28, 2017 (see below).

Unfortunately, we have been advised that despite the very large number of objection letters received by the City in reference to this application – that the City has elected to ignore our objections and has recommended that the application be approved. It seems the very large number of Parkland residents opposed and the numerous real concerns expressed are being ignored.

Further, we are advised that the applicant on the above referenced application is not the homeowner and is in fact an employee of the City Planning Commission . It remains unclear why an employee of the City Planning commission is also the applicant and the main person advocating for this application. This is creating a strong and disturbing perception that a conflict of interest may exist with this particular application and with these type of applications for secondary suites in general, at the City planning commission. It is a well known fact that Mayor Nenshi is in favour of secondary suites and in favour of increasing residential density in our city. This application being promoted by an employee of the commission has the perception that an agenda exists to push through these secondary suite applications in single family zoned areas , as this concept is currently in favour, regardless of the objections of the residents effected.

In summary, our view remains unchanged (see original letter below) , that Calgary has many other areas (outside of Parkland) where residential density is higher and where secondary suites may serve some useful purpose , for example , close to the university or to downtown, where people can make better use of public transit. However, these situations do not describe the situation in Parkland , where the vast majority of residents prefer single family housing. Residents in Parkland do not want higher density rental housing in our area, due to a large number of valid concerns and risks that have been previously articulated and reported in the objection letters.

Sincerely,

Robert & Angela Patterson

124 Parkvalley Drive SE
Calgary, AB, T2J-4N5

Ph: 403 225-2555

From: "Rob Patterson" <rgpatterson@shaw.ca>
Date: June 28, 2017 at 10:21:49 AM MDT
To: <Breanne.Harder@calgary.ca>
Cc: <parklandadvocate@gmail.com>, <EAWard14@calgary.ca>, <angiepatterson@shaw.ca>
Subject: File No. LOC2017-0168

Dear Ms. Harder,

This memo outlines our opposition to the secondary suite application **(LOC 2017-0168**) noted above in Parkland SE Calgary.

We are residents of Parkland since 1994 and specifically bought our home in Parkland due to its low density RC-1 status. Parkland is a more upscale neighbourhood due to the; larger lots, lower density , higher than average home values, access to fish creek park , etc. We sought out Parkland to buy our home many years ago to raise our family in a low density residential one area. We do not want to be living in an area with lane alley homes or garage apartments!

We do not see any valid reasons for the City to change the zoning in Parkland. Parkland had a community meeting concerning secondary suites, held in September, 2015, that was attended by over 300 community members; with over 98% voting as being against secondary suites, e.g. 324 out of 330 votes. In the current real estate environment and economy in Calgary , there are plenty of other areas in the City where secondary suites can be accommodated and made practical, such as in inner city areas closer to downtown. But this is not necessary in an area like Parkland and it is not supported by the residents who live here.

Secondary suites create problems among neighbours due to increased traffic in the area as well as parking issues. Back alley laneways are also being used for parking and the new city plan for green bins in alleys will only create more congestion.

These are not desirable outcomes that should be avoided.

Parkland residents pay a large $$ dollar value in property taxes to the City and therefore the City needs to show respect for the majority wishes of Parkland residents - that do not want secondary suite zoning in Parkland.

Mayor Nenshi is a downtown guy with a strong bias towards inner city development - but he needs to respect that many people in our area do not want that type of living density.

Sincerely,

Robert & Angela Patterson

124 Parkvalley Drive SE
Calgary, AB, T2J-4N5

Ph: 403 225-2555

From: Councillors Assistant – Ward 14
Sent: Wednesday, October 18, 2017 3:08 PM
To: 'Laura D'
Cc: Cindy Ross ; Harder, Breanne
Subject: FW: Parkland Secondary Suite Application Update

CORRECTION:
PLEASE SEND YOUR SUBMISSIONS TO:

Submissions must be addressed to: Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to cityclerk@calgary.ca.

Submissions are due no later than 10 am on October 26.

Sorry for the confusion.

Devin Elkin
Councillor's Assistant for:
PETER DEMONG
COUNCILLOR, WARD 14 \ calgary.ca/ward14
Phone. 403.268.8912 \ Cell. 403.771.2974
Twitter \ Facebook \ Linkedin \ Contact Ward 14

Smith, Theresa L.

From: Allie Hitz <alliehitz@gmail.com>
Sent: Friday, October 13, 2017 11:14 AM
To: City Clerk; Commn. & Community Liaison - Ward 14; parklandca@telus.net
Cc: Rob Harbinson (Sophie); catherine.harbinson
Subject: [EXT] Letter Regarding File No. LOC2017-0168
Attachments: Parkland Objection Letter LOC2017-0168.pdf

Please find attached our letter regarding:
472 Parkridge Crescent SE / File No. LOC2017-0168

for your consideration.

Thank you in advance.

Kind regards,

Allie & Robert Harbinson

RECEIVED
2017 OCT 13 PM 12:23
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED
2017 OCT 13 PM 12: 24
THE CITY OF CALGARY
CITY CLERK'S

October 13th, 2017

FROM:
Robert & Allie Harbinson
451 Park Valley Drive
Calgary, AB T2J 4V5

ATTN:
City Clerk's office at cityclerk@calgary.ca
Alderperson Peter Demong at ward14@calgary.ca
Parkland Community Association President at parklandca@telus.net

RE: 472 Parkridge Crescent SE / File No. LOC2017-0168

We would like this letter to be considered notice of our **disapproval** of the proposed application for a rezone for a future secondary suite or laneway home at the address noted above.

We recently moved to Parkland only 4 months ago with our 2 children, however, my husband grew up here and his parents raised their 3 boys just down the road from where we purchased our home. We have always found Parkland to be a desirable place to raise our family due to its single-family status, apart from the high-end condo/townhouses built in the 90's, Parkland still maintains this single-family neighborhood status since the 1970's. This was the primary reason for us choosing to pay additional money to purchase a home here and one of the reasons we feel our home in Parkland was a worthwhile investment. Our research has shown homes in our community retain and increase in value, attract new young families and keep their original owners because of the low density. If we preferred to live in high density neighborhoods with secondary suites, we would have purchased our home elsewhere.

Another draw for us was the two schools located in Parkland, which are currently rated some of the best. Should a proposal as such be approved, it would most definitely attract more residents with children, which could be a wonderful thing if the community can accommodate it-however we already know that we could not. These two schools are not equipped to handle extra children as they are already at and beyond capacity every year. Parkland schools already accommodate children from multiple districts due to their status (Fine Arts) and a lack of schools in other areas like Legacy. Adding more children to 2 schools already stretched beyond their capability will certainly have a negative effect.

As a resident here, we have many fears associated with this proposal as there is so many unanswered questions and grey area. City Hall not differentiating between the type of secondary suite that is being built foremost. Could an applicant not state they want to build a secondary suite and then turn around and build a laneway home? How would we protect our interests as a neighbor and community member from this happening? I like to believe that all persons are forthright and honest, but it does not seem realistic to rely on a homeowner's word, when homeowner's change

all the time. With this comes other problems like our alleys being turned into roadways because of laneway homes? Also, then there is the usage of the suite which should be noted. Residents may be more open to a secondary suite if it was zoned as "live-in caregiver", "senior citizen" or "owner occupied", but with City Hall not requiring a property to have a new application for rezoning if the property sells we feel would only encourage investors to purchase property in our highly sought-after community, rezone, build a secondary suite and sell without any consideration for us in the community or adjacent property owners. For these reasons, we must dispute this application.

We feel that City Hall should not be allowed to permit rezoning in this unique area without a community vote and that one neighbor should not have the right to rezone their property when so many in the community object. We strongly feel that this rezoning will set a precedent and has an impact on all of us who reside in Parkland. The previous community meeting on secondary suites, held in September 2015, was attended by over 300 community members and those who voted over 98% were against secondary suites, 324 against out of 330 votes.

As many others in the community we are very aware of the details of this application, such as the applicant in this case being the homeowners' son as well as his current employment. We sincerely hope that this gentleman –who's current position is held at the City's Planning Department has not been a factor to influence the decision of the Calgary Planning Commission to recommend City Council approve this application - despite 121 letters of objection.

Also, we were curious as to why the City does not have a system in place to hide City employees' names when filing an application and how would they ever be able to prove that name recognition of the owners' son has had no influence on the City's decisions so far?

We do not feel that Parkland is a place for secondary suites of any kind. Not allowing secondary suites in our small community of Parkland would not have a major impact on low income housing. There are many other communities who are welcoming of these types of properties, many of them are neighboring communities with ample secondary suites and a ton of new neighborhoods that are entirely rezoned to accommodate such suites.

We hope that our opinions and feelings on this are taken into consideration when a final decision is reached and the wishes of a few do not outweigh the feelings and thoughts of so many that make up our community.

Kind regards,

Robert and Allie Harbinson

Albrecht, Linda

From: Chris Stoesz <cstoesz@matrix-solutions.com>
Sent: Friday, October 13, 2017 6:16 PM
To: City Clerk; Commn. & Community Liaison - Ward 14
Subject: [EXT] Formal Objection to File No. LOC2017-0168

Please consider this my formal objection to File No. LOC2017-0168.

As a Parkland community resident since 2010, I have moved here to enjoy a less dense community with large trees. The community of Parkland resembles a small town with tight-knit morals and values. I believe these values are at risk of changing due to re-zoning and the development of secondary suites, specifically lane-way homes.

My concerns are as follows:

- City Hall does not differentiate between the type of secondary suite that is being built. An applicant can state they want to build a secondary suite and then turn around and build a laneway home. While I might accept a basement suite, I do not accept the building of a laneway home. Currently, City Hall does not differentiate. I should not have to rely on a homeowner's word as to which they will build.
- City Hall does not require a property to have a new application for rezoning if the property sells. This encourages investors to purchase property, rezone, build a secondary suite and sell without any consideration for the community or adjacent property owners.
- Not allowing secondary suites in Parkland does not have a major impact on low income housing. There are many other neighbourhoods who are welcoming of these types of properties.
- Parkland residents purchased their properties because of the low density. If residents wanted to live in high density neighbourhoods with secondary suites, they would have purchased homes in inner-city neighbourhoods, neighbourhoods with ample secondary suites or new neighbourhoods that are entirely rezoned to accommodate such suites.

At a community meeting on secondary suites held September 2015, over 300 community members attended and voted 98% against secondary suites.

Thank you for your consideration.

Sincerely,

Christopher J. Stoesz, B.Sc., P. Biol.

RECEIVED
2017 OCT 16 AM 7:33
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Giles Brown <giles.d.brown@gmail.com>
Sent: Sunday, October 15, 2017 9:40 PM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 14; parklandca@telus.net; giles.d.brown@gmail.com
Subject: [EXT] FILE No. LOC2017-0168
Attachments: LOC2017-0168_ObjectionLetter_Oct152017.docx

Resend with corrected subject and cc list, apologies for confusion.

Giles

On Sun, Oct 15, 2017 at 9:13 PM, Giles Brown <giles.d.brown@gmail.com> wrote:

To Whom it May Concern,

Please see the attached letter regarding **File No. LOC2017-0168** and my opposition to it as a resident of Parkland Community (171 Parkview Way).

I trust City Council to take note of my concerns expressed herein while considering the rejection of this rezoning application. If there are any questions with the above or if additional information is required I can be reached by email at giles.d.brown@gmail.com or by telephone at 403 837 6371.

Regards,

Giles Brown

RECEIVED
2017 OCT 16 AM 7:33
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED
2017 OCT 16 AM 7:33
THE CITY OF CALGARY
CITY CLERKS

October 15, 2017

From: Giles Brown

Resident – 171 Parkview Way SE, Calgary AB, T2J 4N3

To: Whom it may concern

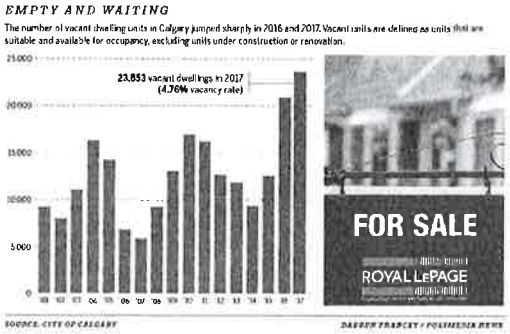
Dear Recipient,

I am writing with concern regarding the application for rezoning at 472 Parkridge Crescent SE (LOC2017-0168). I understand a hearing is scheduled with City Council on November 6th, 2017 which I will plan to attend but want to ensure my concerns are expressed in writing as well.

Regarding the application itself, I understand it is being put forward not by the property owner themselves but rather their next of kin who also happens to be a member of City's Planning Department. The conflict of interest here seems evident and if nothing else should require additional scrutiny and not a simplified push through the review process as is seemingly happening based off previous applications. I trust with this concern brought forward that due care and attention will be given as the review process concludes.

As a relatively new resident of Parkland, having purchased in 2015, I wanted to first share a bit on why my family and I elected to settle in Parkland. Having grown up in Calgary, Parkland was always a destination community providing a secluded area with excellent access to many of Calgary's unique features; Fish Creek Park and the private Park 96 being primary features on this list. While I understand City Council is tasked with considering what is best for the city as whole and not an individual community I feel the uniqueness of Parkland does warrant special consideration. I feel it is important for City Council to recognized what I, and so many other community members (a community wide vote held in September 2015 resulted in an overwhelming vote **against** supporting rezoning within the community), feel; that allowing rezoning is a detriment to what makes Parkland such a mature and desirable area within our City.

Secondary suites have the result of increasing population density and providing increased lower cost housing options. The City of Calgary however is experiencing record high vacancy rates (4.76%):



http://calgaryherald.com/business/local-business/city-census-suggests-calgarys-housing-glut-highest-in-decades

and further the Housing Affordability Index, based on the City's own housing review (http://www.calgary.ca/cfod/finance/Documents/Corporate-Economics/Housing-Review/Housing-Review-2017-Q2.pdf), is aligned with the historical trends dating back to 2001 sitting at 0.48 and well below the peak period during 2006-2008 (0.53). To me these facts call into question the effectiveness of the secondary suite initiative, its need, and its impact on substantially lowering housing costs.

Focusing on community safety, as mentioned above Parkland is a secluded area with only 3 roadways serving the 1448 homes and their existing residents. Increasing the population density within Parkland will only serve to increase congestion at these access points and the community amenities. There is also the concern of increased traffic within a community with 2 elementary schools (at student capacity) and numerous playground zones where children play and the City already inadequately manages speed limits. As a community originally built in the 1970s and 1980s Parkland was one of the last to be zoned as a single family dwelling community and, simply put, was not designed for an increased population density.

Finally, I fear for the lack of definition surrounding the implementation of secondary suites concerning. There is no differentiation to the type of development (lane home, basement suite, etc.) or its use (supplemental income, caregiver, etc.) placed on a property once zoned for secondary suites. There is also no restriction on the number of properties allowed to be rezoned within a given area or requirement for the development permit to be reassessed upon transfer of ownership. Until the above items are addressed I feel City Council approving rezoning requests to enable secondary suites to be an unnecessary burden placed on the current community members.

I trust City Council to take note of my concerns expressed herein while considering the rejection of this rezoning application. If there are any questions with the above or if additional information is required I can be reached by email at giles.d.brown@gmail.com or by telephone at 403 837 6371.

Sincerely,

Giles Brown

Albrecht, Linda

From: gordon@shieldaig.com
Sent: Monday, October 16, 2017 4:13 PM
To: City Clerk
Subject: Online Submission on LOC2017-0168

RECEIVED
2017 OCT 17 AM 8:23
THE CITY OF CALGARY
CITY CLERK'S

October 16, 2017

Application: LOC2017-0168

Submitted by: Gordon McLeod

Contact Information

Address: 244 Parkridge Place SE

Phone: (403) 278-9552

Email: gordon@shieldaig.com

Feedback:

Does the applicant own the property being re-designated? If not, why is he being allowed to re-designate? Has he power of attorney? Also, Parkland as a community voted in September 2015 with 324 against allowing secondary suites and lane-way developments, 6 people voted for. Many more people were opposed and this was just token representation. The neighbourhood is zoned R-1 and most residents like it that way. I personally am against any application for multifamily use as this transforms the neighbourhood into one that is potentially unsafe for the many young children and seniors living in Parkland aside from issues with garbage, recycling, cars parked on streets. This particular application was very short on details regarding the changes to the property and therefore any approval would be a slap in the face to all concerned community members and immediate neighbours. The lack of specific details regarding the re-designation and the lack of City controls over future uses of the property once re-designated in this R-1 neighbourhood are alarming - especially since the property owner knew at time of purchase that Parkland was zoned R-1. Please vote against this proposal.

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Monday, October 23, 2017 3:04 PM
To: LaClerk
Subject: FW: [EXT] File No LOC2017-0168

From: Norah [mailto:nbmccann@shaw.ca]
Sent: Monday, October 23, 2017 2:54 PM
To: City Clerk ; Commn. & Community Liaison - Ward 14
Cc: parklandca@telus.net
Subject: [EXT] File No LOC2017-0168

City of Calgary& Alderman Demong,

Our family resides in Parkland at 184 Park Estates Place SE.

We have been informed about an application for rezoning on property 472 Parkridge Crescent SE and would like to provide our reasoning for objecting to this application.

As homeowers in Parkland, we strongly object to allowing secondary suites in our community. We have reviewed the city's regulations and note a number of items that should be explored further before allowing the rezoning application to proceed any further:

- Usage of the suite is not specified. Will the suite be for a live-in caregiver or additional family?
- Type of secondary suite. Will the suite be a laneway home or basement suite?
- Need to attract residents - Parkland is thriving and has a healthy population of seniors and young families. Both elementary students are at full capacity - why is a secondary suite needed to attract residents when we only have a handful of homes available for resale?

We have been residents in Parkland for 9 years, renting our first home for 6 months before purchasing our current home. I volunteer on my son's community hockey team and was also a board member of our community park for the past 4 years, it is a wonderful community. Our reason for purchasing in Parkland was related to the number of single family homes, large lots and community sense it offers. Prior to living here we resided in Vancouver, a city with many secondary suites, which brings problems that I do not wish to see repeated. Parking becomes an issue, lack of privacy and 'personal investment' in the community. Our residents take great pride in their homes and community, any attempt to bring in a change such as allowing secondary suites should require a community vote.

Thank you for consideration. If you have any questions, please do not hesitate to contact us directly.

Brian and Norah McCann
184 Park Estates Place SE
Calgary

Phone: 403 271 9392

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Tuesday, October 24, 2017 7:52 AM
To: LaClerk
Subject: FW: [EXT] Fwd: Rezoning of Parkland LOC2017-0168

Follow Up Flag: Follow up
Flag Status: Completed

From: Tim Fenton [mailto:tfenton47@gmail.com]
Sent: Monday, October 23, 2017 7:07 PM
To: City Clerk
Subject: [EXT] Fwd: Rezoning of Parkland LOC2017-0168

Begin forwarded message:

From: Tim Fenton <tfenton47@gmail.com>
Subject: Re: Rezoning of Parkland LOC2017-0168
Date: October 23, 2017 at 4:35:22 PM MDT
To: Laura D <parklandadvocate@gmail.com>

To Whom it may concern; Re: Rezoning request LOC2017-0168, concerning building permit for 472 Parkridge Cr. SE

Please be advised that I am vehemently opposed to a/n noted application for rezoning of Parkland. I am the owner and occupier of 444 Parkridge Cr. SE. I am very much against the building of secondary suites in this community. I chose to buy and live in Parkland because in part, of the R-1 zoning that existed in this community at the time of purchase 30 yrs ago. I am very concerned that the rezoning and allowing additional suites on existing properties will result, in time, devaluation of our property. Once one suite is allowed there will be no grounds to deny future applications. I fully expect street parking will become congested like many other communities in Calgary, which by necessity, will result in restricted parking being required, leading to parking signs and followed of course by parking enforcement and parking tickets. Parkland is a smaller community and is pristine in nature with 95% of properties being owner occupied and well cared for. Rezoning and allowing secondary suites will result in a multitude of renters who tend not to care for the resident property like an owner does. It is no secret that there is presently an abundance of vacant condos in Calgary and there is no need to build more residential suites. Please do not rezone Parkland and risk changing the spirit and pristine setting of our beautiful community

Respectfully

Tim and April Fenton
444 Parkridge Cr. SE

On Oct 23, 2017, at 1:45 PM, Laura D <parklandadvocate@gmail.com> wrote:

Thursday, October 26 at 10:00 am is the cut off for the City to receive your letter.

Laura

Sent from my iPhone

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Tuesday, October 24, 2017 8:40 AM
To: LaClerk
Subject: FW: File No.: LOC2017-0168 472 Parkridge Crescent SE Calgary AB

From: Lorne Boyechko [mailto:Lorne.Boyechko@TELUS.COM]
Sent: Tuesday, October 24, 2017 8:35 AM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 14 ; Parkland Community Association President at
Subject: [EXT] RE: File No.: LOC2017-0168 472 Parkridge Crescent SE Calgary AB

To the City Clerk,

I wish to state we are against having any lots rezoned in Parkland.

My wife and her family moved to Parkland in 1973 for the low density area it was designated.

We live in Parkland and have been in our present house since 1986.

Having secondary suites would be a detriment to our area an make our area less appealing for people to move here.

We see what has happened in other areas. Home owners can’t park in front of their own homes.
This leads to fighting and severed relationships with your neighbors.

With rezoning you are creating a poisoned environment within our area.

Thank you
Lorne and Sandra Boyechko
894 Parkridge Road SE
403 710 1275

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Tuesday, October 24, 2017 10:03 AM
To: LaClerk
Subject: FW: [EXT] Re File No.LOC 2017-0168
Attachments: 2017PARKLANDREZONING3.pdf

From: John Jochmann [mailto:jsjoch@shaw.ca]
Sent: Tuesday, October 24, 2017 9:49 AM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 14 ; parklandca@telus.net
Subject: [EXT] Re File No.LOC 2017-0168

Hello , please include this letter in the file No. LOC 2017-0168.

Regards,

John S. Jochmann, P.Eng.
TANKMAN a Division of ETT CHEMICALS Inc.
Phone: 403-888-6905
Fax: 403-271-5623
Email: jsjoch@shaw.ca

From:
John S. Jochmann, P.Eng. & Eva Jochmann
108 Parkview Way SE
Calgary, Alberta T2J 4M8

To:
City Clerk's Office
cityclerk@calgary.ca

Aldersperson, Peter Demong
ward14@calgary.ca

Parkland Community Association President
parklandca@telus.net.

Re: File No. LOC2017-0168

To Whom It May Concern:

As a resident of Parkland since 1975, we are strongly opposed to any rezoning of the community specific to the above application number.

When we moved to Parkland it was designed as a single-family neighbourhood in the early 1970s, and this was one of the benefits we saw of moving here, and the reason why we have not moved away after living here for 42 years. We have cherished and loved living in this community that is somewhat isolated from the hustle and bustle of the booming and growing metropolis that Calgary has become.

Parkland has many original owners who moved here because of that designation as well. With the exception of the high-end condo building and townhouses built in the 1990's, Parkland has retained this single-family designation. Parkland attracts new, young families and retains original owners because of this designation. City Hall should not be allowed to permit rezoning this unique area without a community vote.

For your information, in 2015 there was a vote by the community members and over 98% voted against secondary suites being allowed in Parkland. And, to solidify the feeling and wishes of our community members, another should be held specific to this application. As the City of Calgary has no clear rules & regulations in regards to secondary suites, and that we are living in a democratic society, the residents of Parkland should have the final say. And, whereby the City of Calgary would respect the wishes of the majority and decline the application should the vote prove favorable to the residents.

Thank you for reviewing and considering the contents of our letter.

Regards,

John S. Jochmann, P.Eng.
Oct. 24/2017

Eva Jochmann
Oct. 24, 2017

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Tuesday, October 24, 2017 11:25 AM
To: LaClerk
Subject: FW: [EXT] rezone objection LOC2017-0168 in Parkland
Attachments: my rezone letter to council 17Oct.docx; ATT00001.htm

From: Cindy Ross [mailto:windycindy66@gmail.com]
Sent: Tuesday, October 24, 2017 11:01 AM
To: City Clerk ; Councillors Assistant – Ward 14 ; Hall Parkland
Cc: Shannon&Sean Garvin Ferguson
Subject: [EXT] rezone objection LOC2017-0168 in Parkland

RE: 472 Parkridge Crescent SE

File No. LOC2017-0168

Oct 24, 2017

To City Council, my ward Councillor Peter Demong, my Community Association President Sean Furguson.

I am writing to express my opinion about the City Secondary Suite policy. Specifically at the property 472 Parkridge CR SE, file # LOC2017-0168

The property listed above is applying to rezone within our R-1 neighborhood of Parkland. The person applying is the son of the homeowner. They are not specific as to their intent at all. I suspect the intention is to rezone the property, as the property is worth about 40K more if it is rezoned. I do not expect the owner to develop the property but to sell it. The prospect of a secondary residence (laneway home) in the backyard is an unwelcome additon. Should this be approved there would be many more applied for under this scheme by developers. My perspective is outlined below. It starts with what I feel is the absurdity of a two step process that leaves the existing neighborhood vulnerable.

I expect the City of Calgary to have bylaws and regulations in place to protect my asset. The most significant purchase of my lifetime, I purchased in a R-1 neighborhood, Parkland.

Making a sweeping change across the city to allow any property in any neighborhood to rezone to anything outside what the neighborhood is zoned as is disingenuine. What is the point in having zoning at all? I never imagined my neighbor would be able to build a second property in the back yard. I have already paid extra for a R-1 neighborhood. Yes, people end up paying for density. I just want what I paid for, what I am promised by R-1.

Usually the city agrees to redevelop a neighborhood when it is derelict or is in desperate need of revitalization. Neither is the case here in Parkland. All homes currently are selling over the half million mark. Most are being renovated at costs of 200K and up. This neighborhood needs no intervention by the city. By rezoning the city is making this neighborhood a very attractive neighborhood for developers to benefit. We already have developers rebuilding houses with maximum house to yard ratio, two garages (attached front and detached rear) with one small reno away from being a laneway home (complete with infloor heat, fireplace, second story window) and calling it a garage. Multiple developments like this are an unwelcome change. City Policy matters.

The two step city policy of rezone then determine the development at a later date is flawed. As a neighbor, I have no idea what I may be saying yes or no to. Are we going to build a second home in back yard or a basement suite? This is a flawed process and I have no faith that subsequent owners will abide by whatever I was told at the time of “rezoning.” This policy or process is ripe for abuse and deception. Its well known that properties that are rezoned as multi family or suite capable or whichever term we are using are worth 35-45 K more undeveloped. Who knows what subsequent owners will intend to develop. The policy process does not protect me the neighbor at all. Please make it a single process and be specific about the development.

The city bylaws have been advertised as relaxable in effort to get people to apply for secondary suites. How can I have any faith that the bylaws will protect my property when you are actively advertising otherwise. Height? Proximity to property lines? Window placements? What faith should I have that your bylaws will protect my lifetime savings when you actively advertise that the bylaws might be flexible. There is an instance in my neighborhood of this very thing. Throwing two neighboring properties in complete shade with a tower on the other side of the fence. I am told the by laws will protect my property but the city track record is poor.

The city needs only to look at other cities to see how unabated development looks, especially regarding laneways. The mistakes already made and subsequently rectified are numerous. Why cant the city copy those who have done it and be the benefactor of those lessons learned? Predictable top 5 negative outcomes are:

-Too many on a street, maximum numbers are necessary because of compounding the issues below.

-Unappealing and or unsafe , strict bylaws regarding safety and aesthetics must be enforced.

-Consideration for neighbors must be paramount, especially regarding light.

-Waste garbage and recycling space becomes premium, enforcing adequate bins reduces the theft of space of neighboring properties waste space.

-Parking, which is an issue in cul-de-sacs given the city policy of no angle parking and laneway parking.

I support a variety of neighborhoods in the City. I can see where laneway homes are an asset in many places. I don't see though why the city should actively promote blanket rezone across the city in all neighborhoods. Property prices are directly correlated to density; I suspect city taxes are thus as well. There are many opportunities in the city to experience higher density and prices that vary within that. I have a family member that lives in a suite above the garage in McKenzie, it's a great neighborhood and was designed with laneways in mind in some locations. Its important to recognize that those who bought there knew the possibilities of laneways in the neighborhood. To Rezone in an existing neighborhood who doesn't need intervention is a disservice to the residents who live there.

In closing please eliminate the rezoning of properties in r-1 neighborhoods that do not need city intervention by way of revitalization. Change the process from two step rezone then develop to a single process. Differentiate between basement or addition or footprint or laneway zoning. Renew commitment to bylaws being enforced. Renew commitment to serve the neighboring properties asset and light protection. Address the predictable negative outcomes other cities have learned from.

Thank you for carefully considering my perspective.

Cindy Ross

143 Parkview Green SE

Calgary, AB T2J 4N4

CPC2017-327
Attachment 2
Letter 15

RECEIVED
2017 OCT 24 PM 3: 12
THE CITY OF CALGARY
CITY CLERK'S

Sarah Morrison & Stuart Henley
176 Park Estates Place SE
Calgary, AB T2J 3W5
403-998-1844
sarah_mo@shaw.ca/stuart_he@shaw.ca

October 21, 2017

RE: File No. LOC2017-0168 REZONING **427 Parkridge Crescent SE**

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
Calgary, AB T2P 2M5

cc: Councillor Peter Demong

Dear Sir/Madam,

We are writing this letter to you to voice our opposition to this application.

Our family has enjoyed growing up and living in this area since it was built in the 70's. Parkland is a relatively small community that has notable pride of ownership, along with high participation and involvement in events. Parkland is quiet, safe and is beautiful with the green spaces and lot sizes. We specifically chose this community to live in and stay here, because of these reasons and also because of the population in this neighborhood. We bought our home here because it is a single family dwelling neighborhood, and choose to live here, because of the low density housing. We **do not** want Parkland to allow secondary suites or lane-way homes. Approval of this application will negatively affect our our quality of life. We do not want Parkland to become a community with additional traffic, transient housing, increased population and increased assessments.

Our concerns with this application are the following:

If it is a laneway home, what will be the height of the building? Will the building take up the full footprint of the lot? Will the building fit in with the architectural integrity of the existing home and surrounding homes/neighborhood? Will this redevelopment have onsite parking or use existing street parking? What will be the contribution towards the community fees (Park 96 annual fee)? Will there need to be any relaxation application due to size of building or height restrictions?

If this is a secondary suite, will it be used only for immediate family or will it be a rental unit? How many suites are they considering? What will the impact be on the nearby residents with

respect to privacy, traffic patterns, parking? Again, what will be the contribution towards community fees (Park 96 fee)?

We are opposed to the application for the following reasons:

1. There are many other communities that welcome this type of application, but we do not. We do not want a 'revitalization' in Parkland. We want to maintain the single family dwelling designation in our community, that we currently have, and that makes our community unique and sought after. We grew up in this neighborhood and chose to stay here and raise our family for the low-density housing, quiet neighborhood and low traffic.

2. The City of Calgary currently has a lack of regulations with respect to secondary suites and laneway homes. For example, it doesn't differentiate between the two. We may be agreeable to a live in caregiver or mother-in-law suite, but not a secondary suite or laneway home that is a rental to the public at large (as a revenue property). There are many adjacent neighborhoods to Parkland that have multi-family or higher density and or affordable housing.

3. Allowing secondary suites and laneway homes in Parkland will create parking and increased traffic issues as well as a transient neighborhood. How many secondary suites or laneway homes is the City of Calgary going to allow in Parkland? Are our alleys going to be turned into roadways because of laneway homes?

4. One neighbor shouldn't have the right to change their property into a laneway or secondary suite when so many of us in this community object? Regardless of whether this applicant is living in this property or just owns it, approval of this application will have a huge impact on this entire neighborhood – and so far it has been a decidedly negative impact.

5. Our schools in Parkland (Prince of Wales and St Philip) are at or beyond capacity. St Philip draws from a number of neighborhoods due to its art school designation. Prince of Wales is home to Parkland residents as well as children from Legacy. Our community is not in a position where we need to attract young families with children.

6. Recycling bins – how many bins will be allotted to this property? Adding more bins to the property to accommodate the laneway home or secondary suite will crowd the alley or street. If additional bins are not provided, the potential for illegal dumping is imminent. The City of Calgary currently does not have a requirement for property owners to purchase more bins. Again, the City of Calgary doesn't have strict guidelines/regulations in place for laneway homes/ secondary suites and most likely isn't able to provide any kind of enforcement.

7. We wish to keep the integrity and balance of this community with the existing single-family dwelling designation (except for the small, high-end condo/townhome project that replaced a strip mall back in the 1990's) and see no need to allow laneway or secondary

suites at this time. Parkland residents have consistently and overwhelmingly opposed rezoning or applications of this nature, in this community. Our community meeting on secondary suites, held in September, 2015, was attended by over 300 community members. Of those who voted, over 98% were against secondary suites (324 out of 330 votes).

8. We ask that the City of Calgary allow the community of Parkland to have an awareness campaign and a vote on this important matter before this application or **any** application of this nature is approved. The City of Calgary should not be allowed to approve this application without proper input and a vote in our community.

Unfortunately, we are not able to personally attend the hearing on November 6th, at the City of Calgary, due to a prior work commitment out of town, but thank you for your consideration!

Kind regards,

Sarah Morrison & Stuart Henley

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, October 25, 2017 8:11 AM
To: LaClerk
Subject: FW: File No. LOC2017-0168

From: Erika Diaz [mailto:erikadiaz@shaw.ca]
Sent: Tuesday, October 24, 2017 5:59 PM
To: City Clerk
Cc: Demong, Peter ; Laura D
Subject: [EXT] File No. LOC2017-0168

I am writing this email to object to the recent application of the secondary suite - City reference number LOC2017-0168.

I believe that this application (if approved) would be the start of an unwanted trend in our community. This sentiment is felt by myself and many Parkland residents. To recap - two years ago we had a meeting at our community hall to discuss secondary suites. An overwhelming majority voted, and vocalized, quite resoundingly, that they **did not** want secondary suites in our community. Why? For many reasons; one of which is that Parkland was initially zoned as R-1 which is a determining factor in why residents have purchased their homes in Parkland. If the community were to be populated with secondary suites (and it starts with one), it makes a mockery of that R-1 zoning, and a mockery also, of resident's cash outlay to purchase a home in a community that is zoned R-1.

Another issue is one of 'vested interests'. Secondary suites can often times be owned by person(s) who do not reside in the particular dwelling. I myself, am a landlord and I can attest that my focus is on the community in which I live **not** in the area where my rental property is situated. The end result is that rented dwellings are often not as well cared for as owner occupied ones. Having a proliferation of rental properties in a community will likely result in the whole community suffering; in terms of property values and in terms of lifestyle. Parkland is a beautiful low density community and I want it to stay that way.

Lastly, another issue is that of a lack of standard procedures and regulations by the City regarding secondary suites. My understanding is that an applicant can apply for a secondary suite and then instead, build a laneway home. A lack of control regarding secondary suites, can result in a proliferation of secondary suites built as laneway homes rather than secondary suites. Laneway homes are different from secondary suites in that they can infringe on the neighbour's view and privacy of their back yard. At the very least the City needs to establish procedures, guildelines and rules for the construction of secondary suites, just as they do for new home construction.

While I understand the merits of this particular application are honourable and well reasoned, my feeling is that the future owners of that property may not have those same intentions. Therefore I object to application LOC2017-0168 for this reason and the reasons stated above.

Regards

Erika Diaz
940 Parkvalley Way SE
T2J 4W2

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, October 25, 2017 8:15 AM
To: LaClerk
Subject: FW: File No. LOC2017-0168
Attachments: LOC2017-0168.odt

From: - Ferguson [mailto:ssferg@shaw.ca]
Sent: Tuesday, October 24, 2017 6:39 PM
To: City Clerk
Cc: Demong, Peter ; Parkland
Subject: [EXT] File No. LOC2017-0168

File No. LOC2017-0168
See: Attached Letter

From: Sean Ferguson
471 Parkvalley Drive SE
President Parkland Community Association

Date: Oct 05, 2017

To The City of Calgary:

Re: Application to rezone: LOC2017-0168 for 472 Parkridge CR. SE Calgary.

Parkland Community Association has heard from a majority of residents loud and clear their opposition to rezoning property in Parkland. Many reasons have been given. The Parkland Community Association cannot support any rezone applications at this time due to the city's policy and procedures outlined below.

1. Lack of differences between laneway or basement or attic or any other suites in zoning. The differences between each style of "suite" and their associated impacts are vast. Thus zoning requests should be specific to the type of suite. Neighbors and residents are currently expected to say yes or no to a complete unknown without any assurances.
2. Lack of restrictions on total numbers of suites on any given street. Without clearly understood limitations developers will take advantage and ultimately the neighbourhood suffers. Several other cities have already experienced this and have since imposed restrictions.
3. Complete lack of assurances that bylaws of height, windows, or proximity to borders will be followed, as "relaxations" have been offered in advertisements, leaves no one secure in the bylaws that are meant to protect the assets.
4. Lack of planning for waste bins. Right now a homeowner cannot even purchase extra waste bins and this should not be optional. Occupants do "steal space" when waste bins are full, this should be addressed preemptively. Several other cities have already experienced this and have since imposed restrictions.
5. Lack of architectural controls in the case of laneway homes could easily result in a degradation of the neighbourhood. Several other cities have already experienced this and have since imposed restrictions.
6. Residents purchased single-family homes in R-1 neighbourhoods. Residents clearly state the city should not be able to change the zoning of any portion of a neighbourhood without the participation of the stakeholders. Residents overwhelmingly feel that they purchased homes in R-1 and did not

anticipate the neighbouring property would be able to be rezoned as multiple dwelling in anyway shape or form.

7. There currently is not a landowner resident requirement and without it the property becomes a mini apartment. Nobody in Parkland bought a property here believing the neighbouring property might become a multi-family rental.

8. Parkland does not require additional “help” by the city in the way of redevelopment at this time. People are significantly investing and reinvesting in Parkland. The neighbourhood is well maintained and people are significantly investing in renovations. In our opinion, there are zero areas of Parkland that need city intervention to spur investment.

9. The rezone at present is permanent. Does it have to be if the owner is saying to us that it's for a caregiver for the aged owner? If there is a caregiver suite required for the next 10 years could there be an expiry date?

10. The city had recently sent us a correspondence informing us that the peak population in Parkland was 5,024 in 1979 and that the present population was only 3,677. Is the city considering the fact that many of our residents are currently in their late 70's and 80's, and that new young families are moving into the neighbourhood constantly?

We hope you will take into consideration the varied reasons for lack of support for this initiative. We sincerely hope the city council will find ways to address them by changing the policies to address the valid concerns of the residents of Parkland.

Sincerely,

Sean Ferguson

471 Parkvalley Drive

President

Parkland Community Association.

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, October 25, 2017 10:08 AM
To: LaClerk
Subject: FW: [EXT] Re send with note: File # LOC2017-0168 472 Parkridge Crescent SE

From: CHRISTINE SPARROW [mailto:christine.sparrow@shaw.ca]
Sent: Wednesday, October 25, 2017 9:57 AM
To: City Clerk ; Commn. & Community Liaison - Ward 14
Subject: [EXT] Re send with note: File # LOC2017-0168 472 Parkridge Crescent SE

Good morning,

Last evening I emailed you our objections to File# LOC 2017-0168, 472 Parkridge Cr SE. I apologise for omitting to explain that this email is to go to the Mayor and Councillors for the Nov 6/17 Council Meeting, when this hearing will be held.
It is our understanding that our letters of objection have to be sent to you by 10 am October 26/17, so I'm in time!

Also, as I have made a couple of corrections to my email of Oct.24/17, **please copy and use this amended letter below,**and kindly delete the first letter dated Oct. 24/17.

Many thanks for your assistance, Christine Sparrow

Mayor Nenshi and City Councillors:

Our sincere and warmest congratulations to you all on your recent election successes, representing and working on behalf of us all in our great City.

Following the City of Calgary's fundamental value: ***Making Life Better Every Day,*** and the City's service promise: ***What matters to you, matters to us. We listen, respect and act,*** we would greatly appreciate your consideration our points of view, objecting to the rezoning application for **472 Parkridge Crescent SE, File # LOC2017-0168. Thank you.**

- The unexpected and unnecessary stress that the rezoning of any individual lot and property, and the subsequent construction of any type of 'secondary suite', places on the neighbours and residents living close, or adjacent, to the rezoned area. Some homeowners

are ageing, having lived in the neighbourhood for 30-40+ years. Some residents are younger, with children at home, thinking way ahead and wishing to 'age in place'. We are all aware of the effects of Stress on peoples' long term physical and emotional health. One rezoning application like this one, while satisfying one family of 3 people, would cause undue stress on, and affect many more, families' physical and mental health. Rezoning and building of any type of 'secondary suites' will seriously affect the property values, privacy/overlooking of some homes, local increased traffic and noise, disrupting the immediate area. This application is *not* for the "greater good of the greater number of people". One could argue that the majority's freedom to live and enjoy their homes in their current state is being taken away by the 'freedom' of the minority applicant to rezone and to build something that is not suitable or appropriate for the neighbourhood.

- The owners, or rather the son of the owners of 472 Parkridge Crescent SE, making a rezoning application on his parents' behalf, may have good reasons for rezoning their property but the impact on those living around them is taking away homeowners' rights to live in a peaceful, single family home neighbourhood. Where is their freedom to continue living with the status quo of the past 40+ years? From the 1970s onward, Parkland homes were marketed and bought specifically because they are located in a single family home neighbourhood, attracting people who wished to invest in a peaceful,low density, suburban neighbourhood. If homeowners wanted more high density housing, or wished to rezone their property at some future point in time, they would not have been attracted to investing in Parkland in the first instance. There is stability in Parkland; many peoples' life time investments in their homes and neighbourhood could be turned upside down if you approve this rezoning application. Truly, does the City have the right to destroy the tranquillity and continuity of life of Parkland neighbours as they enjoy, and sometimes cope with struggles, in their "Golden Years'? Or those young enough to look forward to their eventual retirement in the same family home in which they may have raised their families?

- This rezoning application under consideration has not even be made by the property homeowners, Mr. R and Mrs L, Bliek but by their son, Mr. Desmond Bliek, a Senior City Planner with the City of Calgary. Although Mr. Desmond Bliek submitted the application as a private citizen, which we understand he has the right to do, he is not the legal homeowner. One wonders about the extent to which his City co-workers will grant his application, on behalf of his parents, **owing to name recognition**? Mr R. and Mrs L. Bliek could have made this application in their own names, as the property owners. Or, the City could have rules to exclude the names of the applicants from all permits and applications.

- We understand that the City of Calgary does not differentiate between the type of 'secondary suite' that would go into a rezoned property: the applying homeowner may say that they intend to construct a secondary-basement suite but instead build a laneway home or a garage-cum-coach house once their rezoning application is approved. Also, the City does not differentiate between the usage of any approved 'secondary suite': it could become a rental unit or owner-occupied or for a senior citizen or a caregiver.

- Even more importantly, the City does not require a property owner to submit a new application for rezoning if that particular property sells. This encourages investors, and/or "house flippers" to purchase a property, rezone it, build a 'secondary suite' of any description, reselling it without any consideration for the adjacent property owners or for the community as a whole.

- The City does not have rules in place for the number of 'secondary suites' on any given street or area. Will Parkland's laneways be turned into future roadways because of 'secondary suites'?

- Parkland does not require revitalization even though its population is currently lower than it was when Parkland was built. Parkland has cared well for its properties and community. Like the City, our Parkland culture is invested with our commitment to our community. our hearts, our minds, our souls are also committed to the preservation of the status quo of our community within our great City.

- Parkland does not need to attract more residents with children through 'secondary suites' as the two Parkland community elementary schools are at, or beyond, capacity: St. Philip's with its art school appeal and the Prince of Wales with students from Parkland and recently, the designated school for students bused from the new community of Legacy. Adding extra children via 'secondary suites' would have a negative impact on class sizes in schools that have no extra room in them.

- Parkland homeowners do not need to leave Parkland to downsize. Many are fortunate to have bought their homes when house prices were much lower than they are today. They are mortgage-free and can pay their bills from their pensions and/or savings, without being obliged to move away from their secure and familiar surroundings. Residents made sensible, practical and honourable decisions, some decades ago, and should not have their

investment in their mainly 'average-sized' homes and their peaceful community disrupted owing to a rezoning application(s), totally altering their blocks and neighbourhood. The majority of Parkland homes are not elaborate "McMansions" that are found in many newer communities, using up valuable resources and taking more resources to keep them functioning day-to-day. Some Parkland and other residents have chosen to move into the condominiums located in Parkland if apartment living is more suitable for their lifestyle. Thus, there are alternative options, already in place, for those wishing to downsize, and/or remain living close by to family members, friends and 'old' neighbours. Parkland could become a model for a sustainable community.

- In September 2015, the Parkland community meeting about 'secondary suites' was attended by over 300 people, 98% of whom voted against 'secondary suites' being constructed in Parkland. Councillor DeMong kindly attended this meeting for information purposes, as our Ward's elected official.

- We trust that, invoking the City's ethical mandate and objectives, you will give our objections your thoughtful consideration, respecting the wishes of the greater community, the well-being of your fellow citizens of Calgary who live in Parkland and reject, by a majority, this rezoning application.

With our appreciation and gratitude for your time.

Respectfully submitted,

Robert and Christine Sparrow
48 Parkvista Place SE
T2J 4W9

submitted by email October 24, 2017

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, October 25, 2017 4:13 PM
To: LaClerk
Subject: FW: [EXT] File No. LOC 2017-0168

From: G and H Hall [mailto:hallparkhome@gmail.com]
Sent: Wednesday, October 25, 2017 1:24 PM
To: City Clerk
Cc: ward14@calagry.ca; parklandca@telus.net; gmail
Subject: [EXT] File No. LOC 2017-0168

City of Calgary
c/o City Clerk's Office

cc. Peter Demong, Ward 14 Alderperson
cc. President, Parkland Community Association

RE: File No. LOC 2017-0168

We continue to object to re-zoning of residences within the Parkland Community to allow for secondary suites or lane-way homes. The infra-structure of this community was never planned or designed for these additional resident units on the R1 designated properties. We do not support any "one-off" application and "ad hoc" change until the City properly prepares, debates and approves a City wide policy and regulations with regard to secondary suites that deals with additional traffic, parking and access to the community; design modifications to align with current buildings; stress on city servicing in the lanes; additional lose dogs; poorly maintained rental units; yard junk; and loss of property values.

Yours truly,
George and Heather Hall
14228 Park Estates Drive SE
Calgary, Alberta

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, October 25, 2017 4:15 PM
To: LaClerk
Subject: FW: [EXT] Secondary Suites File No. LOC2017-0168
Attachments: 20171025 rezoning oct 2017.docx

From: Dave Quigley [mailto:thequig004@gmail.com]
Sent: Wednesday, October 25, 2017 1:03 PM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 14 ; parklandca@telus.net
Subject: [EXT] Secondary Suites File No. LOC2017-0168

Good Afternoon:

Please see attached.

Thank you

Secondary Suites in Parkland

Re: 472 Parkridge Crescent SE
File No.: LOC2017-0168

We have lived in parkland for about 26 years. We lived there for 20 years moved away and moved back because of the neighbourhood. Since being back for the second time it is now a busier neighborhood because of the paved pathways and more people continue to use the pathways which has increased the traffic and noise level. With allowing secondary suites there will be more traffic, increased noise and safety and crime become a bigger issue. This is not why we moved back to Parkland along with the other reasons that are listed below.

- City Hall does not differentiate between the type of secondary suite that is being built. An applicant can state they want to build a secondary suite and then turn around and build a laneway home. A resident may be okay with a basement suite, but not a laneway home. Currently, City Hall does not differentiate. Residents should not have to rely on a homeowner's word.
- City Hall does not differentiate between the usage of the suite. Citizens may be more open to a secondary suite if it was zoned as "live-in caregiver", "senior citizen" or "owner occupied".
- City Hall does not require a property to have a new application for rezoning if the property sells. This encourages investors to purchase property, rezone, build a secondary suite and sell without any consideration for the community or adjacent property owners.
- City Hall needs to have rules in place for the number of secondary suites allowed on any given street or area. Is Parkland going to have alleys turned into roadways because of laneway homes?
- Parkland does have a lower population than when first built, however, it does not require revitalization. Parkland has well cared for properties.
- Parkland does not need to attract more residents with children through secondary suites (as a benefit outlined on the City's webpage) because St. Philip draws from a number of neighbourhoods due to its art school status and Prince of Wales is the home to both Parkland and Legacy students. Both schools are at or beyond capacity. This means adding extra children via secondary suites would have a negative impact on schools that have no extra room.
- Parkland was designed as a single family neighbourhood in the early 1970s. Parkland has many original owners who moved here because of that designation. With the exception of the high-end condo building and townhouses built in the 1990s, Parkland has retained this single family designation. Parkland attracts new, young families and retains original owners because of this designation. City Hall should not be allowed to permit rezoning in this unique area without a community vote.
- Should one neighbour have the right to rezone their property when so many in the community object? Regardless of whether a resident lives near or far from this property, it has an impact on their entire neighbourhood.
- Not allowing secondary suites in Parkland does not have a major impact on low income housing. There are many other neighbourhoods who are welcoming of these types of properties.

- Parkland residents purchased their properties because of the low density. If residents wanted to live in high density neighbourhoods with secondary suites, they would have purchased homes in inner-city neighbourhoods, neighbourhoods with ample secondary suites or new neighbourhoods that are entirely rezoned to accommodate such suites.
- Owners do not need to leave Parkland to downsize. Many original owners have purchased condos or townhouses in the neighbourhood complex. This allows them to stay in Parkland at a lower cost than owning a home.
- Garbage, recycling and composting bin concerns: There is no requirement with the City for property owners to purchase more bins. Where will all of the extra garbage, etc. go? Illegal dumping?

My question is why are changing because of one person?

Thank you for your consideration in this matter.

Parkland Resident

14136 Park Estates Dr

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, October 25, 2017 4:17 PM
To: LaClerk
Subject: FW: Parkland Secondary Suite Application

From: Lynn Lambert [mailto:l.lambert@shaw.ca]
Sent: Wednesday, October 25, 2017 4:12 PM
To: City Clerk
Cc: ward4@calgary.ca; parklandadvocate@gmail.com; parkland@telus.net; angiepatterson@shaw.ca; Sandra Boyechko ; lynn@lynnlambert.ca
Subject: [EXT] Parkland Secondary Suite Application

FILE#: LOC2017-0168

Att:n City Clerk

We would like to communicate our concerns regarding the Parkland Secondary Suite Application that is being proposed. You can also refer to
our initial letter that was forwarded to you in June, 2017.

Rezoning should not be endorsed and sanctioned by City Hall without
the voice/vote of the residents living in Parkland who voted you in and pay your salaries!
Our community meeting concerning Secondary suites was held in September 2015. That meeting was attended by over 300 CONCERNED community residents. Of those who voted over 98% were AGAINST secondary suites. Does City Hall not honour democracy or is this simply lip service?

We have been informed that City Hall has recommended that this application be approved in spite of the meeting in September 2015 and countless numbers of letters by residents raising very legitimate concerns.

There are no clear regulations on the
parameters regarding the usage and application of the suite proposed.
Consequently, secondary suites will certainly invite investors to flip houses at a profit with an additional secondary suite that has been added.
This will promote greed and profit driven values with no concern or protection of the rights of the adjacent residents to the secondary suites that have been built.

It is our hope that there be no approval of this application without honouring the democratic process through a vote on this issue.

Sincerely

Lynn and Robert Lambert-Litt
14123 Parkside Dr. SE.
Calgary Alberta

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, October 25, 2017 4:18 PM
To: LaClerk
Subject: FW: [EXT] Fwd: [EXTERNAL] File no.LOC 2017-0168

From: Sally Aldred [mailto:sally.aldred@icloud.com]
Sent: Wednesday, October 25, 2017 12:26 PM
To: City Clerk
Subject: [EXT] Fwd: [EXTERNAL] File no.LOC 2017-0168

Sent from my iPhone

Begin forwarded message:

From: "Harder, Breanne" <Breanne.Harder@calgary.ca>
Date: June 30, 2017 at 11:12:06 AM MDT
To: 'Sally Aldred' <sally.aldred@icloud.com>
Subject: RE: [EXTERNAL] File no.LOC 2017-0168

Good morning S.J.,

Thanks for your email; I've added it to the file for this LOC and will include it in my review.

Breanne Harder, MPlan, RPP, MCIP
Planner | Community Planning
Planning & Development
The City of Calgary | Mail Code: #8073
T. 403.268.5729 | calgary.ca
Municipal Building, 800 Macleod Trail SE
P.O. Box 2100, Station M, Calgary, AB, T2P 2M5

-----Original Message-----
From: Sally Aldred [mailto:sally.aldred@icloud.com]
Sent: Friday, June 30, 2017 7:17 AM
To: Harder, Breanne
Subject: [EXTERNAL] File no.LOC 2017-0168

Dear Breanne,
This email is sent to voice opposition to the application for secondary suites at 472 Parkridge Cresc SE.

I own a home at 347 Parkview Cres. And am a long term resident of Parkland(40 years)

Parkland is a quiet community.

Most of us who purchased properties here did so because of the single family designation.
My concerns include the effect on property values, increases in traffic, architectural controls, and parking- to name but a few!

At our community meeting in Sept. 2015- over 98 per cent voted against re- zoning for multi family and secondary suites.

I am very strongly opposed to this application!

S. J. Aldred

Sent from my iPhone

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This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 26, 2017 8:04 AM
To: LaClerk
Subject: FW: rezoning of 472 Parkridge Cres SE

From: Nancy Brandick [mailto:nbrandick@hotmail.com]
Sent: Wednesday, October 25, 2017 6:08 PM
To: City Clerk
Subject: [EXT] rezoning of 472 Parkridge Cres SE

This email is in regards to the rezoning application of 472 Parkridge Cres SE, file No. LOC2017-0168

My current address is 427 Parkridge Cres SE and I am therefor a resident of Parkland.
I have many objections to this application. First of all, the applicant does not own the home. Their son, who works at the City's Planning Department has made this application. How can this even be legal? And how can we be sure that his employment will not influence the decision. His parents purchased this home many decades ago when Parkland was zoned for single family homes only. They would have known this, and would not have expected this to change in the future.
I attended a community meeting in September of 2015. Rezoning was the subject of this meeting, and at the end a vote was taken.
Ninety-eight per cent of the 330 votes collected said NO to rezoning. We all purchased homes here because it is a single family neighborhood and that is important to all of us. Peter Demong was in attendance and told us that council has the right to approve an application even when the neighborhood is against it. Why? Why is there no importance placed on the opinions of the residents?
You have now heard the emotional part of my plea. Following are some common sense reasons why this should not be allowed.
There are many kinds of secondary suites. Why do we not know exactly what is being applied for, and why are there not different applications for different types of secondary suites?
Parkland does not need revitalization. It is a well cared for neighborhood, which is what draws people to it. There are many areas that welcome secondary suites, so why force them on neighborhood that don't want them? Many original owners live here, but Parkland attracts young families as well who also want the single family neighborhood to continue.
Parkland residents chose low density living. There are many areas with high density which could have been chosen, so why force this on residents who have clearly made the choice to live in a low density neighborhood?
Our schools are full. Extra children would have a negative impact and that is just not wise. Nor is it fair to the children who attend our schools now.
Garbage, recycling and composting bins are a concern. More people means more garbage, etc.
Based on all of the above, my opinion is that City Hall should not be allowed to permit rezoning without a community vote. I ask that you consider this carefully. Please do not place more importance on one resident's request than you do on the majority of the Parkland population.

Nancy Brandick
427 Parkridge Cres SE
nbrandick@hotmail.com

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 26, 2017 8:53 AM
To: LaClerk
Subject: FW: File No. LOC2017-0168
Attachments: Parkland ReZoning Letter.pdf

From: Lori D [mailto:loriyyc@hotmail.com]
Sent: Wednesday, October 25, 2017 9:45 PM
To: City Clerk ; Commn. & Community Liaison - Ward 14 ; parklandca@telus.net
Subject: [EXT] File No. LOC2017-0168

Hi,
We are against the proposed application to rezone this property to allow a secondary suite. Please see our attached letter.

Thank you,
Lori & Steven Deagle
124 Parkland Place SE

Sent from Mail for Windows 10

To Whom it May Concern:

RE: File No.: LOC2017-0168

We have major concerns regarding the application to rezone this property. We have specifically moved from a high-density neighbourhood with the understanding that Parkland was mostly single-family dwellings. I understand that the applicant has stated that they wish to build a suite for family members, however what happens when this house is subsequently sold? Will there be guidelines in place that this needs to remain a family suite or that property owners must live on site? No there is not any policy in place. There is absolutely no guarantee that this situation will remain, there is no guarantee that in future it won't be two separate income-rental suites. We lived in a neighbourhood which allowed secondary suites and that also turned a blind eye to illegal suites. That was beyond frustrating. I feel that the Mayor and Council do not care nor are they willing to consider any other outcome except push through the secondary suite even though the citizens are against this.

It is also my understanding that a City of Calgary employee is part of this application. There must be transparency with this application. There cannot be any whiff of preferential treatment. As a community we had a vote with 324 out of 330 votes against secondary suites. I think the citizens of Parkland have spoken but will the city hear us?

I am not necessarily against secondary suites but there is a place for them. Certainly not in an existing outlying suburban neighbourhood. There are many new neighbourhoods that can automatically be zoned for this. There are many existing inner city neighbourhoods that want to be zoned for this. As a major city, I don't understand why entire neighbourhoods shouldn't be zones. Why in the world can individual properties be re-zoned? This is a waste of time. It is a waste of time to hear applications on a case-by-case basis.

There should be a difference between secondary suites, care giver suites and properties which have property owners living on site. There also needs to be regulations for parking spots required per property which means that each suite within an existing property needs to have 1-2 spots. Lots are definitely bigger in Parkland but there is no way that 4 parking spots can be made for each property.

I hope someone takes into account the wishes of the residents. But I am realistic and part of me thinks that the City is just going through the motions and will greenlight this application no matter what the residents want.

If you would like to speak to me directly, I can be reached at (403) 462-1771 (Lori).

Thank you for your time,
Lori & Steven Deagle
124 Parkland Place SE
H: (403) 276-7117
C: (403) 462-1771 (Lori)
loriyyc@hotmail.com

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 26, 2017 8:54 AM
To: LaClerk
Subject: FW: [EXT] Rezoning of 472 Park Ridge Cres S.E.

-----Original Message-----
From: Judy Istvan [mailto:judy.istvan@nucleus.com]
Sent: Thursday, October 26, 2017 8:11 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Rezoning of 472 Park Ridge Cres S.E.

To Whom It May Concern:

I have previously registered my opposition to this application. Parkland was built as a single family R1 neighbourhood. Residents bought in this neighbourhood with the understanding that would be the character of the neighbourhood.

The infra structure was designed with that in mind and taxes have been levied by the city to reflect that. Occupants bought these homes because they believed there would be slightly less traffic, perhaps less congestion and a more stable population. All these factors are attractive and present a type of lifestyle homeowners were prepared to pay more taxes to enjoy.

This application is in direct opposition to the design of this neighbourhood and although it has apparently been approved by city planning, I question whether the city does;t have a social contract if not a legal contract with any homeowner who bought residences in neighbourhood designed and approved as single family communities when council decides to change that plan.

If Council plans to change the tenor of a neighbourhood, it appears they are totally unaware of the impact these decisions have on a neighbourhood and the residents No concessions or discussions with the majority of the residents are ever made. A popularity contest seems to sway the decision in favour of the applicants with little consideration to previous arrangements made when neighbourhoods are designed, sold and taxed to buyers.

Due to the changes these application will have on communities when multiple rental residences begin to impact the quality of lifestyle in a neighbourhood, some discussions need to also occur around increasing infrastructure, controlling parking and viewing a decrease in taxation for single family homes in the neighbourhood.

In addition, some acknowledgement needs to occur around the fact that an implicit or perhaps specific change in the original contract residents believed they were buying into is being abandoned. Anyone who is buying a family home will have many choices to buy a home that is in a neighbourhood zoned appropriately for their needs. The necessity to request a change to the zoning of a neighbour to meet ones' individual wants and needs is questionable when neighbourhoods exist and are being built to accommodate owners who wish to rent, who wish to have a relative live with them or who wish to have a caregiver live with them. Changes in zoning are a personal request to avoid inconvenience to oneself or to increase one's income, but they are not made to maintain or increase the characters a neighbourhood.

Judith Istvan
Parkland Resident

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 26, 2017 8:57 AM
To: LaClerk
Subject: FW: [EXT] Public Submission -- 472 Parkridge Crescent Application
Attachments: Public Submission - 472 Parkridge Cres Secondary Suite Application.pdf

From: Joy Norstrom [mailto:joynorstrom@gmail.com]
Sent: Wednesday, October 25, 2017 11:35 PM
To: City Clerk
Subject: [EXT] Public Submission -- 472 Parkridge Crescent Application

Hello,

I'm getting this letter in just under the wire, and I hope that's okay!

Please find attached my letter of support. I understand the Council public hearing is scheduled for November 6th. Is there anyway to find out what time I should arrive at the public hearing?

Thank you,
Joy Norstrom

Joy Norstom/Kris Joyce - 407 Parkridge Crescent S.E. - Calgary, AB - T2J 4Z8 - joynorstrom@gmail.com

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Station M
Calgary, Alberta
T2P 2M5

October 25th 2017

Re: Parkland Secondary Suite Application

I was pleased to hear the Calgary Planning Commission recommended City Council approve the secondary suite application for 472 Parkridge Crescent S.E. My family has lived on Parkridge Cresent since 2011 and we look forward to welcoming our new neighbour.

As mentioned in a previous email, our family supports this application because:

1. We believe secondary suites fit the spirit of the Enough for All policy. Priority 4.1 states that all Calgary communities are strong, supportive and inclusive. This includes Parkland. We trust City Council to continue making decisions with ‘inclusion’ and ‘economic prosperity for all’ in mind.

2. The location in question has ample parking and the street is not burdened with heavy traffic. The exterior of the home is extremely well cared for, and we have no reason to believe the owner won’t use a similar standard with future developments.

Sincerely,

Joy Norstrom & Kris Joyce

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 26, 2017 8:58 AM
To: LaClerk
Subject: FW: [EXT] File No. LOC2017-0168
Attachments: CCE25102017.pdf; ATT00001.htm

From: David Ramsay [mailto:d_ramsay@icloud.com]
Sent: Wednesday, October 25, 2017 8:54 PM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 14 ; parklandca@telus.net; Laura D
Subject: [EXT] File No. LOC2017-0168

Enclosed is my letter objecting to the rezoning of:

472 Parkridge Crescent S.E.
Calgary, Alberta
File No. LOC2107-0168

David Ramsay
416 Parkridge Crescent S.E.
Calgary, AB, T2J 4Z4
Home: 403-278-3010
Mobil: 403-650-9398
Email: d_ramsay@icloud.com

October 25, 2017

City of Calgary
Calgary, Alberta

[Via email to **cityclerk@calgary.ca]**
[All correspondence via email transmission]

Attention: City Clerk's Office

RE: File No. LOC2017-0168
Re-zoning application for the parcel of land identified by its municipal address as:
472 Parkridge Crescent SE
Calgary, Alberta

This letter is further to my original objection to the zoning variance for the above noted file and address.

I am not an expert in this municipal field nor am I fully conversant in municipal terminology. If I have misused any terms, my apologies in advance, however I have provided what I believe to be an adequate description that my meaning and intent should be clear. Some information was obtained from a third party and not self-verified however this does not prevent me from asking questions.

The community of Parkland in south-east Calgary was designed and approved as a R1 community which only allows for a single family dwelling on a given parcel of land. This is the original character of the neighborhood and the original reason why families purchased in this neighborhood in the 70's and 80's and they would have done so knowing that the R1 zoning was a fixed condition.

Subsequent purchasers of homes in Parkland have also purchased in the Parkland community with full knowledge of the R1 zoning and its value. I purchased in Parkland and one of the considerations for the purchase was

the R1 zoning. This zoning has an intrinsic value otherwise it would not be one of the property's attributes that Realtors are so happy to point out.

It was brought to my attention that the original owners of this property, the subject of this rezoning application, are in fact the current owners of the property. They would have known about, and accepted this affixed R1 zoning condition, for the community and the property they purchased.
I have been given to understand though there may also be some question about who the applicant for the rezoning of the property actual is.

It was suggested that the applicant may not be the actual owner of this property. I do not know how this is possible but perhaps it is the case. It was further suggested that this applicant maybe someone employed by, or otherwise works, for the City of Calgary and perhaps even in the City's Planning Department. If the suggestion is correct, then is this person not in a position of influence or perhaps even in a conflict of interest situation? If this suggestion is even partially true then a complete investigation should be undertaken to assess the significance and consequences to this re-zoning application.

The schools in Parkland are at, near or over capacity at present. St Philip's, with its designated art school status, services students from a number of neighborhoods. Prince of Wales services students from both Parkland and Legacy. New families with school aged children are moving into the community. There is no need to attract additional residents with school aged children through the employment of secondary suites.

A parcel of land along Parkland Boulevard, which previously to this was zoned for and occupied by a commercial venture, was replaced with a higher-end condominium development in the 1990's. Aside from this development Parkland has retained its original single family dwelling designation. Parkland attracts new families and retains original owners because of this designation. City Hall should not be allowed to permit rezoning of this distinguishing characteristic without a community vote.

Here are some questions, in **bold type**, with "real or potential consequences and commentary:

Once an application is approved, does City Hall loses control, in any form, of the secondary suite build due to a lack of regulations?

> If there is a lack of enforceable regulation, the applicant could proceed to build even a second dwelling on the property, perhaps backing onto the lane. I was informed that the City does not differentiate at present

between a secondary suite contained within the original structure and a completely separate dwelling structure.

Could a lack of regulation create and opportunity for an opportunistic developer?

A lack of regulation, and it was suggested there is a seeming lack of enforceable regulations, could make the rezoned property attractive to a developer who might purchase the property for the express purpose of converting the existing structure to a multi-tenant dwelling or even erecting a multi-tenant building, completely outside of the original scope of a secondary suite.

Is there a provision in the regulations for the secondary suite such that it must be in an owner-occupied dwelling or property, if the secondary suite is in a detached structure?

If not this sets the stage for a multi-tenant occurrence and not just a secondary suite. Maybe the way to make rezoned properties less appealing to a developer would be to have the property revert to the original zoning on sale or disposal of the property.

What is next for Parkland, MCG zoning?

Allowing MCG zoning on any street in Parkland would permit developers building, as high as, a four-storey apartment.

Does the City have regulations in place to regulate the number of secondary suites on a street or within a neighborhood?

Once the precedent is set what controls are in place? The character of a neighborhood could be radically change in a very short period of time, with a resulting loss of property value.

Have provisions been made for the additional services?

Secondary suites potentially double the demand on resources, such as fire, water, sewage and refuse disposal.

Keep the character of Parkland intact. This is what the residents want. In a public meeting held in September 2015 to discuss the secondary suit issue 95% or more of the attendees voted against having secondary suites in Parkland. No one neighbor should have the right to tarnish the neighborhood when so many oppose.

In closing, I object to this rezoning application of a property on Parkland Crescent, a street where I also reside, and urge that this application be denied outright and any prior approvals, be there any, be withdrawn.

Sincerely,

David Ramsay
Parkland Resident

Cc Alderperson Peter Demong, ward14@calgary.ca
Parkland Community Association President, parklandca@telus.net
Laura D. Parkland Advocate, parklandadvocate@gmail.com

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 26, 2017 9:32 AM
To: LaClerk
Subject: FW: OBJECTION LOC2017-0168

From: D MCLENNAN [mailto:dmclennan@shaw.ca]
Sent: Thursday, October 26, 2017 9:27 AM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 14 ; parklandca@telus.net
Subject: [EXT] OBJECTION LOC2017-0168

Good morning,

After many discussions with family members in our household, we object to the rezoning of 472 Parkridge Cresent SE.

We are concerned that the City of Calgary(City) does not have the appropriate regulations in place for this type of rezoning within the City.

The ability of the homeowner to change the approval for a secondary suite to a laneway home without further City approval or upon resale is concerning. We believe this opens the door to people/companies to "flip" the house and bring down the property value of the community.

The major reason for our family moving to Parkland 15 years ago was the fact that it was a single family, low density neighbourhood, not withstanding the condo/townhouse complex that already existed upon our arrival.

A community vote would be the most diplomatic way to deal with this rezoning request.

Keith McLennan
Denise McLennan
Kirsten McLennan(18+ years old)
Cameron McLennan(18+ years old)
483 Parkvalley Drive SE
Calgary, AB T2J 4V5
(403) 271-0847

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 26, 2017 9:56 AM
To: LaClerk
Subject: FW: File No. LOC2017-0168
Attachments: File No. LOC2017-0168.docx

From: Jason Nichols [mailto:Jason.Nichols@aer.ca]
Sent: Thursday, October 26, 2017 9:44 AM
To: City Clerk
Cc: Commn. & Community Liaison - Ward 14 ; parklandca@telus.net. ; jason.n@shaw.ca; Joanne Nichols ; parklandadvocate@gmail.com
Subject: [EXT] File No. LOC2017-0168

Good morning,

Please accept my objection letter to the application for a secondary suite in the community of Parkland.

Thank you!

Jason and Joanne Nichols
403 993 1389

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This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.

To: City Clerk's Office

CC: Peter Demong

Regarding Property: 472 Parkridge Crescent SE

File No. LOC2017-0168

I am writing to inform you of our objection to the secondary suite application in the community of Parkland.

Parkland was built 40 years ago as a single family home community, bordering Fish Creek park on the south and west sides. From its inception in the mid 70's, to current day, Parkland is considered to be a very desirable neighbour to live and raise a family. Parkland has retained this single family designation since. The community continues to attract new, young and older families, while retaining many of the original owners (my immediate neighbour being one) because of this designation.

At a town hall in September 2015 to discuss this very application, 98% of residence objected. I was personally not in attendance, but understood it was standing room only. With such a high objection rate by the residences, I fail to understand how this is allowed to proceed. Should one neighbour have the right to rezone their property when so many in the community object? Regardless of where a resident lives in adjacent to this property, it has an impact on our community. If residents wanted to live in a high density neighbourhood with secondary suites, they would have purchased homes with ample secondary suites or new neighbourhoods that are entirely rezoned to accommodate such suites.

Currently, City Hall does not differentiate between the types of secondary suites that are being built. An applicant can state they want to build a secondary suite and then build a laneway home. City Hall is also short in identifying the number of secondary suites allowed on any given street or area. Is Parkland going to have alleys turned into roadways because of laneway homes?

I have also spoken with co-workers, friends and family in other neighbourhoods where secondary suites have been allowed. They too have reinforced many of my concerns that include an increase in traffic, more noise and a noticeable decline in the general state of the homes (lawns, shrubs, fences, roofs, siding, etc.) and an increase in waste and recycling outside of the homes.

I am confident that Parkland is one of the best-kept neighbourhoods in the city of Calgary. Pride in your home is evident everywhere. This is due to the wonderful people and the community feel that has been created over the past 40 years. By allowing this application to proceed, you are encouraging investors/developers to purchase property, rezone, build secondary suites and sell without any consideration for the community or adjacent property owners.

Many current residences of Parkland where born and raised here and have returned to raise their families. Parkland does not need to attract more residents with children through secondary suites

(as a benefit outlined on the City's webpage) because St. Philip draws from a number of neighbourhoods due to its art school status and Prince of Wales is the home to both Parkland and Legacy students. Both schools are at or beyond capacity. This means adding extra children via secondary suites would have a negative impact on schools that have no extra room.

I have lived in a number of communities in Calgary and without hesitation, can say this is the best. We are now 5 years in this wonderful community and in our "forever" home where we will raise our family For the many reason's I have shared and the overwhelming objection shown by the residences of Parkland, I would please ask that you deny this application.

This is a great community! I would hate to see something this great, be changed for no reason.

Sincerely,

Jason and Joanne Nichols
172 Park Estates Place SE
Calgary, Alberta
T2J 3W5

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Thursday, October 26, 2017 9:57 AM
To: LaClerk
Subject: FW: [EXT] File No. LOC2017-0168

From: Wendy Fulton [mailto:wmfulton@shaw.ca]
Sent: Thursday, October 26, 2017 9:39 AM
To: City Clerk
Cc: Executive Assistant Ward 14 ; 'Parkland'
Subject: [EXT] File No. LOC2017-0168

Good Morning,

RE: File No. LOC2017-0168
Application for zoning change for
Secondary Suite at
472 Parkridge Crescent SE

One of the factors when we chose to purchase our house in Parkland was that it was the only community zoned R-1 exclusively. That factor added to the price of homes in Parkland, which we paid. Many Parkland homeowners bought homes here for that same reason and still live here, as well as their now adult children – second generation families. We have maintained the single family designation, with the exception of the higher end condos and townhomes that were built in the 90s.

The City does not require an applicant to specify what type of secondary unit is going to be built, so neighbors don't know what they should be considering.

It's my understanding this applicant is not the home owner and works for the City Planning Department. I do not think city planning department employees should be banned from applying, but these two factors together are a concern for me.

There are many illegal secondary suites in Calgary and the city has admitted they have no way of effectively dealing with them. Many of them are safety hazards. We have a high vacancy rate for rental units in Calgary now, so I believe now is the time for City Council to look out for the best interests of Calgarians by finding a way to deal with this issue first. I am certainly reluctant to consider having any homes rezoned in my community when the City has no apparent effective means to deal with this problem.

When we bought in Parkland there were many communities in Calgary zoned R-2 and it's my understanding there are even more now. So I question the need to re-zone a property in Parkland when there are many others available in the city to help the city achieve higher density.

As I mentioned above, many original owners and second generation Parkland residents still live here. We have had meetings about secondary suites. The one held in 2015 was well attended and 324 out of 330 votes were against secondary suites.

Many Parkland residents filed objections to this application in the summer but they seem to have either been ignored or seen as irrelevant because it was recommended the application be approved.

I request you consider our reasons for opposing this application for a zoning change for a secondary suite. I also ask that you respect the wishes of the Parkland residents opposing this application.

Thank you.

Wendy Fulton
211 Parkside Green SE
Calgary, AB T2J 4K1
403-278-1290

LAND USE AMENDMENT
HAYSBORO (WARD 11)
HARMON PLACE SW AND HADDON ROAD SW
BYLAW 319D2017 **MAP 21S**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION 2017 August 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 319D2017; and

1. **ADOPT** the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 16 Harmon Place SW (Plan 3184JK, Block 15, Lot 10) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 319D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

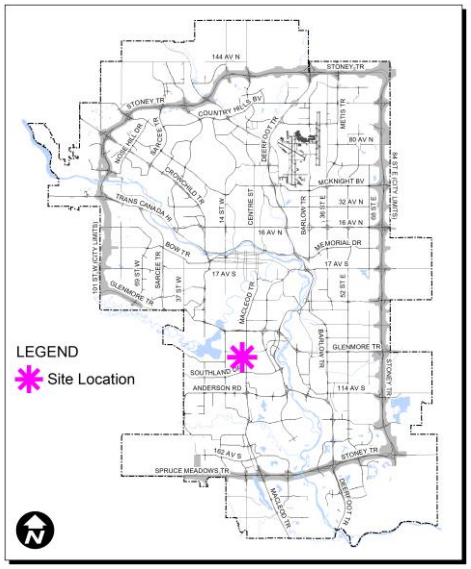
ATTACHMENT

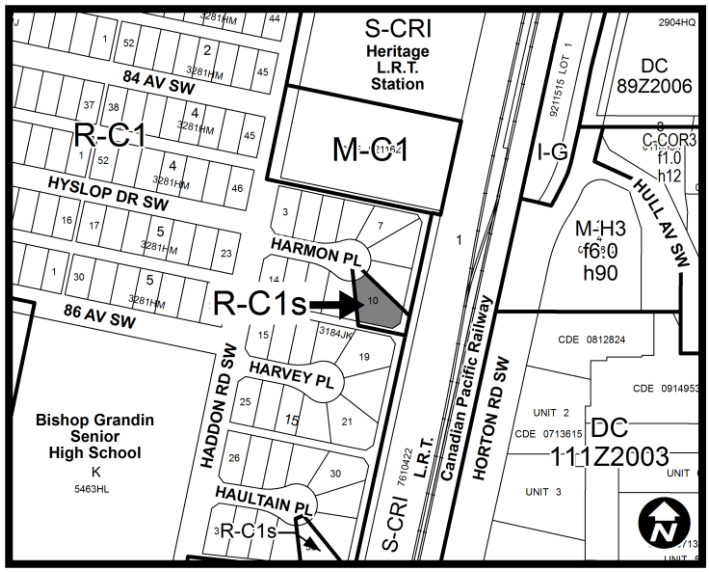
1. Proposed Bylaw 319D2017

M. Horkan

LAND USE AMENDMENT
HAYSBORO (WARD 11)
HARMON PLACE SW AND HADDON ROAD SW
BYLAW 319D2017 **MAP 21S**

LOCATION MAPS





LAND USE AMENDMENT
HAYSBORO (WARD 11)
HARMON PLACE SW AND HADDON ROAD SW
BYLAW 319D2017 **MAP 21S**

ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 16 Harmon Place SW (Plan 3184JK, Block 15, Lot 10) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan **Carried: 7 – 0**

LAND USE AMENDMENT
HAYSBORO (WARD 11)
HARMON PLACE SW AND HADDON ROAD SW
BYLAW 319D2017 **MAP 21S**

Applicant:

Harmon Holdings Ltd

Landowner:

Harmon Holdings Ltd

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Haysboro, the site is a pie-shaped lot, approximately 21 metres by 43 metres in size and is developed with a one-storey single detached dwelling and a detached one-car garage that is accessed from the rear lane. The site is surrounded with low density residential to the north, south and west. To the east is land designated Special Purpose – City and Regional Infrastructure (S-CRI) District and includes the Heritage LRT station and ancillary buildings.

According to data from The City of Calgary 2016 Census, the following table identifies Haysboro's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Haysboro	
Peak Population Year	1968
Peak Population	8,044
2016 Current Population	7,086
Difference in Population (Number)	-958
Difference in Population (Percent)	-12%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a Single Detached Dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

LRT South Corridor Land Use Study (Adopted by Council 1981)

The land use study makes no specific reference or policy guidance for this site.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Harmon Place SW and the rear lane. The area is served by Calgary Transit Light Rail Transit service with the Heritage LRT Station within approximately 300 metre walking distance of the site at Heritage Drive / Haddon Road SW. On-street parking adjacent to the site is restricted to one hour from 8 a.m. to 5 p.m. on Monday to Friday.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in support of the application from the Haysboro Community Association (APPENDIX II).

Citizen Comments

Administration received one letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Increased traffic and hazards for children playing;
- Worsening of parking issues;
- Increase in pollution, dust and noise;
- A precedent will be set for future applications; and
- Loss of privacy.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

Our family recently acquired this property through Harmon Holdings Ltd. A company owned by my wife Cathy. Our son Stephen lives in the property next door, 14 Harmon Place SW. Our son Darrin currently lives with Stephen but will soon move into 24 Harmon Place SW where I am just concluding a renovation.

We currently reside at 103 Hillgrove Cr SW, which is a home now too large for us with the children gone. My mother in law, Lita Horvath, currently resides in a Condo on 57th Avenue SW.

We wish to re-designate 16 Harmon in order to accommodate a garden suite for Lita in its back yard. We plan to renovate and move into the existing house. The lot is very large and even with the existing garage and a new structure for a garden house the lot coverage will be under 30%.

The property is ideal for slightly raised occupational density load because it is so close to Heritage LRT and the grocery and drug stores, and other services, at Macleod and Heritage.

M. Horkan

APPENDIX II

COMMUNITY ASSOCIATION COMMENTS

From: Kourtney Branagan [vicepresident@haysboro.org]
Sent: Wednesday, June 14, 2017 5:14 PM
To: CPAG Circ; Horkan, Melanie; Planning Committee
Subject: [EXTERNAL] File Number; LOC2017-0147

Melanie,

The Haysboro Community Association would like to express our support for the application for the change in land use ammendment from RC1 to RC1s for the address of 16 Harmon Pl SW.

As we move forward as a community we are excited to see a gentle densification of our neighbourhood, in particular near transit. The proposed changes are timely and a great example of how densification can positively add to our community to further its diversity and availbility to residents of all stages in their lives. There is a clear priority on family support in this case as well. Improvments to the property bode well for neighbours and the community alike.

Thank you,
Kourtney Branagan

Vice President, Haysboro Community Association
1204-89th Avenue SW T2V 0W4

Phone: 403-816-2224

Fax: 403-253-6524

Email: mailto:vicepresident@haysboro.org
haysboro.org

Follow us on twitter: @haysboro.ca

The contents of this e-mail are intended only for the exclusive use of the recipient and may contain confidential information. If you are not the intended recipient or the person responsible to deliver it to the intended recipient please notify me by telephone (403-253-1563) and return this e-mail. Any distribution, reproduction or other use of this e-mail by any unintended recipient is prohibited

APPENDIX III

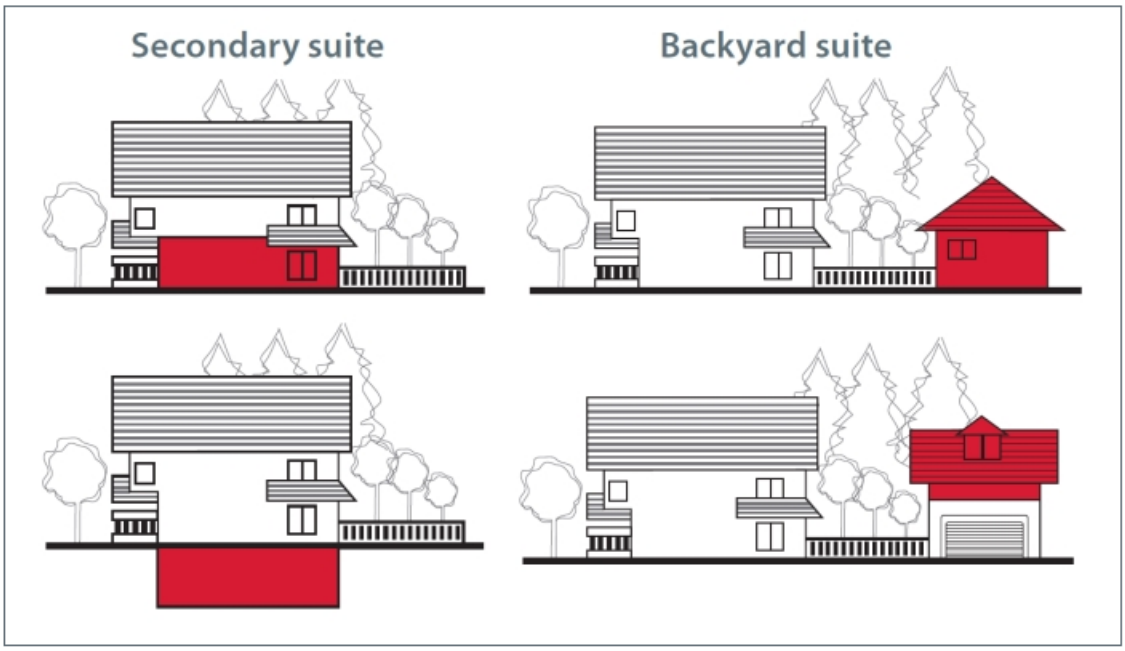
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 319D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0147)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

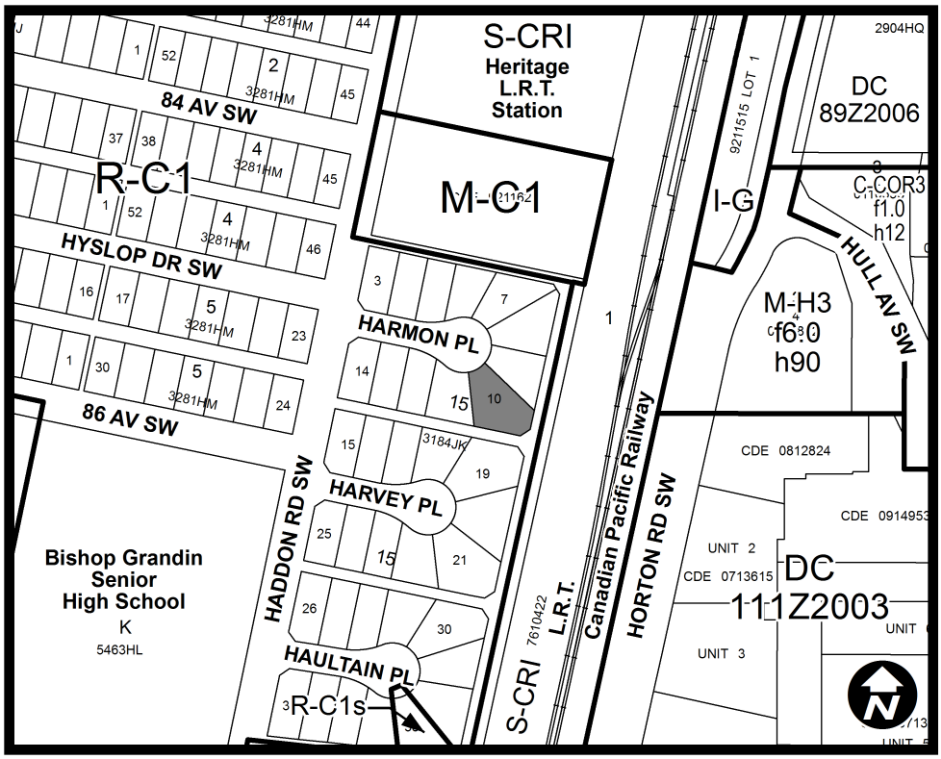
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

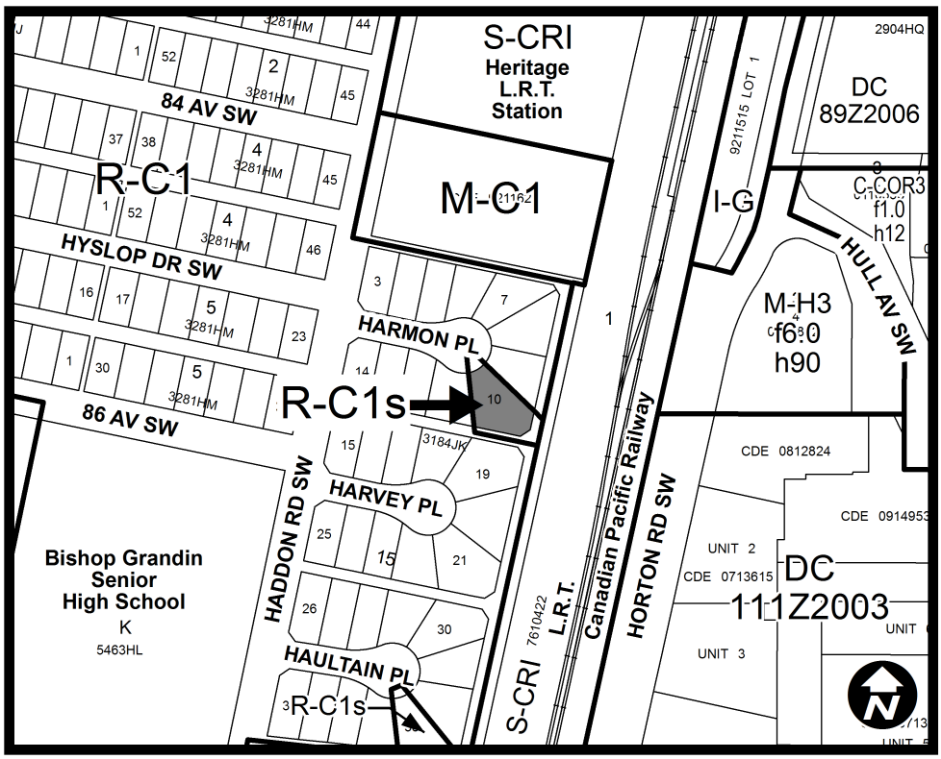
PROPOSED

AMENDMENT LOC2017-0147
BYLAW NUMBER 319D2017

SCHEDULE A



SCHEDULE B


S-CRI
Heritage
L.R.T.
Station
M-C1
R-C1
R-C1s
R-C1s
S-CRI
DC
89Z2006
C-COR3
f1.0
h12
I-G
M-H3
f6.0
h90
DC
11Z2003
84 AV SW
HYSLOP DR SW
86 AV SW
HARMON PL
HARVEY PL
HAULTAIN PL
HADDON RD SW
HORTON RD SW
HULL AV SW
Canadian Pacific Railway
L.R.T.
Bishop Grandin
Senior
High School
K
5463HL
CDE 0812824
CDE 0914953
CDE 0713615
UNIT 2
UNIT 3
9211515 LOT 1
7610422
2904HQ

LAND USE AMENDMENT
MARLBOROUGH PARK (WARD 10)
MADIGAN DRIVE NE AND MAITLAND DRIVE NE
BYLAW 321D2017 **MAP 23E**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is an existing suite located on the parcel and the application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 August 24

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 321D2017; and

1. **ADOPT** the proposed redesignation 0.05 hectares ± (0.12 acres ±) located at 5988 Madigan Drive NE (Plan 7410976, Block 17, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 321D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

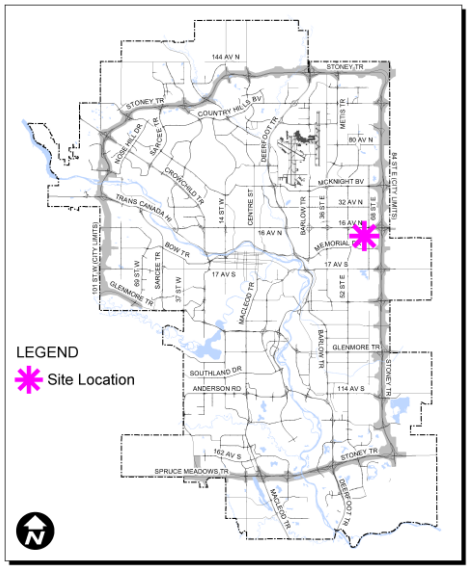
1. Proposed Bylaw 321D2017
2. Public Submission

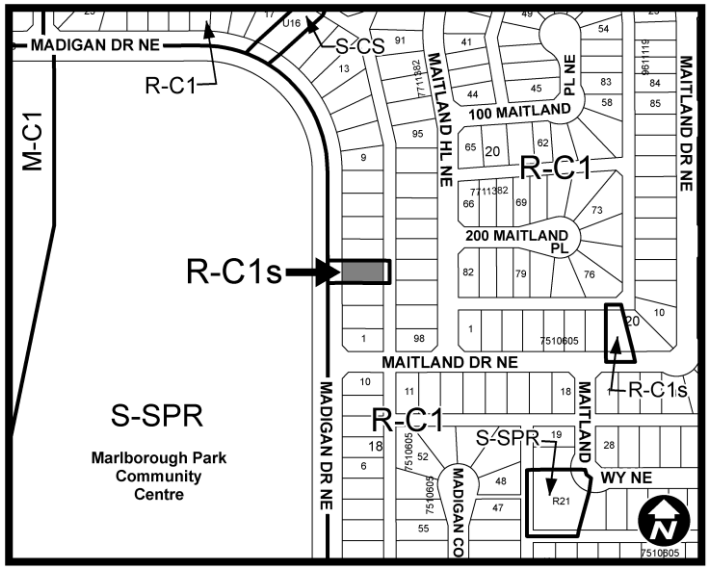
E. Wasser

LAND USE AMENDMENT
MARLBOROUGH PARK (WARD 10)
MADIGAN DRIVE NE AND MAITLAND DRIVE NE
BYLAW 321D2017

MAP 23E

LOCATION MAPS





LAND USE AMENDMENT
MARLBOROUGH PARK (WARD 10)
MADIGAN DRIVE NE AND MAITLAND DRIVE NE
BYLAW 321D2017 **MAP 23E**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 5988 Madigan Drive NE (Plan 7410976, Block 17, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen **Carried: 5 – 0**
Absent: R. Wright

Applicant:

Edomwonyi Omorotionmwan

Landowner:

Edomwonyi Omorotionmwan
Chinwe Edomwonyi - Omorotionmwan

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Marlborough Park, the site is approximately 16 metres by 30 metres in size and is developed with a one-storey single detached dwelling, a secondary suite, and a detached two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, and south of the site. A park exists to the west of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Marlborough Park's peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Marlborough Park	
Peak Population Year	1982
Peak Population	9,735
2016 Current Population	8,711
Difference in Population (Number)	-1,024
Difference in Population (Percent)	-11%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no statutory local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Madigan Drive NE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 50 metre walking distance of the site on Madigan Drive NE. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to the application from the Marlborough Park Community Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- Marlborough Park was built for single families.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

We issue this letter in support of our application for a re-designation of our property, 5988 Madigan Drive NE, Calgary, Alberta T2A 5A3.

We are law abiding citizens of our City and we are very proud to remain so. We purchased this property with an existing basement suite on March 31, 2017 for rental purposes. We understand the importance and support the need for it to comply with all City by-laws and regulations.

We are hoping that if this application is approved, we would be able to apply to the City for a Development Permit to enable us to re-develop the basement level of the property so as to comply with all City codes. We are also confident that we would have been able to provide more reduced affordable housing for Calgary residents if the application is approved and we are able to re-develop the property as intended.

On May 30, 2017 from the City, i.e. two months into our ownership of this property, we received a letter stating that we were in breach of City by-laws because some aspect of the basement level of the property breach City codes. Even though an inspection was carried out which determined that we were not in breach, we find this as an additional compelling reason that would warrant this application to be granted to enable us to fully re-develop the basement level of the property.

Most importantly, while trying to put this property to use for the purpose for which it was purchased, we do not want to be in breach of any aspect of the rules and regulations of our great City. This is our honest intention and we hope you would approve this application.

Thank you, in anticipation of your favourable response to our application.

E. Wasser

APPENDIX II

LETTERS SUBMITTED

Good Afternoon Ezra,

As per telephone conversation i'm opposed to suites whether they are legal or illegal.

We are in an area that was built for single families.

Marlene Frederick
MPCA

APPENDIX III

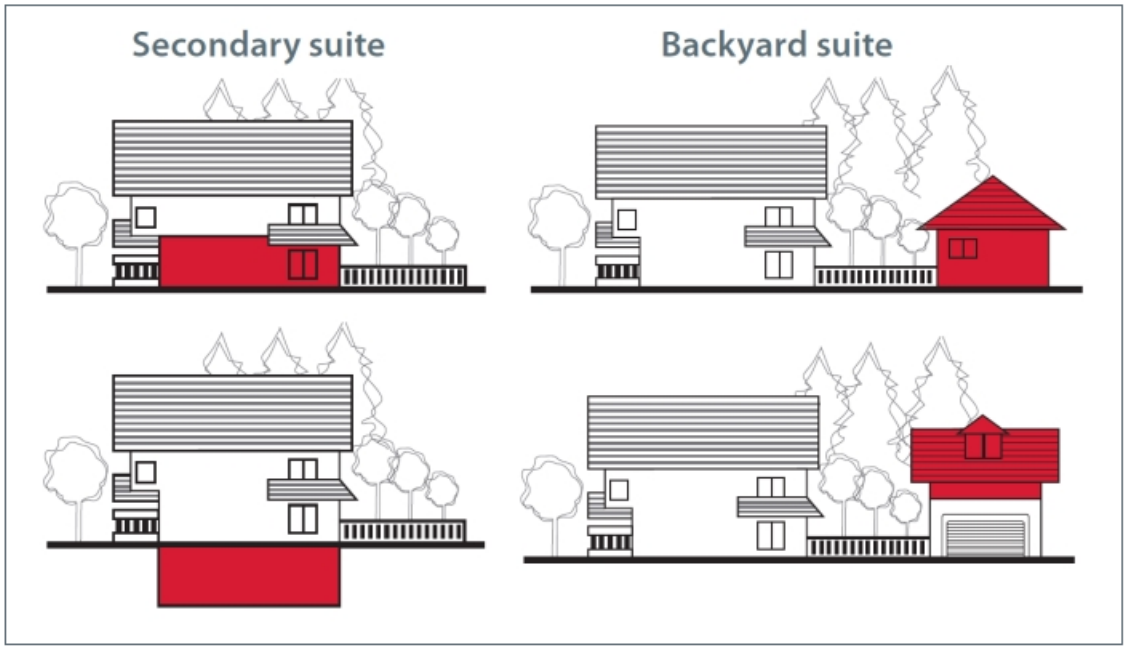
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 321D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0173)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

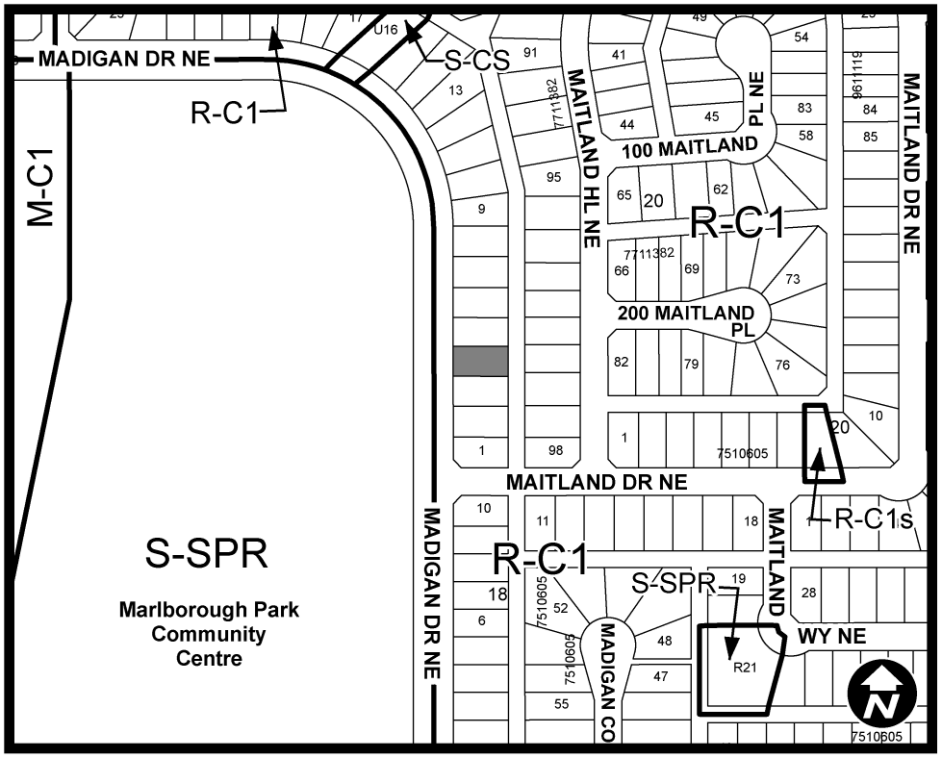
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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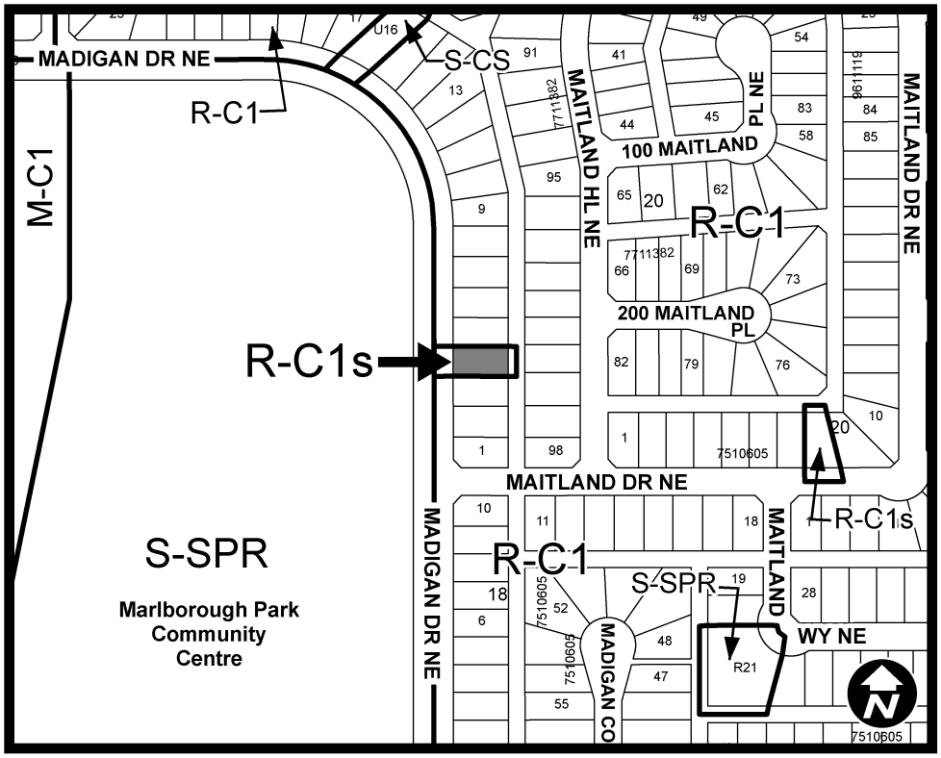
R-C1
S-CS
M-C1
S-SPR
Marlborough Park
Community
Centre
MAITLAND HL NE
100 MAITLAND
PL NE
R-C1
200 MAITLAND
PL
MAITLAND DR NE
MAITLAND DR NE
R-C1s
R-C1
S-SPR
MADIGAN DR NE
MADIGAN CO
MAITLAND
WY NE
R21
7510605

SCHEDULE B


MADIGAN DR NE
R-C1
S-CS
M-C1
MAITLAND HL NE
100 MAITLAND PL NE
MAITLAND DR NE
R-C1
200 MAITLAND PL
R-C1s
MAITLAND DR NE
R-C1s
S-SPR
Marlborough Park Community Centre
MADIGAN DR NE
R-C1
S-SPR
MAITLAND WY NE
MADIGAN CO
R21

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Friday, October 27, 2017 3:12 PM
To: LaClerk
Subject: FW: 5988 Madigan Dr. N.E. CPC2017-330

From: Wayne Goodwin [mailto:wgoodwin@tmlgroup.com]
Sent: Friday, October 27, 2017 1:43 PM
To: City Clerk
Subject: [EXT] 5988 Madigan Dr. N.E. CPC2017-330

My name is Wayne Goodwin of 5984 Madigan Dr. N.E. I am the owner of the adjacent property of 5988 Madigan Dr. N.E. I'm not opposed to the application to re zone the property at 5988 Madigan Dr. however, while the new suites are now complete, the process of creating these suites has damaged my property at 5984 Madigan. Dr. The owner has installed two egress windows for these suites and had leveled down the existing property line to allow these access windows to be installed. Their lower property line has now created a situation where my south fence is in dire need of being replaced. Where my property level is higher than at 5988, my ground is now cascading into 5988 and undermining the fence posts between our homes thus causing the fence to list heavily to the south. My concern is that the ground of my property will continue to cascade into the neighbor's property and in time create a larger problem than just a fence needing to be replaced. As well, I don't believe I should be responsible to replace the fence as the fence was up right and in good condition before the construction began. I'm not sure this is the venue to discuss this issue as I am not opposed to the application to amend the land use. Please advise.

I can be contacted at

Wayne Goodwin
5984 Madigan Dr. N.E.
Calgary Alberta
T2A-5A3
Email –Boscal57@gmail.com
Phone @ 403-462-5732

Thank you
Wayne Goodwin

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LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT ROAD NW
BYLAW 322D2017 **MAP 28N**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 August 24

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 322D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 610 Panamount Boulevard NW (Plan 0713848, Block 62, Lot 196) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 322D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies and guidance of the *Municipal Development Plan*, *Calgary North Phase 2 Community Plan*, and the *Panorama Hills Concept Plan*, and will allow for development that has the ability to meet the intent of *Land Use Bylaw 1P2007*.

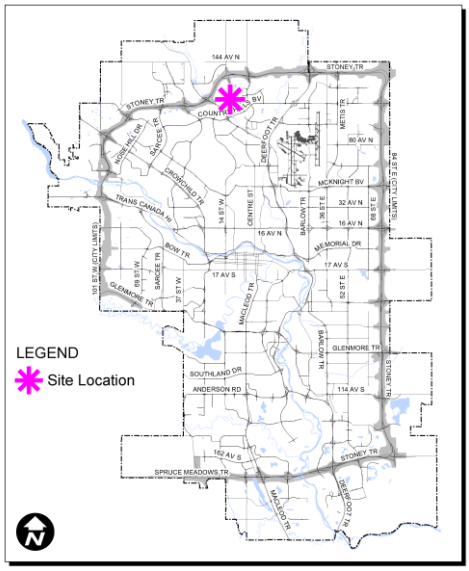
ATTACHMENT

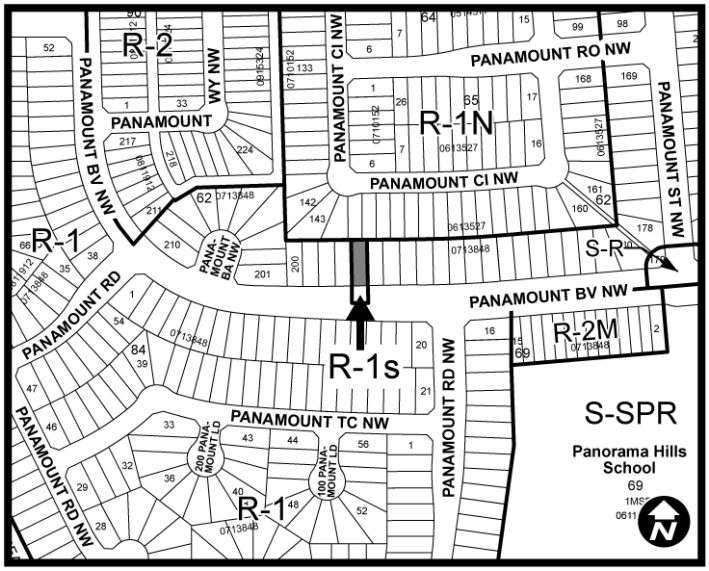
1. Proposed Bylaw 322D2017
2. Public Submission

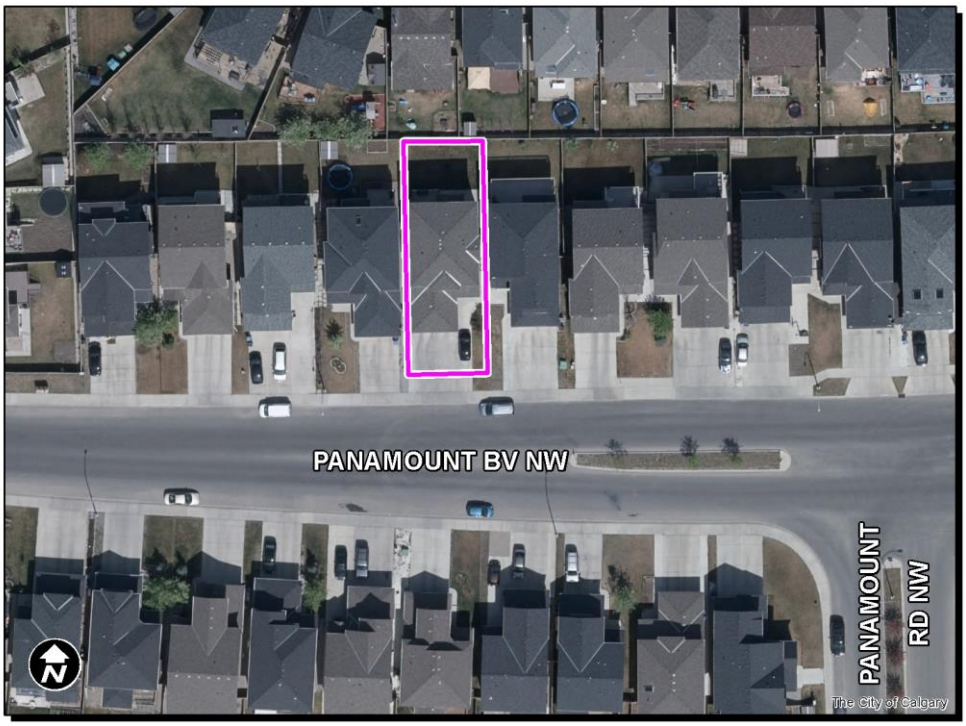
E. Wasser

LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT ROAD NW
BYLAW 322D2017 **MAP 28N**

LOCATION MAPS







LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT ROAD NW
BYLAW 322D2017 **MAP 28N**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 610 Panamount Boulevard NW (Plan 0713848, Block 62, Lot 196) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: L. Juan **Carried: 4 – 1**
Absent: R. Wright Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I opposed the R-1s land use application because there is no lane, and no apparent capacity/space on the site and on adjacent streets to accommodate the required parking.

LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
PANAMOUNT BOULEVARD NW AND PANAMOUNT ROAD NW
BYLAW 322D2017 **MAP 28N**

Applicant:

Ikechukwu Okafor

Landowner:

Ikechukwu Okafor
Martina Okafor

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Panorama Hills, the site is approximately 12 metres by 34 metres in size and is developed with a two-storey single detached dwelling, a two-car garage that is accessed from Panamount Boulevard NW and, a one-car parking pad that is accessed from Panamount Boulevard NW, adjacent to the driveway for the two-car garage. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Panorama Hills' peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Panorama Hills	
Peak Population Year	2015
Peak Population	25,993
2016 Current Population	25,729
Difference in Population (Number)	-264
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

The proposed R-1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within a "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)" area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Calgary North Phase 2 Community Plan (1999)

The subject site is located within a "Neighbourhood Area" as identified on the Concept Plan (Map 2) of the *Calgary North Phase 2 Community Plan* (CNP2CP). Although the CNP2CP makes no specific reference to the site, the land use proposal is consistent with the applicable policies of the CNP2CP. The intent of the Neighbourhood Area in the CNP2CP is to provide a variety of housing types (subsection 1.5) and to include single detached dwellings with or without secondary residential units (subsection 1.5.1).

Panorama Hills Concept Plan (1994)

The subject site is located within a "Residential" area as identified on the Concept Plan (Map 1) in the *Panorama Hills Concept Plan* (PHCP). Although the PHCP makes no specific reference to the site, the site is consistent with the applicable direction of the PHCP. The direction for the Residential area is to provide for a mix of housing types (subsection 5.2(a)) and to generally maintain a residential density of 12-15 units per hectare(subsection 5.2(b)).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Panamount Boulevard NW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 50 metre walking distance of the site on Panamount Boulevard NW. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Northern Hills Community Association.

Citizen Comments

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Panorama Hills was built for single families;
- Panamount Boulevard NW has a bus route;
- Panamount Boulevard NW is a collector road;
- Increase to the number of vehicles parked on-street on Panamount Boulevard NW; and
- Vehicles parking on-street blocking driveways.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

We are applying for a re-designation of our property to enable us to build a secondary suite. The need for this is because we now have an adult child who intends to settle in the basement wing of the premises with his own family and there is every need to ensure that we are in compliance with the laws of the City of Calgary while still maintaining the family bond that we share within our family.

We are law abiding citizens of our City and we are very proud to remain so. We understand the importance and support the need for everyone to comply with City by-laws and regulations and we do not want to exceptions.

We thank you in anticipation of a favourable consideration of our application.

E. Wasser

APPENDIX II

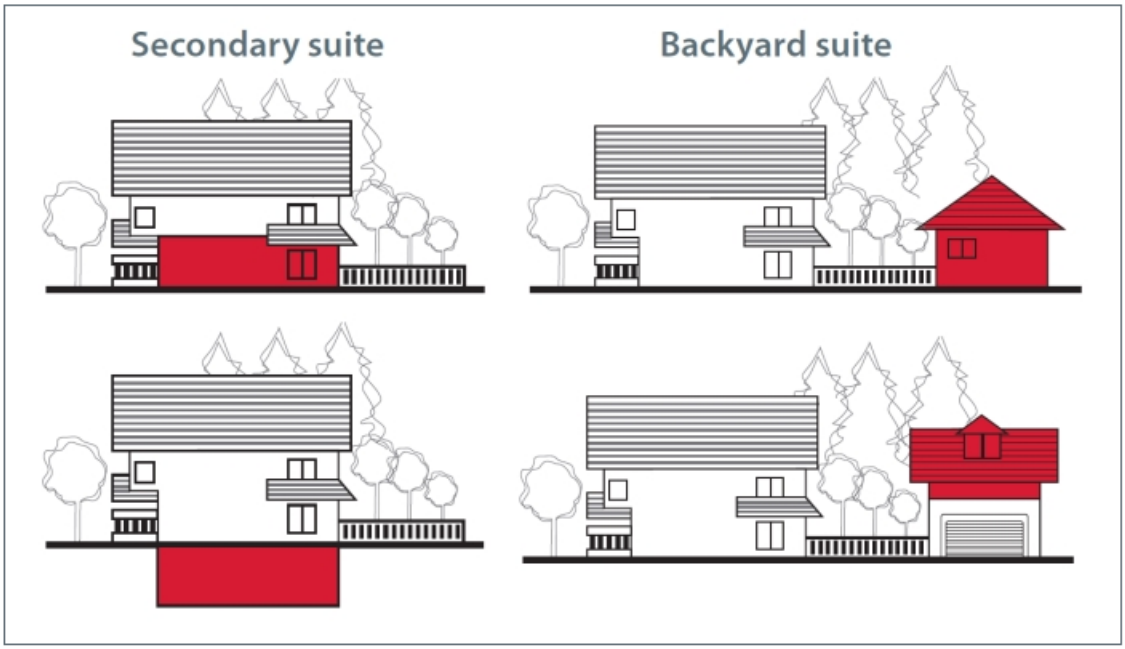
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 322D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0174)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

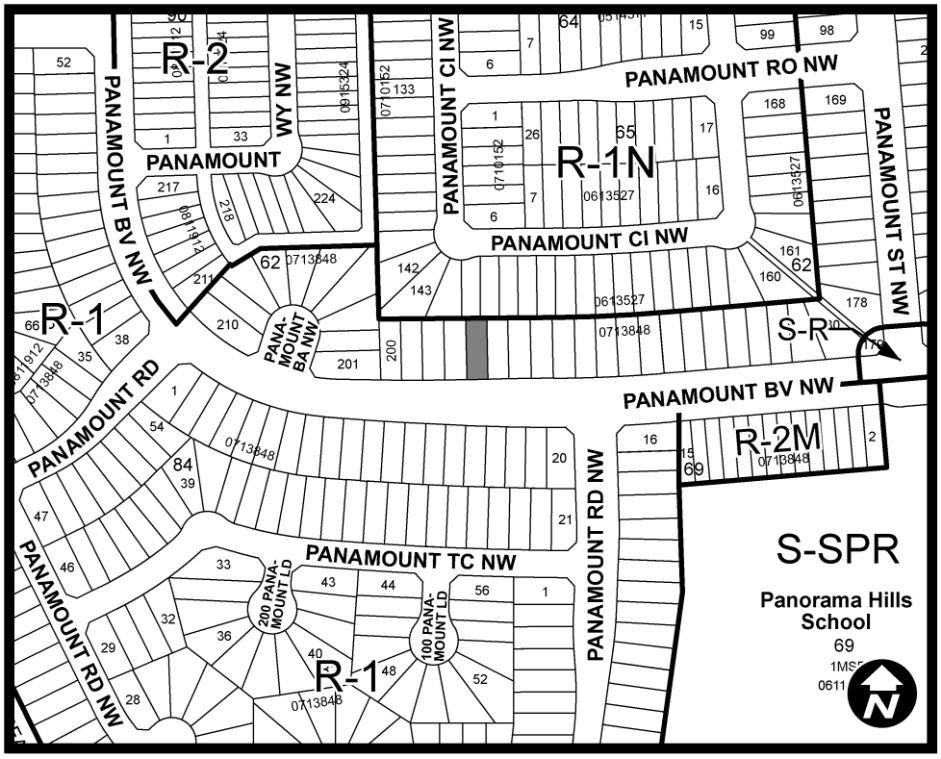
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0174
BYLAW NUMBER 322D2017

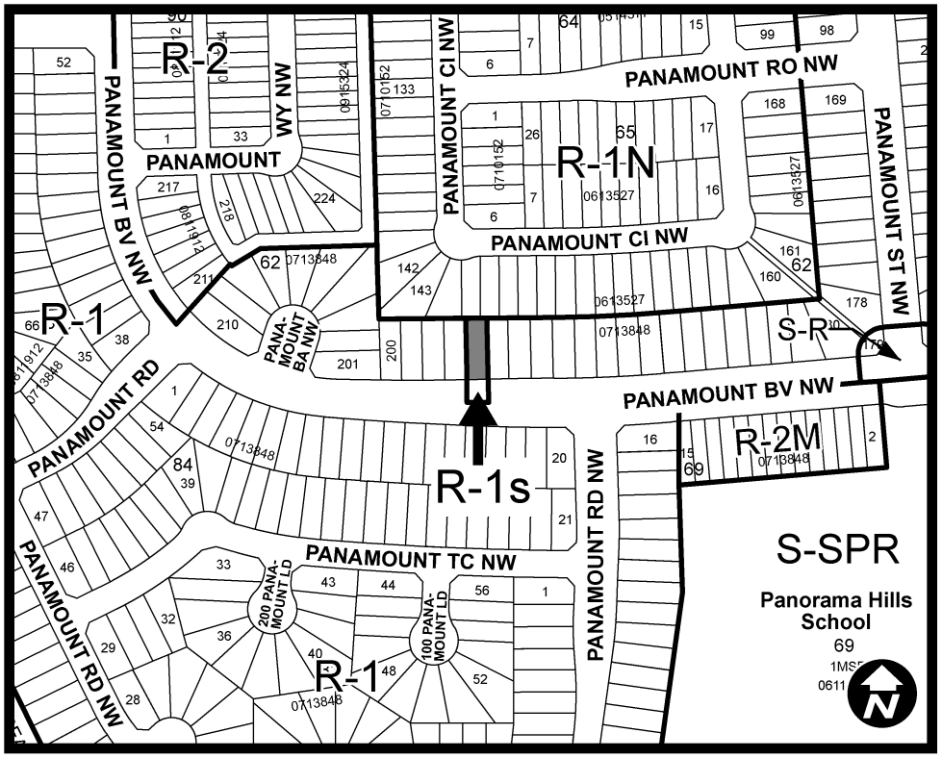
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0174
BYLAW NUMBER 322D2017

SCHEDULE B



McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, October 25, 2017 4:14 PM
To: LaClerk
Subject: FW: [EXT] Land Use Bylaw Amendment Application for #610 Panamount Blvd NW Calgary

-----Original Message-----
From: Dewain Kozak [mailto:dfkozak@shaw.ca]
Sent: Wednesday, October 25, 2017 10:15 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Land Use Bylaw Amendment Application for #610 Panamount Blvd NW Calgary

Good Morning:
Please find a copy of my OBJECTION to the proposed land use Re-Classifiction

I am writing in response to a posted notice at the following residential location:

610 Panamount Blvd NW

This particular residential location is situated on a major thoroughfare through the NW community of Panorama Hills, a community that is home in general terms to a “younger demographic” with a typical family size of 3-5 individuals currently residing in each home. The community was originally designed for single family residential, with the common assumption that a single family (3-5) reside in each residence. As such, and with Calgary’s largely “commuter” population, the number of vehicles has increased per home from what was traditionally 1-2 vehicles, to what has become typically, 3 or more per residential property.

This location (610 Paramount Common NW) as well as the neighbouring property have both “widened” their respective driveways to accommodate an increasing number of vehicles, and yet even with the widened driveways, more often than not, there are vehicles parked on the street blocking the driveways. Regardless of whether or not the driveway is specific to the home, it still violates the parking bylaw of ensuring that driveways are not blocked by parked vehicles. The effort to accommodate the number of vehicles at these locations has actually resulted in removing available parking on the street, making it more susceptible to individuals being in violation of parking bylaws.

This location fronts a heavily travelled transportation network throughout the community of Panorama Hills that sees not only vehicular traffic, throughout the day, but is also on a major bus route. That, coupled with the fact that Panamount Blvd is a major connector to Harvest Hills Blvd, and collects traffic from a large number of “Cul-de-Sacs, Views, Bays, and Places” to connect traffic to Beddington Blvd, Country Hills Blvd, and Stoney Trail, makes parking vehicles along this Blvd very challenging as it stands. By allowing a re-designation there will be an undeniable increase in the number of vehicles parked on the street and in front of this location and others homes along the drive, further compounding what is already a areas saturated with parked vehicles.

In the recent municipal election, each candidate for Ward 3, including the now elected successful candidate, identified during the campaign period, a major lack of adequate public transportation network links to the communities of Panorama Hills, and other communities that make up the Ward 3 Area. Each candidate was very concerned about the increasing numbers of new developments in the vicinity of Ward 3 that has resulted in population density increases. Without first, adequately addressing the obvious lack of Public Transportation Networks, it stands to reason that dependance on personal modes of transportation (vehicles) will continue to increase. As such, this area has seen a

continual increase in vehicular traffic and demand for overnight parking. Allowing an amendment from R1 to R1s is in direct conflict in regards to the efforts of addressing the shortcomings and concerns of increasing densities to the current residential properties in this area, including the property in question, without first addressing the issue of how to accommodate the transportation needs of the residents, in a manner that does not place increased demands for parking and storage of personal vehicles.

As such, I would like to go on record as being in "OPPOSITION" to allowing this residence from being re-designated from R-1 to R-1s.

Our City Planners take great care when designing subdivisions, the amenities provided to residents, road systems and public transportation routes. Allowing changes, not only detracts from the careful planning that originally went into the planning of the area, but places unnecessary stresses on what is already, a strained residential location.

Regards

Dewain and Anita Kozak

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
HUNTLEY ROAD NE AND HUNTLEY WAY NE **MAP 10N**
BYLAW 323D2017

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION'S RECOMMENDATION 2017 August 24

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 323D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares± (0.09 acres ±) located at 7372 Huntley Road NE (Plan 686LK, Block 73, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 323D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

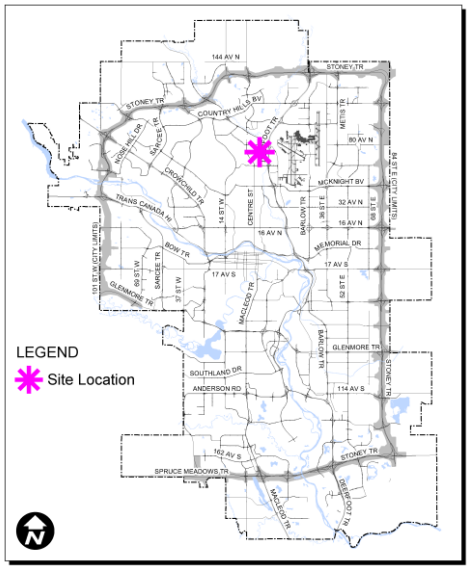
ATTACHMENT

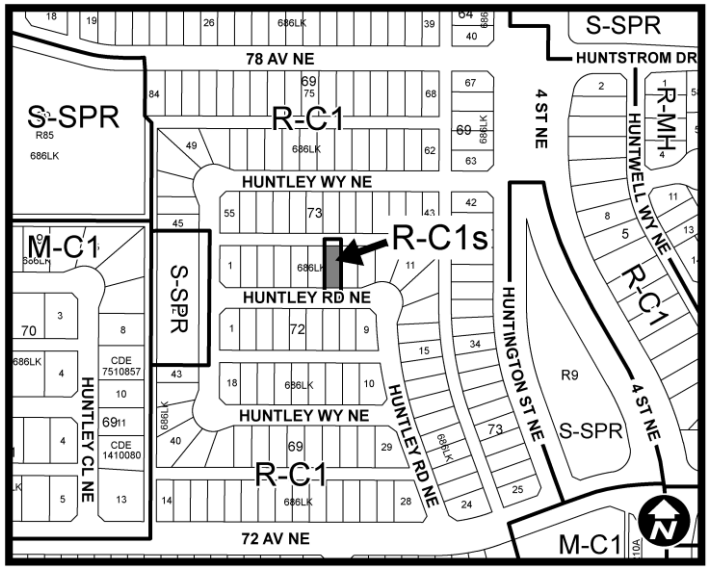
1. Proposed Bylaw 323D2017
2. Public Submission

J. Bitar

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
HUNTLEY ROAD NE AND HUNTLEY WAY NE **MAP 10N**
BYLAW 323D2017

LOCATION MAPS





LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
HUNTLEY ROAD NE AND HUNTLEY WAY NE **MAP 10N**
BYLAW 323D2017

ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares± (0.09 acres ±) located at 7372 Huntley Road NE (Plan 686LK, Block 73, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen **Carried: 5 – 0**
Absent: R. Wright

Applicant:

Jun Li

Landowner:

Jun Li
Shawn Patrick Unrau

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Huntington Hills, the site is approximately 12 metres wide by 30 metres deep in size and is developed with a one-storey single detached dwelling. There is a detached double car garage and a single-car parking pad that is accessed from the rear lane.

Surrounding development consists of single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2016 Civic Census, the following table identifies Huntington Hills peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Huntington Hills	
Peak Population Year	1983
Peak Population	15,904
2016 Current Population	13,497
Difference in Population (Number)	-2,407
Difference in Population (Percent)	-15%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for this area.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Huntley Road NE and the rear lane. The area is served by Calgary Transit bus service with bus stop location within approximately 260 metres walking distance of the site on 72 Avenue NE. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

File was circulated to the Huntington Hills Community Association.
Administration did not receive a response from the Huntington Hills Community Association.

Citizen Comments

Administration received one letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- The resident was not consulted by the applicant;
- The resident believes that the reason for the secondary suite are for financial gain only; and
- The resident has concern regarding the maintenance of the front lawn and who should be responsible when the house is rented.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

We would like to change the zoning at 7372 Huntley Road NE from RC-1 to RC-1s. We feel that this would help provide more affordable housing in Calgary at a time when the economy is still returning to its feet. There is plenty of parking off street with a double garage and an outdoor spot in the back. It is close to playgrounds and schools which make it perfect for a young family just starting out. We have spoken to our neighbours that support and approve of this zoning change.

APPENDIX II

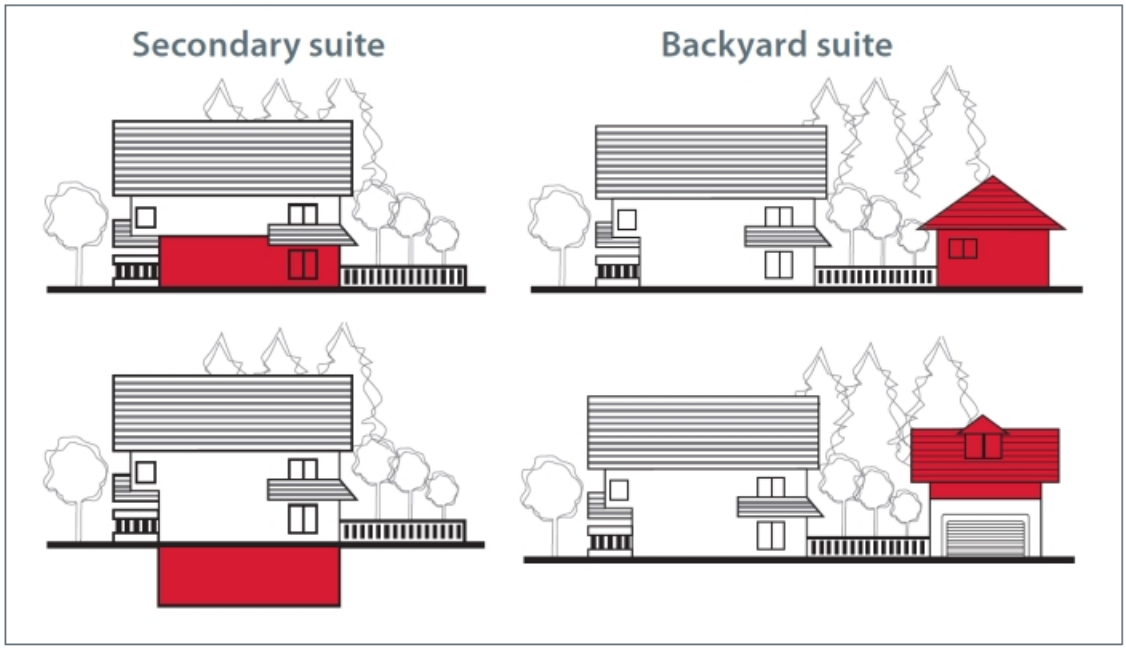
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 323D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0177)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

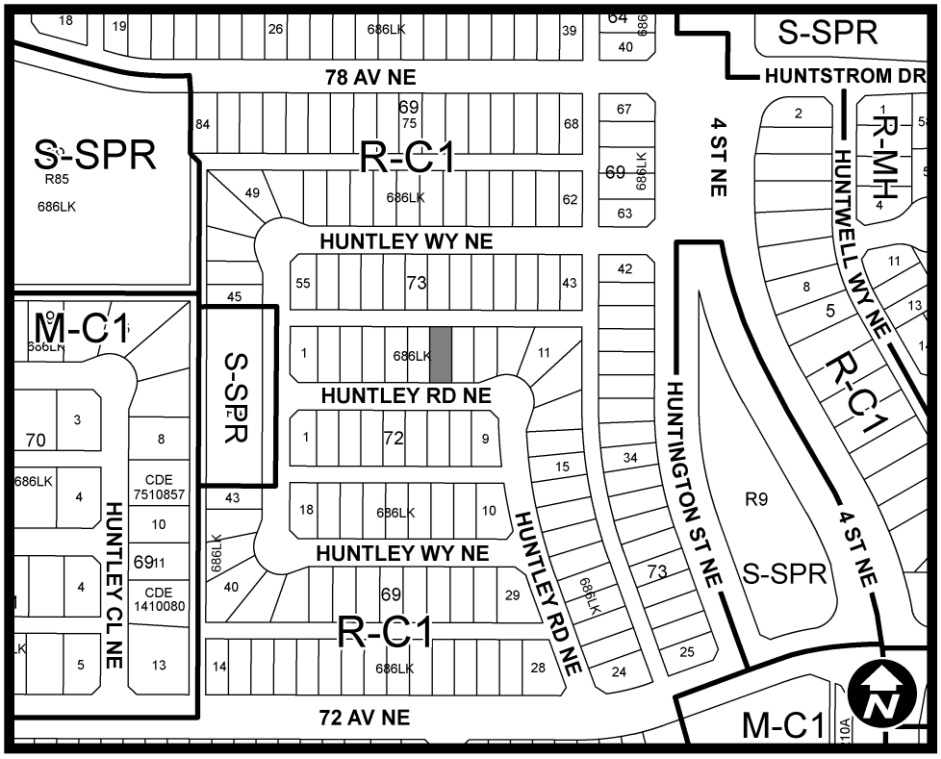
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


78 AV NE
72 AV NE
HUNTLEY WY NE
HUNTLEY RD NE
HUNTLEY CL NE
HUNTINGTON ST NE
4 ST NE
HUNTSTROM DR
HUNTWELL WY NE
S-SPR
R-C1
R-MH
M-C1
R9
686LK
CDE 7510857
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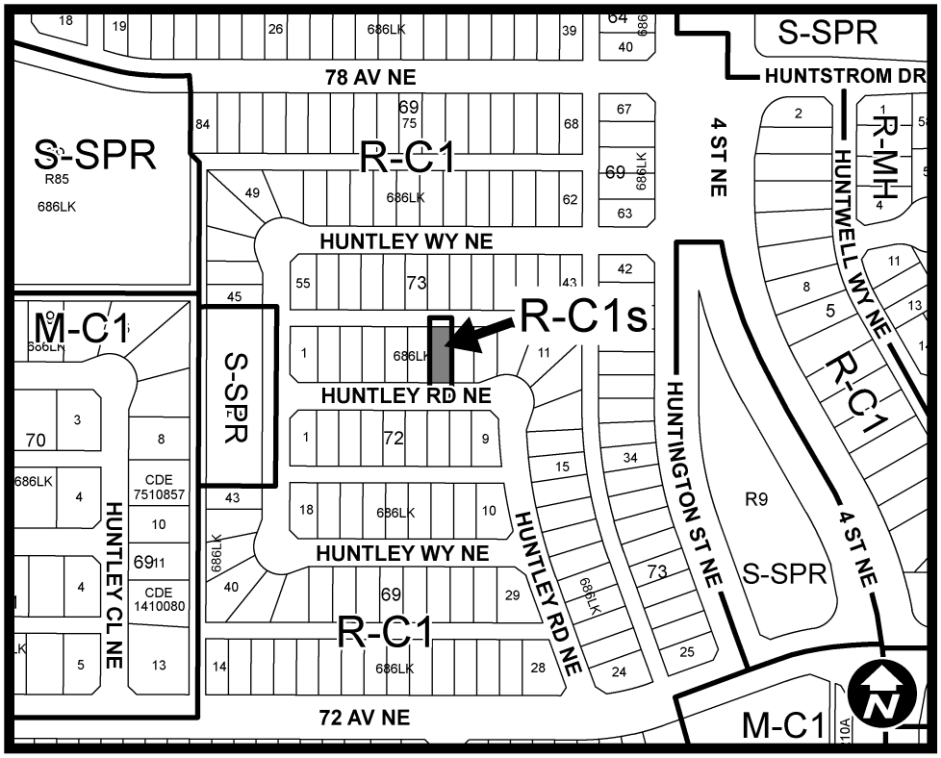
SCHEDULE B


S-SPR
HUNTSTROM DR
78 AV NE
R-C1
S-SPR
R85
686LK
4 ST NE
R-MH
HUNTWELL WY NE
HUNTLEY WY NE
R-C1s
M-C1
S-SPR
HUNTLEY RD NE
R-C1
HUNTINGTON ST NE
R9
S-SPR
4 ST NE
HUNTLEY WY NE
HUNTLEY RD NE
R-C1
HUNTLEY CL NE
CDE 7510857
CDE 1410080
72 AV NE
M-C1

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Tuesday, October 24, 2017 8:18 AM
To: LaClerk
Subject: FW: Land Use Bylaw Amendment

From: Kishor Limbu [mailto:kishorlimbu@hotmail.com]
Sent: Tuesday, October 24, 2017 12:54 AM
To: City Clerk
Subject: [EXT] Land Use Bylaw Amendment

Dear City Clerk,

I am writing to express my concerns about a land use amendment change proposal for 7372 Huntley Rd. NE.
Things that made me move in to this neighbourhood.
1) Very affordable for first time home buyers.
2) Nice and quite neighbourhood. We all know our neighbours.
3)There is lots of young families and I also see old folks who still live independently like my neighbour.
4) Lot of us are home owners, we pride in home ownership and maintain them.

Here is why it concerns me about the change in land use of this property 7372 Huntley Rd. NE.
1) This neighbourhood is very quite and nice. We pride in home ownership. It creates transient population in the neighbourhood. This could bring all kind of trouble that we have not experienced or seen.
2) This house was purely bought for revenue. As we can see there is no pride in home ownership. The grass in the back is patchy. And long in summer. House looks like it needs TLC.
3) I already ran into issues with people renting there, this summer. I don't complain but couldn't take it no more. After garbages flying all over the alley for several weeks. I went and knock on the door and let them know it was unacceptable. They cleaned up a little bit. But not much. So garbage issues might arise from too many people living in this small house.
4)I have already noticed a vehicle that we don't recognize that comes and goes from this house. Or is blocking the alley.

I would like city to reject their application for land use changes for this property. Let this neighbourhood be a R-C1. We love our neighbours and neighbourhood.

Sincerely

Kishor Limbu

LAND USE AMENDMENT
ACADIA (WARD 9)
FAIRMOUNT DRIVE SE AND SOUTHLAND DRIVE SE
BYLAW 328D2017 **MAP 15S**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge, there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION'S RECOMMENDATION 2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 328D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 9824 Fairmount Drive SE (Plan 1613JK, Block 27, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 328D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

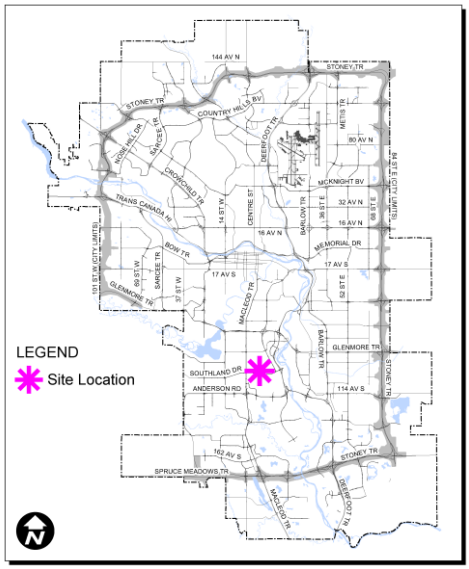
1. Proposed Bylaw 328D2017
2. Public Submission

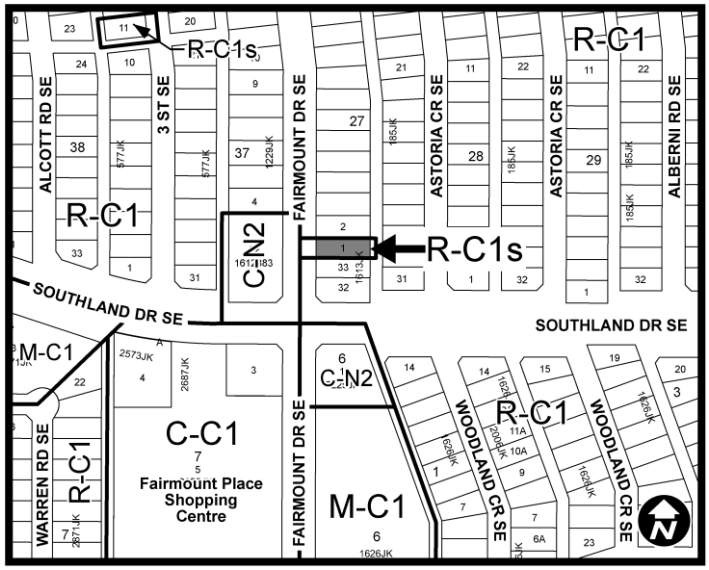
J. Quigley

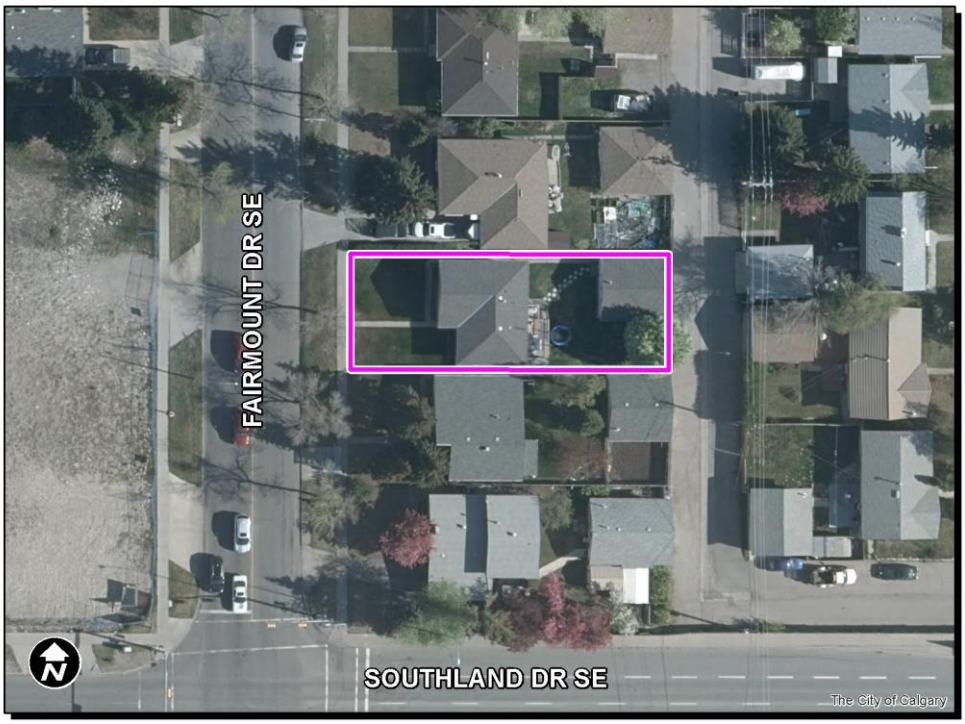
LAND USE AMENDMENT
ACADIA (WARD 9)
FAIRMOUNT DRIVE SE AND SOUTHLAND DRIVE SE
BYLAW 328D2017

MAP 15S

LOCATION MAPS







LAND USE AMENDMENT
ACADIA (WARD 9)
FAIRMOUNT DRIVE SE AND SOUTHLAND DRIVE SE
BYLAW 328D2017 **MAP 15S**

ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 9824 Fairmount Drive SE (Plan 1613JK, Block 27, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: D. Leighton **Carried: 8 – 0**

LAND USE AMENDMENT
ACADIA (WARD 9)
FAIRMOUNT DRIVE SE AND SOUTHLAND DRIVE SE
BYLAW 328D2017 **MAP 15S**

Applicant:

Jamie Critchell

Landowner:

Andrew Critchell
Jamie Critchell

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Acadia, the site is approximately 15 metres by 40 metres in size and is developed with a single storey single detached dwelling, and a double car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, and south of the site. A Commercial – Neighourhood (C-N2) parcel exists to the west of the site, across Fairmount Drive SE.

According to data from The City of Calgary's 2016 Civic Census, the following table identifies Acadia's peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Acadia	
Peak Population Year	1972
Peak Population	13,589
2016 Current Population	10,767
Difference in Population (Number)	-2,822
Difference in Population (Percent)	-21%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Fairmont Drive SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 10 metres walking distance of the site on Fairmont Drive SE. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in support of the application from the Acadia Community Association (APPENDIX II).

Reasons stated for support are summarized as follows:

- adds vibrancy to neighborhood's social fabric;
- diversity of living options;
- adds density while preserving character of neighbourhood; and
- access to transit networks.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

We are submitting our rezoning application for our property (9824 Fairmount Dr SE) to change our current zone from R-C1 to become R-C1s.

Our decision to do this stems from the future needs of our ageing parents. We would like to provide them with a comfortable place where we can still give them independence and yet have them close and keep senior care costs down. At such time when they are no longer able to living independently or with assisted in home care, we may consider to use the suite as a form of rental income.

APPENDIX II

COMMUNITY ASSOCIATION LETTER

Acadia Community Association
HOME OF THE ACADIA RECREATION COMPLEX

Planning and Development
City of Calgary
% Jeff Quigley

July 21, 2017

Re: LOC2017-0176

The Acadia Community Association would like to offer its support to the application for re-designation from R-C1 to R-C1s at 9824 Fairmount Dr. SE.

We greatly value the ability of young families to make Acadia their home, and add vibrancy to our social fabric with a diversity of living options. As Calgary continues to add to its population, we view Secondary Suites as a mechanism by which density can be added to our community while preserving the character of our neighbourhood.

Our location between two major corridors, and proximity to the primary transit network make Acadia an ideal area for the addition of suites from a transportation perspective. Suites also create a stepping-stone for potential long-term residents, as we have a number of medium-density parcels and a number of single-family dwellings, which tend to present a large financial jump for tenants. We feel our community would be served well by this addition to our built environment.

Kim Warnke,
Planning Committee Chair
On behalf of the Acadia Community Association
planning@acadiaca.com

APPENDIX III

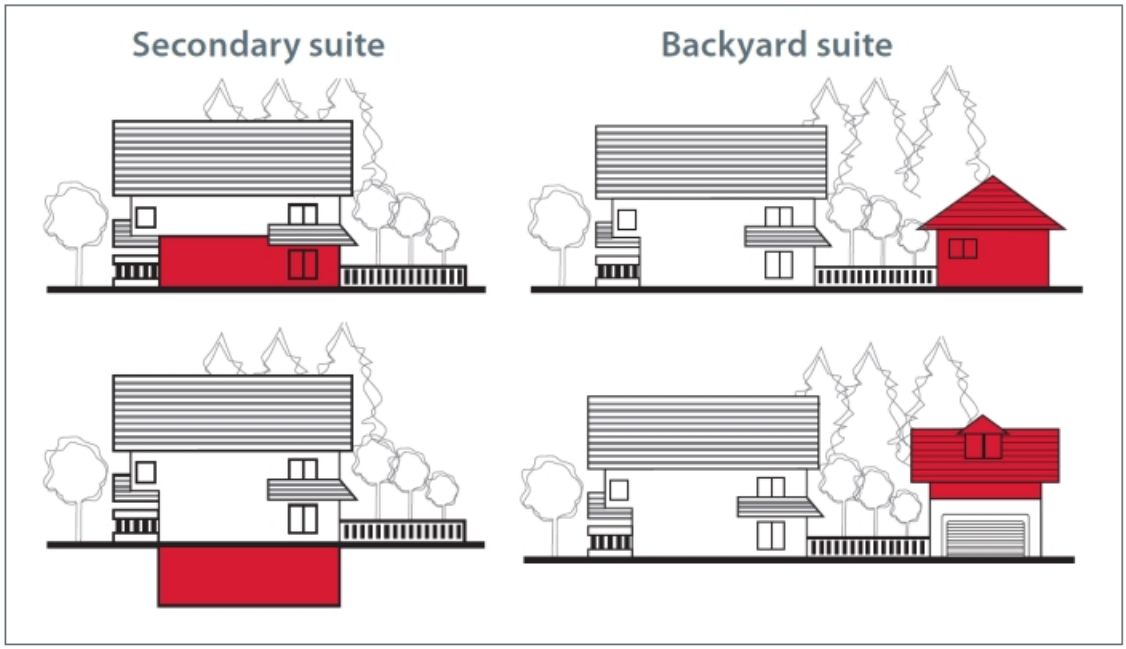
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 328D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0176)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

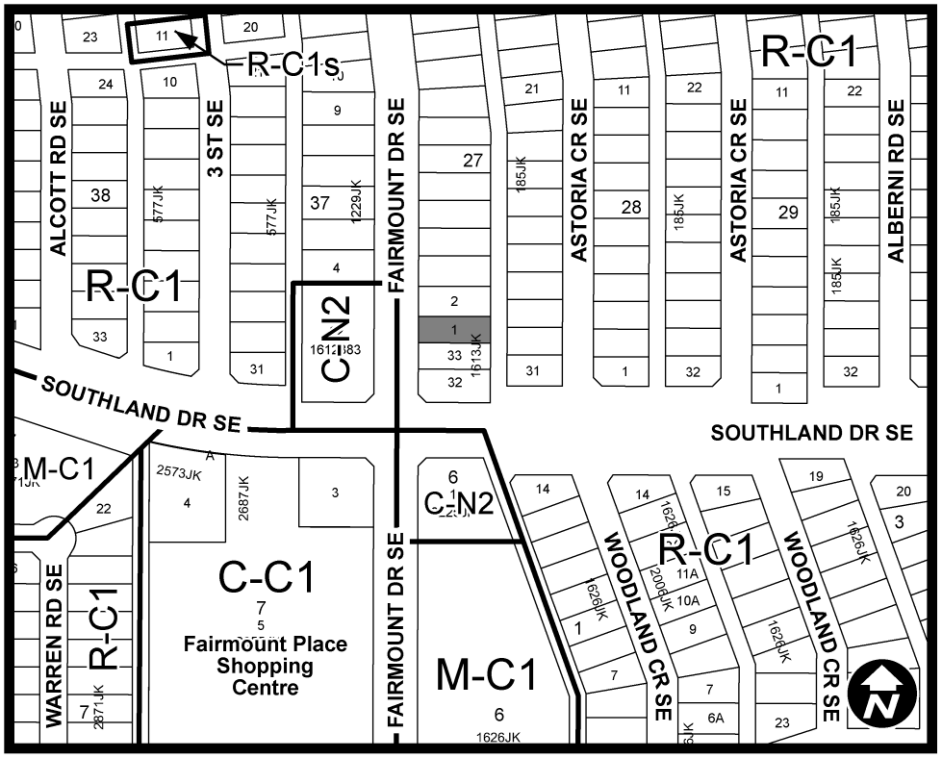
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

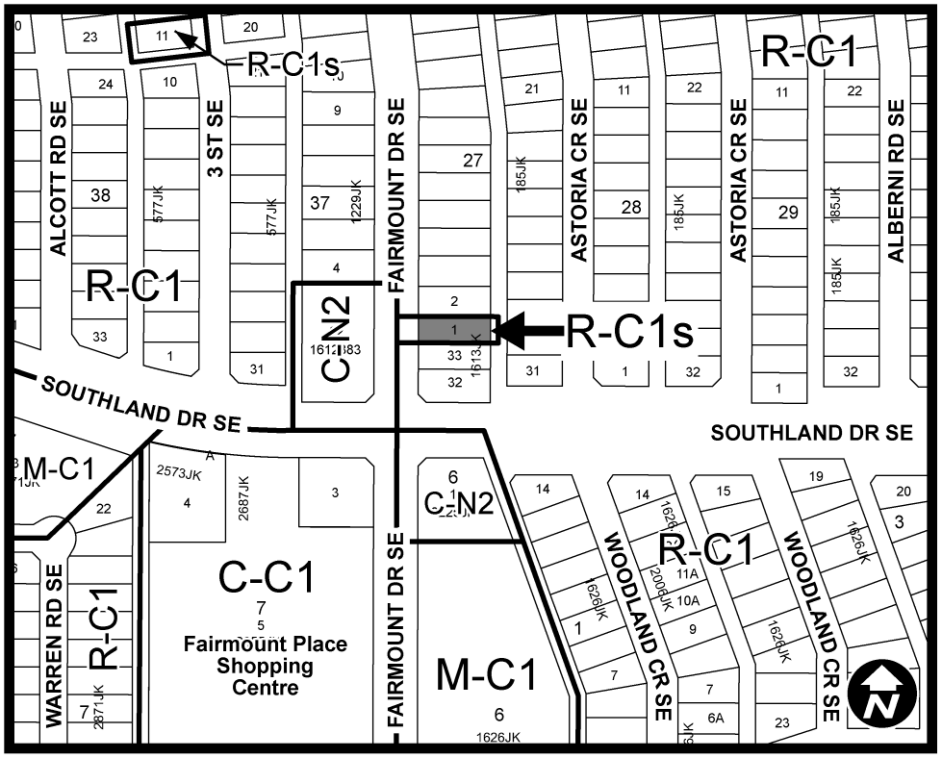
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


R-C1s
R-C1
R-C1
R-C1
R-C1
CN2
CN2
M-C1
M-C1
C-C1
Fairmount Place
Shopping
Centre
ALCOTT RD SE
3 ST SE
FAIRMOUNT DR SE
ASTORIA CR SE
ASTORIA CR SE
ALBERNI RD SE
SOUTHLAND DR SE
SOUTHLAND DR SE
WARREN RD SE
WOODLAND CR SE
WOODLAND CR SE
N

SCHEDULE B


R-C1s
R-C1
R-C1s
R-C1
R-C1
M-C1
C-N2
C-N2
C-C1
Fairmount Place Shopping Centre
M-C1
ALCOTT RD SE
3 ST SE
FAIRMOUNT DR SE
ASTORIA CR SE
ASTORIA CR SE
ALBERNI RD SE
SOUTHLAND DR SE
SOUTHLAND DR SE
WARREN RD SE
FAIRMOUNT DR SE
WOODLAND CR SE
WOODLAND CR SE

Oct. 24, 2017

City of Calgary
P.O. Box 2100 Stn M
Calgary AB T2P 2M5

RECEIVED
2017 OCT 30 AM 9:27
THE CITY OF CALGARY
CITY CLERK'S

ATT: Redesignate land 9824
Fairmount Dr. SE.
Plan 1613 JK Blk 27, Lot 1

Dear Ms. Kennedy; City Clerk;

After much consideration I do disapprove of having lot 9824 (next door neighbour) to be redesignated from Residential to R-C1s. The property owners plan to have parents live with them as my original notice stated. However, when these people sell then this property becomes rental. I do not want renters, whom may also rent out, to become problematic. I prefer to keep these homes to stay as single family residences.

Thank you for informing me. My opinion and disapproval to remain confidential.

Sincerely
I. Ruzsvanski.

IRENE RUZSVANSKI
1059 LAKE TWINTREE DR SE
CALGARY, AB

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SOUTHLAND DRIVE SW AND ELBOW DRIVE SW
BYLAW 329D2017 **MAP 16S**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 329D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 10308 Elbow Drive SW (Plan 4540HU, Block 2, Lot 10) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 329D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

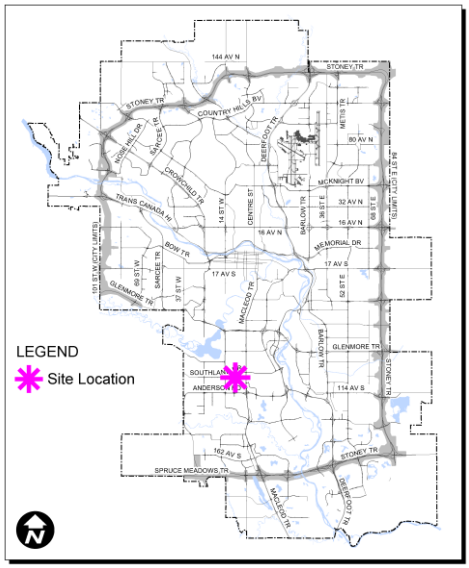
ATTACHMENT

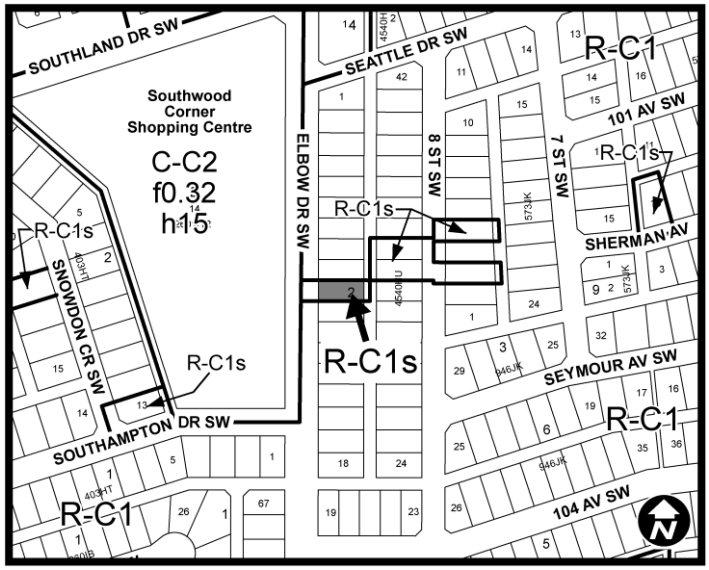
1. Proposed Bylaw 329D2017
2. Public Submissions

M. Ha

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SOUTHLAND DRIVE SW AND ELBOW DRIVE SW
BYLAW 329D2017 **MAP 16S**

LOCATION MAPS





M. Ha

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SOUTHLAND DRIVE SW AND ELBOW DRIVE SW
BYLAW 329D2017 **MAP 16S**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 10308 Elbow Drive SW (Plan 4540HU, Block 2, Lot 10) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: D. Leighton **Carried: 8 – 0**

Applicant:

Marc Camille Gaston Duval

Landowner:

Marc Camille Gaston Duval

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southwood, the site is approximately 15 metres by 33 metres in size and is developed with a one storey single detached dwelling. There is a two-car detached garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, and south. A large community-scale commercial development (Southwood Corner) exists to the west of the site.

According to data from The City of Calgary's 2016 Civic Census, the following table identifies Southwood's peak population and year, current population, and the population amount and percentage difference between the peak and current populations.

Southwood	
Peak Population Year	1978
Peak Population	8,101
2016 Current Population	6,282
Difference in Population (Number)	-1,819
Difference in Population (Percent)	-22%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling or a Contextual single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Elbow Drive SW and the rear lane. The area is served by Calgary Transit bus service with a bus stop located within approximately 50 metres walking distance of the site on Elbow Drive SW. The subject parcel is also served by Calgary Transit's Light Rail Transit service with the Southland LRT Station located within approximately 800 metres walking distance of the site at Southland Drive SW and Sacramento Drive SW. On-street parking adjacent to the site is restricted between 07:00 – 08:30 Monday to Friday.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter indicating “no position” on the application from the Southwood Community Association (APPENDIX II).

Citizen Comments

Administration received one letter of objection to the application.

Reasons stated for the objection are summarized as follows:

- derelict property
- parking concerns

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

The reason for my application for redesignation, is for the simple fact that rent for a lot of people is unaffordable in Calgary, hence making it difficult for a lot people.

Some of my family have experienced this recently, therefore I wanted to build a unit above the garage giving some of my family members the option of having a clean, safe place that they can call home at an affordable price.

Future use: Both myself and long time girlfriend have parents that are in their sixties. We would love to give them an option to have a clean safe place to live where it is convenient for us to help them out rather than sending them off to an old age home.

Thank you for considering my application and I look forward to hearing back from you.

M. Ha

APPENDIX II

LETTERS SUBMITTED

Mon 7/24/2017 12:58 PM

Becky Poschmann <becky.poschmann@gmail.com>

[EXT] Re: LOC2017-0196 - Circulation Package

To CPAG Circ

Whom it may concern,

This email is to inform you that the Southwood Community Association does not take a position on this application.

Regards,
Becky Poschmann
Director of Development

On Thu, Jul 20, 2017 at 3:45 PM, CPAG Circ <CPAGCirc@calgary.ca> wrote:

> Good Afternoon,
>
> Please find attached to this email the Circulation Package for Land Use Amendment application LOC2017-0196 for your review and comment.
>
> Please submit all correspondence to Subdivision Circulation no later than **August 9, 2017**.
>
> Please forward all comments to cpag.circ@calgary.ca.
>
> Thank you,

APPENDIX III

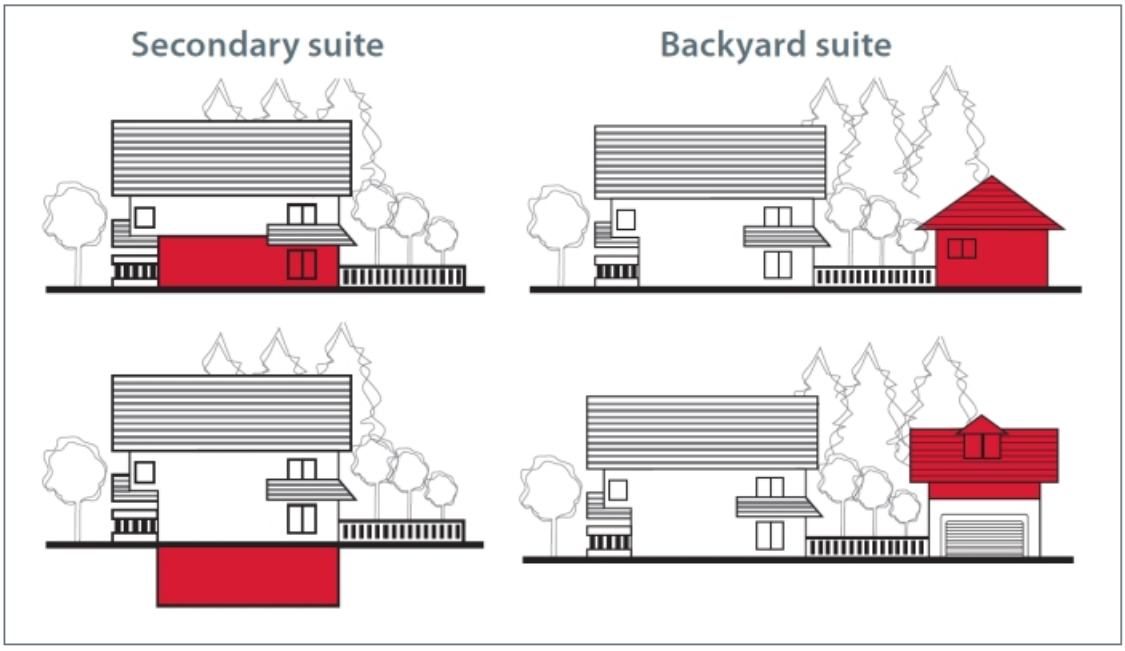
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 329D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0196)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

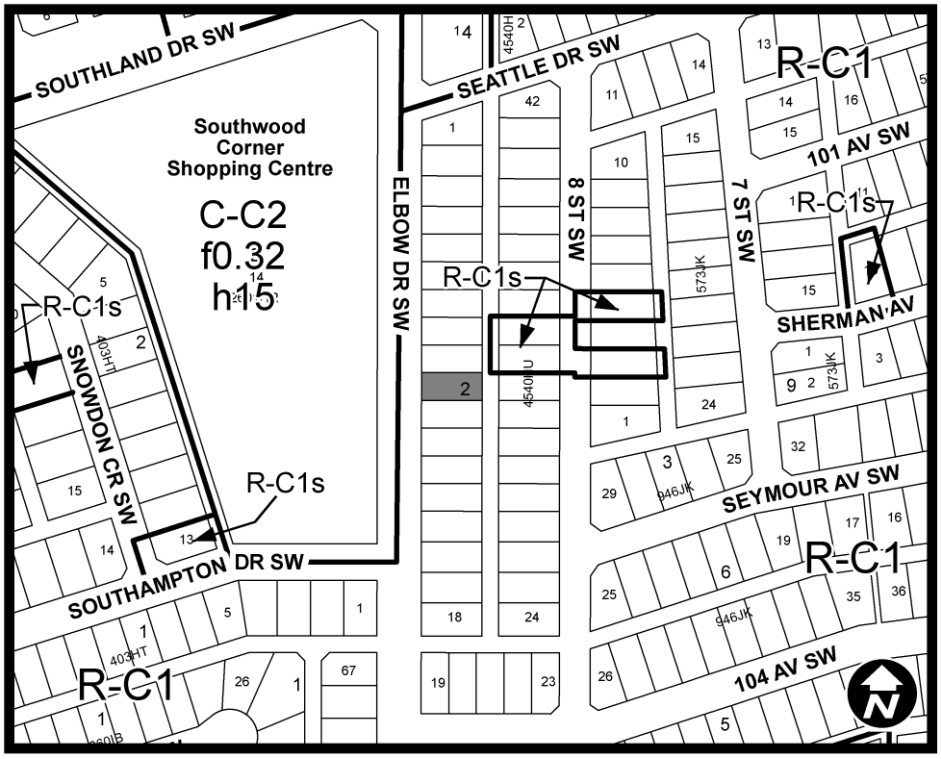
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

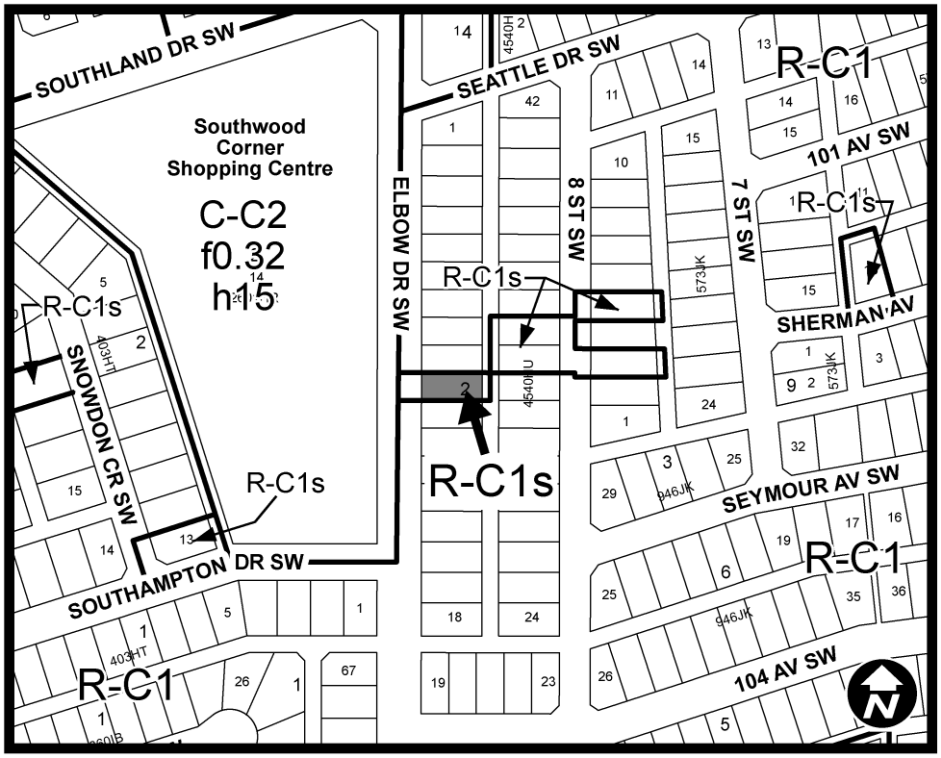
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


SOUTHLAND DR SW
Southwood
Corner
Shopping Centre
C-C2
f0.32
h15
R-C1s
SNOWDON CR SW
SOUTHAMPTON DR SW
ELBOW DR SW
SEATTLE DR SW
8 ST SW
7 ST SW
101 AV SW
SHERMAN AV
SEYMOUR AV SW
104 AV SW
R-C1
N

SCHEDULE B


SOUTHLAND DR SW
Southwood
Corner
Shopping Centre
C-C2
f0.32
h15
R-C1s
SNOWDON CR SW
SOUTHAMPTON DR SW
ELBOW DR SW
SEATTLE DR SW
8 ST SW
7 ST SW
101 AV SW
SHERMAN AV
SEYMOUR AV SW
104 AV SW
R-C1
R-C1s
R-C1s
R-C1s
R-C1s
R-C1
R-C1

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Friday, October 20, 2017 10:47 AM
To: LaClerk
Subject: FW: Bylaw 329D2017 - 10308 Elbow Dr SW
Attachments: 20171019_174748_resized.jpg; 20171019_174738_resized.jpg

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From: TERRY MARTINI [mailto:terryswood@shaw.ca]
Sent: Friday, October 20, 2017 9:55 AM
To: City Clerk
Subject: [EXT] Bylaw 329D2017 - 10308 Elbow Dr SW

To whom it may concern

We have the property next door, they have parking issues now with parking in the alley. Until the parking is resolved I don't think this should go ahead. See attached pictures.

Thank you

Terry Martini
1316 Southbow Pl SW.

Sent from Samsung Galaxy smartphone.

CPC2017-338
Attachment 2
Letter

10308

From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT] Bylaw 329D2017 Letter for Public Hearing.
Date: Monday, October 30, 2017 8:14:19 AM
Attachments: Bylaw 329D2017 - 10308 Elbow Dr. Opposing.docx

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Larry Heather [mailto:lheather@shaw.ca]
Sent: Saturday, October 28, 2017 2:37 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Bylaw 329D2017 Letter for Public Hearing.

Please include the attached letter in word

For inclusion in the Nov. 6th Public Hearing of Council

Thanks,

Larry Heather

AGAINST Secondary Suite Application

10308 Elbow Dr. SW- Bylaw 329D2017 *October 28th,2017*

From Southwood Resident Larry Heather jerusalem1@shaw.ca
627 – 104th Ave. Ph. 403-253-0676

We urge you to turn down this application by Landowner Marc Camille Gaston Duval. This property is in poor upkeep and the garage does not look used or available. Parking is tight due to no cars allowed on Elbow Dr, in the dayhours. We have lived in our Southwood residence on 104th Ave. SW in Southwood for 54 years. Conflicted domain communities result in inevitably less safe communities, higher turnover and less neighbor surveillance due to increased anonymity. This area of Southwood was designated R1 Residential from the beginning, but a scheme installed by Imagine Calgary & repeated in the MDP is being used to override all past guarantees and investments.

Number the ways City Hall makes it hard for Residential 1 Investors to defend their R1 Zoning Assets in Southwood around 10308 Elbow Dr.:

1. Sign Size and Obscurity: The small print in legalese R1 to R1s in the sign to the left is what appears on this property. It has been repeatedly requested that a Large Letter title should be Secondary Suite Application so passing drivers can identity the topic. This the Calgary Planning Department has refused to do. Only the homes directly adjacent to the applicant were a mailed letter of notice. This sign is a confusing obscurity, not visible to anyone other than pedestrians, about 5% of the traffic.

2. The Stealth Wealth Transfer to Applicant: What must be understood is that the zoning change to a R1s secondary suite in an R1 district is a type of wealth/ asset transfer. The potential increase of renting a secondary suite is a gain for the applicant, but a loss of value (red arrows) for the surrounding R1 Southwood residential properties. The more secondary suites approved, the more of the value of purchasing into an R1 single dwelling Southwood is devalued. R1 owners, having invested thousands in the improvement of their properties, begin to invest less when secondary suite approvals break up visibly their former quality of living. Like all finer things in life, R1 Residential living provides far more that what meets the eye than less density. We also may have objections based on past use of the property, parking, and investment values.

Secondary Suite Value Transfer Effect

3. Divisive free application fee giveaways: paid again by the very unwilling taxpayers from whom R1 assets, polarize society into segments, some getting what they want at somebody else's R1 Investment loss, This creates mutual bitterness that can harm community unity in Southwood. First the City taxes the living daylights out of us via property and utilities, then entices our stressed neighbors to transfer our R1 assets to them.

4. Up-zoning & Flipping without Development: With a no fee cost to applying, it is very probable that many applications are mere up-zonings, calculated to flip the property at a higher price even though no actual suite was developed. Councillors have repeatedly asked planning to enumerate the applications which never proceed to development and they have repeatedly failed to divulge this to present. Revoking Zoning: Moreover, an annual list of failures to develop should revert to the previous R1 zoning, but this never

happens. Meanwhile, the area Southwood assessments could be needlessly increased because of the up-zoning. (Current Actual development of approved 14%)

5. Arrogant Obstructionism of City & Planning Officials:

In September 2016, a planning presenter in an open public hearing actually said on the mike, that objection letters to the applications were, 'frankly irrelevant' In 2016 they have also taken to citing the peak and current population of each community involvement, guilting the residents for not maintaining density despite natural family ebb and flows.

The Planning Commission also refuses to pass letters submitted to them to the Councillors to see in Public Hearing, requiring objectors to submit letters again to the City Clerk for the Public Hearing. Citing confidentiality. They merely need to inform the submitters that these are public documents passed onto the Council unless requested otherwise.

Some members of Council consistently berate citizens for sharing their true feelings on past land use behavior of the applicants or sharing personal motivations for seeking or opposing a change. Or even being called racist for disagreement over differing cultural expectations and obligations to maintain community standards. This is a major Charter infringement of freedom of speech. This has no doubt will hinder some Southwood residents from presenting at the Public Hearing.

6. Transit Oriented Developments (TOD) at Anderson and Southwood LRT

Phase one calls for the removal of 750 parking stalls from the 1250 at Anderson LRT. A grim picture of life in Southwood in the future as desperate parkers spill onto our streets.

Reference Info: The mythical world of Transit Oriented Development

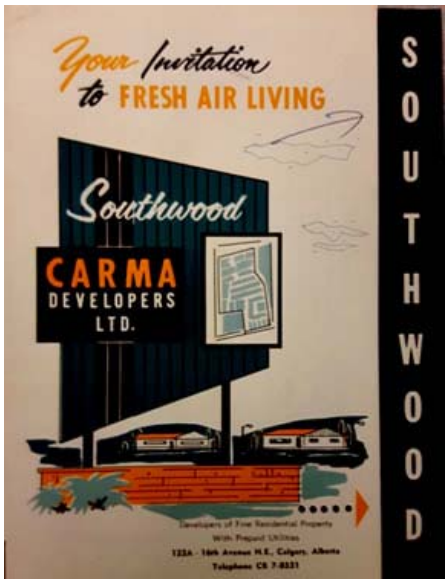
By John A. Charles Cascade Policy Institute Policy Perspective 1019

Quote: "Has the dream of transit-oriented living been realized? Surprisingly, none of the local TOD advocates knows the answer. Neither Portland nor Tri-Met has done any monitoring to see how people who live there actually travel."

Quote: "Attempting to retrofit the suburbs through TOD will be a costly exercise in futility, while making regional traffic problems worse. Local transportation officials should accept that fact and stop wasting money on nostalgia trips into the last century."

Yours Truly,

Larry Heather / Southwood Carma Developers Guarantee of R1 Residential Zones below.



LAND USE AMENDMENT
WILLOW PARK (WARD 14)
FAIRMOUNT DRIVE SE AND 99 AVENUE SE
BYLAW 330D2017 **MAP 15S**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is an existing suite located on the parcel, the application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION 2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 330D2017; and

1. **ADOPT** the proposed redesignation of 0.08 hectares ± (0.21 acres ±) located at 10011 Fairmount Drive SE (Plan 2348JK, Block 14, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 330D2017.

REASONS FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

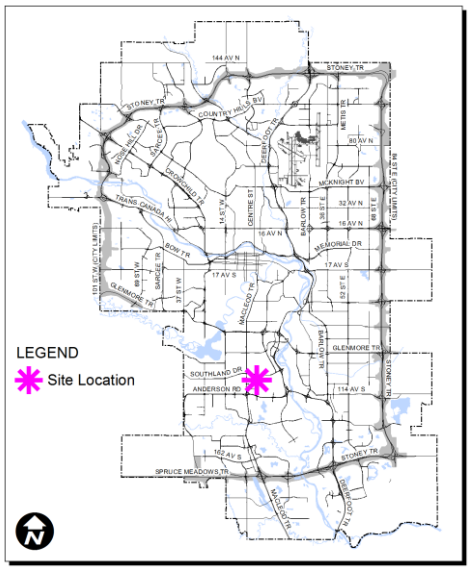
1. Proposed Bylaw 330D2017

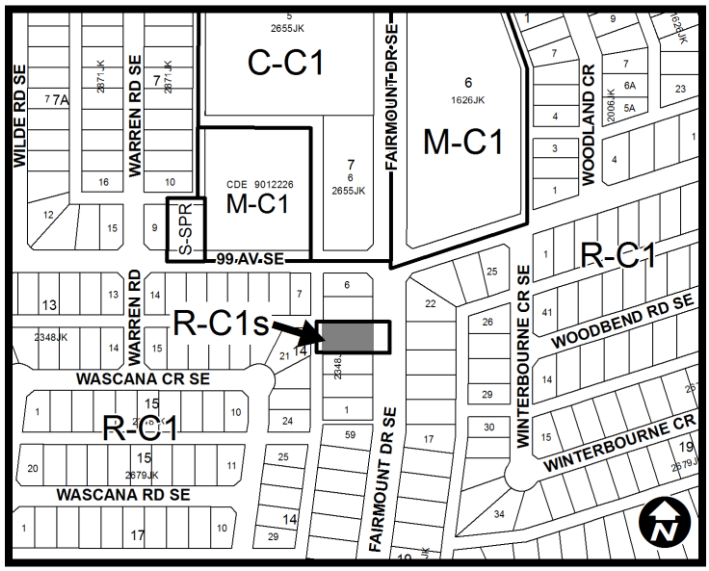
S. Loria

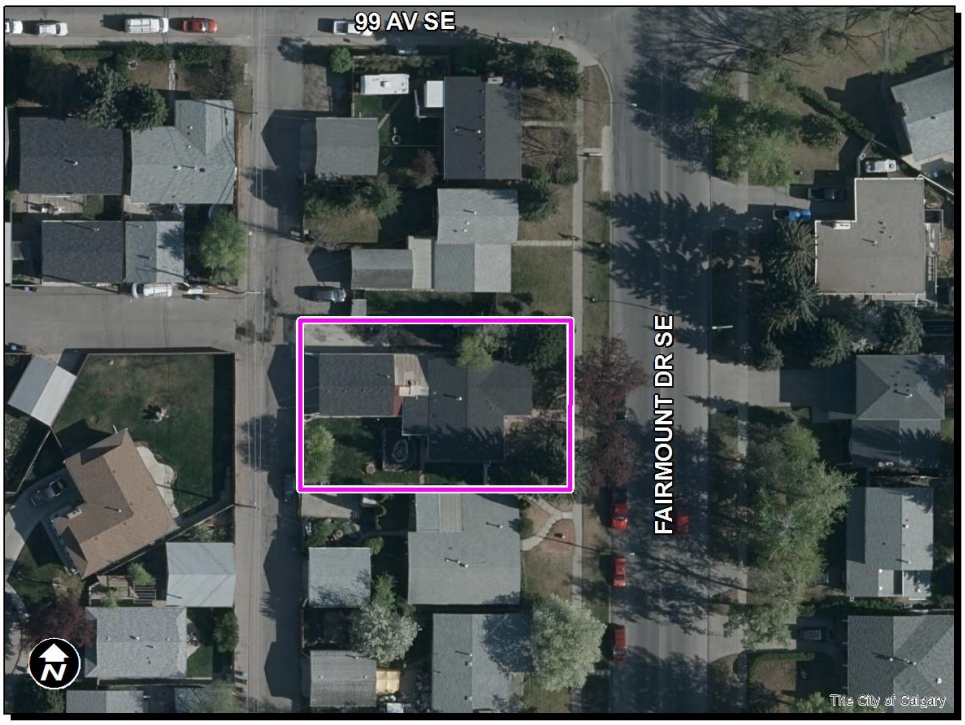
LAND USE AMENDMENT
WILLOW PARK (WARD 14)
FAIRMOUNT DRIVE SE AND 99 AVENUE SE
BYLAW 330D2017

MAP 15S

LOCATION MAPS







LAND USE AMENDMENT
WILLOW PARK (WARD 14)
FAIRMOUNT DRIVE SE AND 99 AVENUE SE
BYLAW 330D2017 **MAP 15S**

ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION:

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares ± (0.21 acres ±) located at 10011 Fairmount Drive SE (Plan 2348JK, Block 14, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: D. Leighton **Carried: 8 – 0**

Applicant:

AAA Design

Landowner:

Rajbans Dhaliwal

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Willow Park, the site is approximately 23 metres by 37 metres in size and is developed with a single-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

The following table identifies Willow Park's peak population and year, current 2016 population and the population amount and percentage difference between the peak and current populations.

Willow Park	
Peak Population Year	1978
Peak Population	7,490
2016 Current Population	5,353
Difference in Population (Number)	-2,137
Difference in Population (Percent)	-29%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
WILLOW PARK (WARD 14)
FAIRMOUNT DRIVE SE AND 99 AVENUE SE
BYLAW 330D2017 **MAP 15S**

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Fairmount Drive SE from the east, 99 Avenue SE from the north, Bonaventure Drive SE from the west, and the lane. The area is served by Calgary Transit Route 10 bus service with a bus stop location within approximately 25 metres walking distance of the site on Fairmount Drive SE, and 90 metres south of northbound transit stop on Fairmount Drive SE. The site is also located 1.8 kilometres from the Southland LRT station 1. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Willow Park Community Association.

Citizen Comments

Administration received one (1) letter in opposition to the application.

While the community member is not against having secondary suites in the area, they do not support it being in this house as:

- there are multiple tenants already sharing the basement, which creates excess parking and noise.
- 4 separate people/couples sharing a basement is only appealing to a certain demographic, which has brought along a lot of police activity.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

Reasons for the application:

- Change property zoning from R-C1 to R-C1s to allow for a Secondary Suite in the basement.
- We are eligible for a Secondary Suite, as per City Bylaw.
- To provide affordable accommodation for extended family visitors.
- The proposed Land Use of R-C1s is suitable to this property, to allow for a secondary suite at the lower level. It is close to bus routes, a school, and other facilities.
- The lower level of the house has an existing separate back entry and furnace.

APPENDIX II

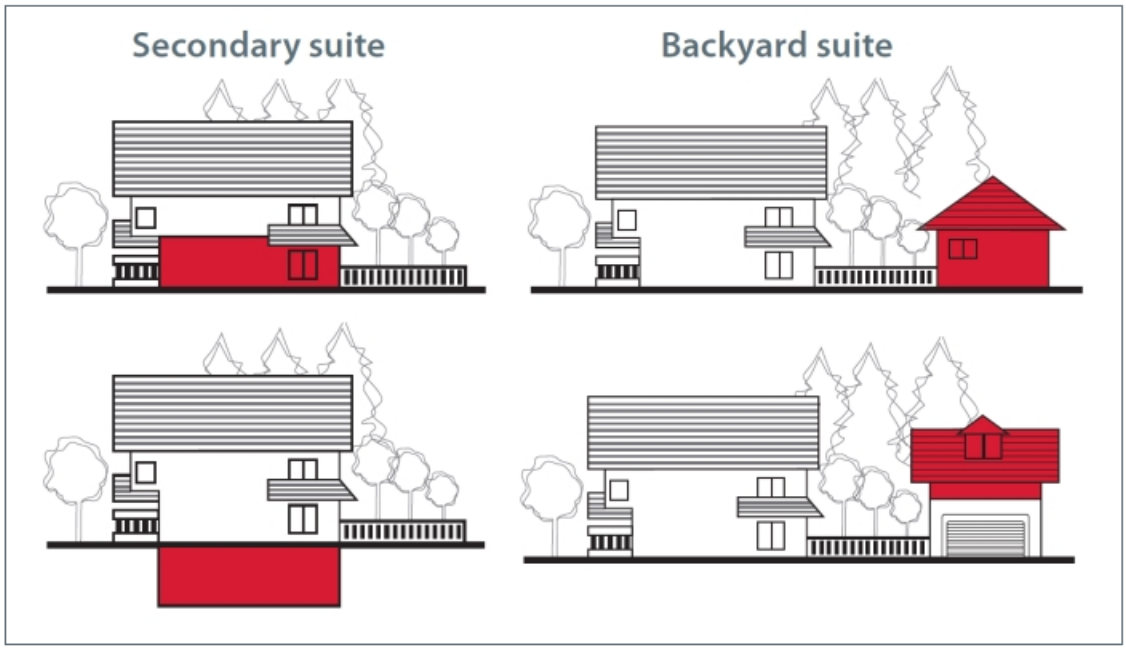
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 330D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0197)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

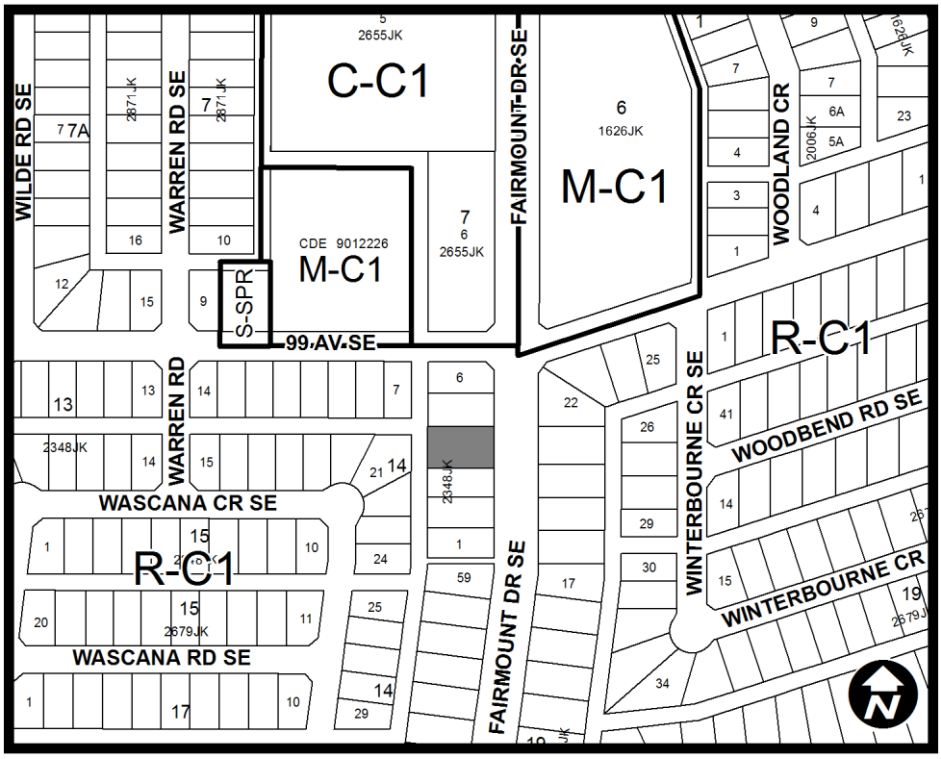
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

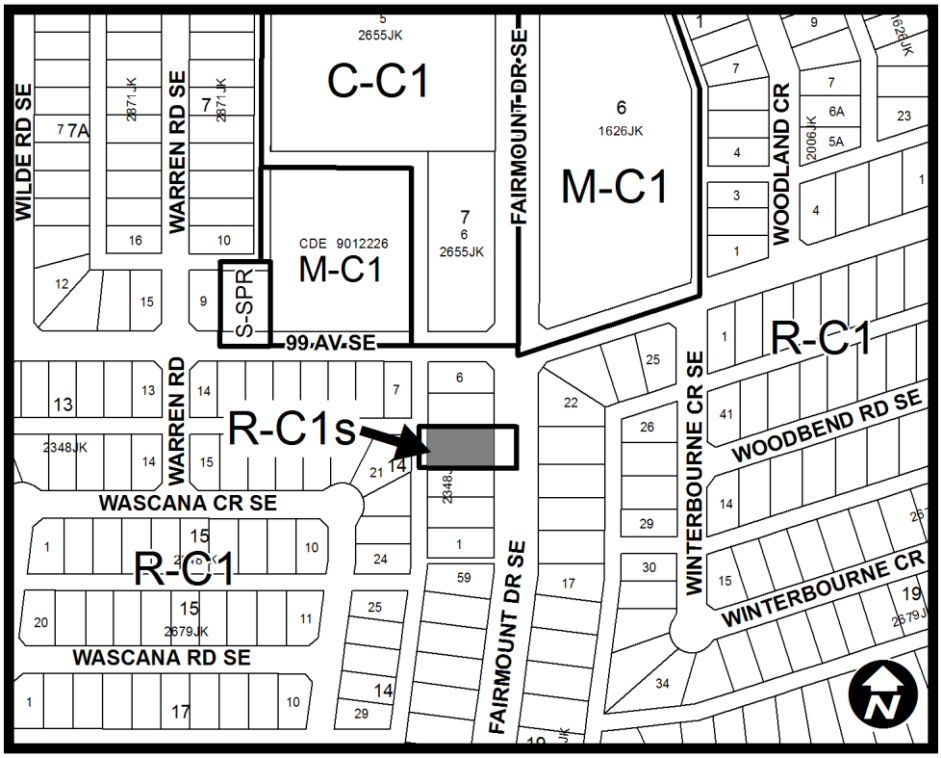
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


C-C1
M-C1
M-C1
R-C1
R-C1
S-SPR
CDE 9012226
99 AV SE
WILDE RD SE
WARREN RD SE
WARREN RD
WASCANA CR SE
WASCANA RD SE
FAIRMOUNT DR SE
WOODLAND CR
WINTERBOURNE CR SE
WOODBEND RD SE
WINTERBOURNE CR

SCHEDULE B


C-C1
M-C1
M-C1
R-C1s
R-C1
R-C1
S-SPR
WILDE RD SE
WARREN RD SE
WARREN RD
FAIRMOUNT DR SE
FAIRMOUNT DR SE
WOODLAND CR
WINTERBOURNE CR SE
WINTERBOURNE CR
WOODBEND RD SE
99 AV SE
WASCANA CR SE
WASCANA RD SE
CDE 9012226
2655JK
1626JK
2871JK
2348JK
2679JK
2006JK

LAND USE AMENDMENT
MCKENZIE LAKE (WARD 12)
MCKENZIE LAKE WAY SE AND MCKENZIE LAKE BAY SE
BYLAW 331D2017 **MAP 32SSE**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 331D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 771 McKenzie Lake Bay SE (Plan 9212457, Block 14, Lot 27) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 331D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and the McKenzie Lake Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

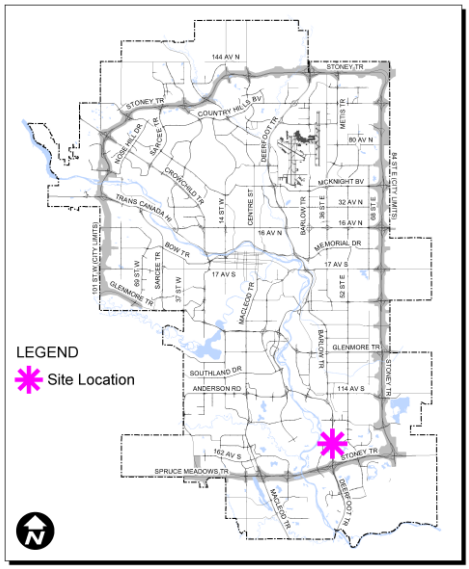
ATTACHMENT

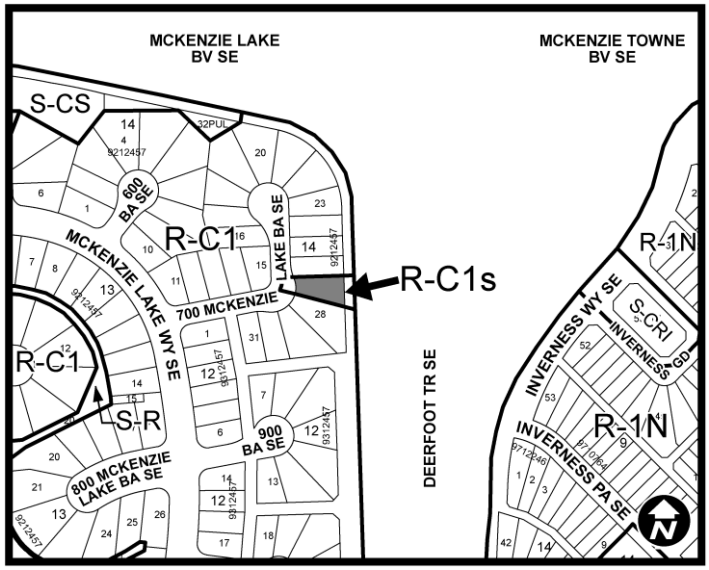
1. Proposed Bylaw 331D2017

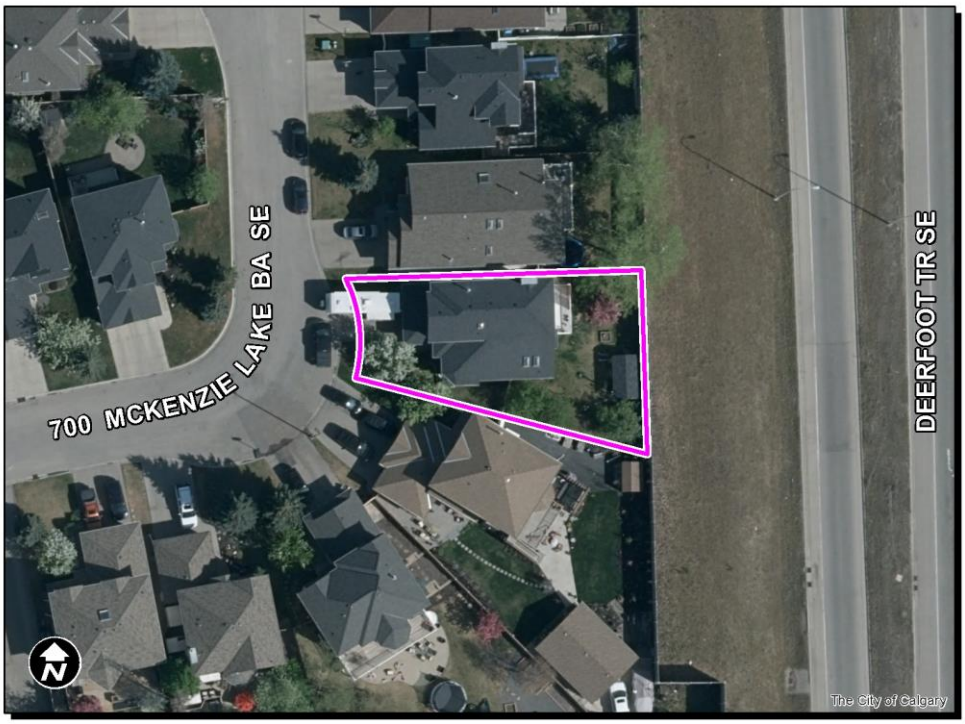
K. van Fraassen

LAND USE AMENDMENT
MCKENZIE LAKE (WARD 12)
MCKENZIE LAKE WAY SE AND MCKENZIE LAKE BAY SE
BYLAW 331D2017 **MAP 32SSE**

LOCATION MAPS







LAND USE AMENDMENT
MCKENZIE LAKE (WARD 12)
MCKENZIE LAKE WAY SE AND MCKENZIE LAKE BAY SE
BYLAW 331D2017 **MAP 32SSE**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 771 McKenzie Lake Bay SE (Plan 9212457, Block 14, Lot 27) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere **Carried: 7 – 1**
Opposed: S. Keating

LAND USE AMENDMENT
MCKENZIE LAKE (WARD 12)
MCKENZIE LAKE WAY SE AND MCKENZIE LAKE BAY SE
BYLAW 331D2017 **MAP 32SSE**

Applicant:

Lindsay Luhnau, Calgary Aging in Place

Landowner:

Gordon Albert Burditt
Diana M Kendall

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of McKenzie Lake the site is approximately 17 metres by 38 metres in size and is developed with a two-storey single detached dwelling an attached two-car garage that is accessed from McKenzie Lake Bay SE. Surrounding development consists of low-density residential development. McKenzie Lake Boulevard SE and green space (S-CS) exist to the north, and Deerfoot Trail SE exists to the east of the site.

According to data from The City of Calgary 2016 Census, the following table identifies McKenzie peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

McKenzie Lake	
Peak Population Year	2002
Peak Population	15,047
2016 Current Population	13,709
Difference in Population (Number)	-1,338
Difference in Population (Percent)	-9%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

McKenzie Lake Area Structure Plan (1992)

The site is within the Residential and Related Uses area of the McKenzie Lake Area Structure Plan (ASP) as identified on Map 2 Land Use and Transportation. The proposed R-C1s land use district is a low density residential district which allows for an increased mix of housing types. Secondary or backyard suites did not exist as a use within the Land Use Bylaw when the ASP was written, however the Residential Land Use policies of the ASP encourages a mix of housing types while acknowledging that single family housing is likely to be the predominate housing type (subsection 3.2.1 b). The proposed redesignation to R-C1s meets the intent of this policy.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from McKenzie Lake Bay SE. The area is served by Calgary Transit bus service with a bus stop location within approximately 210 metres walking distance of the site on McKenzie Lake Way SE. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of no objection to the application from the McKenzie Lake Community Association (APPENDIX II).

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
MCKENZIE LAKE (WARD 12)
MCKENZIE LAKE WAY SE AND MCKENZIE LAKE BAY SE
BYLAW 331D2017 **MAP 32SSE**

APPENDIX I

APPLICANT'S SUBMISSION

0191 Appl. Sub.

CAIP
CALGARY AGING IN PLACE COOPERATIVE
Aging gracefully in the security of your own home can be in your hands

PO Box 78014, 383 Heritage Dr. SE
Calgary, AB T2H 2Y1
Phone: 403-774-7247
Email: info@calgaryaginginplace.ca
www.calgaryaginginplace.ca

June 16, 2017

City of Calgary
Planning, Development & Assessment (#8108)
800 Macleod Tr. SE
Calgary Alberta
T2P 2M5

Land Use Re-designation (Secondary Suite) for 771 McKenzie Lake Bay SE

To Whom It May Concern,

Please accept this letter as an expression of interest to proceed with land use re-designation at 771 McKenzie Lake Bay SE. The application is on behalf of Gordon Burditt and Diana Kendall who currently own and reside at the residence.

Gordon Burditt and Diana Kendall, seniors and owners of a principle residence at 771 McKenzie Lake Bay SE, are in process of renovating a previously unfinished basement to address an "aging in place" project. Current plans are to make the home more suitable for living by reducing environmental stresses associated with aging. Long term plans are to maximize the ability to stay in place longer while reducing the potential financial impact of premature assisted living, enjoying independence, self reliance and a higher quality of life as seniors. To this end, they are interested in the possibility of a live-in caretaker, if ever required, by having the proper zoning to build a legal secondary. Rezoning will allow for a secondary suite to increase the scope of their "aging in place" project by allowing for separate living quarters for a non-family member caretaker.

The Calgary Aging in Place Co-operative is a not-for-profit co-operative which aims to support Calgary residents who would like to age in place by providing the services and support needed to do so. Thank you for considering our application and please contact the Calgary Aging in Place Co-operative with any questions at 403.774.7274 extension 2 or by email at lindsay@calgaryaginginplace.ca.

Sincerely,

Lindsay Luhnau
President
Calgary Aging in Place Cooperative

APPENDIX II

LETTERS SUBMITTED

Calgary

REQUEST FOR COMMENT ON APPLICATION LOC2017-0191

July 17, 2017

A new LU / OP / Closure (LOC) application has been proposed at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the review process.

LU / OP / Closure (LOC) Application Details

File Number: LOC2017-0191

File Manager: KATE VAN FRAASSEN **Phone:** (403) 268-5947 **eMail:** Kate.vanFraassen@calgary.ca

Address: 771 MCKENZIE LAKE BA SE 9212457;14;27

Community: MCKENZIE LAKE **Ward:** 12

Application Description: Land Use Amendment

Existing Use: R-C1 **Proposed Use:** R-C1s

Thank you for taking the time to respond. Your input is greatly appreciated

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please return your response to: **Circulation Control**
Planning and Development
P.O. Box 2100 Station M
IMC 8201
eMail: cpag.circ@calgary.ca

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations or comments to be made to the City of Calgary on this permit.

Please check the corresponding box below and forward any comments to the above sender.

☑ No Objection ☐ Comments Attached

Name: Tim Lindsay **Date:** 07/17/17

Organization: Mckenzie Lake Community Assn. **Comments Are Due By:** **August 04, 2017**

K. van Fraassen

APPENDIX III

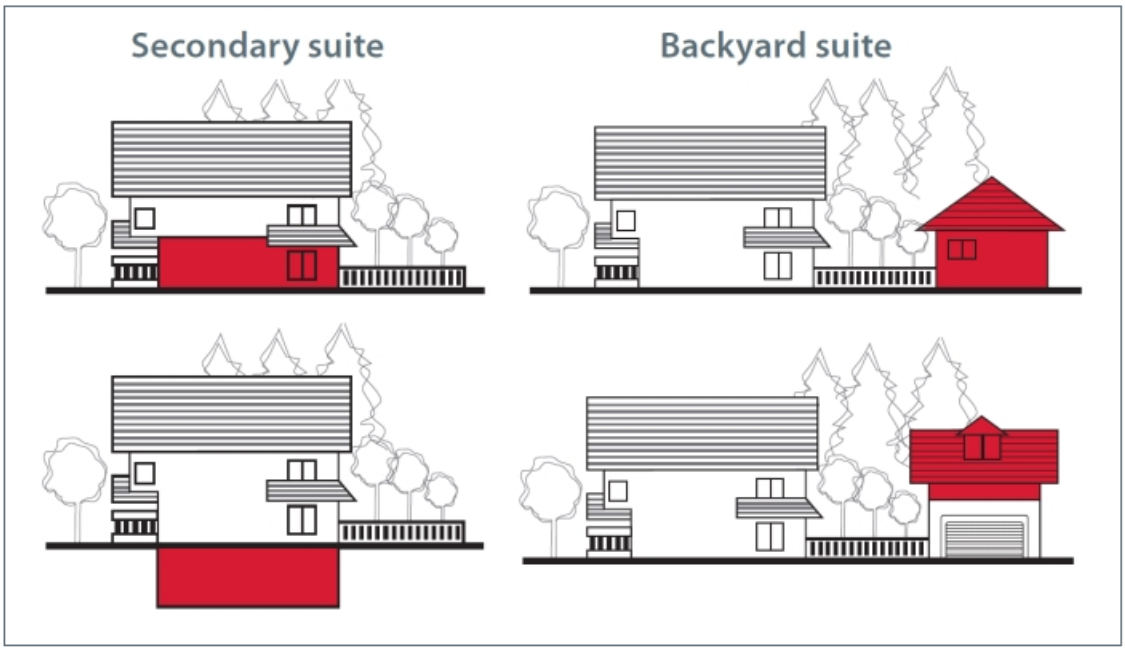
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 331D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0191)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

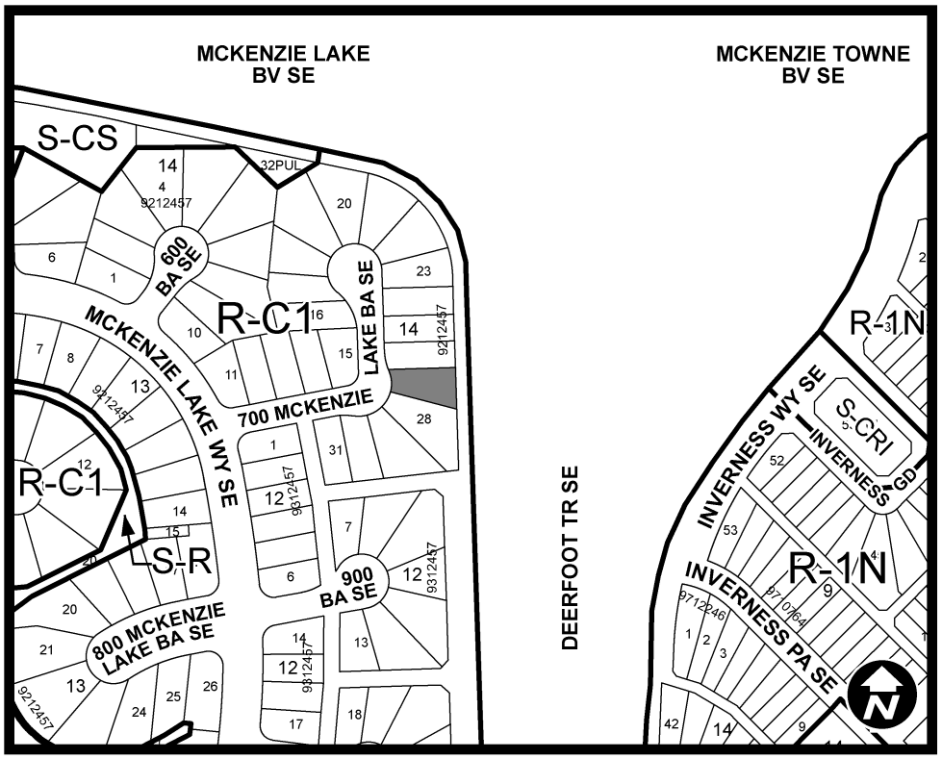
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

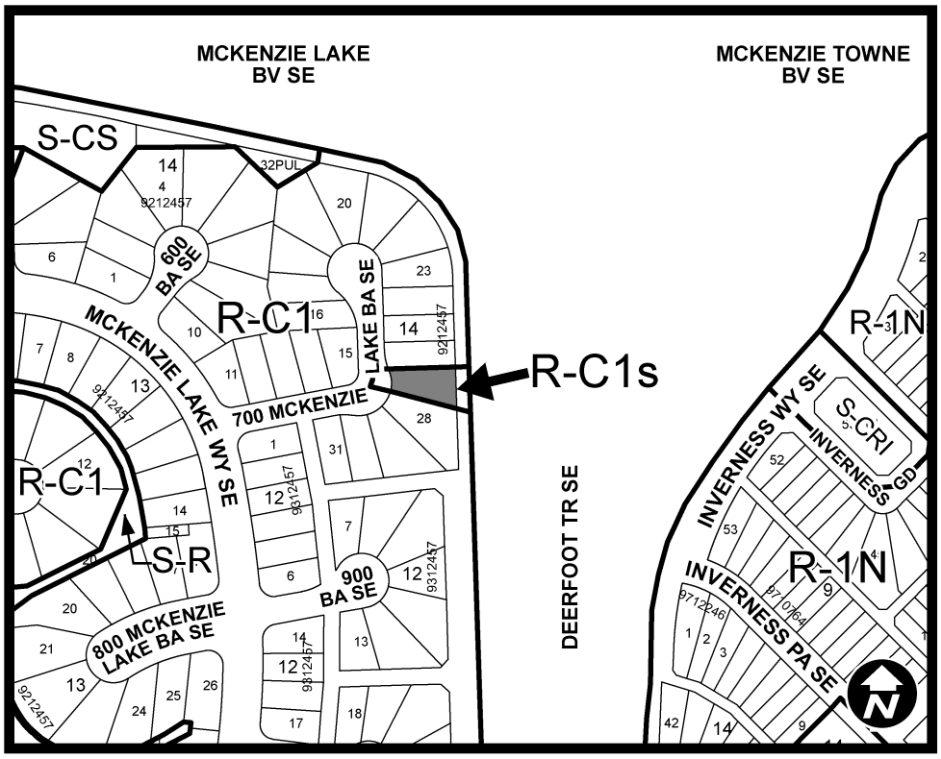
PROPOSED

AMENDMENT LOC2017-0191
BYLAW NUMBER 331D2017

SCHEDULE A



SCHEDULE B


MCKENZIE LAKE
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MCKENZIE TOWNE
BV SE
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600
BA SE
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LAKE BA SE
MCKENZIE LAKE WY SE
700 MCKENZIE
R-C1s
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S-R
900
BA SE
800 MCKENZIE
LAKE BA SE
DEERFOOT TR SE
R-1N
INVERNESS WY SE
S-CRI
INVERNESS GD
R-1N
INVERNESS PA SE

LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
26 STREET NW, NORTH OF CAPRI AVENUE NW
BYLAW 332D2017 **MAP 31C**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is an existing suite located on the parcel and the application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 332D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4604 - 26 Street NW (Plan 658JK, Block 1, Lot 46) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 332D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

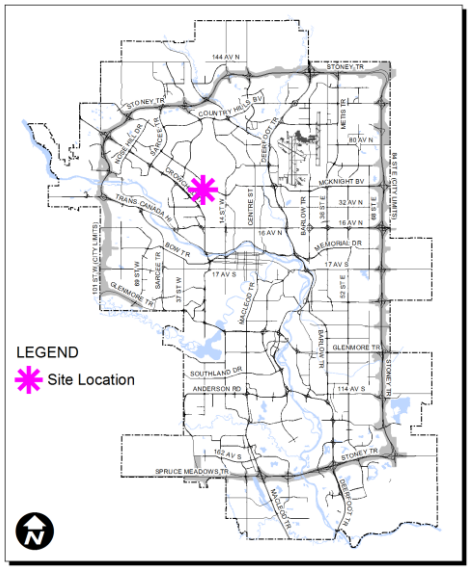
ATTACHMENT

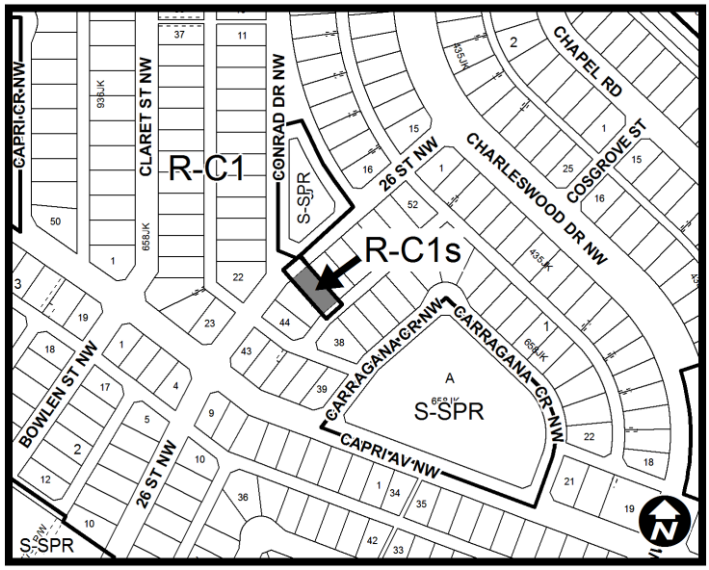
1. Proposed Bylaw 332D2017

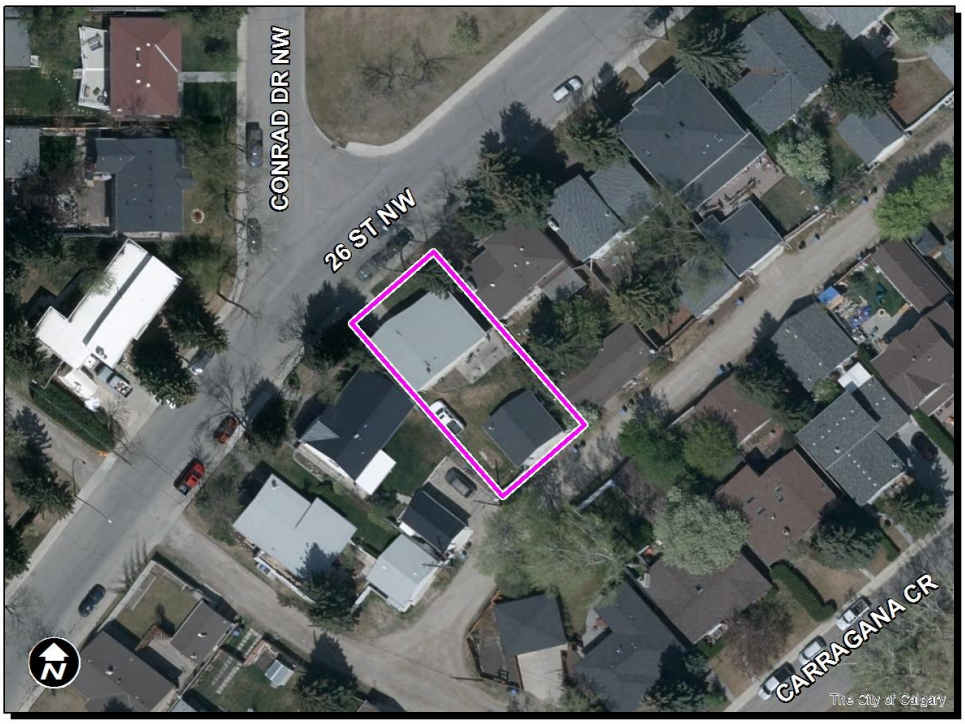
W. Leung

LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
26 STREET NW, NORTH OF CAPRI AVENUE NW
BYLAW 332D2017 **MAP 31C**

LOCATION MAPS







LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
26 STREET NW, NORTH OF CAPRI AVENUE NW
BYLAW 332D2017 **MAP 31C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4604 - 26 Street NW (Plan 658JK, Block 1, Lot 46) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: D. Leighton **Carried: 8 – 0**

LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
26 STREET NW, NORTH OF CAPRI AVENUE NW
BYLAW 332D2017 **MAP 31C**

Applicant:

Louise Marthe Shotton

Landowner:

Louise Marthe Shotton
Robert Craig Shotton

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Charleswood, the site is approximately 15 metres by 33 metres in size and is developed with a bi-level single detached dwelling and a two-car garage that is accessed from the rear lane. There is an existing single front driveway that is accessed from 26 Street NW. Single detached dwellings exist to the north, east, south, and west of the site, and a municipal park exists to the east of the site.

According to data from The City of Calgary's 2016 Census, the following table identifies Charleswood's peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Charleswood/ Collingwood	
Peak Population Year	1969
Peak Population	9,822
2016 Current Population	5,874
Difference in Population (Number)	-3,948
Difference in Population (Percent)	-40%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for this area.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 26 Street NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop located approximately 500 metres walking distance of the site on Northmount Drive NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received comments from the Triwood Community Association (APPENDIX II). The Community Association has no objection with this application given that it is an owner-occupied suite, and the existing suite is not a backyard suite.

Citizen Comments

One letter was received in opposition to the proposal. The main concerns are summarized as follows:

- Maintain the existing low density residential district for the area;
- Concerns with added traffic congestion and population to the community; and
- Setting a precedent for other similar applications.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
CHARLESWOOD (WARD 7)
26 STREET NW, NORTH OF CAPRI AVENUE NW
BYLAW 332D2017 **MAP 31C**

APPENDIX I

APPLICANT'S SUBMISSION

LOC 2017-0184

REASONS FOR REZONING REQUEST.

I have lived in my house for 41 years and now that I live alone, I would still like to continue living here to the end of my days. . After I began receiving OAS this January, I needed to supplement this low income. I have a pre existing basement suite that was here when I originally bought the house. I am asking to have zone RC1 rezoned to RC1s so I may obtain a building permit , upgrade the basement suite, bring it up to code for fire and safety and rent it to a responsible person. Later on,when the time comes that I need to be cared for, I would like to have someone move in to the suite, have their privacy while tending to my needs.

Description to my property.... I have room for two vehicles in my driveway and a detached 2 car garage in the back.There is an existing private entrance to the suite. I have a fenced backyard, a cement patio and large space for my vegetable garden....

Thank you for your time .

Louise Shotton

APPENDIX II

LETTERS SUBMITTED

Re: LOC2017-0184. 4604 26 Street NW

The Triwood Planning Committee (TPC) reviewed the above referenced land use amendment application.

The TPC supports the creation of legal secondary suites in our community through the process of amending the land use designation from RC-1 to RC-1s with the following caveats:

1. The owner of the property will be a resident of the subject property.
2. The parking requirements for RC-1s be followed without resorting to accessing parking over the sidewalk.
3. The creation of a legal suite be done within the envelop of the house. *The TPC does not support the development of detached garden suites, nor suites over detached or attached garages.*

The applicant's letter indicates the proposed legal suite would allow her to remain in her home and would satisfy criteria #1 and #3. The applicant would be encouraged to access the required parking from the laneway, not over the sidewalk at the front.

The TPC has no objections to this land use amendment from RC-1 to RC-1s.

Gordon Alger
Triwood Planning Committee

APPENDIX III

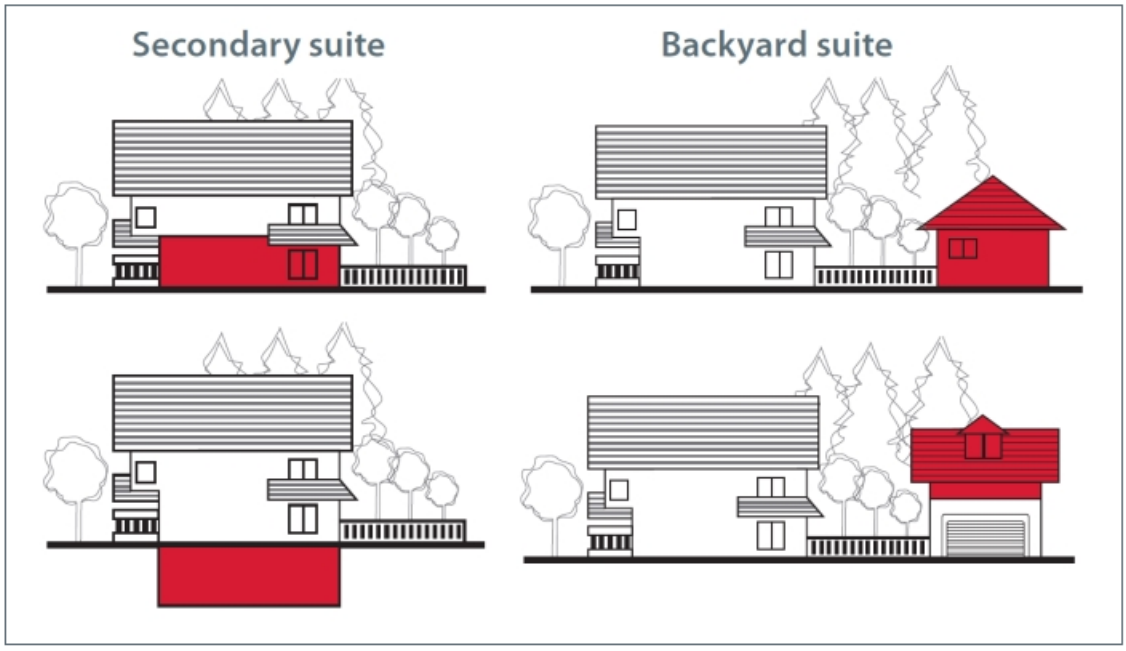
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 332D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0184)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

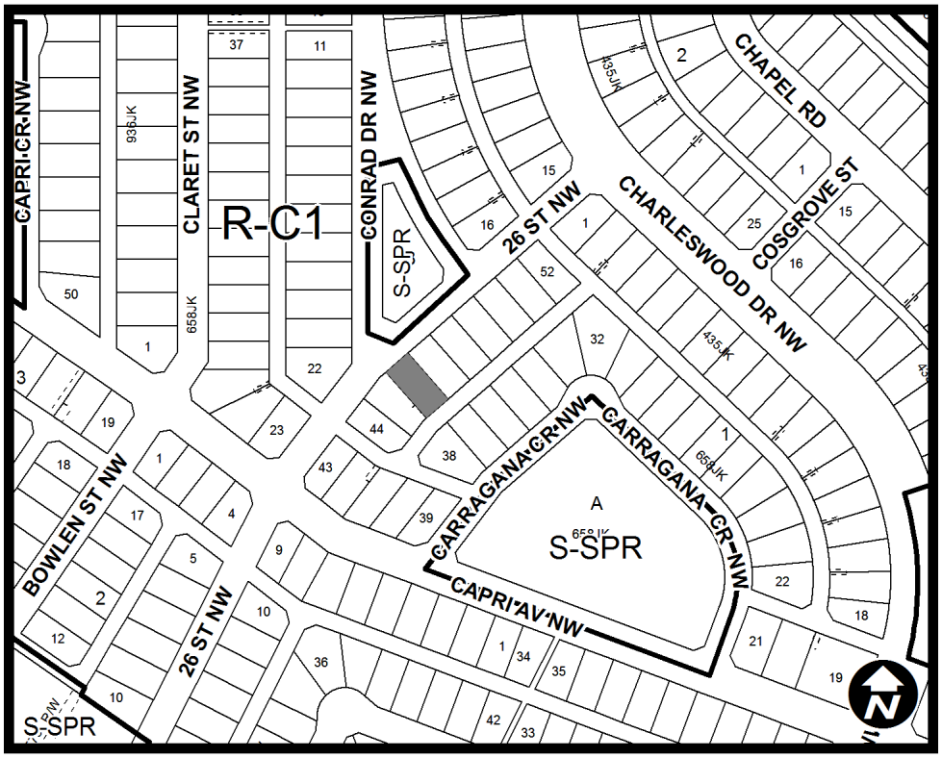
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

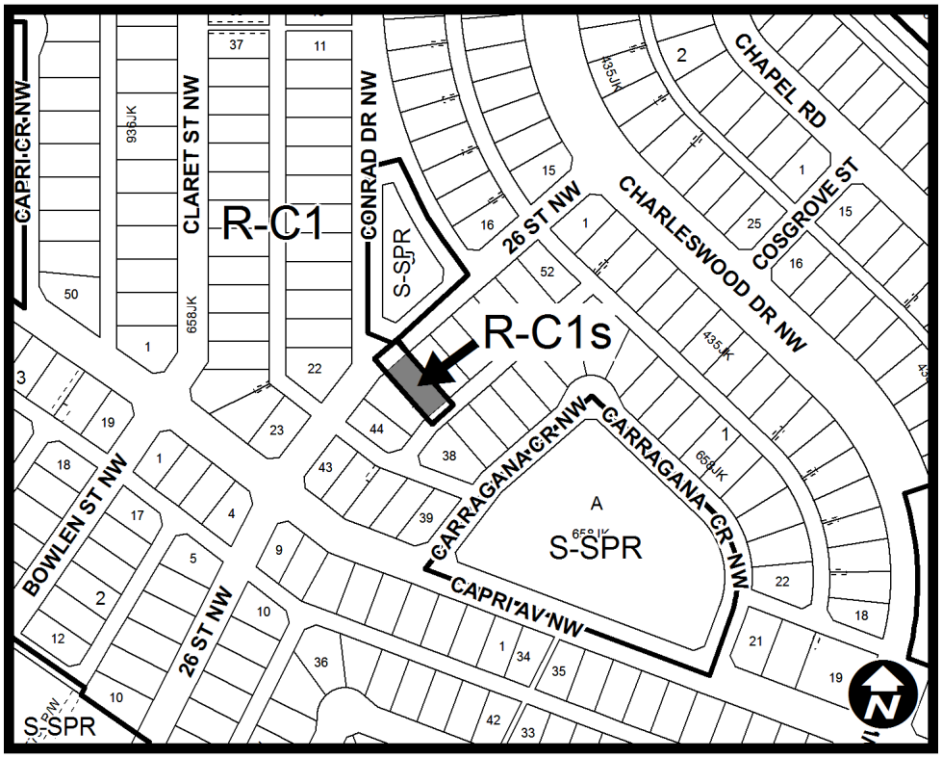
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


CAPRI CR NW
CLARET ST NW
CONRAD DR NW
R-C1
S-SPR
26 ST NW
CHARLESWOOD DR NW
CHAPEL RD
COSGROVE ST
CARRAGANA CR NW
CARRAGANA CR NW
A
S-SPR
CAPRI AV NW
BOWLEN ST NW
26 ST NW
S-SPR
N

SCHEDULE B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CLARET ST NW
CONRAD DR NW
R-C1
S-SPR
R-C1s
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CHARLESWOOD DR NW
CHAPEL RD
COSGROVE ST
CARRAGANA CR NW
CARRAGANA CR NW
A
S-SPR
CAPRI AV NW
BOWLEN ST NW
26 ST NW
S-SPR

LAND USE AMENDMENT
BRENTWOOD (WARD 7)
BRENTWOOD GREEN NW AND BRISEBOIS DRIVE NW
BYLAW 333D2017 **MAP 31C**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is an existing suite located on the parcel and the application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S) 2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 333D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.12 acres ±) located at 4252 Brentwood Green NW (Plan 734JK, Block 9, Lot 43) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 333D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

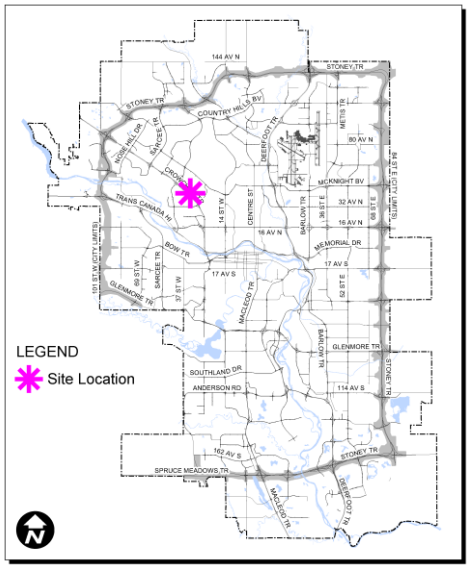
ATTACHMENT

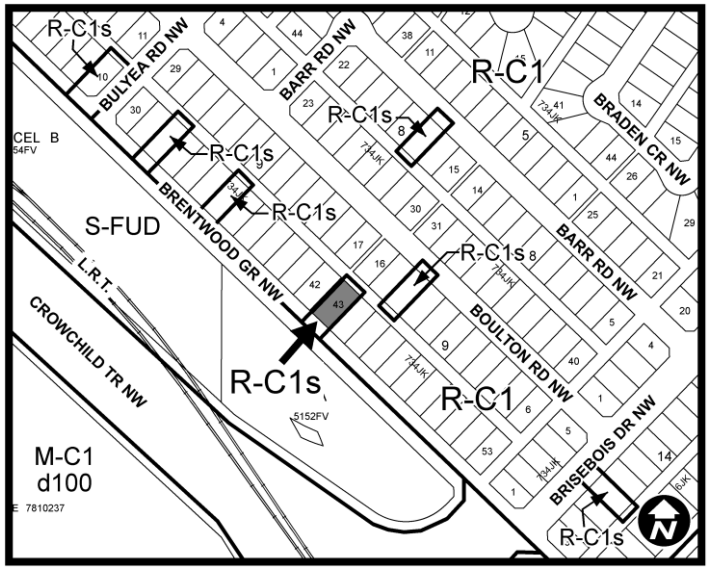
1. Proposed Bylaw 333D2017

W. Leung

LAND USE AMENDMENT
BRENTWOOD (WARD 7)
BRENTWOOD GREEN NW AND BRISEBOIS DRIVE NW
BYLAW 333D2017 **MAP 31C**

LOCATION MAPS





LAND USE AMENDMENT
BRENTWOOD (WARD 7)
BRENTWOOD GREEN NW AND BRISEBOIS DRIVE NW
BYLAW 333D2017 **MAP 31C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.12 acres ±) located at 4252 Brentwood Green NW (Plan 734JK, Block 9, Lot 43) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: D. Leighton **Carried: 8 – 0**

LAND USE AMENDMENT
BRENTWOOD (WARD 7)
BRENTWOOD GREEN NW AND BRISEBOIS DRIVE NW
BYLAW 333D2017 **MAP 31C**

Applicant:

Brenna Joy Murray

Landowner:

Brenna Joy Murray
Michael John Murray

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Brentwood, the site is approximately 16 metres by 36 metres in size and is developed with a one-storey single detached dwelling and a two-car garage that is accessed from the rear lane. There is an existing single carport with a front driveway accessed from Brentwood Green NW. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary's 2016 Census, the following table identifies Brentwood's peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Brentwood	
Peak Population Year	1969
Peak Population	9,086
2016 Current Population	7,133
Difference in Population (Number)	-1,953
Difference in Population (Percent)	-21%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established Area" on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for this area and the site is outside of the planning area boundary of the Brentwood Station Area Redevelopment Plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Brentwood Green NW and the rear lane. The area is served by Calgary Transit with a bus stop located within approximately 350 metres walking distance of the site and approximately 800 metres walking distance from the Brentwood LRT station. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter from the Brentwood Community Association (APPENDIX II). The community association has no objection with this application given that parking can be accommodated onsite and it is an owner-occupied suite.

The Brentwood Community Association indicated that the area residents prefer to see owner-occupied suites as it tends to lessen potential problems with property upkeep. The community association would like more clarity of what type of suite is being proposed at the land use redesignation stage.

Citizen Comments

Administration did not receive any responses from citizens at the time of writing this report.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

Brenna and Michael Murray
4252 Brentwood Green NW Calgary AB T2L 1L3
403-305-4790
music2art@gmail.com

City of Calgary
Planning & Development
P.O. Box 2100, Stn. M, # 8108
Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to the Land Use Redesignation for the property at 4252 Brentwood Green NW, we are applying to legalize the existing basement suite.

Our reasons for applying are:

- As new homeowners, we desire to increase the value of the home and boost our income while we live on the main floor as landlords.
- We would like to provide an attractive, safe unit for our tenants, and share the benefits of a neighborhood location that is close to transit and the University of Calgary.
- We would like to continue using the house's existing features for its most effective use. The house has had tenants living in the basement suite since it was first built in 1962.

Reasons for approval:

- We will comply with the current building safety codes for secondary basement suites.
- It has a front driveway with carport, a double car garage, and a space for uncovered parking at the rear that can accommodate the required additional parking for both the main floor and basement suite.
- The house has existing water, sanitary and sewer services that have no need of further development.
- The basement suite is compatible with the established character of the community.

We thank you for your consideration.

Sincerely,

Brenna and Michael Murray

APPENDIX II

LETTERS SUBMITTED

LOC2017-0189
4252 Brentwood Green NW
Land Use Amendment from R-C1 to R-C1s

Comment on Application

Thank you for the opportunity to comment on this application.

The Brentwood Community Association receives many comments regarding secondary suites from area residents. Some feel that secondary suites have no place in R-C1 neighbourhoods while others are not opposed provided certain conditions are met. **An overwhelming majority would prefer to see owner-occupied suites.** The majority of complaints we hear appear to be cases where both the main home and the secondary suite are rented out so there is an absentee landlord. While we realize only the use, not the user, can be regulated, **we hear from our residents that having an owner on site tends to lessen potential problems with property upkeep, garbage handling, yard maintenance and unruly tenants.**

The above application from Brenna and Michael Murray for the property at 4252 Brentwood Green states that they will live in the main floor as landlords. It also indicates that they will legalize a suite that has been in place for decades and that parking will be provided on site. Based on those statements, the BCA does not oppose this application. The BCA supports measures that will ensure that any suite complies with existing safety codes and building codes as tenant safety is paramount.

The BCA requests that the following general comments be included in the comments for this application.

The BCA does not support the current City of Calgary Planning Department process in which the R-C1s designation does not distinguish between a basement suite or a backyard / garage / laneway unit. (We realize that backyard or garage suites are discretionary permits, however once the rezoning has been approved, it appears there is little likelihood of the DP being turned down.) **We feel that the application should specify which type is being applied for and the applicant can then ONLY build that type of unit.** A basement suite does not affect adjacent homes through massing, shadowing, privacy or other potential negative impacts, whereas backyard, laneway or garage suites have significant impact on adjacent properties.

A neighbour might not be opposed to a secondary suite in a basement but greatly opposed to a new second storey over a garage overlooking his property (especially in an area where most homes are single-storey bungalows). The current system means that either is possible and in fact, adjacent neighbours may not even know which is planned. It is almost impossible for them

to submit accurate comments on an application. **The Planning Department should consider separate designations, for example R-C1s (basement), R-C1g (over garage) and R-C1L (laneway).** Under the current system, an applicant is given leeway to build whatever he wishes and neighbours are at a significant disadvantage.

Any neighbours who do comment on an application should have their opinions strongly factor into a decision about a suite since they are the ones who will have to live with the results.

Sincerely,

Melanie Swailes
On behalf of the Development and Transportation Group
Brentwood Community Association

BRENTWOOD COMMUNITY ASSOCIATION
Mailing Address: 5107 – 33rd Street NW, Calgary, AB T2L 1V3
Delivery Address: 1520B Northmount Drive NW, Calgary, AB T2L 0G6
BCA Website: www.brentwoodcommunity.com
Phone (403) 284-3477 Fax (403) 284-3951

APPENDIX III

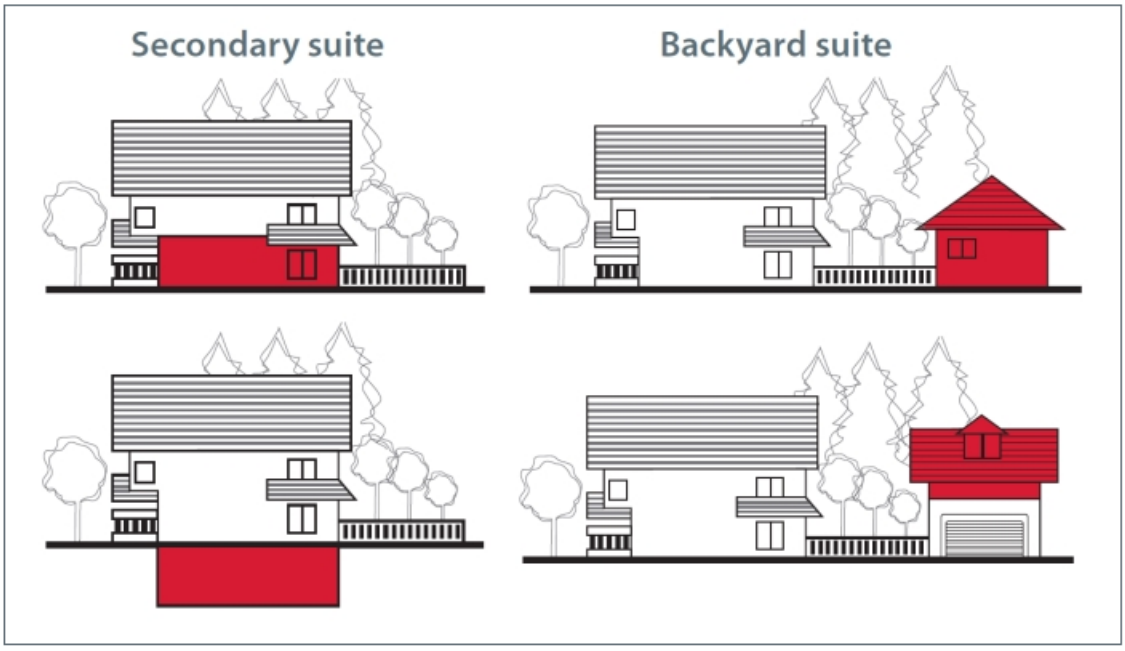
IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



PROPOSED

BYLAW NUMBER 333D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0189)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

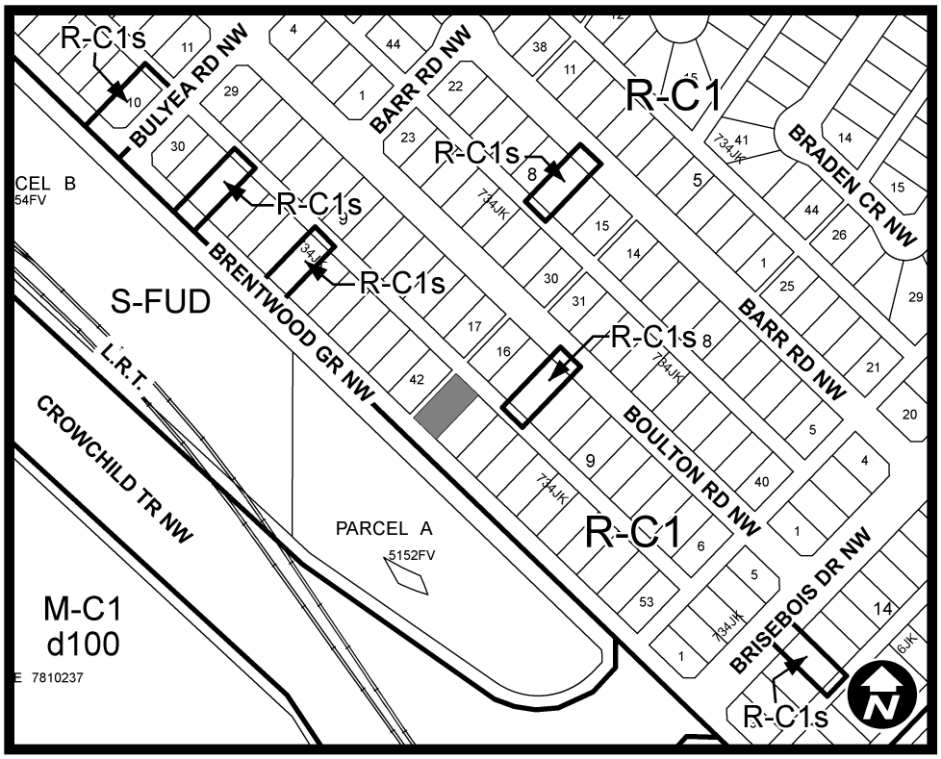
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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R-C1
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S-FUD
L.R.T.
CROWCHILD TR NW
BARR RD NW
BOULTON RD NW
R-C1
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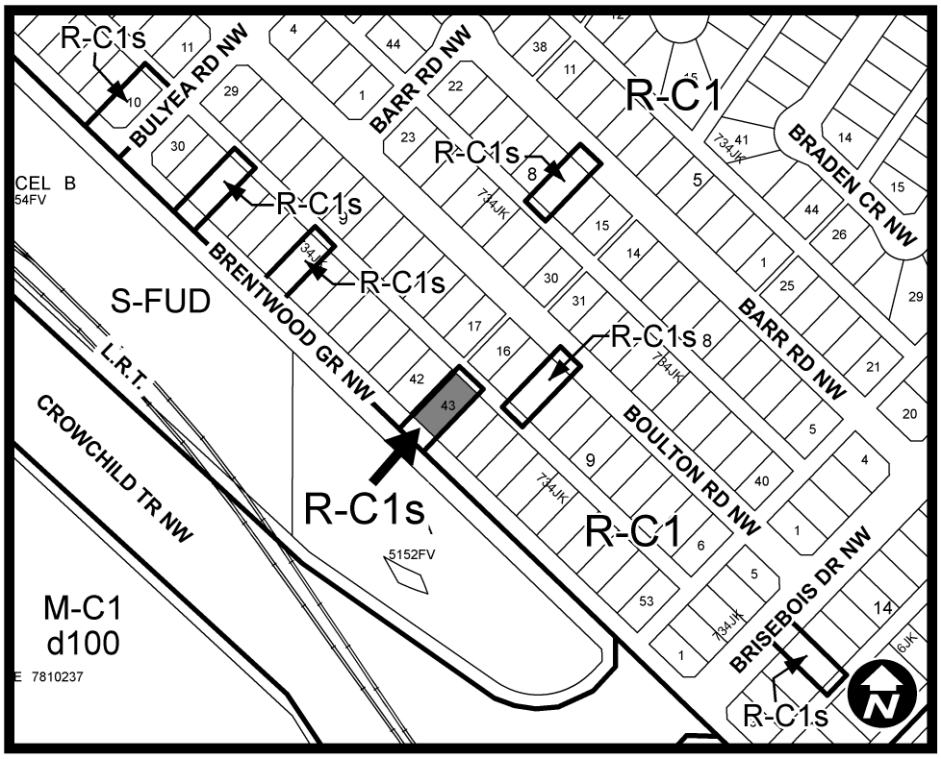
SCHEDULE B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L.R.T.
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BRISEBOIS DR NW
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CEL B
54FV

LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017 **MAP 16C**

EXECUTIVE SUMMARY

This application is a land use amendment to redesignate 9 metres of an adjacent City of Calgary owned parcel designated Special Purpose – Recreation (S-R) District to Commercial Residential (CR20 – C20/R20) District for inclusion in a new office tower development situated on the northwest corner of Century Gardens Park. The subject 9 metres is required to accommodate the sub-grade parkade and waste and recycling activities associated with the new tower.

The subject parcel is not Municipal Reserve (M-R). However, the City will retain the at-grade and above-grade rights of this 9 metres through a restrictive covenant on the land title following consolidation of the parcel with the applicant's holdings to the west. The covenant will allow the City and the applicant to coordinate the transition between the new office tower and Century Gardens Park redevelopment plan.

A concurrent Development Permit application for a new 22 story office tower (DP2015-5341) is associated with this land use with a recommendation for approval.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S) 2017 August 10

That Calgary Planning Commission recommend **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 320D2017; and

1. **ADOPT** the proposed redesignation of 0.03 hectares ± (0.08 acres ±) located at 827 – 7 Avenue SW (Portion of Plan 8050EJ, Block 46, Lots B to E) from Special Purpose – Recreation (S-R) District **to** Commercial Residential District (CR20-C20/R20), in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 320D2017.

LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017 **MAP 16C**

REASON(S) FOR RECOMMENDATION:

The applicant and City of Calgary Parks have coordinated the review of the proposed acquisition and redesignation under the auspices of the Century Gardens Public Park renewal project endorsed by City Council in 2015 to ensure a complimentary transition between the Park and this new office tower development.

The sub-grade development of the 9 metre parcel ensures that there will be no loading, waste or recycling activity at-grade, promoting a more aesthetic and human scaled edge between the Park and new office building.

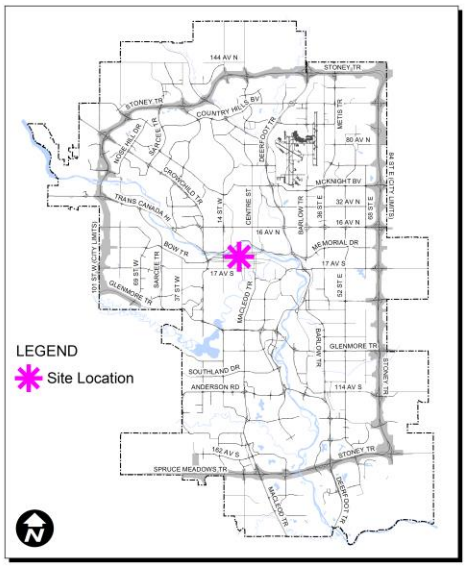
ATTACHMENT

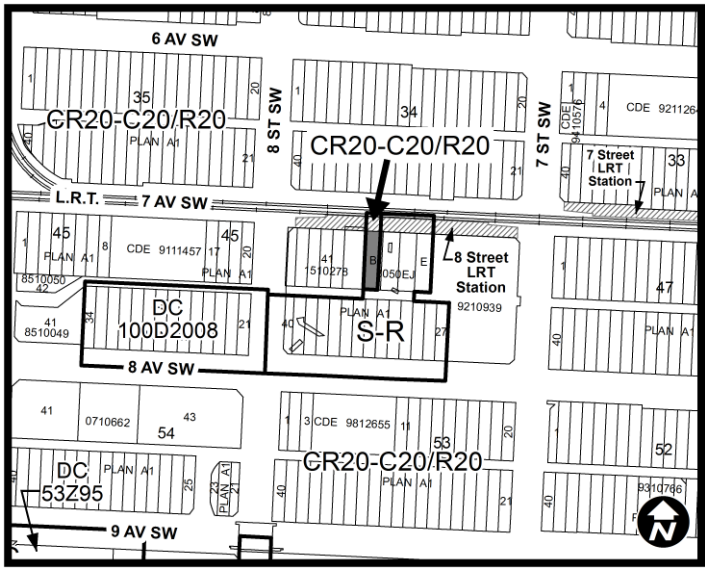
1. Proposed Bylaw 320D2017

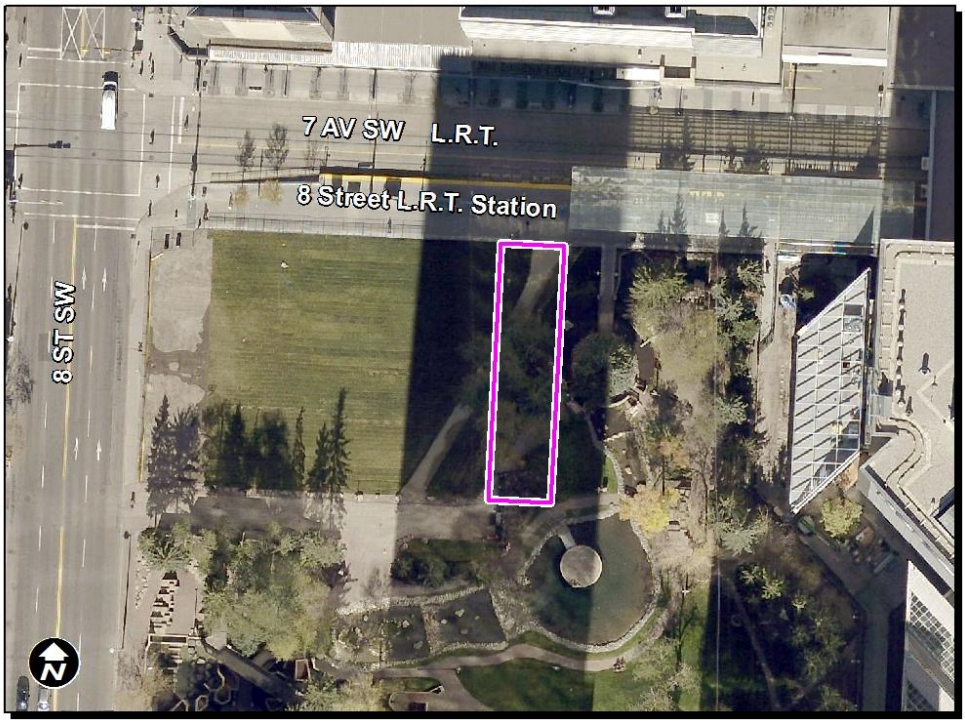
R. Goecke

LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017 **MAP 16C**

LOCATION MAPS







LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017 **MAP 16C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares ± (0.08 acres ±) located at 827 – 7 Avenue SW (Portion of Plan 8050EJ, Block 46, Lots B to E) from Special Purpose – Recreation (S-R) District **to** Commercial Residential District (CR20-C20/R20).

Moved by: R. Wright **Carried: 6 – 0**
Absent: M. Tita

LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017 **MAP 16C**

Applicant:	***Landowner:***
Gibbs Gage Architects	The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is currently within the City holdings occupied by Century Gardens Park. Located within the Central Business District, this portion of Century Gardens Park adjoins the 8 Street LRT Platform on 7 Avenue Southwest. With the adoption of Part 13 of Bylaw 1P2007 (CR20-C20/R20 downtown district), the Park was reclassified from PE – Public Park to Special Purpose – Recreation (S-R) District.

When constructed for Calgary's centennial in 1975, Century Gardens was a symbol of the City's growth and maturity. Century Gardens has not seen any significant changes from its original design in over 30 years. City Council considered and approved the Design Development Plan in 2015 for the renewal of the Park. Subsequently on 2016 February 08, Council approved the Conceptual Plan within the Century Gardens Design Development Plan. This application is in alignment with the design.

Early in the planning process for the new development on the northwest corner of the Park, the applicant approached the City Real Estate and Development Services group and Parks regarding acquisition of a small portion of real estate immediately adjacent to their site in order to remove loading and waste and recycling activities from the surface of the site where typically loading and servicing occurs at-grade off of a lane (the remnant lane on the south side of the parcel was closed in 2014).

The solution to accommodate the waste, recycling, loading and other back-of-house functions within the tower parkade is of great benefit to the Park interface. The sale of the sub-surface rights and redesignation of the westerly 9 metres of the Park has been mutually agreed upon by the City Real Estate and Development Services and Parks, and the transfer of the title, is anticipated in September of 2017.

Development Permit 2015-5341 is a concurrent application associated with this application.

LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017 **MAP 16C**

LAND USE DISTRICTS

Currently under the Special Purpose – Recreation (S-R) land use district, the redesignation to CR20-C20/R20 is consistent with the surrounding land use in place. Century Gardens Park is located within the Central Business District and as such, the change in designation is compatible with existing and future development.

The CR20 – C20/R20 district offers bonus density incentives under the "green building features" which is a category applied in the concurrent Development Permit application (DP2015-5341). Among these features are key initiatives such as *sensitive land protection* and *high priority site* status. *Sensitive land protection* is characterized by locating new development on land previously developed; in this case a former 2 story commercial strip development and adjacent former single family residential buildings. *High priority site status* is also characterized by locating a new project on a brownfield site formerly serviced with utilities and access.

LEGISLATION & POLICY

Municipal Development Plan

The subject parcel resides within the Centre City precinct of the MDP and is guided by policies for the Downtown which reinforce the Centre City as the focus of business, employment, culture and recreation as well as the location of choice for business and the largest employment centre.

No amendments to the MDP are required in support of this application.

Land Use Bylaw 1P2007

Administration finds that this land use amendment complies with Part 13, Division 3 of LUB 2007. The requested CR20-C20/R20 is the corresponding land use district that would apply if Century Gardens Park was not located on this block of the downtown.

TRANSPORTATION NETWORKS

The subject land is required to make the ramp to the underground parking, and vehicle sweeps serviceable for the companion development (DP2015-5341). No above grade servicing is associated with this application.

UTILITIES & SERVICING

Development servicing will be determined at the Development Permit (DP) and Development Site Servicing Plan (DSSP) circulation stage(s), to the satisfaction of Water Resources.

The applicant shall coordinate with the applicable utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities.

City records suggest that an existing ATCO utility line is located within the subject lands. All of which is contingent to the satisfaction of the affected utility owner(s).

ENVIRONMENTAL CONCERNS

There are no known environmentally related concerns associated with the application.

GROWTH MANAGEMENT

This proposal does not trigger capital infrastructure investment and as such does not raise any concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC report submission date. The companion Development Permit was circulated to the Calgary Downtown Association who returned comments in support.

Citizen Comments

No comments received by CPC report submission date.

Public Meetings

None.

LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017 **MAP 16C**

APPENDIX I

APPLICANT'S SUBMISSION

Gibbs Gage Architects is pleased to provide a Land Use redesignation application for Century Gardens Tower development on behalf of Brown Cottage & Clinic Inc.

This Land Use redesignation is being sought in order to change a portion of the Century Gardens Park, purchased by the owner of adjacent Century Gardens Tower Development, from S-R zoning to CR20-CR20/R20 zoning. This application is concurrent with the Development Permit application for Century Gardens Tower.

The consolidation of this portion of Plan 8050 EJ, Block 46, Lot B, with the rest of the Century Garden Tower site will be submitted to the Southern Alberta Land Titles Office for registration in September 2017.

LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017 **MAP 16C**

APPENDIX II

LETTERS SUBMITTED

downtown calgary

February 4, 2016

The City of Calgary
Development Circulation Controller
Planning, Development Assessment #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5

Attn: Joseph Yun

Dear Joseph:

Re: DP2015-5341, 827 7 AV SW – Century Gardens Tower

The Calgary Downtown Association's (CDA) Urban Development Committee met with representatives from Centurion Holdings Ltd, ALTA, and Gibbs Gage Architects to review the above-mentioned development permit. We are very supportive of the design as presented.

The following points represent a summary of our discussion:

1) Having seen a number of iterations for development on this block, we are pleased to see the proposed structure located on the northwest corner, where it provides a gateway to the park, and increases safety. The design, at the street level is light, with good sightlines to both the park and LRT platform, and a permeable pedestrian environment for walkability.

2) The proposed integration with the park is seamless, and improves the planned amphitheatre with a strong pedestrian pathway from 8th Street, and added steps. The proposed retail as the base of the building, with the opportunity for a patio area, is welcomed, and will further add to the vitality in the park, and the block as a whole.

3) The CDA is very pleased to know that the building will seek LEED Gold certification.

4) Proposed lighting for the project provides both safety and architectural enhancement. Using the integrated pot-lights under both the second and third floors of the building, including the north side, is welcomed. Backlighting the faceted glazing will provide a dramatic feature to the structure. The proposed lighting element on the +15 bridge will add to the safety of the area, and enhance the look of the structure.

5) The design of the +15 heading east is very well received for its transparency and integration with both the building on the site, and the LRT station canopy. We believe it is prudent to plan for a future +15 bridge heading west.

SUITE 720, LANCASTER BUILDING
304-8th Avenue SW
Calgary, Alberta T2P 1C2

403-215-1570
info@downtowncalgary.com

WEB downtowncalgary.com
BLOG getdown.ca

6) It would be wonderful to see the redevelopment of Century Park coincide with the construction of the building. The CDA supports the subdivision to accommodate the requirements of the underground parking, and the integration of the surface land into the park.

7) The replacement of trees along 8th Street following the guidelines of the 8th Street SW Corridor Public Realm Plan will be a significant step in improving the pedestrian experience in the area.

8) The CDA would recommend consideration be given to a significant public art installation, worthy of such an outstanding building design.

9) The proposed temporary use of the site, for a green space and possible food truck location is supported. We trust that food trucks will work collaboratively with existing restaurants in the immediate vicinity, and that the site will be well maintained.

10) During construction, the CDA would recommend that construction hoarding be adorned with artwork, both to beautify the area and deter vandalism in the form of graffiti. Engaging with an organization such as Boardworx is encouraged.

11) Maintaining access and safety in the area will be of great importance. 8th Street is one of the most highly used pedestrian corridors in the downtown, especially at 7th Avenue. Keeping the sidewalks open, and accessible, except where safety would be compromised, would be expected. It will also be critical to keep vehicular lane closures on 8th Street to a minimum, as this is an important transit route, and transfer area for the LRT.

I trust our comments will be helpful. Should you require anything further, please call me directly at (403) 215-1565.

Yours truly,

M. A. (Maggie) Schofield
Executive Director

cc: Councillor Druh Farrell, Ward 7, City of Calgary
Councillor Evan Woolley, Ward 8, City of Calgary
Insp. Cliff O'Brien, Calgary Police Service
Ben Barrington, Centre City Implementation Team, City of Calgary
Marc Sardachuk, Centurion Holdings Ltd.
Richard Anderson, Intern Architect, Gibbs Gage Architects
Paul Foster, President, ALTA Project Management Inc.
UDC

PROPOSED

BYLAW NUMBER 320D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2015-0216)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

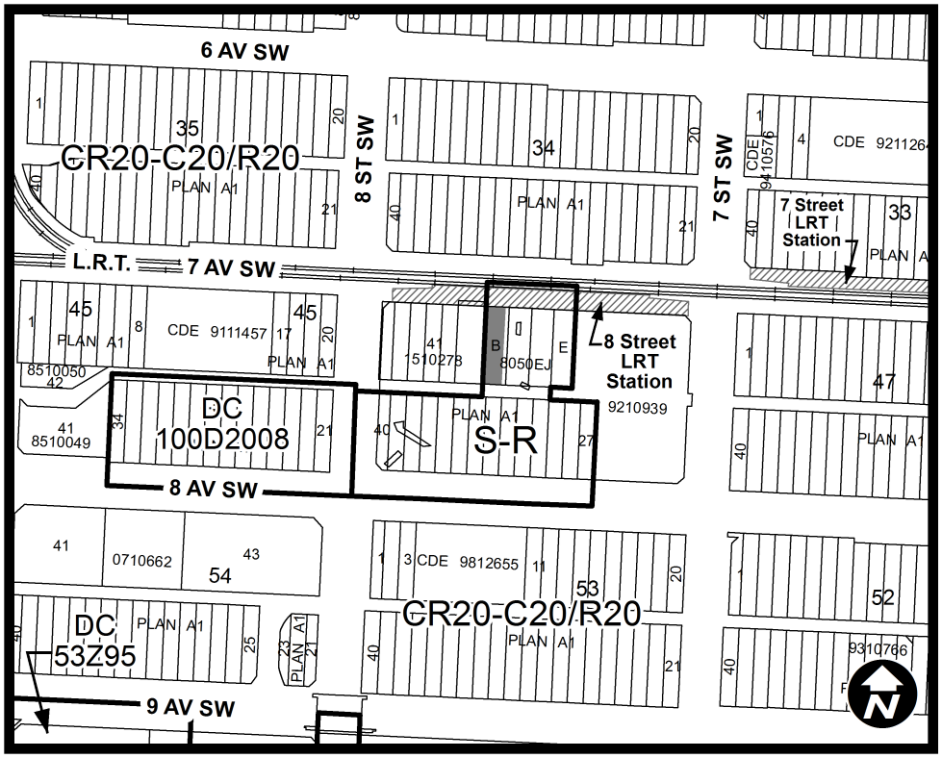
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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CR20-C20/R20
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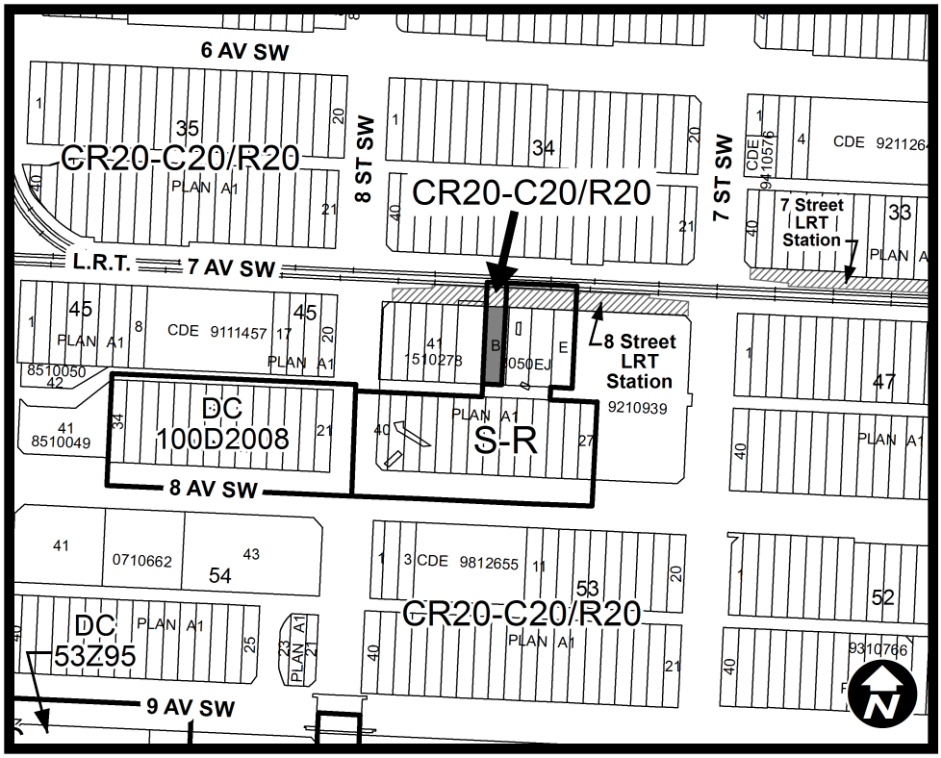
SCHEDULE B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LAND USE AMENDMENT
SADDLERIDGE (WARD 3)
52 STREET NE AND 84 AVENUE NE
BYLAW 324D2017 **MAP 15NE**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate the subject parcel from Special Purpose – Future Urban Development (S-FUD) District to the Special Purpose – Community Institution (S-CI) District. The proposed amendment would allow for a range of culture, worship, education, health and treatment related land uses. The Applicant's Submission Letter indicates that the intent of the amendment is to accommodate the development of a "Place of Worship – Medium" and an associated "School – Private". This application was originally submitted in 2009 but has been, along with other potential development activity in Cell D, deferred by the Applicant until the City's work on stormwater servicing infrastructure and associated ASP amendments for Cell D were completed in 2016.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 August 24

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 324D2017; and

1. **ADOPT** the proposed redesignation of 1.78 hectares ± (4.39 acres ±) located at 8415 – 52 Street NE (Plan 6778AW, Block 24) from Special Purpose – Future Urban Development (S-FUD) District **to** Special Purpose – Community Institution (S-CI) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 324D2017.

REASON(S) FOR RECOMMENDATION:

The recommended amendment will facilitate the future development of appropriately scaled cultural and educational uses to support the developing community of Saddle Ridge. The Municipal Development Plan (MDP) recognizes local schools, social infrastructure and places of worship as an integral parts of complete communities and directs that opportunities for their development should be provided in new communities. In this regard, the Cell D Residential Policies of the Saddle Ridge Area Structure Plan (ASP) direct that the predominant land use in

the area should be residential but that neighbourhood scale institutional and cultural facilities, or complementary neighbourhood scale commercial and employment uses may be supported at appropriate locations. The range and scale of uses contemplated by the proposed S-CI district will help to support the creation of an integrated neighbourhood as envisioned by the MDP and Saddle Ridge ASP. The future development of these amenities will support the development of residential uses in the area and contribute to the ASP goals of achieving a minimum density of 20 units per hectare across Cell D.

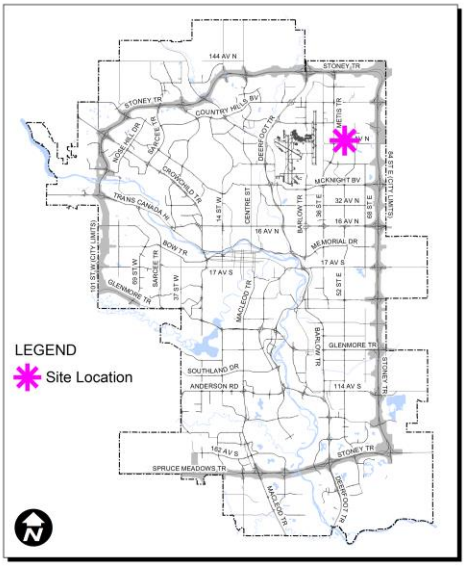
ATTACHMENT

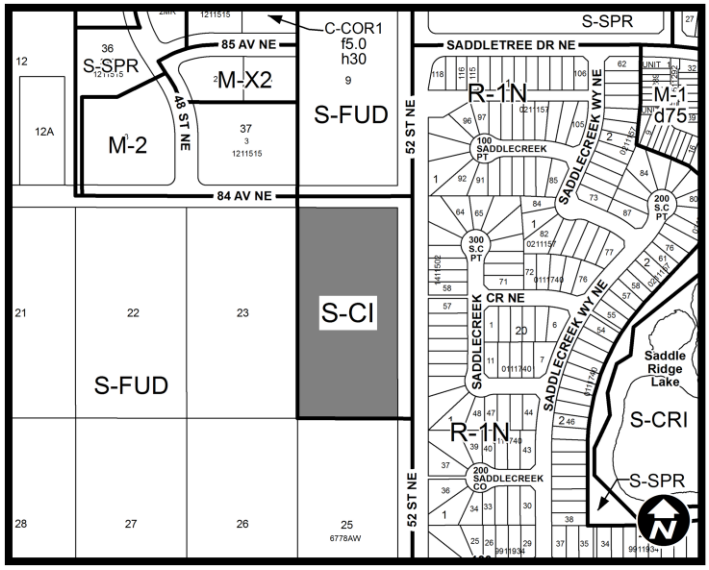
1. Proposed Bylaw 324D2017
2. Public Submission

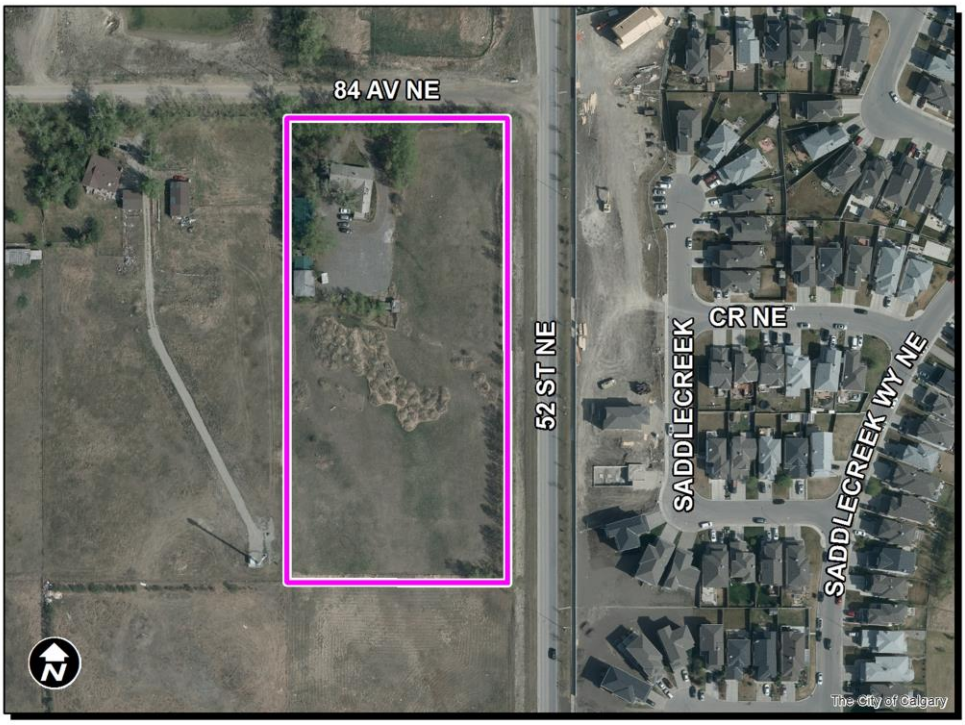
LAND USE AMENDMENT
SADDLERIDGE (WARD 3)
52 STREET NE AND 84 AVENUE NE
BYLAW 324D2017

MAP 15NE

LOCATION MAPS







M. Davis

LAND USE AMENDMENT
SADDLERIDGE (WARD 3)
52 STREET NE AND 84 AVENUE NE
BYLAW 324D2017 **MAP 15NE**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.78 hectares ± (4.39 acres ±) located at 8415 – 52 Street NE (Plan 6778AW, Block 24) from Special Purpose – Future Urban Development (S-FUD) District **to** Special Purpose – Community Institution (S-CI) District.

Moved by: L. Juan **Carried: 4 – 1**
Absent: R. Wright Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I support the proposed land use and the intent of the application. I did not support Administration's recommendation however, because:
  a) A larger outline plan is not yet in place (the application is premature);
  b) This is a very large site that will be developed over a long period of time;
  c) These land uses (Religious Centre/School) should be located so as to reinforce the proposed Neighbourhood Activity Centre (NAC) to the northeast – (a focal point for the community).
- My recommendation would have been to refer the application back to Administration; and return with a Master plan (concept plan) supporting the land use application.

LAND USE AMENDMENT
SADDLERIDGE (WARD 3)
52 STREET NE AND 84 AVENUE NE
BYLAW 324D2017 **MAP 15NE**

Applicant:

Manu Chugh Architect

Landowner:

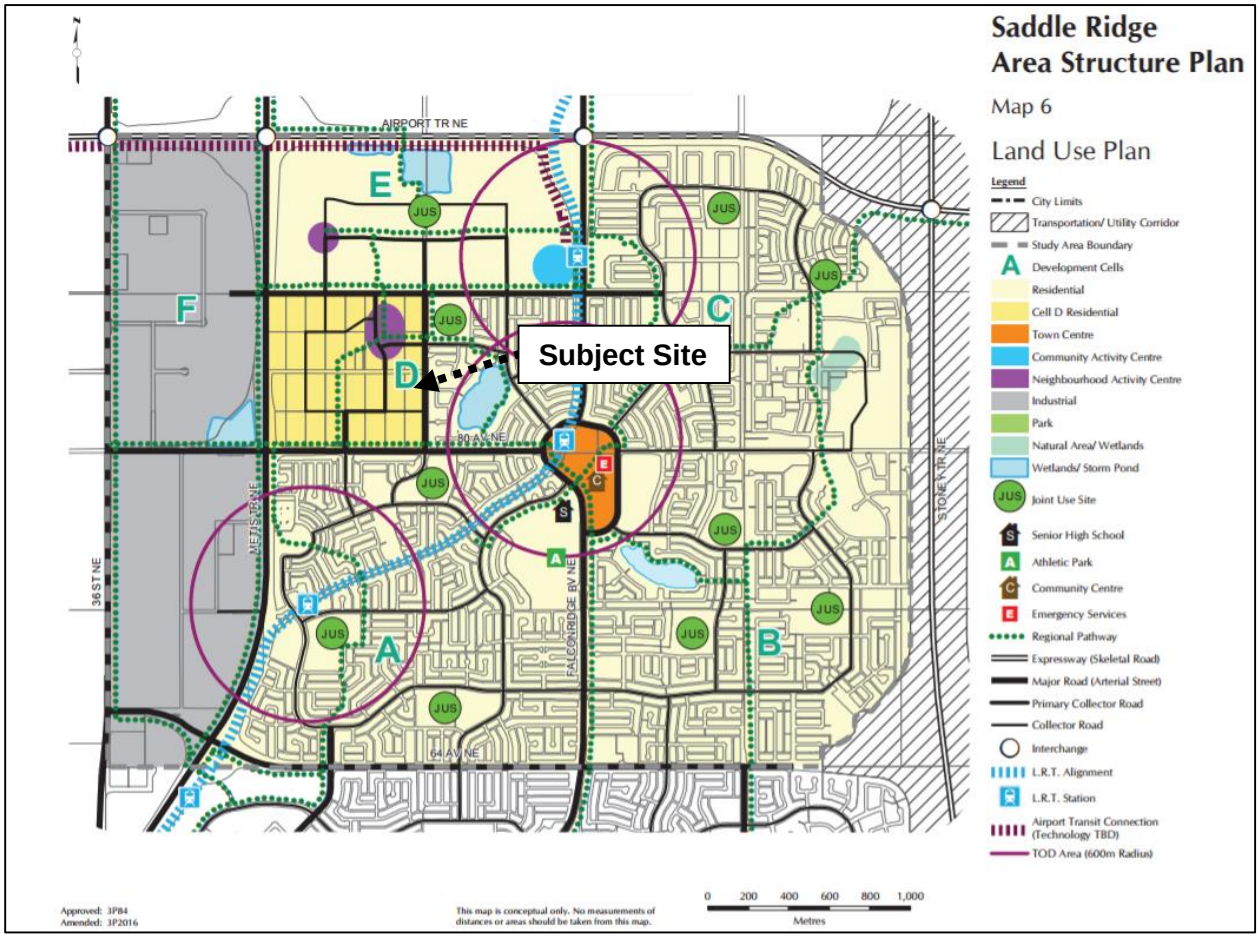
Muslim Community Foundation of Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject site is approximately 1.78 hectares (4.39 acres) in size and is bounded by 52 Street NE to the east, 84 Avenue NE to the north and 82 Avenue NE to the south. It is located in the community of Saddle Ridge in northeast Calgary. The site currently functions as an estate residential lot containing and existing single detached dwelling accessed from 84 Avenue NE.

Site Context: Saddle Ridge ASP Land Use Plan



M. Davis

The site is part of the "Cell D Residential Area" as identified in the Saddle Ridge ASP. The Cell D Area ("Cell D") is a quarter section of land which was subdivided in 1914 into 32 individual lots of 4.6-4.9 acres (1.9 hectares) with an internal spine road (84 Avenue NE). The area was annexed by The City of Calgary in 1961. Over the years, the area has been developed for single family homes and various outbuildings. This historical subdivision pattern remains largely intact today however there are currently two applications for outline plans under review by the City which consider comprehensive redevelopments on 10 of the 32 existing parcels. The "Flights" Outline Plan which was approved in 2008 forms part of the neighbourhood activity centre in Cell D and is the only outline plan in Cell D approved to date. Redevelopment of the area has been, and continues to be, complicated by the existing subdivision pattern, small parcel sizes with varying landowner aspirations, and coordination of infrastructure development.

In relation to the subject site, directly north an outline plan and land use application currently under review contemplates the development of a public park on the north side of 84 Avenue NE. Lands further north within that outline plan area contemplate multi-residential and commercial uses. The site to the immediate south is currently vacant and undeveloped. Lands to the west of the site and south of 84 Avenue NE contain existing single detached dwellings.

LAND USE DISTRICTS

As noted previously in this report, the subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The intent of this district is to protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land. Most of the lands within Cell D remain within the S-FUD district today. The approval of ASP updates and the construction of the regional stormwater facility in 2016 has led to greater development feasibility within Cell D and applications to change this designation are beginning to come forward.

The recommended amendment will result in the application of a Special Purpose – Community Institution (S-CI) District. The Special Purpose – Community Institution District is intended to provide for large scale culture, worship, education, health and treatment facilities while being sensitive to the local context when located within residential areas. The proposed S-CI district does contemplate a wide range of institutional type uses but all of these uses are discretionary in nature and the full range of uses would not necessarily be appropriate in this specific context. The district does provide contextually sensitive rules relating to setbacks and building heights and provides for the both places of worships and private schools whereas the residential districts do not allow for the development of private schools. As such, the S-CI district provides the most appropriate framework to guide future development in a manner that supports the needs of the applicant and maintains the objectives of the ASP.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report maintains the objectives of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

Map 1 "Urban Structure" of the MDP identifies the subject lands as being within the developing area of the city and as Planned Greenfield with Area Structure Plan (ASP). The Saddle Ridge ASP provides the specific policy framework for the consideration of planning and development proposals in accordance with the ASP. As such, the broad policy direction of the MDP provides limited direct guidance. However, it is worth noting that Section 2.3.1 of the MDP recognizes local schools and places of worship as an integral part of complete communities and supports the accommodation of these services within residential environments.

Saddle Ridge Area Structure Plan

As noted previously in this report, the subject site is located within the Cell D Residential Area as per the land use plan (Map 6) of the Saddle Ridge ASP. Section 4.2.3.1 – Composition of the Cell D Neighbourhood – provides that Cell D shall be designed as an integrated neighbourhood containing low to medium density residential development including a mix of housing types, a Neighbourhood Activity Centre (NAC), an interconnected grid- based street pattern, parks, and green infrastructure. Outside of the NAC area, the predominant land use should be residential. In addition, complementary Neighbourhood scale institutional and cultural facilities, or complementary Neighbourhood scale commercial and employment uses may be allowed where deemed appropriate by the Approving Authority. Further, Section 4.2.3.2 – Design of the Cell D neighbourhood – provides that development should provide a distinct identity for its residents, created through the protection of natural features, incorporation of public parks, gathering places, neighbourhood scale institutional uses, and use of streetscape design, distinctive buildings, landmarks, and public art.

In accordance with the above noted policy direction, the recommend amendment will provide an opportunity for institutional and cultural facilities within Cell D. The specific scale of such uses will largely be determined through the future development permit process. The location of this site within Cell D lends itself to the development of institutional and other complementary land uses as follows:

- It's sited on the edge of the Cell D neighbourhood along an Arterial Road (An institutional building has the potential to create a stronger relationship with this busy street in comparison to low density residential uses thereby facilitating a more appropriate edge condition along 52 Street NE);
- Potential for institutional uses to activate the future park space to the north of 84 Avenue NE;
- This site will not require drawing significant vehicular traffic into the interior of the community; and

- Institutional built form has the potential to create a unique sense of arrival at the entrance to the community at 52 Street NE and 84 Avenue NE.

SITE PLANNING AND DESIGN

The details regarding the future site design, landscaping and built form will be reviewed in detail during the subsequent development permit process. Given the scale of the proposed land use and the prominence of the site the ultimate success of the project and its contribution to the goals and objectives of the Saddle Ridge ASP will depend heavily on a successful site design. For the benefit of CPC and Council, administration notes that the following general principles will guide administration's review of the development permit:

- Building siting that creates an appropriate relationship with public streets;
- No surface parking between building(s) and public streets;
- Building(s) that face the street and have street facing entries;
- Create strong pedestrian connections between the building and the street;
- Create strong pedestrian connections between building(s) and adjacent parks; and
- Reducing the visual impact of surface parking areas by screening them through built form and landscaping.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was submitted through the review of this application. Vehicular access is available to the site from 52 Street NE. Transportation Planning has advised that future access to 52 Street NE (Arterial) will be limited to right-in, right-out only. It is also worth noting that the developer will be required to to register road plans and dedicate right of way for roads adjacent to the parcel including 52 Street NE, 84 Avenue NE and 82 Avenue NE. Specific locations for future site access will be determined at the development permit stage.

UTILITIES & SERVICING

The specific servicing arrangements will be discussed and reviewed in detail through the future development permit process.

ENVIRONMENTAL ISSUES

Section 4.2.3.2 of the Saddle Ridge ASP directs that Outline Plan/Land Use Amendment stage will determine whether there are any wetlands within the project area that are appropriate for preservation. In this regard, A Preliminary Natural Site Assessment was prepared and reviewed in support of this application to determine the presence and significance of on-site wetlands. Urban Conservation has accepted and approved this PNSA.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Saddle Ridge Community Association responded indicating they had no objection to the proposed redesignation.

Citizen Comments

One comment in opposition to the proposed redesignation was received from a member of the public. The reasons for opposition are summarized as follows:

- Unacceptable increase in the amount of vehicles and traffic using 52 Street NE; and
- Stress on the ecosystem.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

The subject application submitted on behalf of the Board of Directors of the Al-Hedaya Islamic Centre is to re-designate the property located at 8415 – 52 Street NE, Calgary in the Saddleridge Community in the NE quadrant of the City of Calgary and identified as being part of the Saddle Ridge (Cell D) Area Structure Plan.

The site is currently developed with a very old Single Family Structure. Legal Description Plan 6778 W Block 24.

The purpose of the application is to amend the existing Land Use Designation from S-FUD (Special Purpose Future Urban Development) to SC-I (Special Purpose Community Institution) to accommodate the Development of a Place of Worship-Medium and an affiliated Private School from KG to Junior High.

PROPOSED

BYLAW NUMBER 324D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2009-0085)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

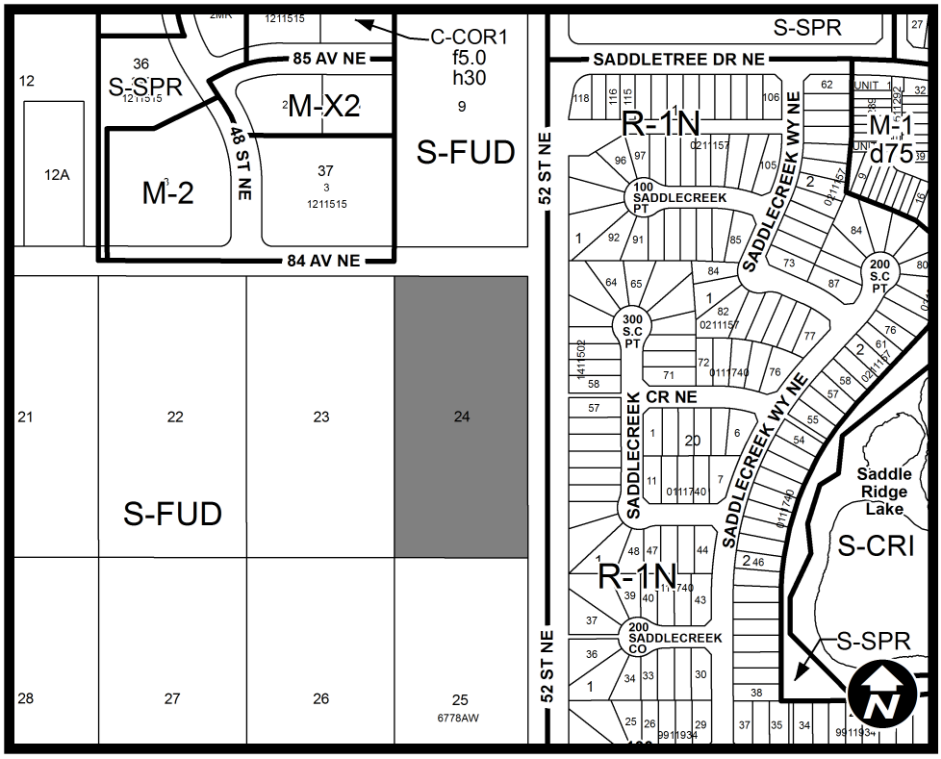
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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Saddle Ridge Lake
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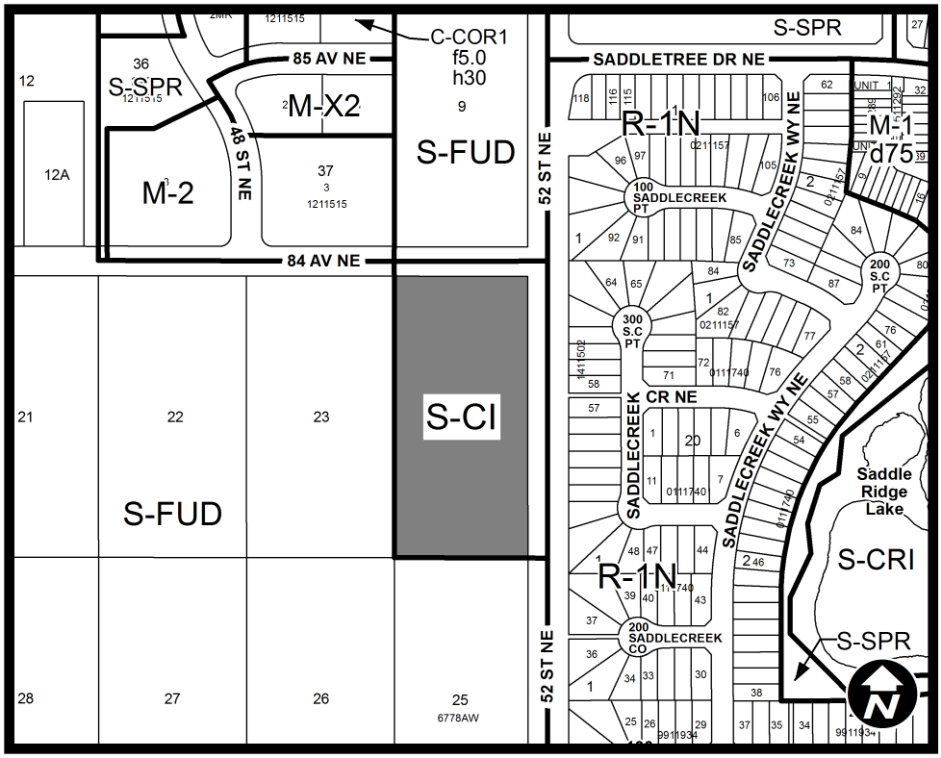
SCHEDULE B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SADDLECREEK WY NE
SADDLECREEK CR NE
200 SADDLECREEK CO
Saddle Ridge Lake
S-CRI

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Monday, October 23, 2017 9:53 AM
To: LaClerk
Subject: FW: [EXT] LOC2009-0085 /CPC2017-333

Importance: High

From: farhad@fmarch.ca [mailto:farhad@fmarch.ca]
Sent: Monday, October 23, 2017 9:28 AM
To: Office of the Mayor
Cc: City Clerk ; Davis, Michael
Subject: [EXT] LOC2009-0085 /CPC2017-333
Importance: High

Your Worship,
I am writing in regards to our land-use amendment application LOC2009-0085. I am the applicant for this, but unfortunately the applicant's name has not been updated on the system, given I represented my client at the CPC hearing as well.
Unfortunately I have a time conflict for an appointment I can't reschedule on Nov. 6th and we are item #16 on the agenda. Given it's a file from 2009 and the non-for-profit organization behind this, can I please ask our file be heard as the first item at 9:30am? I have seen items on public hearing agenda get re-arranged and I appreciate you accommodate us.
Thank you and regards,

Farhad Mortezaee MArch MRAIC Architect, AAA, AIBC
FarMor Architecture **www.fmarch.ca**
O 403 453 4413 C 403 399 3792 farhad@fmarch.ca
Suite 102, 1209 6 Street SW Calgary, AB T2R 0Z5
If you are not the intended recipient or have received this communication in error, please immediately notify the sender and destroy this message.

POLICY AMENDMENT AND LAND USE AMENDMENT
WINSTON HEIGHTS/MOUNTVIEW (WARD 9)
4 STREET NE AND 17 AVENUE NE
BYLAWS 60P2017 AND 325D2017 **MAP 27C**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a 0.14 hectare site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for multi-residential development.

The proposed amendment is generally in keeping with the intent of the Winston Heights/Mountview Area Redevelopment Plan (ARP). However, a minor amendment to the ARP is required to facilitate approval of this application (APPENDIX II). A development permit application has also been submitted for the site and is currently under review.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 August 24

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendments and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 60P2017 and 325D2017; and

1. **ADOPT** the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and

2. Give three readings to the proposed Bylaw 60P2017; and

3. **ADOPT** the proposed redesignation of 0.14 hectares ± (0.34 acres ±) located at 502, 508 and 512 - 17 Avenue NE (Plan 3182FU, Block 3, Lots 15 to 17) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 325D2017.

REASON(S) FOR RECOMMENDATION:

The proposed redesignation conforms to the intent of the recently updated (2014) Winston Heights/Mountview ARP and to the Municipal Development Plan (MDP). Situated on a corner parcel, the site's location is ideal for residential intensification due to its close proximity to transit, parks, regional destinations, major corridors, regional transportation networks, and commercial development. Further, the recommended M-C1 land use district would result in development that is compatible with existing development on adjacent parcels.

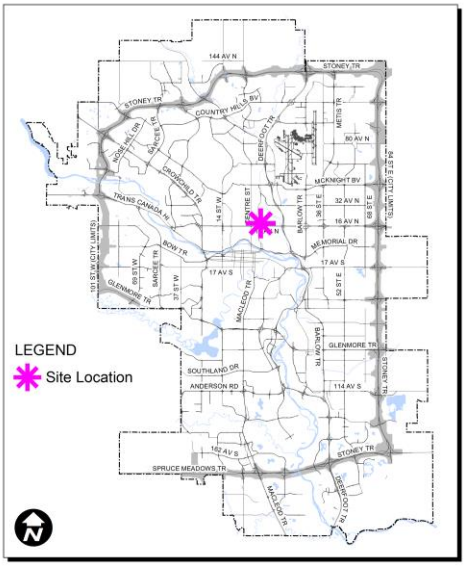
ATTACHMENTS

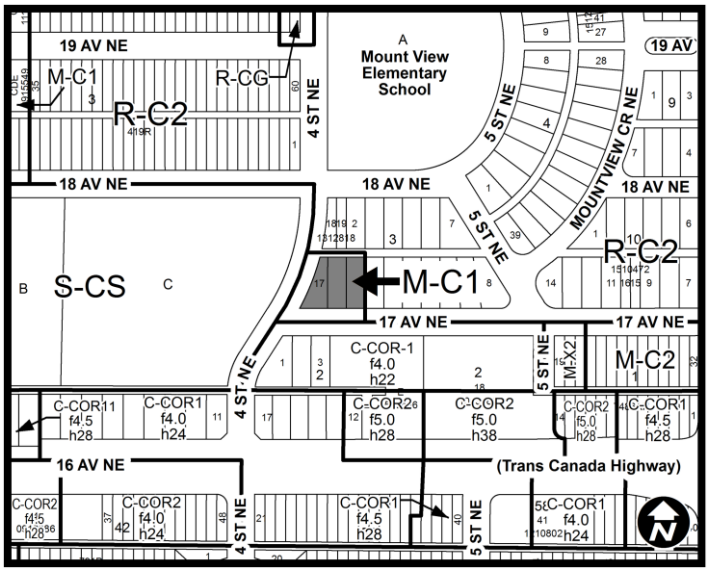
1. Proposed Bylaw 60P2017
2. Proposed Bylaw 325D2017

POLICY AMENDMENT AND LAND USE AMENDMENT
WINSTON HEIGHTS/MOUNTVIEW (WARD 9)
4 STREET NE AND 17 AVENUE NE
BYLAWS 60P2017 AND 325D2017

MAP 27C

LOCATION MAPS





POLICY AMENDMENT AND LAND USE AMENDMENT
WINSTON HEIGHTS/MOUNTVIEW (WARD 9)
4 STREET NE AND 17 AVENUE NE
BYLAWS 60P2017 AND 325D2017 **MAP 27C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan (APPENDIX II).

   Moved by: C. Friesen **Carried: 6 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.14 hectares ± (0.34 acres ±) located at 502, 508 and 512 - 17 Avenue NE (Plan 3182FU, Block 3, Lots 15 to 17) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low Profile (M-C1) District.

   Moved by: C. Friesen **Carried: 6 – 0**

   Reasons for Approval from Mr. Friesen:
   - I supported this change to the application since I believe that front yards are not typically a good use of space. In redevelopment areas in most parts of Calgary front yards should be reduced to allow for higher density or more useable rear yard space.

2017 August 24

MOTION: The Calgary Planning Commission **TABLED** Item 5.04 (LOC2017-0100) to the Call of the Chairman, in order for Administration to craft an amendment to the Winston Heights/Mountview Area Redevelopment Plan at the suggestion of Councillor Carra.

Moved by: G.-C. Carra **Carried: 5 – 1**
Opposed: R. Wright

MOTION: The Calgary Planning Commission **LIFTED THE ITEM FROM THE TABLE**.

Moved by: G.-C. Carra **Carried: 6 – 0**

AMENDMENT: Add new amendment to the "Amendments to the Winston Heights/Mountview Area Redevelopment Plan" to read as follows:

"(d) Insert a new subsection 2.12.15 as follows:

"2.12.15 The Approving Authority should consider a relaxation to the setback along 4 Street NE and 17 Avenue NE for 502, 508 and 512 - 17 Avenue NE at

the time of Development Permit to facilitate a more urban character and pedestrian-oriented streetscape.""

Moved by: G.-C. Carra **Carried: 5 – 1**
Opposed: R. Wright

POLICY AMENDMENT AND LAND USE AMENDMENT
WINSTON HEIGHTS/MOUNTVIEW (WARD 9)
4 STREET NE AND 17 AVENUE NE
BYLAWS 60P2017 AND 325D2017 **MAP 27C**

Applicant:

Sterling Karlsen

Landowner:

Gayatri Sharma
Rameshwar Sharma
Mark Walter Smigelski
Tara Lea Smigelski

PLANNING EVALUATION

SITE CONTEXT

The subject site is irregular in shape and consists of three parcels that together contain approximately 48 metres of frontage along 17 Avenue NE and span a depth of approximately 37 metres. Of note, the site forms a corner parcel and has rear lane access. The redesignation of this parcel to M-C1 will increase the number of allowable dwelling units from a current maximum of six (6) units up to a maximum of 20 units.

The subject site currently contains two single detached dwellings. The existing dwellings are located at 508 and 512 17 Avenue NE. 502 17 Avenue NE previously contained a single detached dwelling but it was destroyed in a fire. This portion of the site has sat vacant for the past decade.

Munro Park is located across the street to the west, with low density housing comprising the lands to the north and east. Commercial development (Calgary Co-op) is located to the south, with the Co-op back-of-house functions located along 17 Avenue NE.

The 16 Avenue NW corridor is located just one block to the south, and the Centre Street corridor is located just four blocks to the west.

The population of Winston Heights/Mountview is nearly 23 percent lower than it was at its peak in 1970 (see table below). This population decrease serves as contextually relevant information in the consideration of proposals which seek to introduce new higher-density development into the neighbourhood.

Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2016 Current Population	3,844
Difference in Population (Number)	-1,128
Difference in Population (Percent)	-22.7%

LAND USE DISTRICTS

The recommended amendment will result in the application of the Multi-Residential – Contextual Low Profile (M-C1) District. The M-C1 District is intended to facilitate multi-residential development of low height and medium density within the Developed Area of the City. The district rules allow for varied building height and front setback areas in a manner that considers the immediate context and it is intended to be applied to sites in close proximity or adjacent to low density residential development. The maximum density within the M-C1 is 148 units per hectare. The maximum permitted height is 14.0 metres with contextually sensitive rules that further restrict building height within proximity of low density residential districts and public streets.

LEGISLATION & POLICY

Several statutory documents guide development on the subject site and the most relevant policies are outlined below.

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report maintains the objectives of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

The subject property is located within the *Residential Developed Inner City Area* as identified on Map 1 of the MDP. Although the document does not make specific reference to the subject site, the land use proposal is in keeping with the overarching land use policies for Developed Residential Areas identified in Section 3.5.1 of the MDP which support moderate intensification in a form and nature that respects the scale and character of surrounding development.

Further, the Neighbourhood Infill and Redevelopment policies outlined in Section 2.2.5 of the MDP generally supports growth and redevelopment in low-density neighbourhoods where redevelopment will contribute to a broader range of housing choice within the community and help stabilize population declines.

Winston Heights/Mountview Area Redevelopment Plan

The site falls under the purview of the Winston Heights/Mountview Area Redevelopment Plan (ARP), which was originally approved in 2006.

The subject site falls under Policy Area #1 (Low Density – Laned Lots) as identified on Map 3 – Policy Areas – of the ARP. Section 2.5.1 of the ARP states that, “low density residential land use, such as single and semi-detached, will remain as the predominant land use for this area.” Further, policy 2.6.2 also states that, “redevelopment of residential dwellings should respect the existing low profile, two-storey character of the streetscapes.”

In accordance with this policy direction, the Low Density Laned Lots Policy of the ARP is intended to guide redevelopment of a lesser scale than what this land use amendment application seeks to facilitate. As such, an ARP amendment is required to facilitate approval of this application.

The amendments consist of removing the subject site from the "Area 1 – Low Density – Laned Lots" category and adding it to the "Area 4 – Medium Density – Multi-Unit" category. The amendments are outlined in more detail below:

- Amend Map 3 to change the subject site from "Area 1 – Low Density – Laned Lots" to "Area 4 – Medium Density – Multi-Unit."
- Amend Map 4 to remove the subject site from the map showing the location of Area 1 – Low Density – Laned Lots."
- Amend Map 7 to add the subject site to show it as being part of the "Residential Policy Area 4: Medium Density."

In considering the appropriateness of the proposed ARP amendments, it is important to consider the overall objectives of the plan, broader city-wide land use policy and the site specific context. In this regard, the proposed ARP amendments will support the objectives for residential redevelopment articulated in Section 2.2 of the ARP including providing a diversity of housing stock that attracts a range of age groups, incomes and lifestyles and promoting denser development where appropriate. The MDP further enforces the importance of these objectives as per the analysis in the preceding section of this report.

With respect to the subject site, it is located on a corner lot and is bounded by a public park to the west and the 16 Avenue Urban Corridor to the south. The site is situated at the edge of the existing low density residential community such that it can allow for a sensitive integration of multi-residential development into the existing context. Further, proximity to the park, transit service and significant commercial amenities support its candidacy for multi-residential development. In light of the foregoing, the ARP amendments are appropriate in order to facilitate approval of the proposed land use redesignation.

TRANSPORTATION NETWORKS

Both 17 Avenue NE and 4 Street NE are classified as "collector" roads. Parking on 17 Avenue NE and 4 Avenue NE is restricted by a permit requirement. The site enjoys frequent transit service with stops for routes 4, 5, 19 and 69 within 500 metres of the site.

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the potential additional dwelling units without the need for off-site improvements at this time. Adjustments to on-site servicing may be required depending on the nature of future development proposals. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No sustainability features were noted as part of this application. However, the application does propose to increase density in an inner-city location, contributing to our goals of building a more compact city.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Winston Heights/Mountview Community Association submitted a letter of support (APPENDIX VI) for the application. The Community Association did request that the applicant hold an open house in the community to share their Development Permit drawings, and the applicant is currently working on scheduling that event.

Citizen Comments

Two letters were received from adjacent residents. Both letters articulated support for the land use amendment but concern about the physical building design. These concerns could best be characterized as development permit-level concerns and the applicant has addressed many of these concerns in their initial development permit submission (under review at the time of submission of this report).

Public Meetings

The applicant intends to host an open house to share the information they submitted for the associated development permit application.

APPENDIX I

APPLICANT'S SUBMISSION

The subject properties of 502, 508 and 512 17 Ave NE are located just outside of the main streets corridor. The house at 502 burnt down many years ago and due to its awkward design it was not rebuilt and has sat as a vacant lot for many many years. The lot itself is very narrow at the back and therefore makes it impossible to put in a double car garage for each house with its current R-C2 zoning. This is the biggest reason why this particular lot has never been rebuilt. The other two properties feature standard older bungalows which only feature 45 feet of frontage each which makes for difficult rebuilds for semi-detached properties.

All of the properties on the block feature an incredible amount of street parking spaces due to the fact the houses and vacant lot are located across the street from Commercial properties that have their own large parking lot. The vacant lot also sides onto Munro Park which features more street parking which often has no cars parked at it except for during the day. One block to the North there is an Elementary school with a huge school playground that has a massive amount of street parking in front of it as well. The total amount of street parking within 1-2 blocks is about 5 city blocks.

We have met with the community association and the alderman who are very supportive of the project, along with some of the neighbours directly behind and beside the project and they are all supportive of our plans. We also plan on putting in for a DP concurrently with this redesignation in order to be very upfront about our plans which seem to be very well received thus far.

J. Sonego

APPENDIX II

AMENDMENTS TO THE WINSTON HEIGHTS/MOUNTVIEW AREA REDEVELOPMENT PLAN AMENDMENTS

(a) Delete the existing Map 3 entitled “Policy Areas” and replace with the revised Map 3 entitled “Policy Areas” (APPENDIX III).

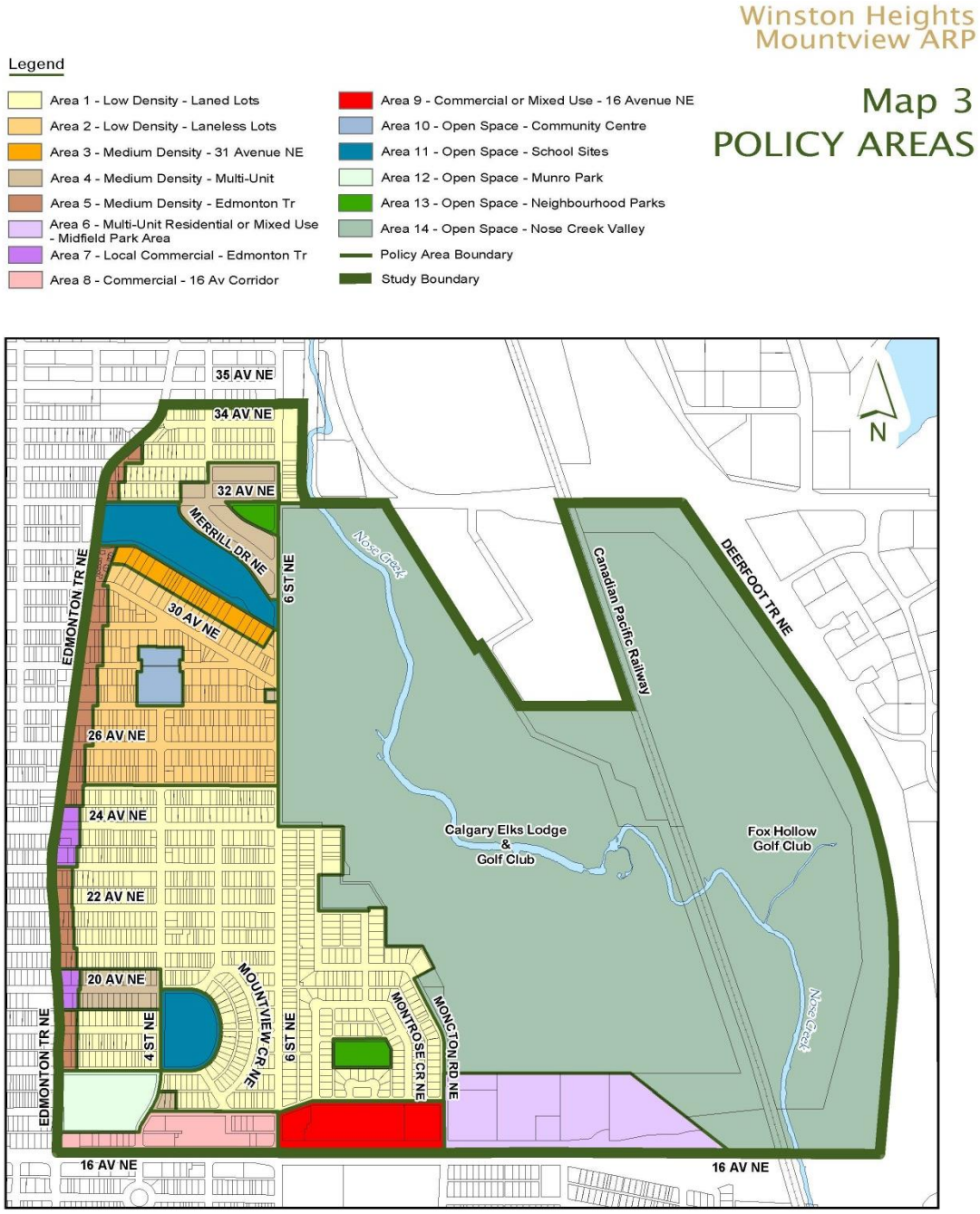
(b) Delete the existing Map 4 entitled “Residential Policy Area 1 – Low Density: Land Lots” and replace with the revised Map 4 entitled “Residential Policy Area 1 – Low Density: Land Lots” (APPENDIX IV).

(c) Delete the existing Map 7 entitled “Residential Policy Area 4 – Medium Density” and replace with the revised Map 7 entitled “Residential Policy Area 4 – Medium Density” (APPENDIX V).

POLICY AMENDMENT AND LAND USE AMENDMENT
WINSTON HEIGHTS/MOUNTVIEW (WARD 9)
4 STREET NE AND 17 AVENUE NE
BYLAWS 60P2017 AND 325D2017

MAP 27C

APPENDIX III



POLICY AMENDMENT AND LAND USE AMENDMENT
WINSTON HEIGHTS/MOUNTVIEW (WARD 9)
4 STREET NE AND 17 AVENUE NE
BYLAWS 60P2017 AND 325D2017

MAP 27C

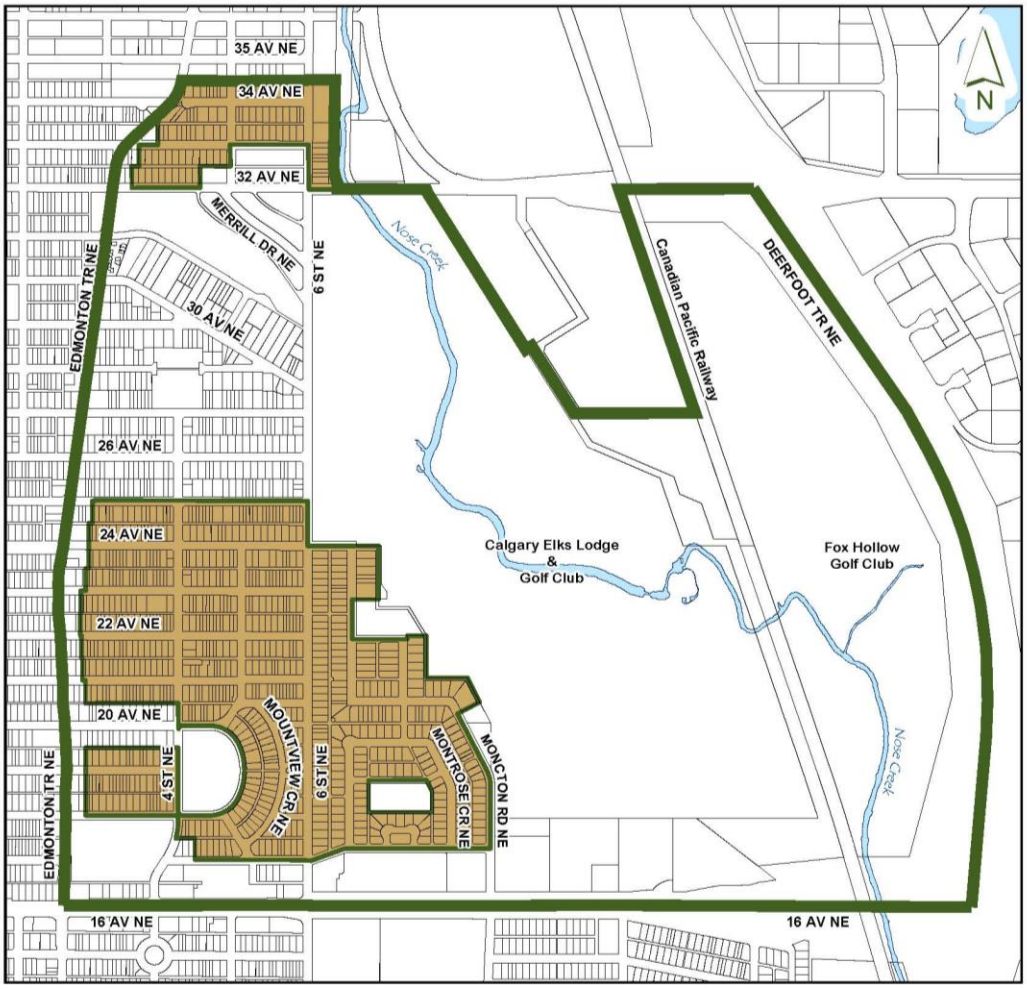
APPENDIX IV

Winston Heights
Mountview ARP

Legend
Policy Area 1
Study Boundary

Map 4
RESIDENTIAL
POLICY AREA 1

LOW DENSITY:
Laned Lots



POLICY AMENDMENT AND LAND USE AMENDMENT
WINSTON HEIGHTS/MOUNTVIEW (WARD 9)
4 STREET NE AND 17 AVENUE NE
BYLAWS 60P2017 AND 325D2017

MAP 27C

APPENDIX V

Winston Heights
Mountview ARP

Legend

Policy Area 4

Study Boundary

Map 7
RESIDENTIAL
POLICY AREA 4

MEDIUM DENSITY

APPENDIX VI

COMMUNITY ASSOCIATION LETTER

Hi Jill,

We have received and reviewed the above mentioned file.

We have had the opportunity to meet with and have seen preliminary plans from this developer and support the Land Use Amendment, with the caveat that we will make comments and provide feedback at the time of a DP.

In addition, we will be reaching out to the applicant to suggest a community Open House on this project as we have already had several community members interested/concerned the impact of the development will have on the immediate surrounding properties. We would like to ask the City's support in making an Open House a requirement of any DP approval.

Thank you,
Kris

Kris Webb
Chair, Planning and Development Committee
Winston Heights/Mountview Community Association
[redacted]
planning@winstonheights.ca
www.winstonheights.ca

BYLAW NUMBER 60P2017

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE WINSTON HEIGHTS/MOUNTVIEW AREA REDEVELOPMENT PLAN BYLAW 20P2006

*** ***

WHEREAS it is desirable to amend the Winston Heights/Mountview Area Redevelopment Plan Bylaw 20P2006, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

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

1. The Winston Heights/Mountview Area Redevelopment Plan attached to and forming part of Bylaw 20P2006, as amended, is hereby further amended as follows:

   (a) Delete the existing Map 3 entitled “Policy Areas” and replace with the revised Map 3 entitled “Policy Areas”, attached hereto as Schedule A.

   (b) Delete the existing Map 4 entitled “Residential Policy Area 1 – Low Density: Land Lots” and replace with the revised Map 4 entitled “Residential Policy Area 1 – Low Density: Laned Lots”, attached hereto as Schedule B.

   (c) Delete the existing Map 7 entitled “Residential Policy Area 4 – Medium Density” and replace with the revised Map 7 entitled “Residential Policy Area 4 – Medium Density”, attached hereto as Schedule C.

   (d) Insert a new subsection 2.12.15 as follows:

      “2.12.15 The Approving Authority should consider a relaxation to the setback along 4 Street NE and 17 Avenue NE for 502, 508 and 512 – 17 Avenue NE at the time of Development Permit to facilitate a more urban character and pedestrian-oriented streetscape.”

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

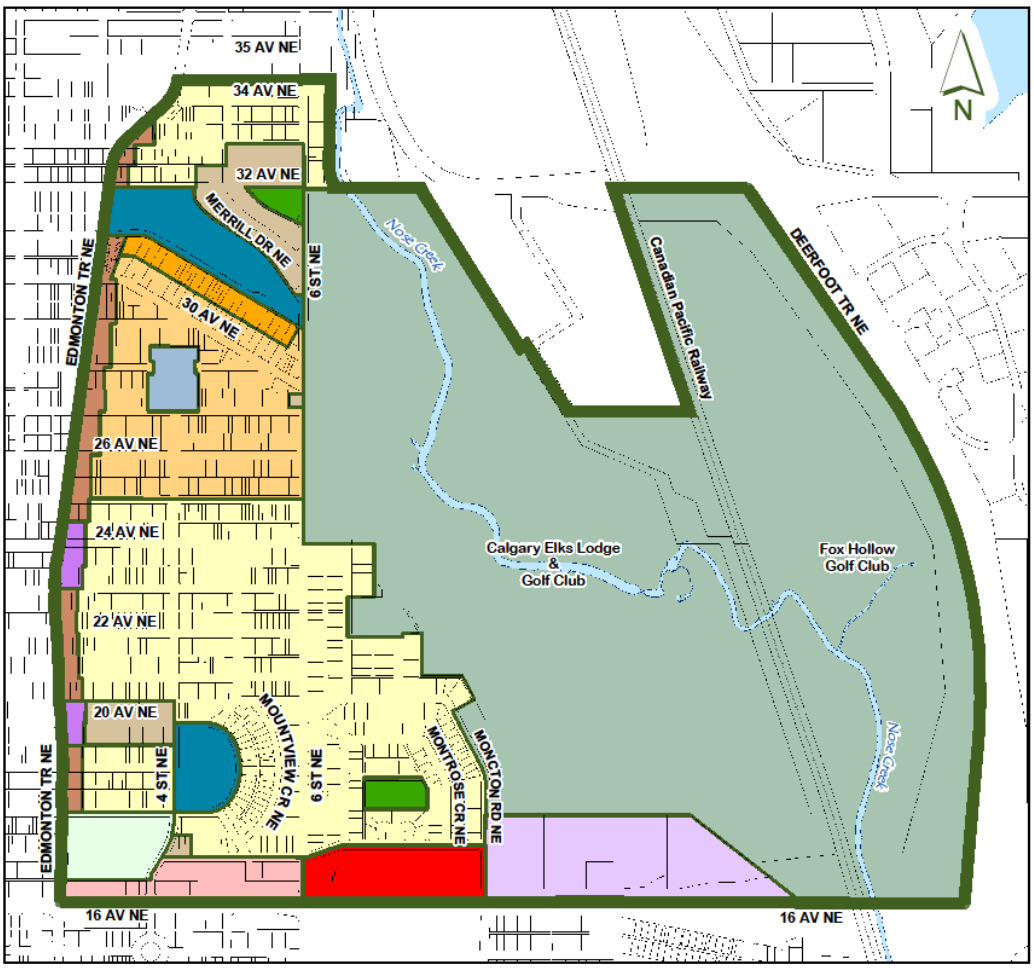
SCHEDULE A

Winston Heights
Mountview ARP

Map 3
POLICY AREAS

Legend

- Area 1 - Low Density - Laned Lots
- Area 2 - Low Density - Laneless Lots
- Area 3 - Medium Density - 31 Avenue NE
- Area 4 - Medium Density - Multi-Unit
- Area 5 - Medium Density - Edmonton Tr
- Area 6 - Multi-Unit Residential or Mixed Use - Midfield Park Area
- Area 7 - Local Commercial - Edmonton Tr
- Area 8 - Commercial - 16 Av Corridor
- Area 9 - Commercial or Mixed Use - 16 Avenue NE
- Area 10 - Open Space - Community Centre
- Area 11 - Open Space - School Sites
- Area 12 - Open Space - Munro Park
- Area 13 - Open Space - Neighbourhood Parks
- Area 14 - Open Space - Nose Creek Valley
- Policy Area Boundary
- Study Boundary



X:\300_Winston_Heights_-_Mountview_ARP\Business_Tech_Serv\gis\maps_plan\PolicyAreasAll.mxd

SCHEDULE B

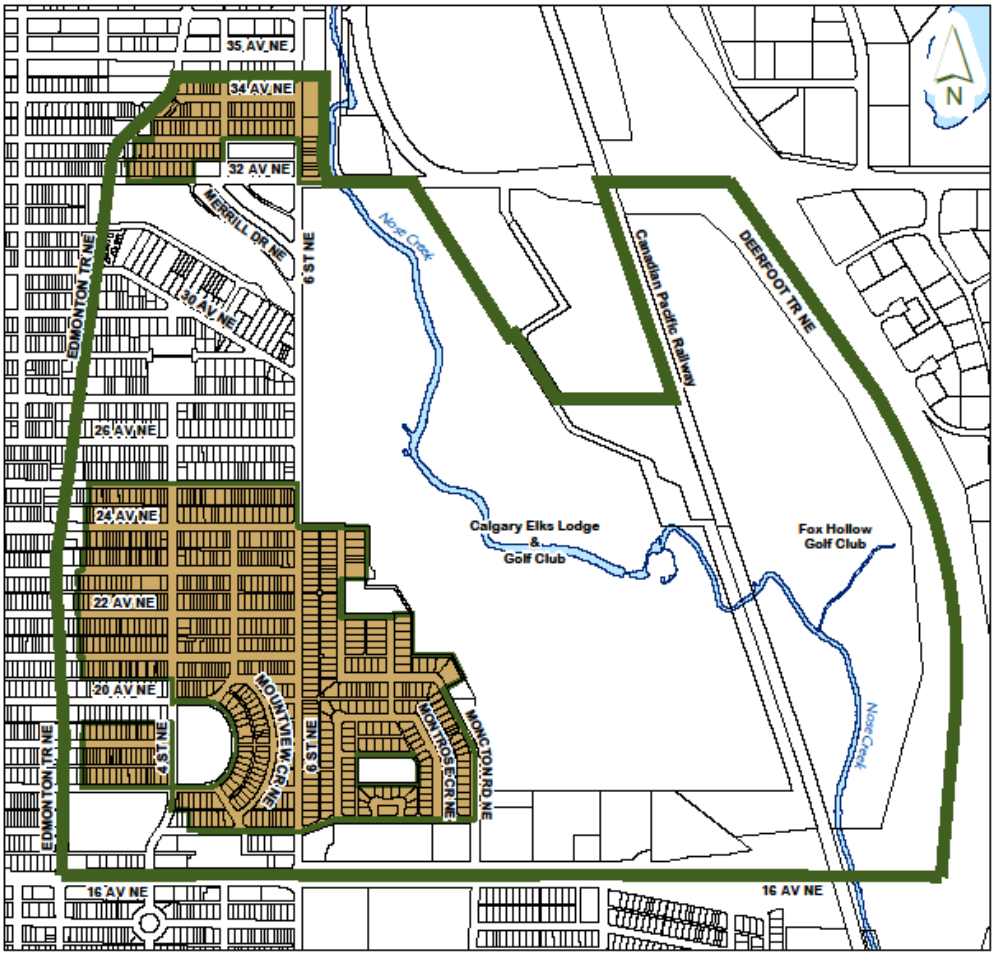
Winston Heights
Mountview ARP

Legend

- Policy Area 1
- Study Boundary

Map 4
RESIDENTIAL
POLICY AREA 1

LOW DENSITY:
Laned Lots



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SCHEDULE C

Winston Heights
Mountview ARP

Legend

Policy Area 4

Study Boundary

Map 7
RESIDENTIAL
POLICY AREA 4

MEDIUM DENSITY

PROPOSED

BYLAW NUMBER 325D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0100)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

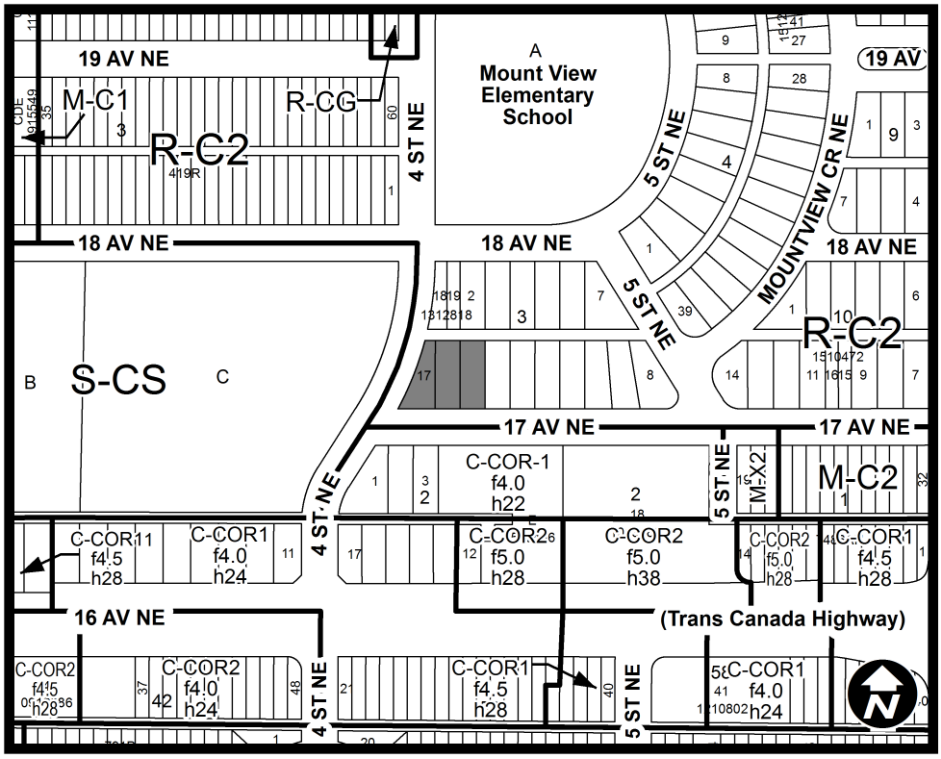
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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M-C1
R-CG
R-C2
4 ST NE
A
Mount View
Elementary
School
5 ST NE
MOUNTVIEW CR NE
19 AV
18 AV NE
18 AV NE
18 AV NE
B
S-CS
C
R-C2
17 AV NE
17 AV NE
C-COR-1
f4.0
h22
M-X2
M-C2
C-COR11
f4.5
h28
C-COR1
f4.0
h24
4 ST NE
C-COR2
f5.0
h28
C-COR2
f5.0
h38
C-COR2
f5.0
h28
C-COR1
f4.5
h28
16 AV NE
(Trans Canada Highway)
C-COR2
f4.5
h28
C-COR2
f4.0
h24
4 ST NE
C-COR1
f4.5
h28
5 ST NE
C-COR1
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h24
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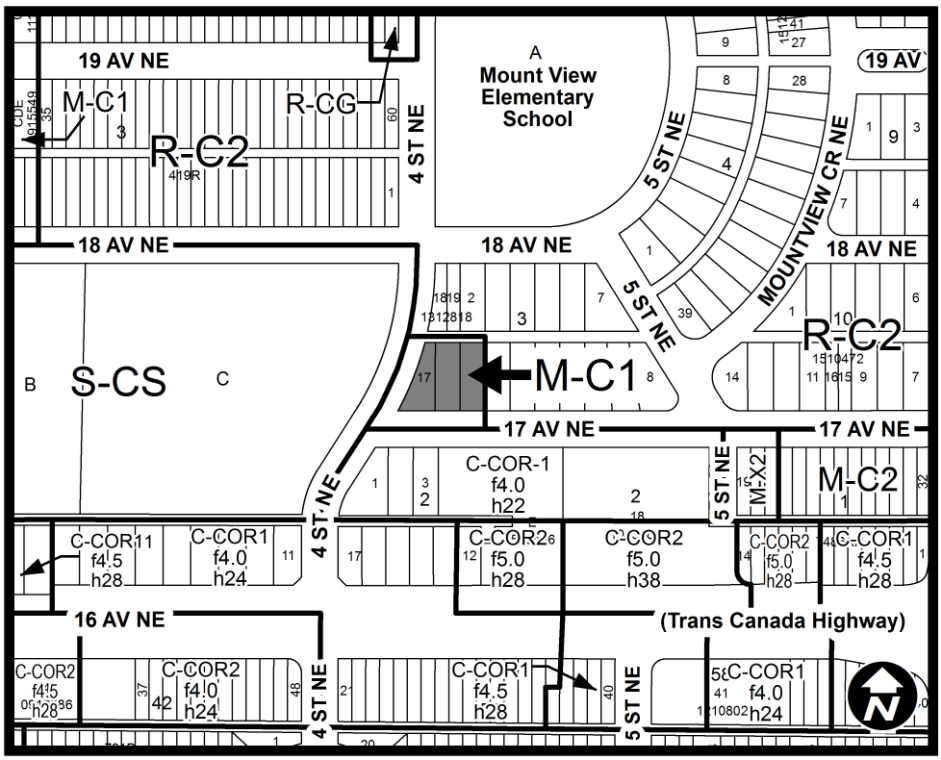
SCHEDULE B


19 AV NE
M-C1
R-CG
R-C2
4 ST NE
A
Mount View
Elementary
School
5 ST NE
MOUNTVIEW CR NE
19 AV
18 AV NE
18 AV NE
18 AV NE
B
S-CS
C
M-C1
R-C2
17 AV NE
17 AV NE
C-COR-1
f4.0
h22
M-X2
M-C2
4 ST NE
5 ST NE
C-COR1
f4.5
h28
C-COR1
f4.0
h24
C-COR2
f5.0
h28
C-COR2
f5.0
h38
C-COR2
f5.0
h28
C-COR1
f4.5
h28
16 AV NE
(Trans Canada Highway)
C-COR2
f4.5
h28
C-COR2
f4.0
h24
C-COR1
f4.5
h28
C-COR1
f4.0
h24
4 ST NE
5 ST NE

POLICY AMENDMENT AND LAND USE AMENDMENT
TUXEDO PARK (WARD 9)
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE
BYLAWS 61P2017 AND 326D2017 **MAP 27C**

EXECUTIVE SUMMARY

This application proposes to redesignate two parcels of land in the Community of Tuxedo Park from DC Direct Control District and Commercial – Corridor 2 (C-COR2 f1h10) District to Mixed Use – Active Frontage (MU-2 f4h23) District to allow for medium density mixed-use development.

An amendment to the North Hill Area Redevelopment Plan (ARP) is required to accommodate this redesignation application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 August 24

That Calgary Planning Commission recommend **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 61P2017 and 326D2017; and

1. **ADOPT** the proposed amendment to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 61P2017.

3. **ADOPT** the proposed redesignation of 0.25 hectares ± (0.62 acres ±) located at 2510 and 2520 Centre Street NE (Plan 2617AG, Block 5, Lots 17 to 26) from DC Direct Control District and Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District **to** Mixed Use – Active Frontage (MU-2 f4.0h23) District, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 326D2017.

REASON(S) FOR RECOMMENDATION:

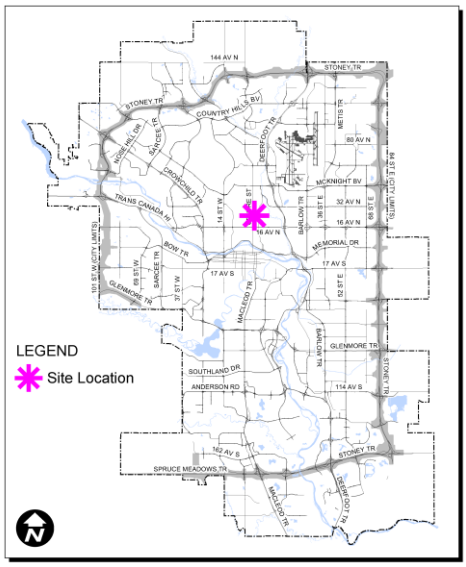
The proposal is conforms to the policies of the Municipal Development Plan and Calgary Transportation Plan regarding land use intensification along the Centre Street *Urban Corridor.* In addition, the height and intensity of the proposed land use district provide for development that has the ability to meet the objectives of the North Hill Area Redevelopment Plan, and that appropriately responds to its context within the neighbourhood.

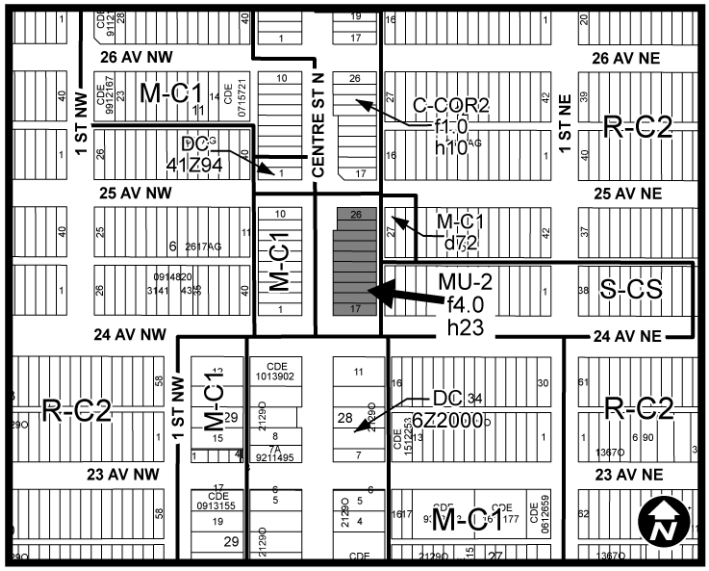
ATTACHMENTS

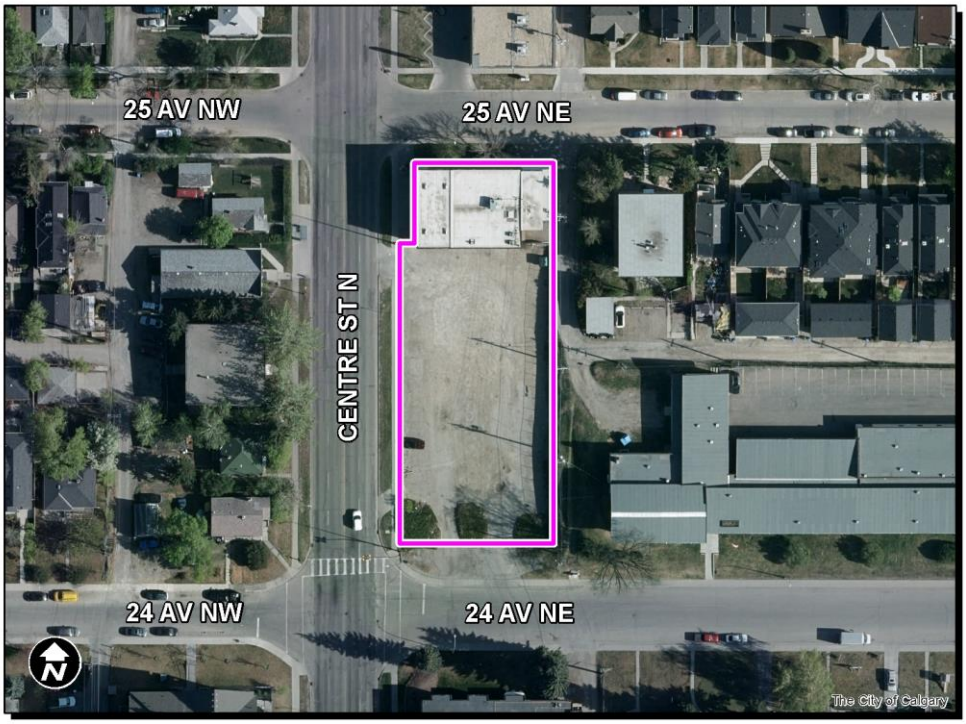
1. Proposed Bylaw 61P2017
2. Proposed Bylaw 326D2017

POLICY AMENDMENT AND LAND USE AMENDMENT
TUXEDO PARK (WARD 9)
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE
BYLAWS 61P2017 AND 326D2017 **MAP 27C**

LOCATION MAPS







POLICY AMENDMENT AND LAND USE AMENDMENT
TUXEDO PARK (WARD 9)
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE
BYLAWS 61P2017 AND 326D2017 **MAP 27C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (APPENDIX II).

   Moved by: G.-C. Carra **Carried: 6 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.25 hectares ± (0.62 acres ±) located at 2510 and 2520 Centre Street NE (Plan 2617AG, Block 5, Lots 17 to 26) from DC Direct Control District and Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District **to** Mixed Use – Active Frontage (MU-2 f4.0h23) District.

   Moved by: G.-C. Carra **Carried: 6 – 0**

POLICY AMENDMENT AND LAND USE AMENDMENT
TUXEDO PARK (WARD 9)
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE
BYLAWS 61P2017 AND 326D2017 **MAP 27C**

Applicant:

Manu Chugh Architect

Landowner:

Macro Realty & Management Ltd
Tuxedo Cycle & Sports Ltd

PLANNING EVALUATION

SITE CONTEXT

The site consists of two parcels located on the east side of Centre Street N between 24 Avenue NE and 25 Avenue NE. The southern parcel is currently vacant and is used for parking. The northern parcel is occupied by a two storey commercial building. The site is within 400 metres of the future Green Line LRT Station at 28 Avenue. High frequency transit currently serves Centre Street N.

Small scale commercial developments are located to the north and south of the site. To the west, across Centre Street N are a mix of single detached dwellings, multi-residential development and a place of worship. To the east of the subject site is a three storey multi-residential development and a private school. A land use of a similar height and density was recently recommended for approval by Calgary Planning Commission a block north of the subject site. Other development of comparable height and density can be found to the south along both sides of Centre Street. Centre Street is identified as an *Urban Corridor* under the MDP where land use intensification is envisioned.

LAND USE DISTRICTS

The proposed Mixed Use – Active Frontage (MU-2f4.0h23) District is to be located along commercial streets and requires active commercial uses facing the commercial street to promote activity at the street level. While the MU-2 District requires both commercial and residential uses in the same building, flexibility is provided regarding the size of individual uses while supporting street orientation with specific building design standards. Development within the MU-2 District is also intended to respond to local area context by establishing maximum building height for individual parcels and includes rules regarding the interface with lower density residential districts.

The proposed land use district is appropriate as it recognizes the site context and responds to the objectives to intensify land uses along the Centre Street *Urban Corridor* and the proximity to the future Green Line Station at 28 Avenue NE.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) aims to shape a more compact urban form and directs a greater share of new growth to be focused in Activity Centres and Corridors in a manner that:

- Creates a compact, mixed-use, high-quality urban development.
- Concentrates jobs and people in areas well served by primary transit service.
- Provides a mix of employment, residential, retail and service uses that support the needs of adjacent communities.
- Creates an urban environment and streets that promote walkability and local connectivity.
- Ensures transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.

The above noted policy objectives of the MDP are able to be met through the proposed land use district.

The subject site is located within the *Urban* Corridor typology as identified on Map 1 of the MDP. The *Urban Corridor* should contain a broad range of employment, commercial and retail uses as well as housing (form, tenure, and affordability) to accommodate a diverse range of population. The proposed land use designation supports the build-out of this typology on Centre Street.

North Hill Area Redevelopment Plan (ARP)

The North Hill ARP identifies Centre Street as the ‘main street’ for the Tuxedo Community, serving as the centre of commercial activity and providing area residents with a wide variety of goods and services. The ARP encourages appropriate land use intensification along Centre Street so it can develop into a more compact, mixed use environment that supports a wide variety of residential, commercial and transit supportive uses, while ensuring a form and character compatible with adjacent development.

The ARP also identifies the subject site for future Medium Density Multi Dwelling and/or Local Commercial development. Although the ARP currently restricts building height to 3 stories (approximately 14 metres) in this location, a minor ARP amendment has been proposed to accommodate the increased height as the proposed MU-2 District is compatible with objectives of the ARP land use policies.

TRANSPORTATION NETWORKS

The site is within 400 metres of the future Green Line LRT station at 28 Avenue N and is therefore considered to be within a Transit Oriented Development area. The site also has access to the Primary Transit Network on Centre Street with two Calgary Transit stops (Route 3) located within 100 metres of the site.

The Calgary Transportation Plan supports increased densities in the Developed Area and along the Primary Transit Network where medium and higher density, mixed use development is best able to optimize the use of transportation infrastructure.

A combined transportation impact assessment and parking review was completed in support of the proposed land-use amendment. The TIA confirms that the proposed amendment can be accommodated by the area transportation network. The parking review suggested that required parking will be provided on site. The parking review included a survey of available on-street parking within a block of the site and it was observed that street parking is utilized to approximately 35-40 percent (consistently from 9 AM to 8 PM on a typical weekday).

Pedestrian access to the site is available from Centre Street N and 24 Avenue NE. Vehicular access is available from the 'L-shaped' lane to the east of the site which ties 25 Avenue to 1 Street NE. It was noted that the lane extends the entire length of the east boundary from a legal perspective, but that physical access may not be possible due to topography. Direct access to 24 Avenue NE (adjacent the legal lane) is also possible. Parking and transportation matters will be further examined through the development permit review.

UTILITIES & SERVICING

Water, sanitary and storm sewer are available to service proposed development at this site. At the Development Permit stage, a Sanitary Servicing Study will be required if the proposed density over 55 persons/ha or the proposed peak wet flow exceeds 1 L/s.

ENVIRONMENTAL ISSUES

The application was reviewed by the Environmental & Safety Management group at the City of Calgary and no environmental issues were identified.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

No Growth Management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Tuxedo Park Community Association (CA) was circulated and is in support of the proposed land use redesignation. The CA did indicate that they feel they have some concern with the overall parking for the businesses on Centre Street in close proximity to this location.

Citizen Comments

One letter was received from the adjacent residents in opposition to the application. The letters expressed the following concerns:

- Difficulty with rear access;
- Potential water table issues;
- Ability to fill both commercial and residential units; and
- Parking issues.

Public Meetings

None.

APPENDIX I

APPLICANT'S SUBMISSION

On behalf of Mark Chen of Macro Reality and Management, I respectfully submit the subject Land Use Amendment application to re-designate the subject properties from a direct control (bylaw 23 Z 2007) district and C-COR2 to MU-2 f 4.0 h 23.

The intent of the subject Land Use Designation is to provide additional density and building height to the current Land Use Designation. The current designations allow for a mixed use building with lower height and density (maximum 12 metres). The proposed Land Use Re-designation would allow for larger and taller mixed use building that would be in keeping with the new mixed use buildings being constructed/developed along Centre Street (north of 20th Avenue NW/NE) with the main floor for commercial uses and residential units on the upper floors.

With higher density already approved on Centre Street and with the future (green line) North L.R.T. and higher density encouraged along major transportation corridors, this parcel is well suited for the proposed re-designation to allow for higher and best use possible and more importantly appropriate for the area.

The requested land use amendment meets the goals of North Hill Area Redevelopment Plan. In the future changes will be made to the ARP that will meet the objectives of Transit oriented Development along the future Green Line North LRT.

S. Jones

APPENDIX II

PROPOSED AMENDMENT TO THE NORTH HILL AREA REDEVELOPMENT PLAN

(a) Under Section 4.4.3 Policies, under Policy 23 at the end of the paragraph, add the following text:

"For the sites at 2510 and 2520 Centre Street NE, a maximum building height of 23 metres may be considered appropriate."

PROPOSED

BYLAW NUMBER 61P2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE NORTH HILL AREA
REDEVELOPMENT PLAN BYLAW 7P99**
*** ***

WHEREAS it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

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

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:

   (a) Under Section 4.4.3 Policies, under Policy 23 at the end of the paragraph, add the following text:

   "For the sites at 2510 and 2520 Centre Street NE, a maximum building height of 23 metres may be considered appropriate."

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

BYLAW NUMBER 326D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0305)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

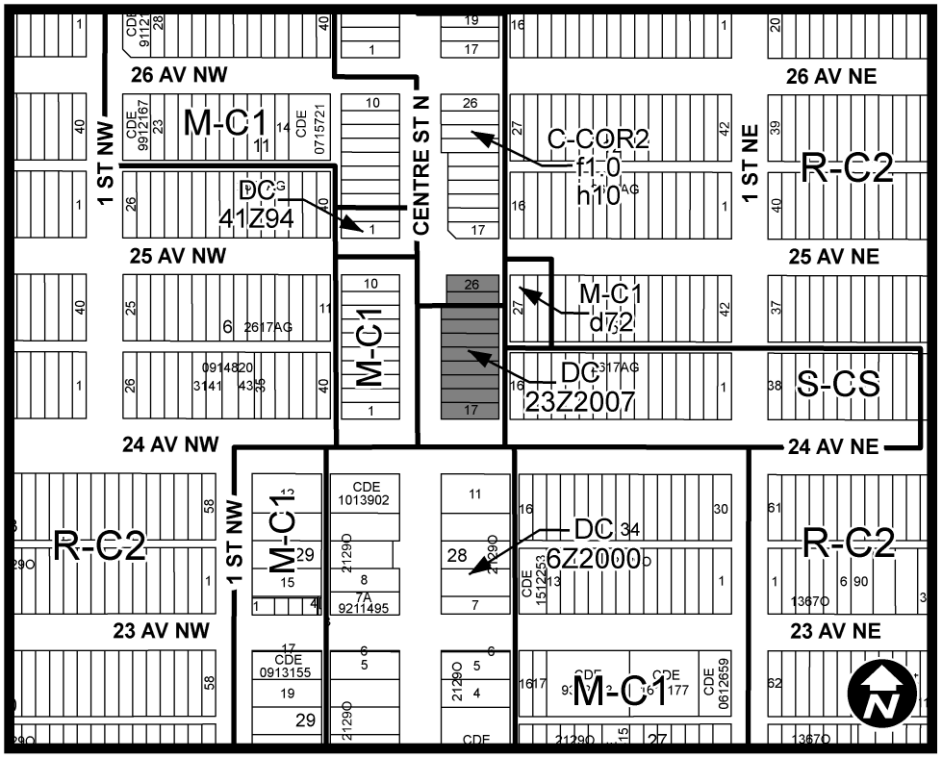
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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1 ST NW
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R-C2
DC
41Z94
M-C1
d7.2
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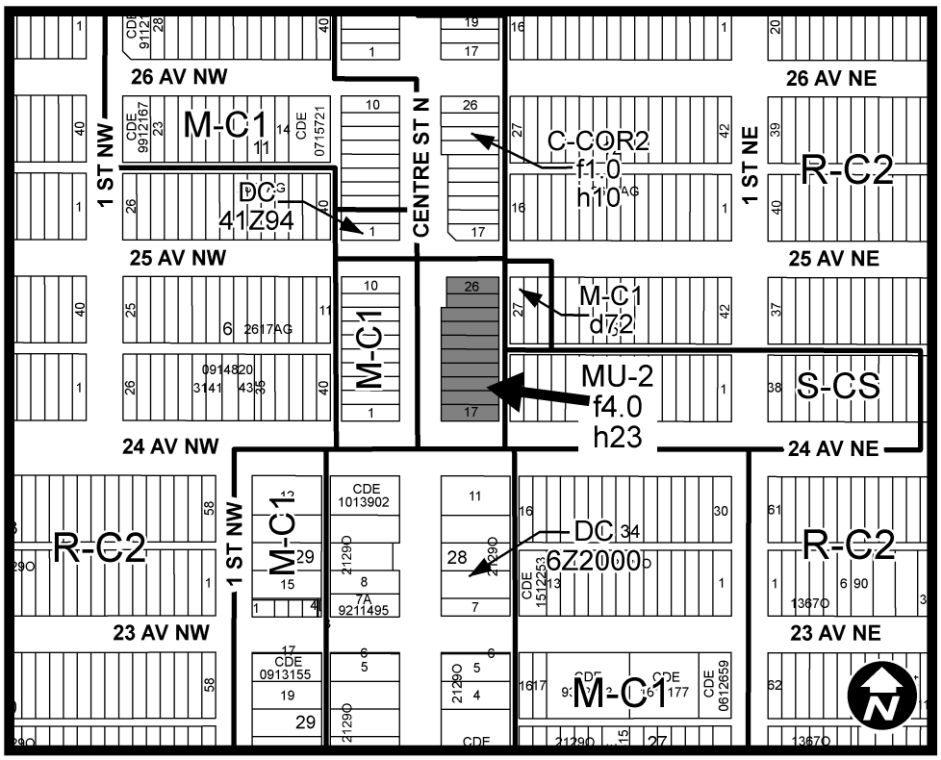
SCHEDULE B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DC 34
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R-C2
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23 AV NE
M-C1

LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017 **MAP 13W**

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a parcel from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse development of up to four units.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 August 24

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 327D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1102 – 40 Street SW (Plan 3136GF, Block C, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 327D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-CG district is compatible with and complementary to the established character of the community. The proposal conforms to the relevant policies of the Municipal Development Plan (MDP) and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007. In addition, the subject parcel is a corner site, has direct lane access, is within walking distance of transit stops, and is within close proximity to the Neighbourhood Main Street of 37 Street SW and Community Activity Centre of Westbrook Mall.

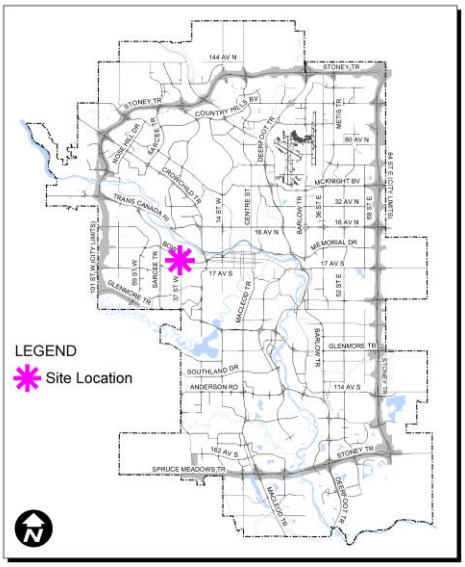
ATTACHMENT

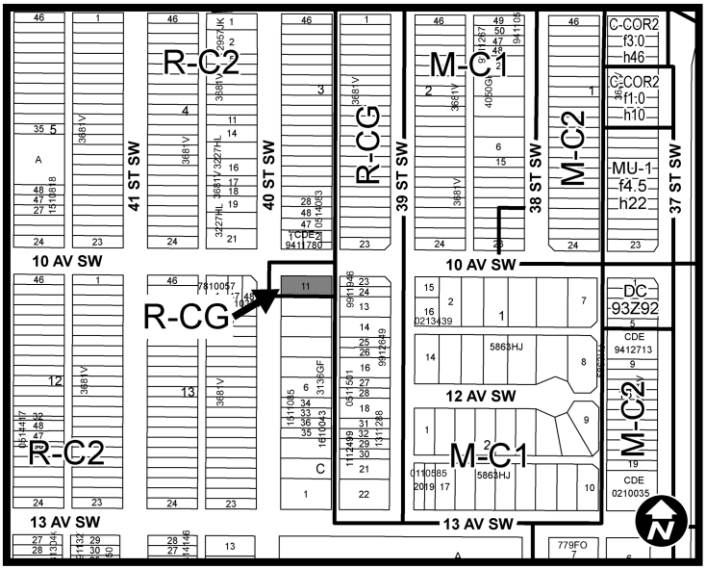
1. Proposed Bylaw 327D2017

M. Krizan

LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017 **MAP 13W**

LOCATION MAPS





LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017 **MAP 13W**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1102 – 40 Street SW (Plan 3136GF, Block C, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: M. Tita **Carried: 5 – 1**
Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- This "spot zoning" application does not meet the City's criteria for Multi-Residential (2016).
- A comprehensive rezoning to the entire block would be a far preferable approach to intensification.

LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017 **MAP 13W**

Applicant:

JK Custom Homes

Landowner:

JK Custom Homes Ltd

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C2/R-CG setting in the community of Rosscarrock, the site is approximately 15 metres by 38 metres in size and is developed with a 1-storey single detached dwelling and a one-car garage that is accessed from 40 Street SW. Surrounding development consists of a mix of single detached, semi-detached, and duplex dwellings.

Under the Main Street initiative, 37 Street SW was identified as a corridor for new development and growth, as it is a Neighbourhood Main Street in the Municipal Development Plan (MDP). As a result of extensive public engagement, properties within the vicinity were redesignated in May 2017, to accommodate this additional growth. The subject parcel is immediately outside this area. Although the Main Street initiative does not define a set policy area, or preclude redesignations in adjacent areas, it should be noted that the neighbouring area underwent City initiated redesignations in May 2017 to support intensification.

The proposal is for a modest intensification that would allow for four dwelling units, resulting in an increase of two dwelling units over the current allowed maximum in the R-C2 district. As part of the application submission a letter of support from the Community Association to redesignate to R-CG was provided.

According to data from The City of Calgary 2016 Census, the following table identifies Rosscarrock's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Rosscarrock	
Peak Population Year	1971
Peak Population	3,868
2016 Current Population	3,639
Difference in Population (Number)	-229
Difference in Population (Percent)	-6%

LAND USE DISTRICTS

This application proposes to redesignate the subject site from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouses, duplexes, semi-detached dwellings and cottage housing clusters. The R-CG district is part of the Low Density Residential Districts, and includes rules to ensure compatibility with other low density residential.

LEGISLATION & POLICY

There is no applicable local area plan.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

The site is located within a "Residential Developed – Established" area on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, the land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Location Criteria for Multi-Residential Infill (2016)

The subject parcel meets approximately half of the guideline criteria for consideration of multi-residential infill. Criteria met include:

- Criteria 1: on a corner parcel
  - On the corner of 10 Avenue SW and 40 Street SW.
- Criteria 2: within 400 metres of a transit stop
  - Approximately 300 and 315 metres from route #72 and #73 bus stops.
- Criteria 7: along or in close proximity to an existing or planned corridor or activity centre
  - Approximately 250 metres from 37 Street SW which is identified as a Neighbourhood Main Street in the Municipal Development Plan.
- Criteria 8: direct lane access
  - Lane access along eastern property line.

Criteria not met include:

- Criteria 3: within 600 metres of an existing or planned primary transit stop
  - Approximately 675 metres from Westbrook LRT station.
- Criteria 4: on a collector or higher standard roadway on at least one frontage
  - Both streets along the parcel are local residential roads.
- Criteria 5: adjacent to existing or planned non-residential development or multi-unit development
  - Properties immediately north, west, and south of the subject parcel are zoned R-C2. Across the rear lane to the east are properties zoned R-CG, which would allow for rowhouse type development.
- Criteria 6: adjacent to or across from an existing or planned open space, park or community amenity
  - Not adjacent to a park space. Nearest open space is Rosscarrock Elementary School, 175 metres away.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 40 Street SW, 10 Avenue SW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metre walking distance of the site on 37 Street SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system).

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of rowhousing without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability considerations will be evaluated at the development permit stage.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comment

Administration did not receive a response from the Rosscarrock Community Association (CA) during the circulation period, however the applicant provided a letter of support to redesignate to R-CG from the CA at the time of application submission.

Citizen Comments

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Main Street Initiative already rezoned properties in area to allow for appropriate transition, and with extensive public input. Rezoning would not support or enhance this transition.
- Parcel does not meet the majority of the Location Criteria for Multi-Residential Infill.
- Increased traffic, congestion, noise, and impacts to parking.
- Overshadowing of adjacent properties, and privacy concerns.
- Decreased property value.

Administration received one (1) letter in support of the application.

Reasons stated for support are summarized as follows:

- Happy to see property rezoned, but are concerned with adequate parking on site due to increase in residents on site.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this letter is to cover the issues that have come up when reviewing the R2 zoning to R-CG for 1102 40th Street SW. In the *location criteria for multi-residential landfill*, criteria 3, 4, 5, and 6 were not met. Following will be the explanations given for criteria not being met, and below that is an explanation as to why rezoning is still feasible.

Criteria 3: within 600 metres of an existing or planned primary transit stop

- **Approximately 675 metres from Westbrook LRT station.**

Being only 75 metres out of criteria is not too significant. It is very close to 600 meters.

Criteria 4: on a collector or higher standard roadway on at least one frontage

- **Both streets along the parcel are local residential roads.**

The corner parcel is 250 meters from 37 Street. Also, it is 350 meters from Bow trial. Both are busy roads, and it is close to them, while staying far away enough to avoid traffic noise.

Criteria 5: adjacent to existing or planned non-residential development or multi-unit development

- **Properties immediately north, west, and south of the subject parcel are zoned RC2. Across the rear lane to the east are properties zoned R-CG, which would allow for rowhouse type development.**

As mentioned, across the rear lane and to the east, properties are zoned R-CG. Although this may not be adjacent, they are very close. They are R-CG due to their location, being a negligible distance closer to the C-Train.

Criteria 6: adjacent to or across from an existing or planned open space, park, or community amenity

- **Not adjacent to a park space. Surrounding development consists of single detached, and semi-detached dwellings.**

Once again, it may not be adjacent, but very close to certain amenities. For example, there are 3 schools all, 2 C-train stations, the Rosscarrock community association, West brook mall, playgrounds, and fields all within 250 meters of the parcel.

I have read the advisory comments. I agree with and understand them all. All the responsibility included. My previous project address is 2417 17th Street NW. The new addresses are 2411, 2413, 2415 17th Street NW, and 1805 24th Avenue NW. I will attach the full drawings for that project with this letter.

M. Krizan

Finally, I would like to point out that I do have community support. I will attach a letter from the Rosscarrock Community Association. Also, I've discussed this with the ward's alderman, who is in agreement with the plan to rezone, although there was no formal letter.

M. Krizan

PROPOSED

BYLAW NUMBER 327D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0180)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

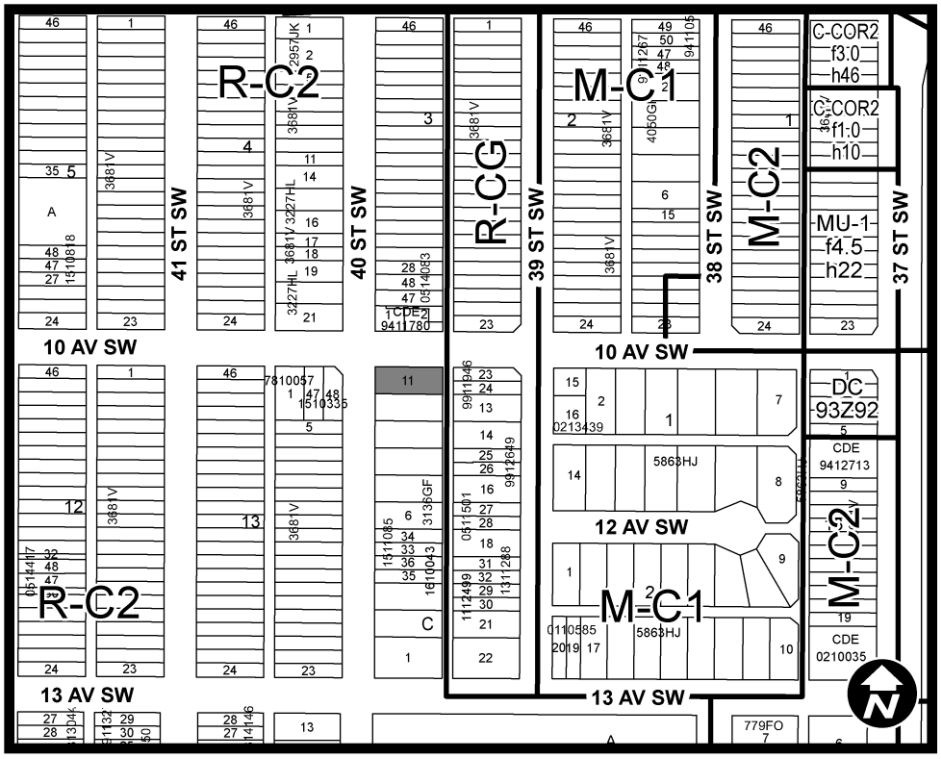
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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f1.0
h10
MU-1
f4.5
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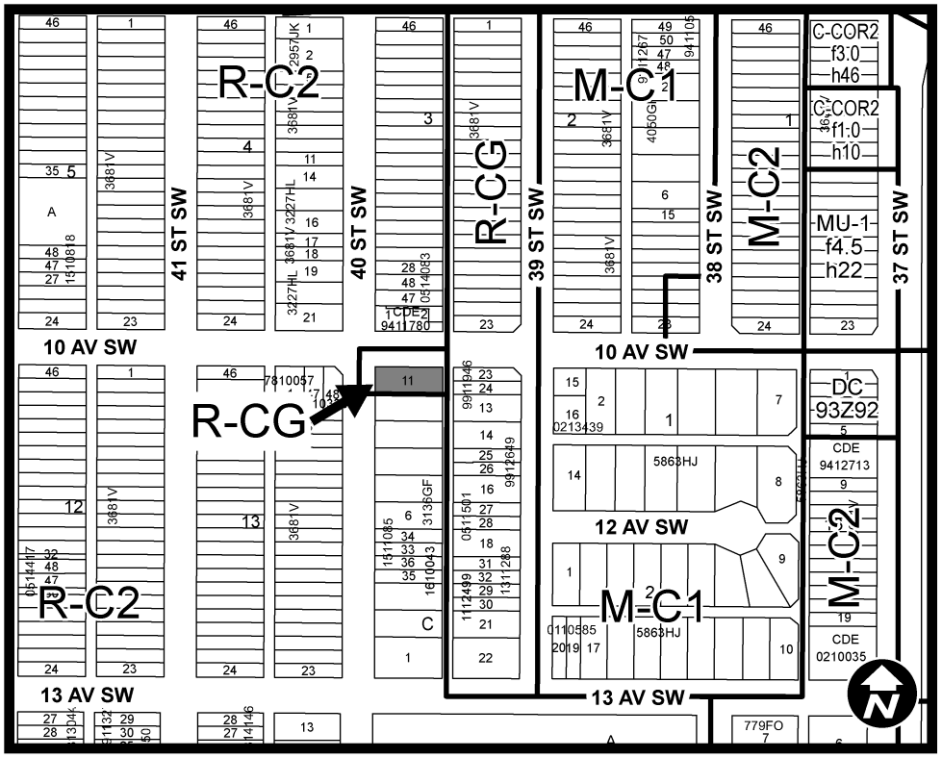
SCHEDULE B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f4.5
h22
DC
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41 ST SW
40 ST SW
39 ST SW
38 ST SW
37 ST SW
10 AV SW
12 AV SW
13 AV SW
N

LAND USE AMENDMENT
RICHMOND (WARD 8)
26 AVENUE SW AND CROWCHILD TRAIL SW **MAP 7C**
BYLAW 334D2017

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate one parcel from DC Direct Control District (base R-2 of Bylaw 2P80) District to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 September 07
That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.
That Council hold a Public Hearing on Bylaw 334D2017; and 1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 2804 - 25A Street SW (Plan 5661O, Block 46, Lots 35 to 37) from DC Direct Control District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and 2. Give three readings to the proposed Bylaw 334D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan. The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density for these inner city parcels and allows for development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the parcels have direct lane access and are located in close proximity to transit.

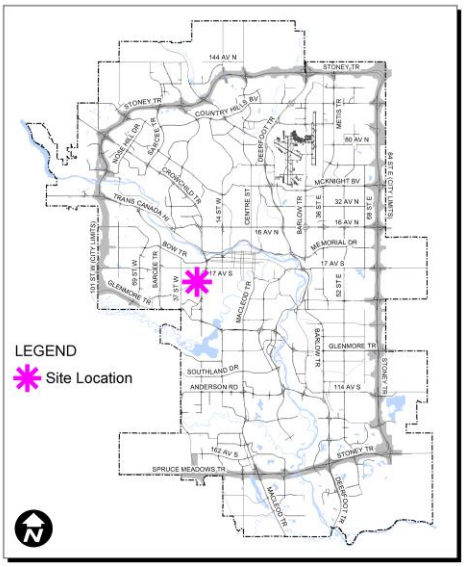
ATTACHMENT

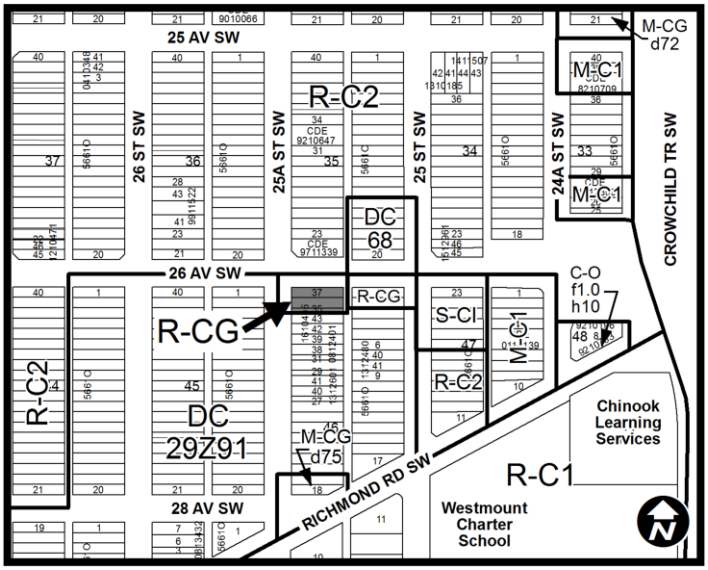
1. Proposed Bylaw 334D2017
2. Public Submission

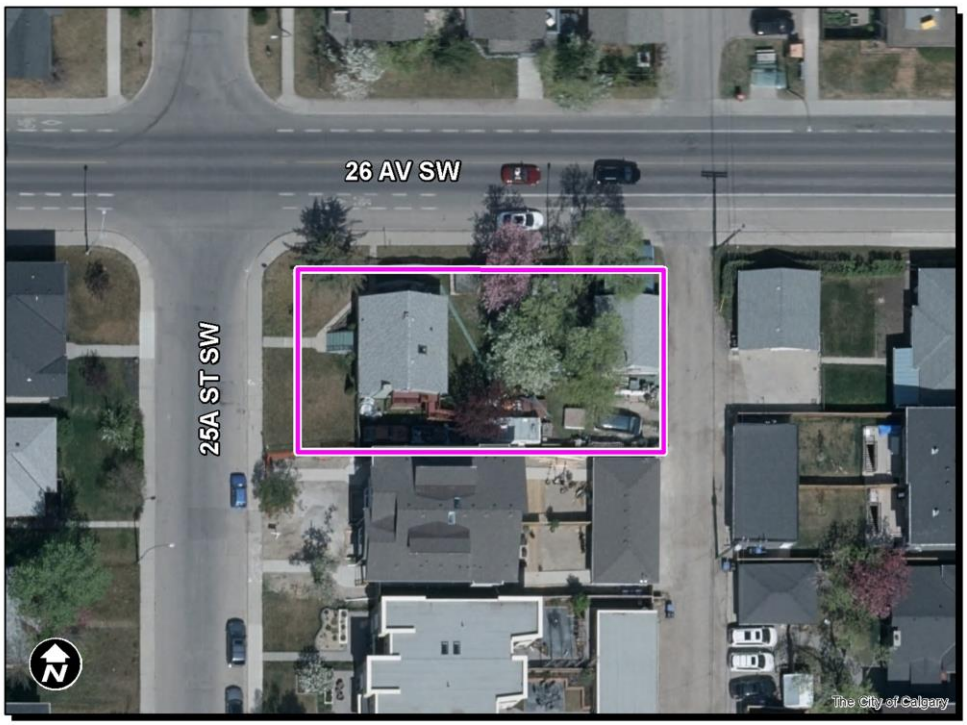
M. Huber

LAND USE AMENDMENT
RICHMOND (WARD 8)
26 AVENUE SW AND CROWCHILD TRAIL SW **MAP 7C**
BYLAW 334D2017

LOCATION MAPS







LAND USE AMENDMENT
RICHMOND (WARD 8)
26 AVENUE SW AND CROWCHILD TRAIL SW **MAP 7C**
BYLAW 334D2017

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 2804 - 25A Street SW (Plan 5661O, Block 46, Lots 35 to 37) from Direct Control District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: D. Leighton **Carried: 7 – 1**
Opposed: S. Keating

Reasons for Opposition from Cllr. Keating:

- Mount Royal University is 1.5 kilometres away which is too far for a development that allows secondary suites with a no parking requirement.

M. Huber

LAND USE AMENDMENT
RICHMOND (WARD 8)
26 AVENUE SW AND CROWCHILD TRAIL SW **MAP 7C**
BYLAW 334D2017

Applicant:	***Landowner:***
Inertia	Killarney 26 Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Richmond in the southwest quadrant of the city. The parcel is currently developed with a single detached dwelling and detached garage which is accessed from the lane.

Surrounding development includes a mix of single detached and semi-detached residential dwellings. The following table summarizes the population trends in Richmond:

Richmond	
Peak Population Year	1968
Peak Population	5,080
2016 Current Population	4,705
Difference in Population (Number)	± 375
Difference in Population (Percent)	-7%

LAND USE DISTRICTS

The application proposes redesignating the subject site from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings and cottage housing clusters. The rules of the R-CG District provide for development that is low height and sensitive to adjacent low-density residential development such as single detached and semi-detached dwellings. This district would allow for up to four units on the site.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Established Residential Area and more specifically the Inner City Area as identified on the Urban Structure Map of the Municipal Development Plan (MDP).

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP, specifically:

Residential – Developed Established Area general policies support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Neighbourhood Infill and Redevelopment policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices.

Housing Diversity and Choice policies of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods.

The subject site meets the Land Use Bylaw 1P2007 Residential – Grade-Oriented Infill (R-CG) District requirements and the proposed land use district is appropriate as it is complementary to the established land use pattern of the area and allows for a more efficient use of the land.

Richmond Area Redevelopment Plan (ARP)

The conservation policy of the Inner City Plan is reaffirmed through a conservation and infill policy, the intent of which is to provide existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings.

Location Criteria for Multi-Residential Infill

The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The following chart provides a summary of these criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

LAND USE AMENDMENT
RICHMOND (WARD 8)
26 AVENUE SW AND CROWCHILD TRAIL SW **MAP 7C**
BYLAW 334D2017

LOCATION CRITERIA	MEETS CRITERIA?
1. On a corner parcel	Yes
2. Within 400 metres of a transit stop	Yes
3. Within 600 metres of an existing planning primary transit stop	No
4. On a collector or higher standard roadway on at least one frontage	Yes
5. Adjacent to existing or planned non-residential development or multi-unit development	Yes
6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	No
8. Direct Lane Access	Yes

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application. The subject site is approximately 63 metres away from a Westbound Route 6 bus stop, which provides service to the Westbrook LRT station. The site is also approximately 170 metres away from a Eastbound Route 6 bus stop which provides service to the downtown core/ LRT.

The subject site is within the Residential parking zone “T”, with no parking between 08:00- 20:00 on 26 Avenue SW, and 1 hour parking restriction between 08:00-21:00 Monday to Friday, and 08:00- 12:00 on Saturday.

The subject site is a corner lot located on a Collector class road (26 Avenue SW) with approximately 11,000 vehicle trips a day, and a Residential class road (25A Street SW) with less than 5,000 vehicle trips a day.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the development permit stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Richmond/Knob Hill Community Association has no objection to the application and their letter is attached as APPENDIX II.

Citizen Comments

Administration received 3 letters of objection from nearby residents that identified the following concerns:

- increased density;
- maximum allowable building height;
- increased traffic and congestion;
- parking issues;
- noise;
- loss of privacy;
- decreased property values;
- loss of mature trees; and
- precedent for similar higher density developments in the community.

Public Meetings

No public meetings were held by the applicant or the City.

APPENDIX I

APPLICANT'S SUBMISSION

Re: Land Use Re-designation from DC29Z91 (R-2) to R-CG
2804 25A ST SW

Applicant's Planning Analysis

Design Intent and Context

The subject parcel is located in the community of Richmond and consists of 0.072589 ha. We are proposing a four unit rowhouse development with front doors facing 26 AV SW and 25A ST SW, and with vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

The current land use designation is DC29Z91 based on the R-2 district in LUB 2P80 which allows for duplex, single and semi-detached dwellings. To support the proposed development, we are applying to change the designation from DC29Z91 to R-CG Residential – Grade-Oriented Infill District.

Like the existing district, the R-CG District is a Low Density Residential District intended for grade-oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

> *accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.*

Location Criteria

The site meets a number of criteria that make it an appropriate location for R-CG:

It is on a corner parcel. This reduces the impact of the higher density use on neighbouring lower density properties. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.3.2 a.–c.)

It is within 400 metres of a transit stop. This supports the choice to use public transit for a greater number of people. It helps maximize the use of public transit infrastructure, and may result in lower car ownership and fewer trips by car. (MDP 2.2.5 c.)

It is on a collector roadway. This provides convenient access to roads that are designed to handle higher traffic levels and reduces the potential for increased traffic on local residential streets. The impact of a larger building is reduced where the mass of the building is focused on a wider street. As well, Increasing the number of houses that face onto a street will add to the residential appearance of the street, which tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.2.5 c. & MDP 2.4.2 b.)

It is across the street from an existing multi-unit development. This helps transition the height and massing between higher intensity and lower intensity types of development in the area. (MDP 2.3.2 b. c. & MDP 3.5.1 b. (i) & (ii)

It has direct lane access. Encouraging direct lane access for multi-residential in buildings accommodates a site layout that minimizes the impact of vehicles on adjacent streets and sidewalks, allows increased parking options with limited impact on the existing neighbourhood, provides a more pedestrian-oriented streetscape; and creates a safer pedestrian environment due to fewer driveways crossing sidewalks. (MDP 3.5.1 d.)

In addition, the site has specific attributes which make it ideal for rowhouse development:

- The site is less than 5 minutes' walk from Richmond Knob Hill Community Association.
- It is less than 5 minutes' walk from Chinook Learning Services.
- The site is less than 5 minutes' walk from First Mennonite Church.
- It is less than 10 minutes' walk from Richmond School.
- The site is less than 15 minutes' walk from local shopping and other commercial uses on 26 Avenue SW.

Policies (and Variations)

Municipal Development Plan (MDP)

The proposed project fundamentally meets the goals of the Municipal Development Plan.

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The MDP encourages modest redevelopment of the Established Area. (3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community.

The MDP requires that "ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street." (2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing 26 AV SW, the pedestrian realm along 25A ST SW is protected.

Richmond Area Redevelopment Plan (ARP)

The ARP currently recommends that this site be of a *Conservation/ Infill* use. However, given the *Medium Density Residential* policy applied across the street to the north, and the *Low Density Residential* use at the south end of the block, the ARP designation of *Low Density Residential* would be a more appropriate policy for this site.

The ARP states:

> *A low density policy is intended to improve existing neighbourhood residential quality and character, as described in the conservation and infill policy, while providing for low profile family-oriented redevelopment. Acceptable redevelopment under the RM-2 district would include single and two family dwellings and multi-dwelling infill projects comprised of townhousing or stacked townhousing. Maximum density should not exceed 75 units per hectare (30 units per acre).*

Our proposal for four units on this site has a density of only 55 units per hectare. The proposed building is of a scale compatible with the single detached and semi-detached housing in the area, and every unit has an individual at-grade access.

As these units each have two upstairs bedrooms plus one basement bedroom, 3 1/2 baths, a private at-grade amenity space, and private garages, they would be attractive for families looking to live in the community.

Bylaw (and Relaxations)

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

Engagement

Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use re-designation application. The immediate neighbours and the Killarney/ Glengarry Community Association will be consulted as this application and the Development Permit application progress.

To conclude, the proposed land use amendment will allow development in the form of a Rowhouse Building which is will be an attractive addition to the community and which is consistent with City policy. For these reasons, we respectfully request the support of Calgary Planning Commission and Council for our application.

If you wish to contact me regarding this application, please reach me at trent@architecture.ca or by telephone at 1 (403) 464-7721.

Best regards,

Trent Letwiniuk
Inertia Corporation

APPENDIX II

RICHMOND/KNOB HILL COMMUNITY ASSOCIATION LETTER

Huber, Morgan J.

From: Doug Roberts <development@richmondknobhill.ca>
Sent: Thursday, July 13, 2017 11:57 AM
To: Huber, Morgan J.
Cc: Dennis Cant; Nancy Miller; Dana Hill; Shamir Charania; Nicholas Milliken; president@richmondknobhill.ca; Circulations; Executive Assistant Ward 8
Subject: [EXT] Community Association Comments on LOC2017-0172 (2804 25A ST SW)

Ms. Huber

We understand that you are the File Manager for the captioned application to change the land use designation of the 2804 25A ST SW parcel from DC Direct Control (based on R-2) to R-CG Residential - Grade Oriented Infill to allow for a 4-unit row house development to be constructed thereon (the "Application"). The Development Committee for the Richmond/Knob Hill Community Association has reviewed the Application and advises that it has no objection thereto.

Thank you.

Doug Roberts
Chair, Development Committee
Richmond/Knob Hill Community Association
[redacted]
development@richmondknobhill.ca

BYLAW NUMBER 334D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0172)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

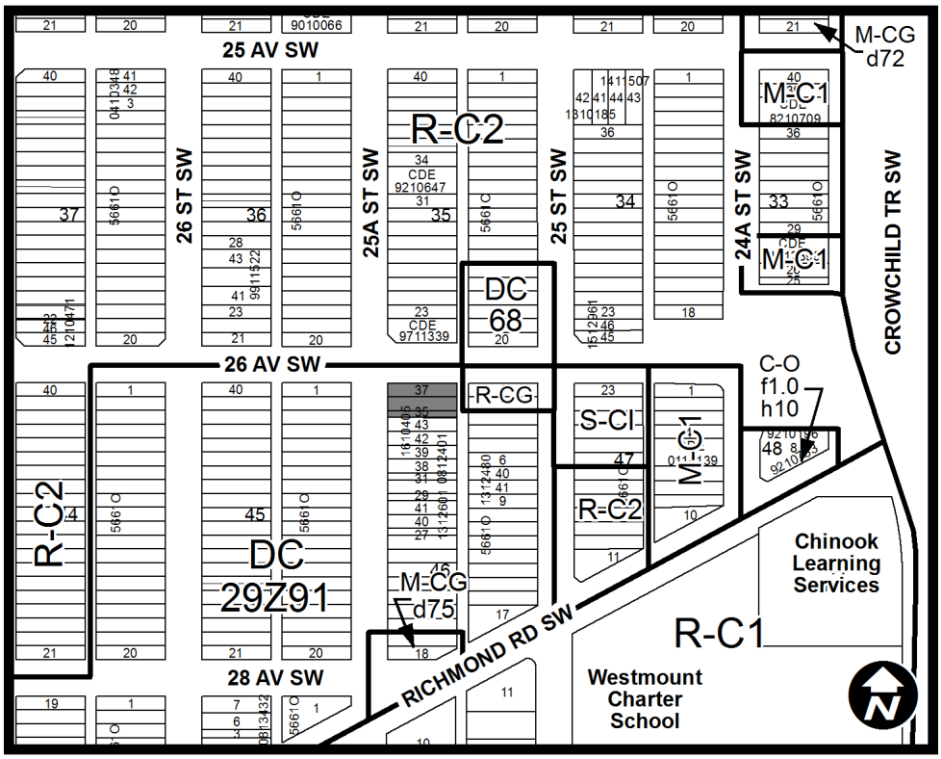
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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25A ST SW
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R-C2
DC
68
M-C1
M-CG
d72
C-O
f1.0
h10
R-CG
S-CI
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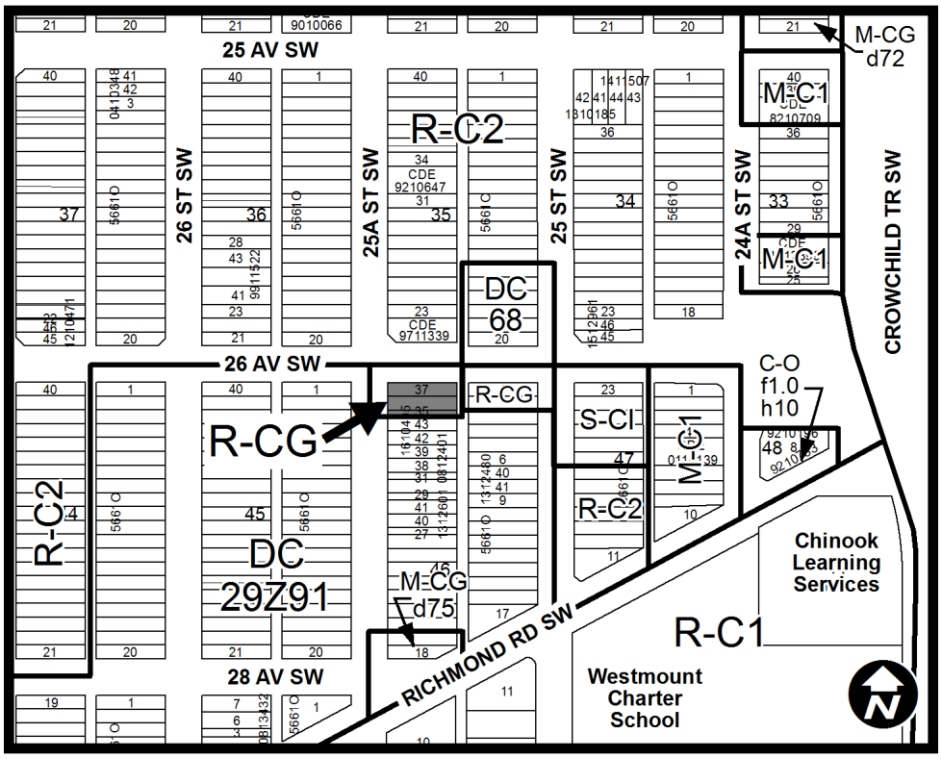
M-CG
d75
R-C1
Chinook
Learning
Services
Westmount
Charter
School

SCHEDULE B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M-C1
M-CG
d75
C-O
f1.0
h10
S-CI
R-C1
Chinook
Learning
Services
Westmount
Charter
School

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, October 25, 2017 4:02 PM
To: LaClerk
Subject: FW: Office of the City Clerk.docx
Attachments: Office of the City ClerkMonique Besier.docx

From: Monique Besier [mailto:mbesier@compasscompression.com]
Sent: Wednesday, October 25, 2017 10:13 AM
To: City Clerk
Subject: [EXT] Office of the City Clerk.docx

Please see attached

Office of the City Clerk
The City if Calgary
700 Macleod Trail SE
Box 2100
Postal Station 'M'
Calgary, Alberta
T2P 2M5

Email: cityclerk@calgary.ca

Monique Besier
2807 – 25A St SW
Calgary, Alberta
T3E 1Z5

October 24, 2017

LAND USE AMENDMENT
RICHMOND (WARD 8)
26 AVENUE SW AND CROWCHILD TRAIL SW MAP 7C
BYLAW 334D2017
CPC2017-343
LOC2017-0172

To Whom It May Concern,

I would like to submit my concerns regarding the zoning change to the above mentioned location.

I have lived in this neighborhood for 20 years and I have seen the increase in vehicles parked on 25A St. Where each house had two vehicles and at least one if not both would be parked in the garages, now with the increase in infills it is very hard most days to park on 25A St. Traffic in general has increased on 25A St.

This residential area is now doubled in population due to infills. With a 4 plex being proposed the parking and traffic issues will only increase.

I also have concerns as to the allowable building height. With my home being a bungalow the height of the other properties has increased and decreased my privacy and the value of my property is now being compromised.

Thank you for listening to my concerns.

Sincerely,

Monique Besier

LAND USE AMENDMENT
WEST HILLHURST (WARD 7)
21 STREET AND BROADVIEW ROAD NW
BYLAW 335D2017 **MAP 17C**

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate one parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for a density increase to a maximum of 4 units on the parcel. The applicant's intention is to build a backyard suite above the garage of a proposed semi-detached development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 335D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2201 Broadview Road NW (Plan 5151O, Block 30, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 335D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and meets several criteria of the Location Criteria for Multi-Residential Infill.

The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density for these inner city parcels and allows for development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the parcels has direct lane access and are located in close proximity to a Neighbourhood Main Street, bike paths and transit.

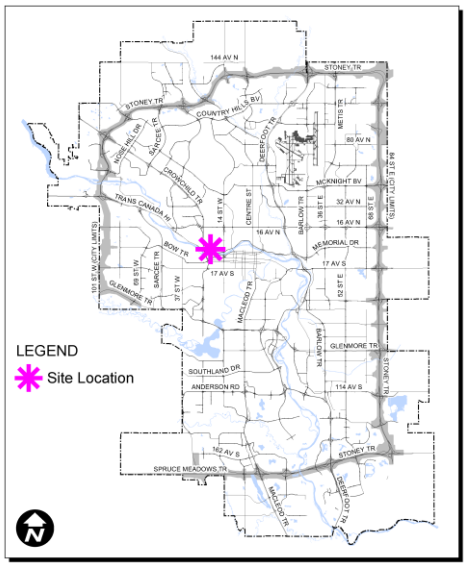
ATTACHMENT

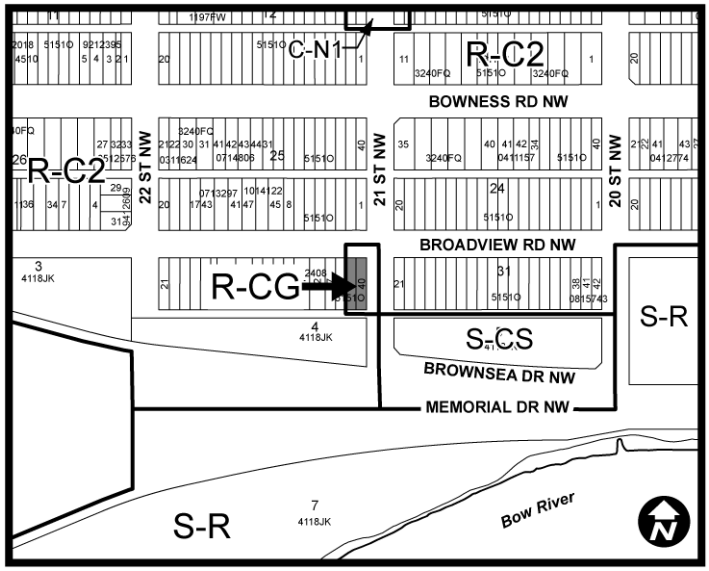
1 Proposed Bylaw 335D2017

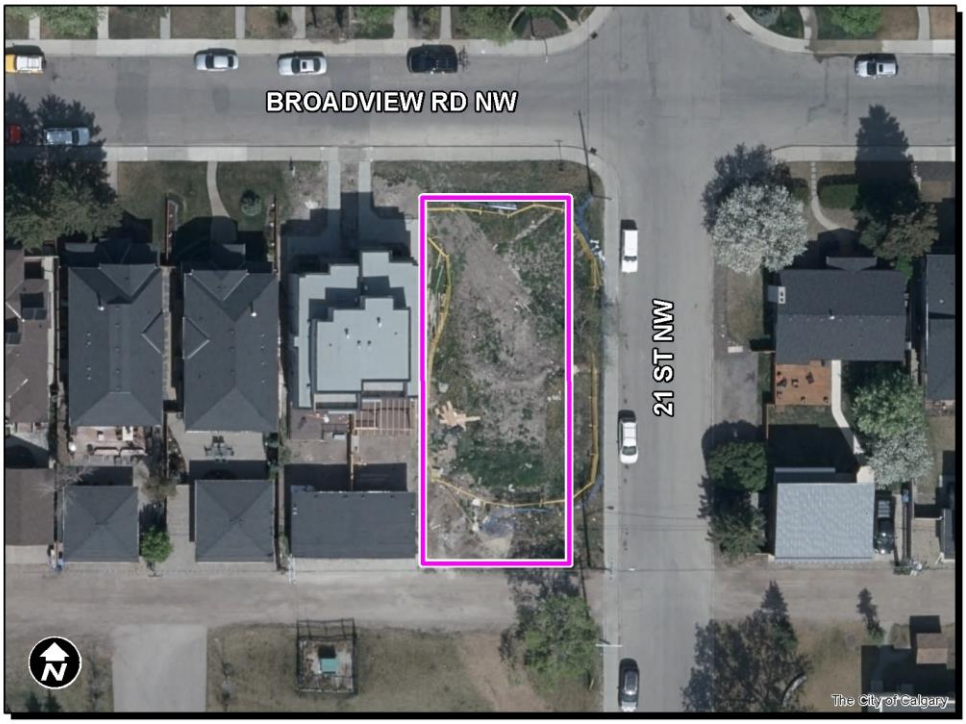
P. Schryvers

LAND USE AMENDMENT
WEST HILLHURST (WARD 7)
21 STREET AND BROADVIEW ROAD NW
BYLAW 335D2017 **MAP 17C**

LOCATION MAPS







LAND USE AMENDMENT
WEST HILLHURST (WARD 7)
21 STREET AND BROADVIEW ROAD NW
BYLAW 335D2017 **MAP 17C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2201 Broadview Road NW (Plan 5151O, Block 30, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: A. Palmiere **Carried: 7 – 1**
Opposed: S. Keating

LAND USE AMENDMENT
WEST HILLHURST (WARD 7)
21 STREET AND BROADVIEW ROAD NW
BYLAW 335D2017 **MAP 17C**

Applicant:

Campbell Design

Landowner:

Allan H H Leung

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of West Hillhurst in the northwest quadrant of the city. The parcel is currently vacant, but has an approved development permit for a new semi-detached dwelling.

The parcel is located at the intersection of Broadview Road and 21 Street NW. To the east, north and west of the subject site are a mix of single detached dwellings, semi-detached dwellings and garage suites. To the south of the subject site is a City of Calgary facility. To the southeast of the parcel is a Scouts and Guides Centre.

An on-street bicycle path is located along 21 street, to the east of the parcel, which connects to a pedestrian and bicycle overpass over Memorial Drive to the south of the property. The Neighbourhood Main Street of Kensington Road is located ±250 metres to the north of the subject property, which has bus stops for regular bus service and BRT service located ±280 metres and ±400 metres away respectively.

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2016 Current Population	6,449
Difference in Population (Number)	-422
Difference in Population (Percent)	-6.1%

LAND USE DISTRICTS

The application proposes to redesignate the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings and cottage housing clusters.

The R-CG district also allows for secondary suites within semi-detached and rowhouse buildings. The rules of the R-CG District provide for development that is low height and sensitive to adjacent low-density residential development such as single detached and semi-detached dwellings. This district would allow for four units on the site, with secondary suites possible within each unit; however, given the applicant's intent and the fact that a development permit for a semi-detached dwelling is approved, the land use redesignation will most likely result in the addition of a backyard suite above the proposed detached garage.

Administration has approved a previous Development Permit (DP2017-0782) for the site which proposes a semi-detached dwelling with a rear detached garage. The permit is pending release.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject parcels are located within the Developed Inner City Residential Area of the MDP. MDP policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing, and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

The application is in keeping with relevant MDP policies as the rules of the R-CG District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density. In addition, the site is located in proximity to the Kensington Road Neighbourhood Main Street, on street and regional bicycle paths and has good transit connections.

Location Criteria for Multi-Residential Infill

The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The following chart provides a summary of these criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

LOCATION CRITERIA	MEETS CRITERIA?
1. On a corner parcel	Yes
2. Within 400 metres of a transit stop	Yes
3. Within 600 metres of an existing planning primary transit stop	Yes
4. On a collector or higher standard roadway on at least one frontage	No
5. Adjacent to existing or planned non-residential development or multi-unit development	No
6. Adjacent to or across from an existing or planned open space, park or community amenity	Yes
7. Along or in close proximity to an existing or planned corridor or activity centre	Yes
8. Direct Lane Access	Yes

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application. The subject site is located approximately 280 metres walking distance from two transit stops for transit routes 1 and 305 located on Kensington Road NW.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the development permit stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time

PUBLIC ENGAGEMENT

Community Association Comments

The West Hillhurst Community Planning Committee does not have concerns with the rezoning as proposed.

Citizen Comments

A petition was received by 16 nearby residents against the proposal, all of whom reside on Broadview Road. Concerns cited included:

- High congestion of pedestrian, bicycle and vehicle traffic along 21 Street NW;
- Safety concerns due to the blind corner from the lane, which is used by City of Calgary vehicles;
- Privacy concerns due to overlooking;
- Precedent setting nature of the application; and
- General incompatibility of the proposed development with the existing community.

Public Meetings

No public meetings were held.

APPENDIX I

APPLICANT'S SUBMISSION

In this area of West Hillhurst and surrounding communities we are noticing an increase in density living. As a matter of fact just across the street to the east of this property there are two properties that already have in place suited detached garages.
We feel that within the close proximity to the downtown core of Calgary that a higher density is not only something that is happening but, also of value.
Also, with the Foothills Hospital, SAIT campus and also the University of Calgary campus close with the public transportation at hand, having smaller affordable suites to rent for medical staff and students is necessary.
The land property owner would like to build a legal suite above the rear detached garages and to change their land designation from RC2 to RCG.

APPENDIX II

COMMUNITY ASSOCIATION COMMENTS

July 25, 2017

The West Hillhurst Community Association Planning Committee met July 17 and discussed LOC2017-0179.

The Committee offers the following comments:

The West Hillhurst Community Planning Committee does not have concerns with the rezoning as proposed.

P. Schryvers

PROPOSED

BYLAW NUMBER 335D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0179)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

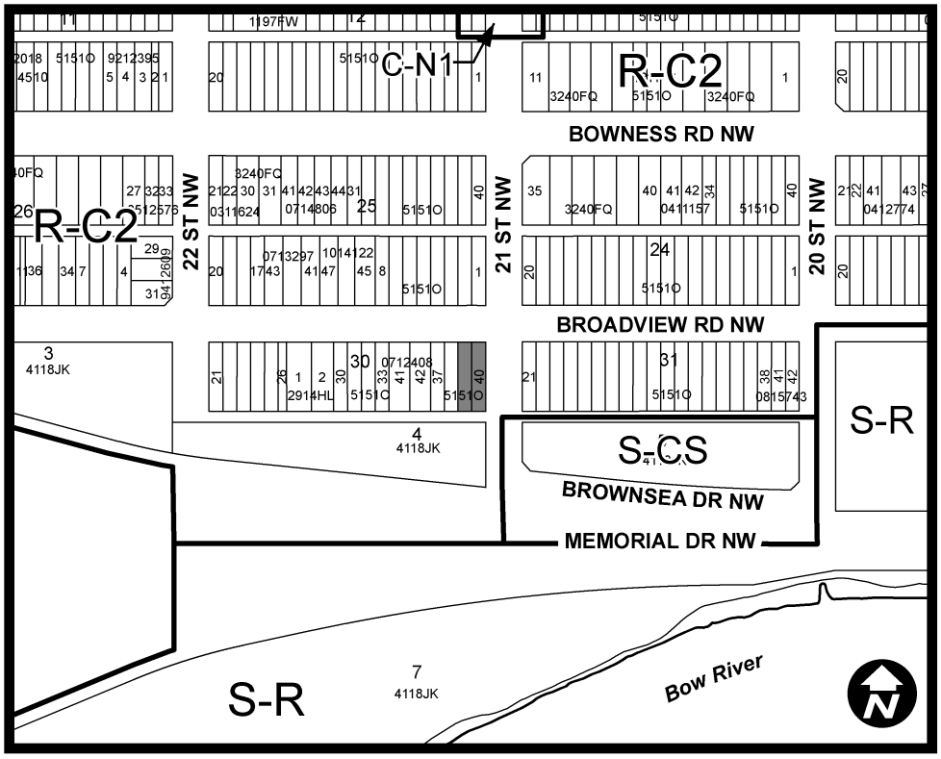
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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R-C2
R-C2
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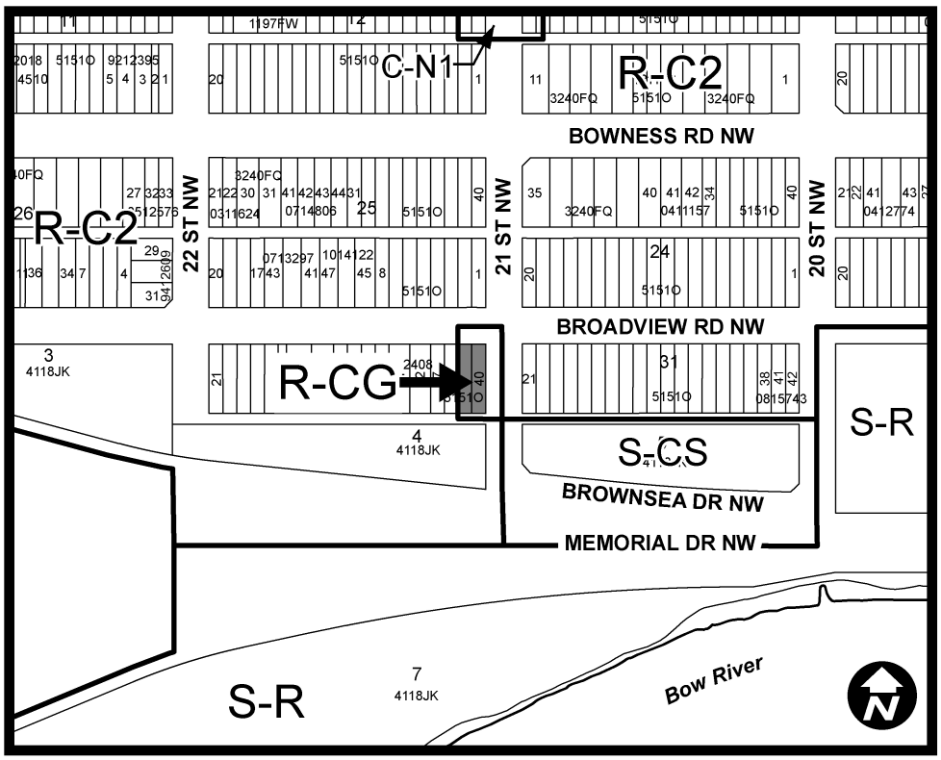
22 ST NW
21 ST NW
20 ST NW
BROADVIEW RD NW
S-CS
S-R
S-R
BROWNSEA DR NW
MEMORIAL DR NW
Bow River
N

PROPOSED

AMENDMENT LOC2017-0179
BYLAW NUMBER 335D2017

SCHEDULE B



LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
CORNERS OF 19 AVENUE NW AND 12 STREET NW;
BYLAW 336D2017 **MAP 28C**

EXECUTIVE SUMMARY

This application proposes to redesignate two separate parcels of land from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for future redevelopment consistent with the direction of the of the North Hill Area Redevelopment Plan. No development permit applications have been submitted at this time.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 September 07
That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.
That Council hold a Public Hearing on Bylaw 336D2017; and 1. **ADOPT** the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 1201 and 1302 – 19 Avenue NW (Plan 3150P, Block 13, Lots 39 and 40; Plan 3150P, Block 17, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and 2. Give three readings to the proposed Bylaw 336D2017.

REASON(S) FOR RECOMMENDATION:

The proposal implements the applicable land use strategy identified within the recently revised Capitol Hill portion of the North Hill Area Redevelopment Plan. The proposed R-CG District is intended for parcels located in close proximity or directly adjacent to low density residential development. The proposal allows for a range of housing types within building forms that have the ability to be compatible with the existing neighbourhood and better accommodate the needs of different age groups, lifestyles and demographics.

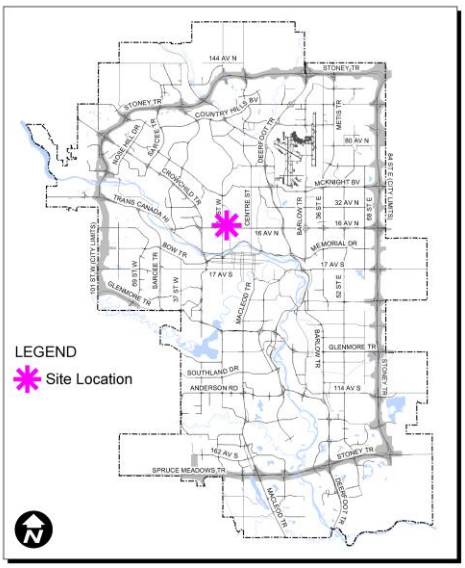
ATTACHMENT

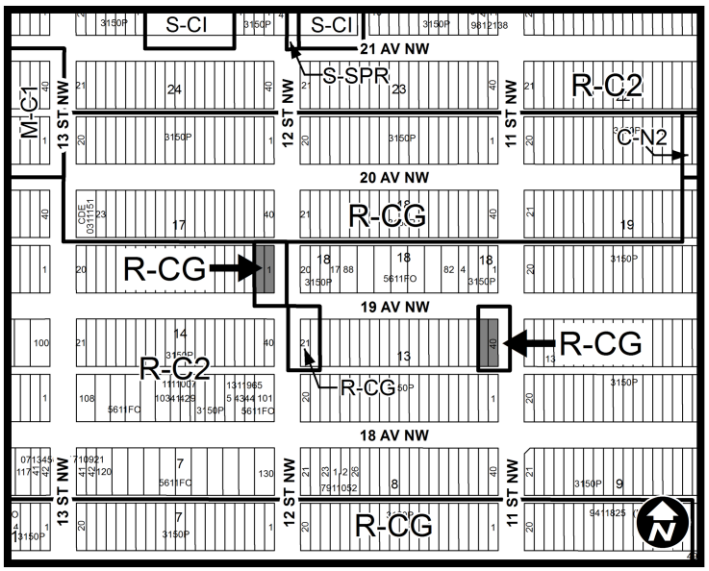
1. Proposed Bylaw 336D2017
2. Public Submissions

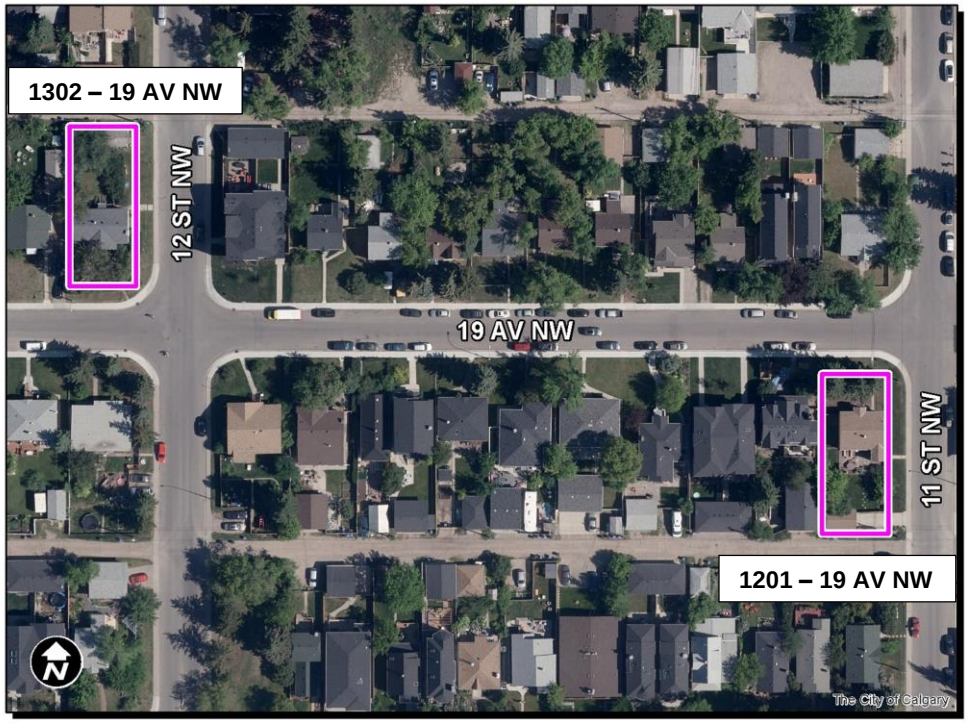
M. Beck

LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
CORNERS OF 19 AVENUE NW AND 12 STREET NW;
BYLAW 336D2017 **MAP 28C**

LOCATION MAPS







LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
CORNERS OF 19 AVENUE NW AND 12 STREET NW;
BYLAW 336D2017 **MAP 28C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 1201 and 1302 – 19 Avenue NW (Plan 3150P, Block 13, Lots 39 and 40; Plan 3150P, Block 17, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: L. Juan **Carried: 8 – 0**

Comments from Mr. Leighton:

- I supported this (and the other) "R-CG" rezoning (land use amendment) applications on the CPC Agenda.
- I share, however, Commissioner Carra's interest in better urban design outcomes and also Commissioner Keating's concerns about the R-CG zone's "suites within suites" and associated parking provisions.
- Both issues have been repeatedly highlighted in letters of opposition to previous R-CG applications from both Community Associations and neighbours.
- Finally, everyone appears to struggle with the prescriptive (as opposed to performance - based) "Location Criteria for Multi-Unit Residential Infill".
- For these reasons, I suggest that the R-CG District be the subject of detailed review and refinement by Administration as part of the 2018 work plan.

M. Beck

LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
CORNERS OF 19 AVENUE NW AND 12 STREET NW;
BYLAW 336D2017 **MAP 28C**

Applicant:

Heather Sorensen

Landowner:

Homes By Sorensen Ltd
Razina Visram

PLANNING EVALUATION

INTRODUCTION

The community of Capitol Hill is subject to the policies of the North Hill Area Redevelopment Plan (ARP) which provide direction in relation to redevelopment in the communities of Mount Pleasant, Tuxedo, and Capitol Hill. On 2016 March 06, Council approved major amendments to the Capitol Hill portion of the ARP. Through these amendments the majority of corner lots within the community's low density areas were identified as appropriate for *Low Density Rowhouse* or R-CG District in Land Use Bylaw terms.

On 2017 July 31 Council implemented the *Low Density Rowhouse* ARP typology through a City-initiated land use redesignation of approximately 300 R-C2 parcels located along 24 Avenue NW, 20 Avenue NW and north side of 17 Avenue NW.

The remaining corner parcels (identified *Low Density Rowhouse*) located outside of these three corridors were intentionally left out by City Council from the City-led redesignation with the expectation for individual land owners to apply to redesignate these parcels on their own in the future. Both properties included in this redesignation application fall into this "category".

SITE CONTEXT

Situated within a low density (R-C2) part of Capitol Hill along 19 Avenue NW and east of 14 Street NW, both parcels are located at the corners of their respective residential blocks, have rear lane access and are developed with one storey single-detached dwellings. Mature vegetation and trees exist on both properties. While 1201 - 19 Avenue NW slopes down from the lane toward 18 Avenue NW, 1302 - 19 Avenue NW is relatively flat.

The community of Capitol Hill has seen population growth over the last several years. In 2016, Capitol Hill reached just over 4,500 residents which represents the community's historical population peak.

Capitol Hill	
Peak Population Year	2016
Peak Population	4,571
2016 Current Population	4,571
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

Existing land use

Both sites are currently designated Residential – Contextual One/Two Dwelling (R-C2) District. The R-C2 is a residential designation in developed areas that is primarily for single, semi-detached and duplex dwellings. R-C2 parcels developed with single detached dwellings may also contain a secondary suite.

Proposed land use

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse development where each unit must face a street with a front door. The maximum density of 75 units per hectare allows for up to four (4) dwelling units on each of the two parcels.

The R-CG designation also for a range of low density housing forms such as single-detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are below 45 square metres in size.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report maintains the objectives of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) – (2009 – statutory)

The subject parcels are located within the Developed - Inner City - Residential Area of the MDP. The applicable MDP policies encourage redevelopment of inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for residential infill in areas that are more extensively served by existing infrastructure, public facilities, and transit. The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that may be sensitive to existing low-density residential development in terms of height, built-form, and density.

North Hill Area Redevelopment Plan (2000 – statutory)

On 2016 March 06, Council approved major amendments to the Capitol Hill portion of North Hill ARP to identify areas appropriate for modest intensification consistent with the MDP (see APPENDIX II). Through these amendments corner lots within the community,

including the two sites subject to this redesignation, were identified on the revised land use map of the ARP as *Low Density Rowhouse*. The applicable ARP policies call for *Low Density Rowhouse* areas to redevelop with grade-oriented residential development such as rowhouse buildings, duplex dwellings, semi and single detached dwellings. The proposed R-CG District effectively implements this policy.

While the details regarding the future site and building design will be reviewed at the development permit stage, the ARP includes a range policies outlining specific site and building design expectations for corner parcels within the *Low Density Rowhouse* area. In addition, the following general building and site design principles will guide Administration's review of future development permit applications applied for on these sites:

- Allow for building setbacks that create an appropriate relationship with public streets;
- Develop a strong relationship between the building and the street through individual unit entries and appropriately designed private amenity spaces.
- No vehicular access from public streets; and
- No surface parking between building(s) and public streets.

Location Criteria for Multi-Residential Infill

While the proposed R-CG District is not a multi-residential land use, the Location Criteria for Multi-Residential Infill were amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other "multi-residential" developments.

The proposal generally aligns with the guidelines. The following chart provides an evaluation summary of these criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

LOCATION CRITERIA	EVALUATION
1. On a corner parcel	Yes
2. Within 400 metres of a transit stop	Yes
3. Within 600 metres of an existing or planned primary transit stop	While beyond 600 metre radii of SAIT and Lions Park LRT Stations, North Crosstown BRT Stations are proposed along 16 Avenue NW just to the east of 12 Street NW (~350 metres).
4 On a collector or higher standard roadway on at least one frontage	12 Street NW is collector street. 11 Street NW is a residential standard.

5. Adjacent to existing or planned non-residential development or multi-unit development	All adjacent corner parcels are identified as appropriate for 'Low Density Rowhouse'.
6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	16 Avenue NW which is classified as an Urban Corridor is located approximately 300 metres to the south.
8. Direct Lane Access	Yes

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required for this application. Pedestrian access is available via an established network of sidewalks in the area. While the SAIT LRT Station is beyond the typical Transit Orient Development (600 metre) threshold, transit service is available along 20 Avenue NW, 10 Street NW, 14 Street and 16 Avenue NW (routes 414, 404, 89, 65, 19, 5 and 4). It is anticipated that vehicular access will be from existing lane ways. Parking along 19 Avenue NW is restricted to permit holders. Some one hour and some two hour on-street parking is available along 12 Street NW and 11 Street NW, respectively.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of both parcels without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage as part of the Development Site Servicing Plan.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the development permit stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Capitol Hill Community Association (CHCA) had been circulated, but provided no comments in response to this proposal with the intent to remain neutral. Notwithstanding and subject to Council's decision on this application, the CHCA has offered to facilitate a meeting between the Applicant and adjacent land owners/neighbours at the time of development permit application(s).

Citizen Comments

Twelve letters have been submitted in opposition of the proposal at the time of writing this report. The comments received may be summarized as follows:

1. Additional demands on existing infrastructure - a lack of capacity on existing streets within the neighbourhood; impacts on existing sewer lines; additional demand for on-street parking on already congested streets (each R-CG development could result in 16 additional cars).
2. R-CG incompatible with low density development – three-storey rowhouse buildings within a low density R-C2 areas consisting of single, semi-detached dwelling and bungalows are not appropriate or desirable.
3. Decrease in property values in the area – many adjacent land owners invested in redevelopment or considerable upgrades to their R-C2 properties.
4. Loss of privacy and mature trees as a result of redevelopment.
5. Safety of children in the area as result of additional traffic.
6. Existing Enmax facilities preventing rowhouse development along 12 Street NW.
7. Not consistent with applicable ARP policies – Rowhousing and four-plexes should be limited to major corridors in our community.
8. Higher density development often supports rental properties – lack of care for the community, no sense of pride generally associated with ownership.

Public Meetings

The Applicant met with the representatives of the CHCA on 2017 June 07 to discuss the application.

APPENDIX I

APPLICANT'S SUBMISSION

We are requesting to redesignate two residential properties (1302 19th Ave NW & 1201 19th Ave NW) in the community of Capitol Hill from R-C2 to R-CG to implement the policies of the North Hill Area Redevelopment Plan and to allow for future redevelopment under the R-CG guidelines. At this time no official plans have been submitted to the City of Calgary. The plan for 1302 19th Ave NW is to build four (4) attached row townhouses for resale. The plan for 1201 19th Ave NW has not yet been decided but the R-CG District would allow for up to four units on the property.

The proposal is intended to allow for a moderate increase in density and provide for a broader range of housing in Capitol Hill. Our proposed redesignation is in keeping with the Capitol Hill portion of the North Hill Area Redevelopment plan, in addition to the applicable policies of the City of Calgary Municipal Development Plan. Specifically, our redesignation encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The Land Use Bylaw in section 525 contains the following purpose statement regarding the RCG District:

"[…] (b) accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; (c) accommodates Secondary Suites and Backyard Suites with new and existing residential development; (d) provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade oriented housing over time; and (e) accommodates site and building design that is adaptable to the functional requirements of evolving household needs."

In addition, the properties are located in close proximity to transit (both C-train – 6 blocks away – and bus routes to downtown – 3 blocks away) and 6 blocks from a proposed BRT route. One of the goals of the City's Transit Oriented Development policies is having a higher population reside closer to public transit. In addition, the properties are located close to public schools, SAIT, the U of C and North Hill Shopping Centre. Having the ability to provide multiple dwellings/units on the properties (instead of the currently allowed two) would be beneficial for the residents as well as being in alignment with the goals of the City. Moreover, this community does not object to densification in accordance with the MDP.

In summary, the proposal complies with applicable municipal policies and our intention is to develop new housing that will enhance the streets of Capitol Hill and provide a more affordable and diverse housing options within the community. We believe that our proposed redesignation will only promote the economic growth of Calgary and will strengthen the community of Capitol Hill. I would like to thank the City of Calgary, Capitol Hill Community Association and other parties involved for taking the time to review our redesignation application.

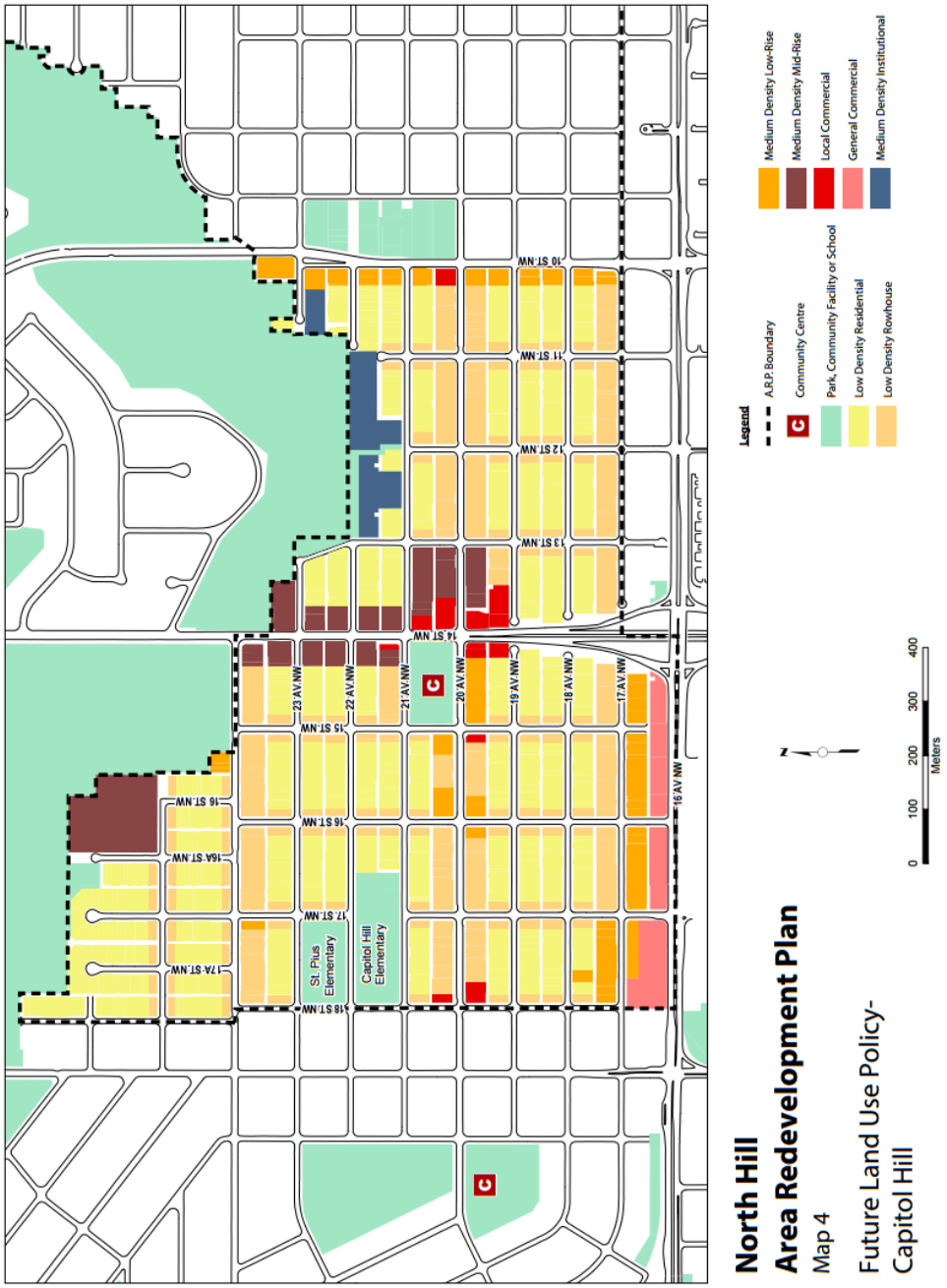
M. Beck

LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
CORNERS OF 19 AVENUE NW AND 12 STREET NW;
BYLAW 336D2017

MAP 28C

APPENDIX II

NORTH HILL AREA REDEVELOPMENT PLAN
FUTURE LAND USE POLICY – CAPITOL HILL



PROPOSED

BYLAW NUMBER 336D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0132)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

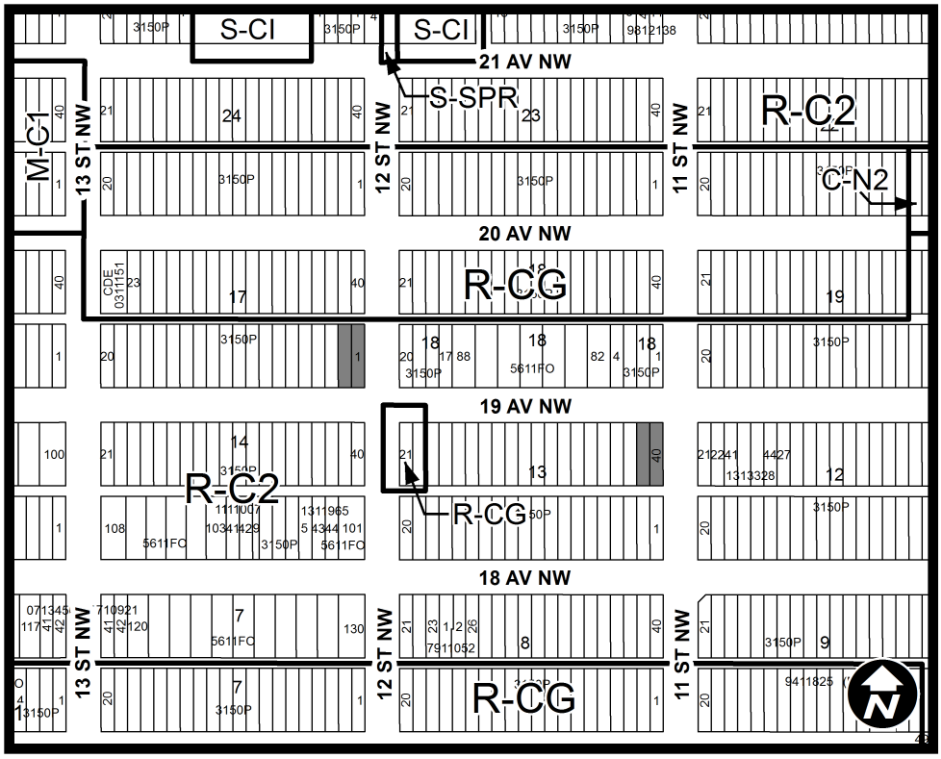
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0132
BYLAW NUMBER 336D2017

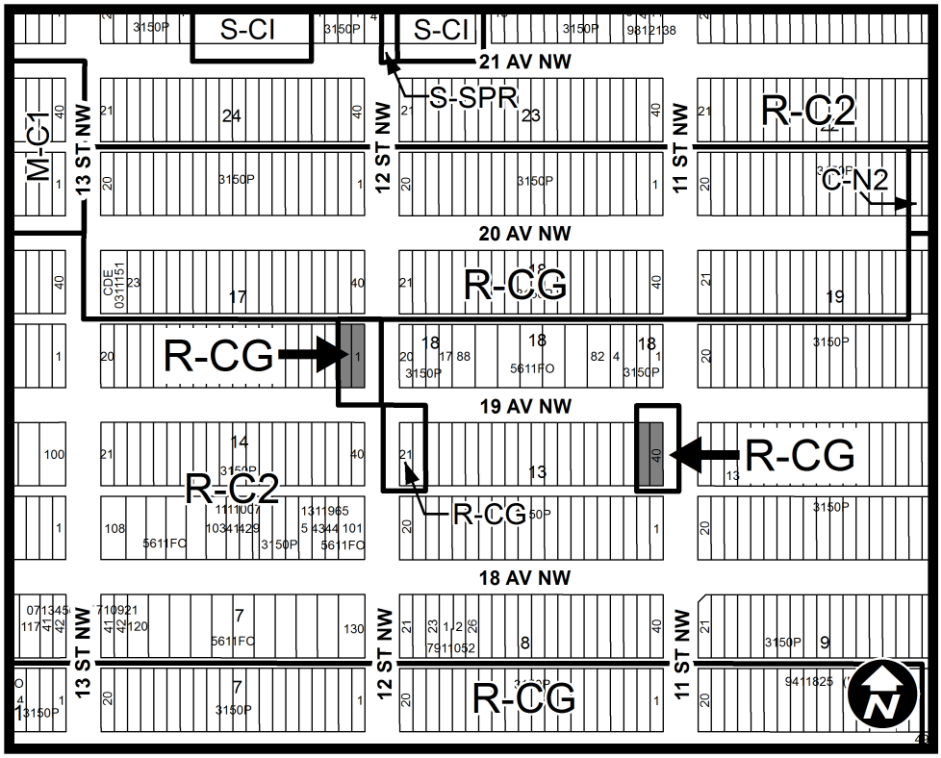
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0132
BYLAW NUMBER 336D2017

SCHEDULE B



McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Monday, October 23, 2017 7:39 AM
To: LaClerk
Subject: FW: [EXT] Capitol Hill Bylaw 336D2017 Feedback

From: Dave Morrison [mailto:dave.m@shaw.ca]
Sent: Sunday, October 22, 2017 11:11 AM
To: City Clerk
Subject: [EXT] Capitol Hill Bylaw 336D2017 Feedback

The fundamentals of real estate state that there must be predictability and consistency of product. In the case of land use changes that are occurring in Capitol Hill/Banff Trail, these redesignations are in absolute contradiction to those fundamentals. When citizens make decisions on property purchases, a key criteria is zoning, with the expectation being the City not impose changes indiscriminately and simply disregard rules that have existed for decades. However, this appears to be the case with the 'pilot' ARP in our area of Calgary. A great number of property owners in this neighborhood have loudly voiced their objections, to these proposed zoning changes, which frankly all have been ignored. We are one of those property owners that have repeatedly documented our concerns with the City Planning focal, the Ward 7 councillor and the developers involved.

Frankly we are not sure why we are taking the effort to write again on the proposed changes to 1201 and 1302 19th Avenue NW from RC-2 to RC-G, as all of our concerns, and our fellow neighbors, have been conveniently dismissed since the City has declared their opinion is the only one that is correct. The signs going up this week are insulting because the City just wants to show the appearance of being open minded to differing viewpoints. The decision to redesignate land use has already been made, this is just following the bureaucracy of process.

We would suggest that the Mayor and each City councillor have a good hard look at their own homes and neighborhoods, and evaluate how each of them would be finding out that overnight their predicable and consistent property they purchased decades ago, will now be permanently changed. A pilot project by definition means that it can be 'undone', which would be impossible to do once row houses adjacent to your home are built. The complexion of the neighborhood changes dramatically from its contextual look and feel to the increased density, which today is a maximum of 2 families. to 8 families, in one fell swoop! Something to look forward to in our future is a wall 11m high from curb to back lane boundary line.

Our inherent property rights, quiet enjoyment and value of our lovely home/yard have all been negatively impacted because of these sweeping proposals.

Disregarded citizens that are not represented in City council, but tax after tax collected from this address.
Tax without representation is not the basis of democracy.

Tannis Arnason and Dave Morrison
1207 19th Avenue NW, Calgary

RECEIVED

2017 OCT 25 AM 11: 38

THE CITY OF CALGARY
CITY CLERK'S

1305 19 Ave. N.W.

Calgary, Alberta

T2M 1A5

Oct. 20, 2017

Office of City Clerk

The City of Calgary

With regard to 1201 19 Ave. N.W. and 1302 19 Ave. N.W.

R-C2 to R-CG

Dear Sir,

We and all the neighbours have already strongly objected to this exact change being applied for at 1201 and 1302 19 Ave. N.W.(Martin Beck, File Manager, Planning and Development). It goes without reason that we are all opposed to this change. We purchased our home 43 years ago and feel we should have been notified if such a zoning change could be made in an established neighbourhood.

We are very concerned about this application. We feel it is not appropriate to have this style of development in our community. This style does not fit with the other new developments (side by side and single family units). One of these row townhouses has been done on the corner of 20th Ave. and 17th Street. As these are small units, the garages will be used for dry storage and each unit will park 2 more cars on the street. There are 4 units on each lot times 3 lots trying to change the zoning putting 12 new units in our immediate area. Each unit will park 2 cars (average) on the street putting 24 more cars on our block, and there is already a problem with parking due to SAIT .

We don't want to be the people who say "NOT IN MY BACKYARD" but our area seems to be inundated with projects that would not be accepted any place else. A drug rehab apartment building on 17th Avenue was opened. We don't feel safe walking in our own neighbourhood. On the corner of 17th Avenue and 13th Street a developer got permission to bring in a modular home and stack 2 on top of each other and finished it with galvanized steel. This would not be allowed in any new community. It gets worse. On 17th Avenue an infill is finished with old barn boards. Would you like to live next to any of these? It seems any project that would not be accepted in any other neighbourhood is allowed to be built here. We know the city wants higher density and we are already complying with this through infills and duplexes. Why are the people who bought here 20, 30, 40, 50 years ago and made the community what it is being penalized for making this community a place where everyone wants to live. We already have projects we don't want that take away from our community spirit and we don't need Row Housing to make the situation worse.

Anyone who morally or ethically agrees to these changes and votes for it should consider putting Row Housing on the lot next to them and not next to us!!!

REGARDING 1201 19 Ave. N.W

1302 19 Ave. N.W.

R-C2 to R-CG

Very much opposed

Yours truly

Allan Kopp Linda Kopp

Allan and Linda Kopp

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Friday, October 27, 2017 8:36 AM
To: LaClerk
Subject: FW: Rezoning R-C2 to R-CG for 1302 and 1201 19th Ave NW #336D2017

From: Pam Wilkinson [mailto:pinkflamingo_2002@hotmail.com]
Sent: Thursday, October 26, 2017 9:18 PM
To: City Clerk
Subject: [EXT] Rezoning R-C2 to R-CG for 1302 and 1201 19th Ave NW #336D2017

City Clerk

I am writing in response to the outlined plan to change the zoning for two properties on 19th Ave. N.W from R-C2 to R-CG. I grew up in this neighbourhood and have seen many single family homes torn down to be replaced with side-by-side and duplex dwellings. This practice doubles the density of the area and appears to be an ongoing trend. I am against any higher density as it has been my experience that such properties end up being rented for profit. I have had to pick up garbage left all over the lane and on my property several times from such dwellings. There are also many houses in the area that do not maintain their property, there does not seem to be the same sense of pride affiliated with ownership leading to a decrease in property values. It is also my understanding that 20th Avenue is to be re-zoned for even greater density. I feel this community is doing its share to manage urban sprawl without changing the current zoning. It would be refreshing if the concerns of the individual property owners took precedence over the monetary gain of developers.

Sincerely,

Pam Wilkinson

LAND USE AMENDMENT
ST. ANDREWS HEIGHTS (WARD 7)
SOUTH OF 13 AVENUE NW AND EAST OF KINGSTON STREET NW
BYLAW 337D2017 **MAP 19C**

EXECUTIVE SUMMARY

This application proposes redesignation of lands from DC Direct Control District to Residential – Contextual One Dwelling (R-C1) District to allow for a Child Care Service use within the existing school building.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 September 07
That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.
That Council hold a Public Hearing on Bylaw 337D2017; and 1. **ADOPT** the proposed redesignation of 0.87 hectares ± (2.16 acres ±) located at 2634 – 12 Avenue NW (Plan 0313499, Block R, Lot 2) from DC Direct Control District **to** Residential – Contextual One Dwelling (R-C1) District, in accordance with Administration's recommendation; and 2. Give three readings to the proposed Bylaw 337D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1 district is compatible with the established character of the community and will allow for the continued use of the site as a school. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan, the parcel is in close proximity of transit and can accommodate the proposed use within the existing building.

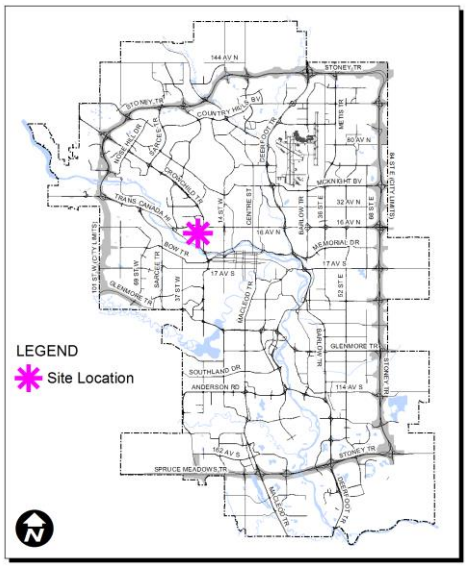
ATTACHMENT

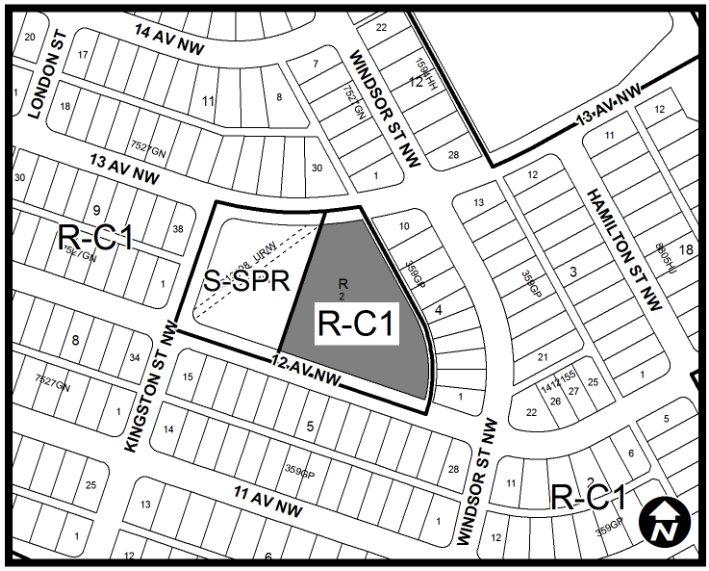
1. Proposed Bylaw 337D2017

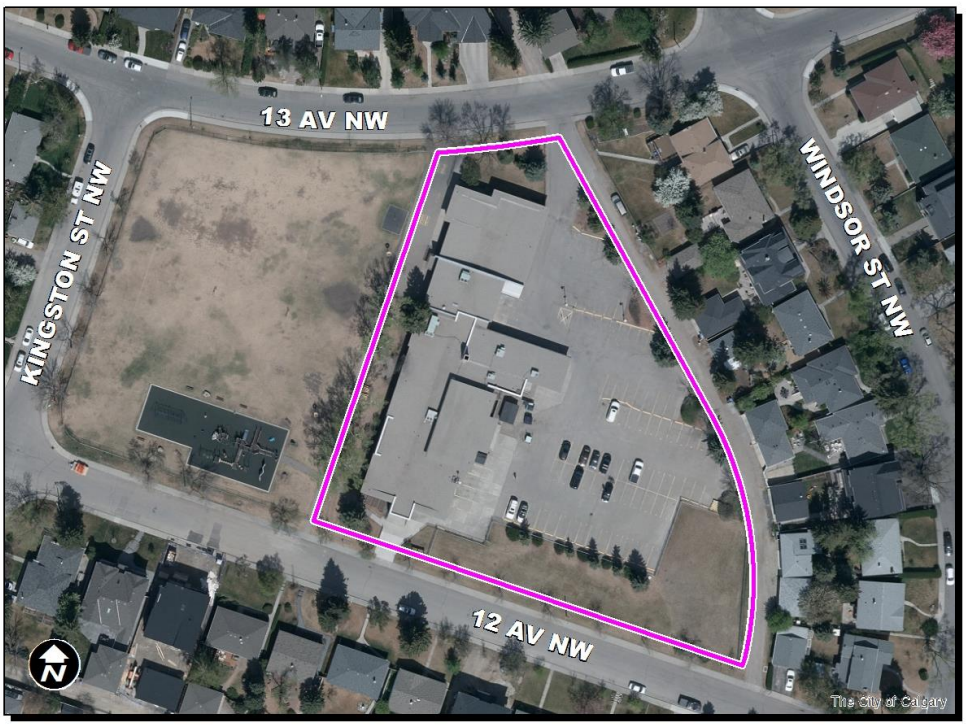
S. Jones

LAND USE AMENDMENT
ST. ANDREWS HEIGHTS (WARD 7)
SOUTH OF 13 AVENUE NW AND EAST OF KINGSTON STREET NW
BYLAW 337D2017 **MAP 19C**

LOCATION MAPS







LAND USE AMENDMENT
ST. ANDREWS HEIGHTS (WARD 7)
SOUTH OF 13 AVENUE NW AND EAST OF KINGSTON STREET NW
BYLAW 337D2017 **MAP 19C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.87 hectares ± (2.16 acres ±) located at 2634 – 12 Avenue NW (Plan 0313499, Block R, Lot 2) from DC Direct Control District **to** Residential – Contextual One Dwelling (R-C1) District.

Moved by: M. Tita **Carried: 7 – 0**

Absent: Mr. Palmiere left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

LAND USE AMENDMENT
ST. ANDREWS HEIGHTS (WARD 7)
SOUTH OF 13 AVENUE NW AND EAST OF KINGSTON STREET NW
BYLAW 337D2017 **MAP 19C**

Applicant:	***Landowner:***
O2 Planning and Design	Maria Montessori Education Centre of Calgary Ltd

PLANNING EVALUATION

SITE CONTEXT

The site is located in a low density residential R-C1 setting in the community of St. Andrews Heights. The parcel is currently developed with an existing school building with surface parking lot. Single detached dwellings exist to the north, south and east of the parcel. Immediately adjacent to the site, to the west is a park. The parcel is approximately 400 metres from a bus stop.

LAND USE DISTRICTS

The site is currently designated DC District based on the R-1 district of Land Use Bylaw 2P80 with the additional use of a private school. While this would accommodate the school use it does not allow for a child care service. The proposed R-C1 district would allow for a Child Care Service use if it is located in a building used as a school. The R-C1 district is also consistent with the surrounding community context.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject site is located within a *Residential, Developed-Established Area* as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies.

There is no local area plan for St. Andrews Heights.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from 12 and 13 Avenues NW with vehicular access from 13 Avenue NW. The area is served by Calgary Transit with a bus stop located approximately 400 metres walking distance from the site along University Drive NW. Unrestricted on-street parking is allowed in the area.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The St Andrews Heights Community Association (CA) was circulated as part of this application and submitted a letter in support of the proposed land use amendment (APPENDIX III). The St Andrews Heights CA did raise concerns regarding traffic and parking issues for the proposed uses on the site.

Citizen Comments

Two letters were received from the adjacent residents in opposition to the application. The letters expressed concerns with noise, traffic and parking issues.

Public Meetings

No public meetings were held.

APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel, a former CBE school site, was recently acquired by Maria Montessori Education Centre of Calgary with the intent of repurposing the property as a montessori school and child care service. Unfortunately, the 2003 DC which references the R-1 rules of Bylaw 2P80 with the added discretionary use of Private School, does not list Child Care Services as a permitted or discretionary use.

Accordingly, this application seeks to redesignate the property to R-C1 which lists Child Care Services and School - Private as discretionary uses if they are in buildings used, or previously used, as a School Authority - School. This redesignation will then serve the dual purpose of:

1. Removing an unnecessary Bylaw 2P80 direct control district; and
2. Allowing administration to consider a Change of Use Development Permit for the child care service.

LAND USE AMENDMENT
ST. ANDREWS HEIGHTS (WARD 7)
SOUTH OF 13 AVENUE NW AND EAST OF KINGSTON STREET NW
BYLAW 337D2017 **MAP 19C**

APPENDIX II

LETTERS SUBMITTED

ST ANDREWS HEIGHTS COMMUNITY ASSOCIATION
2504 - 13 Avenue NW, Calgary, AB. T2N 1L8
www.standrewsheights.ca
info@standrewsheights.ca

August 4, 2017

Steve Jones
Planning and Development
City of Calgary
P.O. Box 2100, Station M
Calgary, AB
T2P 2M5

Dear Sir:

This letter is submitted on behalf of the St Andrews Heights Community Association (SAHCA) for community comments regarding development permit application LOC2017-0194.

The applicant, Maria Montessori Education Centre, is requesting re-designation of the Chief Crowfoot School site from DC/R-1 to R-C1. The SAHCA has met with the new owner of the school regarding the site on several occasions, including after this application was submitted. Information regarding this development was circulated to community members and they were asked to submit any comments or concerns for inclusion in the community response.

In conjunction with the opinions of several residents who contacted the VP Non-residential for SAHCA, the Community Association is supportive of the site remaining a school.

Within that broad support there is a concern the majority of the Board wishes to have considered, i.e. the potential traffic patterns and their impact on the surrounding community. Unlike the original school which was designed (as were the surrounding streets) to serve primarily foot traffic, and the last school owner who used 5-6 buses to transport the majority of students, the current school owner said she is expecting approaching 300 trips of private vehicles per school day. If the land use zoning is changed to allow younger children on site, this volume of traffic will be compounded by the need to physically escort the approximately 100 younger children to and from the school, not simply drop them curbside.

This raises concerns about the ability of emergency services to access the community as well as the safe movement of school attendees and residents on school days.

We believe that the school has not yet effectively prepared for this and we request a commitment from both the school and The City to work with the community to resolve any issues that may arise. We have established an excellent relationship with the Maria Montessori Education Centre, look forward to having them in our community, and we anticipate that this will continue as we work together to address any possible traffic issues.

In summary, the SAHCA supports this application and ask that we have a commitment from all required parties to address any traffic and parking issues that may arise as the Maria Montessori Education Centre adjusts to its new home.

For the SAHCA Executive
Lea Meadows, Secretary SAHCA

PROPOSED

BYLAW NUMBER 337D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0194)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

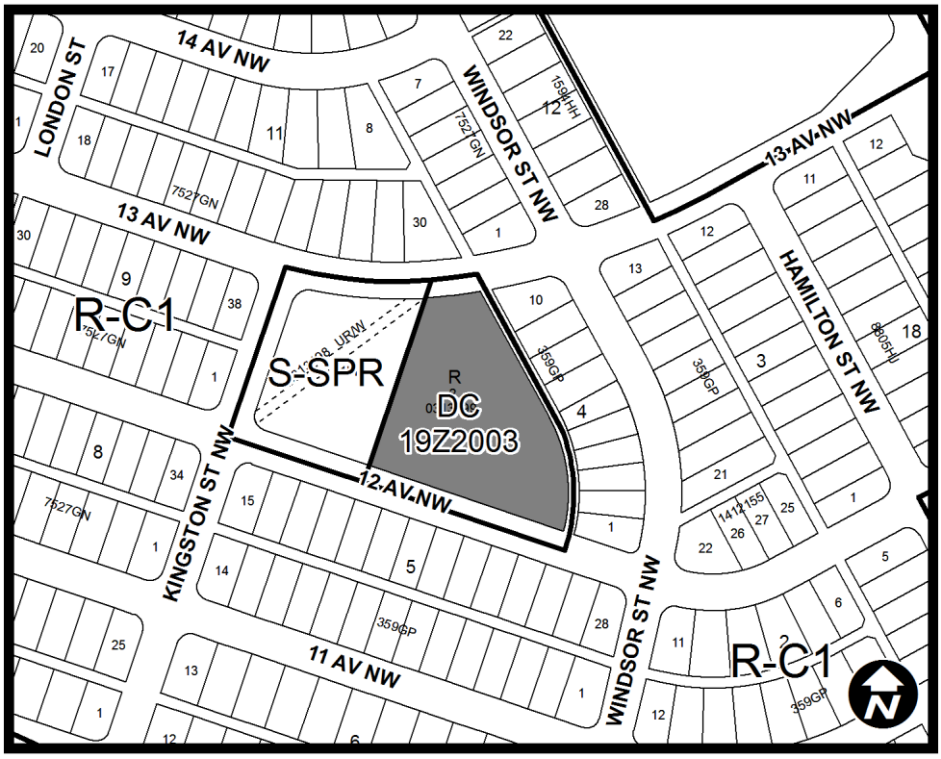
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

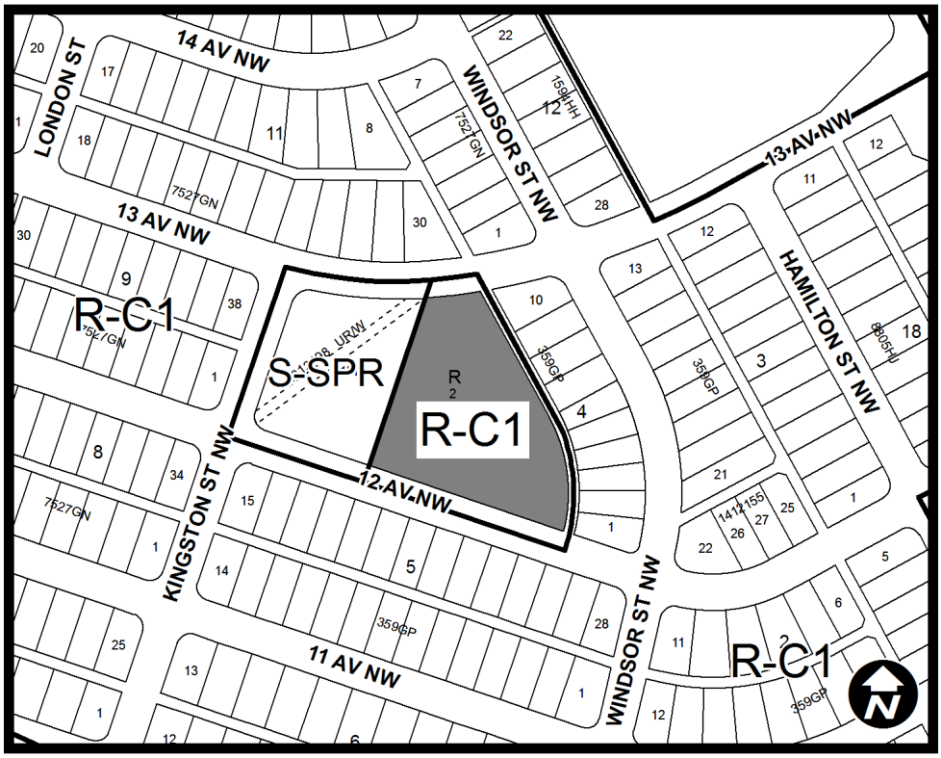
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


14 AV NW
LONDON ST
WINDSOR ST NW
13 AV NW
13 AV NW
HAMILTON ST NW
R-C1
S-SPR
DC
19Z2003
12 AV NW
KINGSTON ST NW
11 AV NW
WINDSOR ST NW
R-C1

SCHEDULE B


14 AV NW
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13 AV NW
HAMILTON ST NW
R-C1
S-SPR
R-C1
12 AV NW
KINGSTON ST NW
11 AV NW
WINDSOR ST NW
R-C1

LAND USE AMENDMENT
SHAGANAPPI (WARD 8)
NORTH OF 17 AVENUE SW AND EAST OF 25A STREET SW
BYLAW 338D2017 **MAP 18C**

EXECUTIVE SUMMARY

This application proposes to change the land use district of the subject parcels from Residential – Contextual One/Two Dwelling (R-C2) to Residential Grade Orientated Contextual (R-CG) to allow for the development of two legal basement (secondary) suites located within each of the two existing semi-detached dwellings. The parcels are located within the community of Shaganappi.

This application has been evaluated and recommended by Planning for approval on its technical merits and in accordance with MDP policies. Planning, however, highlights that comments were received from individual residents who objected to this application on the basis that this is a departure from the recent City-Initiated Main Streets land use redesignations and the related ARP amendment. In effect, the residents see the Main Streets R-CG redesignations as a boundary to R-CG land use in Shaganappi. Moreover, this area of the Shaganappi community is relatively small as it relates to its inner core area characterized by single and semi-detached houses, as bounded by its surrounding corridors (17 Avenue, 33 Street, Bow Trail, and Crowchild Trail SW). The geographic shape, size, and boundary context of this area thereby contributes to a local view that the Main Street exercise is in effect a boundary for R-CG. However, to clarify, the Main Streets Initiative was a corridor-focused exercise, as compared to a community-wide exercise, and did not in effect set a boundary for R-CG. Accordingly, this application has been reviewed on its individual merits as a site-specific R-CG proposal.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 338D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1718 – 25A Street SW (Plan 5536R, Block 3, Lots 19 to 21) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 338D2017.

LAND USE AMENDMENT
SHAGANAPPI (WARD 8)
NORTH OF 17 AVENUE SW AND EAST OF 25A STREET SW
BYLAW 338D2017 **MAP 18C**

REASON(S) FOR RECOMMENDATION:

This application is consistent with MDP policy including the Developed Residential Areas policies and Housing Diversity and Choices policies. The subject parcels are located within an existing low density residential area, within close proximity to both transit and primary transit stops, is adjacent to an open space area and has direct lane access.

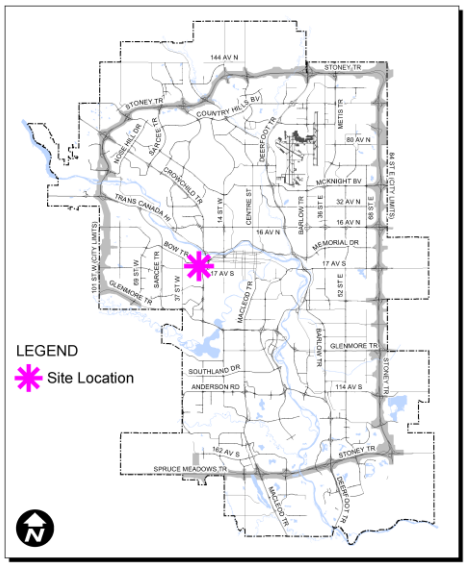
While this application may meet the technical policy requirements for the proposed land use redesignation, the Applicant is strongly advised that the recent City-led Main Streets initiative may influence Council's decision.

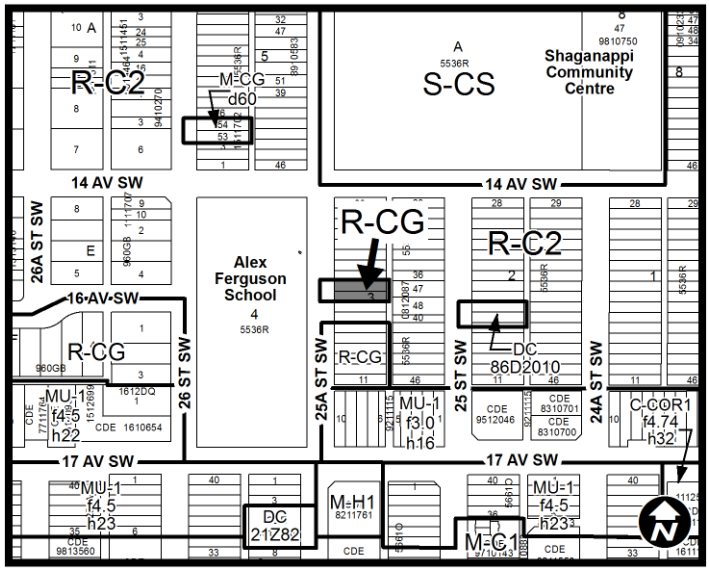
ATTACHMENT

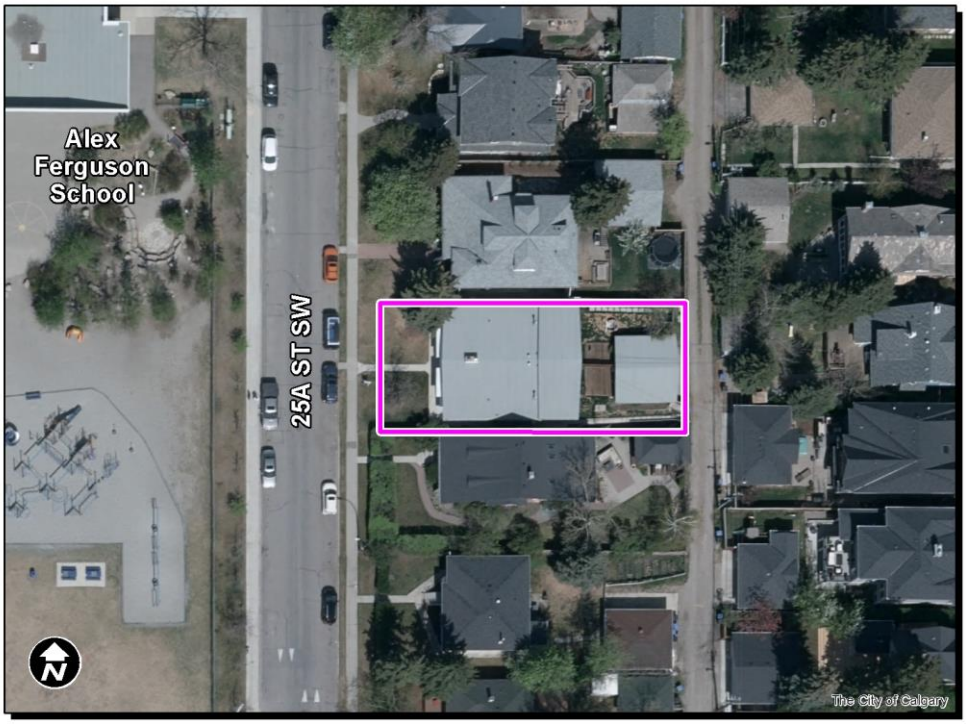
1. Proposed Bylaw 338D2017
2. Public Submissions

LAND USE AMENDMENT
SHAGANAPPI (WARD 8)
NORTH OF 17 AVENUE SW AND EAST OF 25A STREET SW
BYLAW 338D2017 **MAP 18C**

LOCATION MAPS







LAND USE AMENDMENT
SHAGANAPPI (WARD 8)
NORTH OF 17 AVENUE SW AND EAST OF 25A STREET SW
BYLAW 338D2017 **MAP 18C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1718 – 25A Street SW (Plan 5536R, Block 3, Lots 19 to 21) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: C. Friesen **Carried: 6 – 2**
Opposed: S. Keating and A. Palmiere

LAND USE AMENDMENT
SHAGANAPPI (WARD 8)
NORTH OF 17 AVENUE SW AND EAST OF 25A STREET SW
BYLAW 338D2017 **MAP 18C**

Applicant:	***Landowner:***
Evan Jon Fer	Evan Jon Fer

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C2 setting in the community of Shaganappi, the site is approximately 15 metres by 37 metres in size and is developed with a pair of one-storey semi-detached dwellings and a two-car garage that is accessed from the rear lane. R-C2 parcels exist to the north, east, south and west of the site. While the parcel to the west of the site is R-C2, it should be noted that it contains Alex Ferguson School.

If approved, the density maximum would increase from two (2) dwelling units to three (3) dwelling Units. Further, the maximum building height would increase from the current 10 metres to 11 metres.

The subject parcels are adjacent to the 17 Avenue SW Main Streets area, which was approved in April 2017. This approval resulted in the amendment of the Killarney-Glengarry Area Redevelopment Plan and land use amendments to numerous parcels including 1736, 1732 and 1728 – 25A Street SW from R-C2 to R-CG. These three parcels are within close proximity to the subject parcels that are affected by this proposed application. The Applicant was provided numerous notifications during the Main Streets program, inviting them to participate in the extensive public engagement opportunities that took place between City staff and local residents. The Applicant states that they did not receive these notifications and was not aware of the Main Streets program until a Pre-Application meeting that occurred on March 2017. As a result of the Main Streets engagement, community residents as well as the Office of the Ward Councillor have expressed concerns about the expectations that have been established and that this application does not align with them. Further discussion about this matter is contained within the Public Engagement section of this report.

LAND USE DISTRICTS

The proposed R-CG district is a low density residential district that would allow one Secondary Suite or Backyard Suite on a parcel that contains a semi-detached dwelling. The proposed district would also allow for grade-orientated development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-Detached Dwellings and Cottage Housing Clusters. The proposed R-CG district would increase the maximum density allowed from two (2) dwelling units to three (3) dwelling Units. Further, the maximum building height would increase from the current 10 metres to 11 metres.

Approval of this land use application allows for these potential suites and/or grade-orientated developments to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no Local Area Policy that applies to this application.

Location Criteria for Multi-Residential Infill

The following criteria itemize preferred conditions to support land use amendments in low density residential areas. These criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval. In general, the more criteria an application can meet, the more appropriate the site may be considered for multi-residential infill development. In some cases, there may be applications that are appropriate but meet only a few criteria, or may meet multiple criteria but are determined not to be appropriate. A review has determined this application satisfies the following criteria:

- Criteria #2: Within 400 metres of transit stop (multiple stops within 200 metres).
- Criteria #3: Within 600 metres of an existing primary transit stop (17 Avenue SW).
- Criteria #6: Adjacent to existing open space/park/community amenity (Alex Ferguson School).
- Criteria #8: Has direct lane access.

Main Streets

The subject parcels are adjacent to and not actually within the Main Streets program area. As part of the extensive city-led community engagement undertaken, the Applicant landowner did not take advantage of numerous opportunities available to them to have these parcels added to the program area. As such, now that the Main Streets redesignations are going before Council for approval, this proposed redesignation to R-CG may now be perceived as premature by Council. Also, there may be significant community opposition

TRANSPORTATION NETWORKS

The subject site is located 180 metres from the transit stop, servicing Route 2,275 metres from the transit stop, servicing Route 72, and 440 metres to the Shaganappi LRT station. The bus route offer service to the downtown core, and the circle route; respectively.

The subject site has lane, at the time of re-development, access is to come from the lane. There are no parking restrictions; however, parking should be provided at the time of Development Permit and shall meet all the required specifications and bylaw requirements for parking, stall size, etc. The site is located within the TOD (Transit Oriented Development) area.

UTILITIES & SERVICING

Water, sanitary and storm sewer are available to the site and no offsite improvements are required.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date

Citizen Comments

Six (6) letters of objection have been received from community residents. Objection reasons are summarized as follows:

Wary of Renters / Erosion of "Community Character"

- Attracting more Renters will disrupt community character;
- R-CG is out of context with community character of single-detached homes;
- Wary that "full extent" of R-CG (not just Secondary Suites, as Applicant has stated) will be developed in the future; and
- Renters cannot be trusted, likely to disrupt community character.

Main Streets Master Plan

- Subject parcel not within Main Street boundary and thus, should not be allowed to rezone to R-CG.
- Master Plan engagement left them with understanding that existing adjacent R-C2 would be fixed, not able to change.

Consultation

- Upset they were not consulted by Applicant prior to submitting application.

Other

- Expensive homes should be protected from "Over Development";
- R-CG will lower adjacent property values; and
- On-Street parking already over capacity during peak hours by adjacent school use; R-CG will make it worse.

During Administration's review of this application, these comments were considered as follows:

- To address resident concerns about lack of engagement as part of this application, Administration has required the Applicant to speak with adjacent neighbours, the Shaganappi Community Association and the Ward Councillor;

- Although the sites redesignated by the Main Streets program represent the result of comprehensive dialogue with stakeholders, as with any plan, those sites and particularly sites a little beyond are not frozen and applications must be considered

by The City. Administration's recommendation for approval is based on the application's technical merits and in accordance with MDP policies. Bearing this in mind, Administration recognizes that this application represents a departure from the results of recent intensive engagement between the City and local stakeholders that resulted in the recent City-initiated Main Streets land use redesignations and ARP amendments.

- This is a Land Use Amendment application and not a Development Permit. As such, Administration cannot review specific development proposals but rather, the impact of the potential land uses on the surrounding area.

- Regarding the perceived risks associated with "Renters" or perceived impacts on surrounding property value are not Planning matters and as such, cannot be considered in this review.

- Regarding the perceived impact on community character, R-CG is a low density residential district that is intended to gently increase density within established neighbourhoods that are predominantly comprised of single detached housing. The district continues to allow for Single detached, Semi-Detached, Duplex housing forms, in addition to the Rowhousing Building form which respects the community character of grade-orientated housing that addresses the front street and provides for private amenity space in the rear.

- The Land Use Bylaw requires one parking stall per Dwelling Unit plus one parking stall per Secondary Suite. If a bylaw relaxation is required, the existing parking conditions will be considered as part of a Development Permit application review process

Public Meetings

Given the proximity to the approved Main Streets area and the feedback provided Community Residents, Administration directed the Applicant to:

- Provide a written summary of community engagement discussions undertaken and to ensure they've consulted with the Community Association, surrounding neighbors and Ward Councillor. On 2017 July 09 the Applicant provided the following information:

  - 2017 February 13 – Pre-application meeting with City of Calgary over the phone. Was advised that Main Streets had previously proposed R-CG for the entire block (including to the east) but pulled it back to 2 lots south of the subject property following major opposition from the residents and CA. Further, they were advised to talk to neighbours, Community Association (CA) and Ward Councillor. Suggested a possibility would be for the Ward Councillor to make a proposed motion on the floor

of council at the public hearing for main streets that R-CG be added to include his property.

- 2017 March 02 – Applicant notified the CA of intention to rezone and include property as part of Main Streets project. CA noted consultation period for Main Streets was over however a separate application to R-CG could be made.

- 2017 March 19 – Applicant notified the Resident of 1722 - 25A Street SW of their intention to rezone to R-CG. The Resident requested further details and discussion.

- 2017 March 23 – Applicant notified Ward 8 Councillor's office is notified of intention to re-zone to R-CG. Applicant asked if property could be included and rezoned as part of Main Streets project. Councillor's office responded that they would not support this as Main Streets consultation period was over.

- 2017 May 20 – Applicant met with Resident of 1710 - 25A Street SW Resident expressed concerns regarding previous tenants at site and requested further discussion.

- 2017 May 22 – Applicant met with Resident of 1722 - 25A Street SW. Resident concerned about previous tenants and landlord at the site. Resident unsure whether or not to oppose the land use amendment.

- 2017 May 24 – Further discussion with Resident of 1710 - 25A Street SW. No objections to land use if adjacent neighbors were ok with it.

- 2017 May 31 – Meeting with Resident of 1716 - 25A Street SW. Strongly opposed to land use amendment. Resident had concerns with property value declining and living next to renters. Resident noted previous owner/landlord did not live on site and there were problem tenants.

- 2017 June 11 – Discussion with R. Goodfellow of the Shaganappi Community Association. Would not confirm if CA would support or oppose.

- 2017 June 30. Discussion with Councillor. Supports secondary suites, however there is concern with recent engagement with Main Streets and the property being mid-block. Could not confirm whether he would support or oppose.

- 2017 July 09 – Discussion with R. Goodfellow at Community Association. Confirmed that the CA will neither support nor oppose land use amendment.

APPENDIX I

APPLICANT'S SUBMISSION

The property is located in the community of Shaganappi and currently includes a semi-detached building with two separate units.

The owner is requesting approval to develop the basements into two legal secondary suites. The property is currently zoned as R-C2 residential zoning which allows secondary suites as a permitted use for detached homes, however not for duplex units. A land use amendment to R-CG would allow the development of secondary suites in the existing semi-detached building.

Reasons for approval of this land use amendment include:

- The property is located 400m from an LRT station and aligns with the TOD principles of increasing density near a primary transit station.
- Provides additional, affordable housing options for Calgarians in an older, inner city neighborhood where population has been steadily declining.
- Takes advantage of existing, underutilized amenities and infrastructure including transit, schools, parks and shopping.
- The property can easily accommodate parking for 4 vehicles on site. This block of 25A St is across from an elementary school/greenspace and therefore offers plenty of additional on street parking.
- No exterior changes to the building are proposed.

PROPOSED

BYLAW NUMBER 338D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0129)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

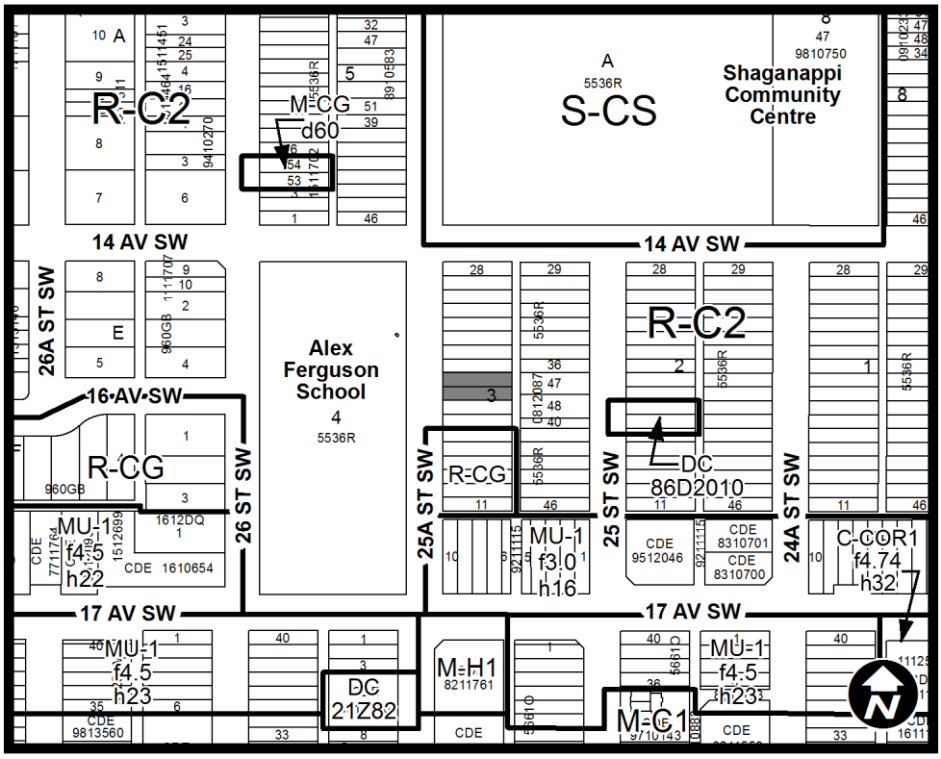
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


R-C2
M-CG
d60
A
5536R
S-CS
Shaganappi
Community
Centre
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14 AV SW
26A ST SW
16 AV SW
Alex
Ferguson
School
4
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DC
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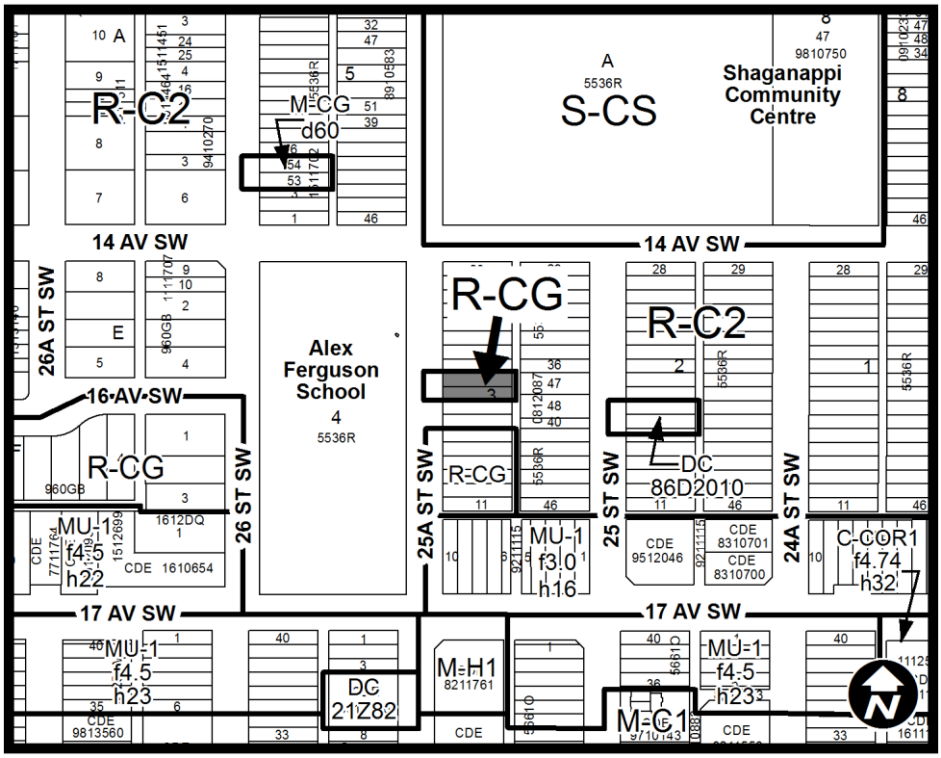
SCHEDULE B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R-CG
Alex
Ferguson
School
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5536R
R-CG
R-C2
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24A ST SW
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h32
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MU-1
f4.5
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M-H1
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M-C1
MU-1
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h23

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, October 25, 2017 3:59 PM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0129
Attachments: 2017 1025 Shaganappi Community Letter - 1718 25A St SW - Final.pdf

From: mwilhelm@shaw.ca [mailto:mwilhelm@shaw.ca]
Sent: Wednesday, October 25, 2017 1:36 PM
To: City Clerk
Subject: Online Submission on LOC2017-0129

October 25, 2017

Application: LOC2017-0129

Submitted by: Michael Wilhelm

Contact Information

Address: 1202 26 St SW

Phone: (403) 807-1876

Email: mwilhelm@shaw.ca

Feedback:

Community Association letter opposing the application is as attached. As this system is new to us, we will also submit by way of the city clerk.

October 25, 2017

Tom Schlodder
Planner 2 | Centre West Community Planning
The City of Calgary
5th Floor, 800 Macleod Trail S.E.
Calgary AB
T2G 2M3

Dear Tom:

Re: LOC2017-0129 @ 1718 25A ST SW

Shaganappi is a community that is highly engaged in planning. Over the past six years, our residents have collaborated with city staff in four separate planning processes; the Westbrook ARP, the 12th Avenue ARP, Crowchild Trail and most recently, Main Streets. As of June 2017, we had the highest community association membership as a percentage of residents in Ward 8, and with the support of a state of the art membership communication system we have been able to effectively engage our residents in development issues.

With the benefit of that experience, the Shaganappi Community Association cannot support the proposed land use amendment, located at 1718 25A St SW for the following reasons:

1. The blanket Main Streets up-zoning of 17th Avenue was completed in April 2017 with the support of extensive street level engagement led by the Community Association. This work, in concert with city staff, gave residents a high level of certainty and buy-in with respect to zoning. Therefore, in the eyes of the residents engaged in that extensive process, the introduction of a new request for a zoning re-designation, well within one block of the Main Streets boundary is not appropriate, especially as it is so soon after the recent planning process was concluded.

2. The Community of Shaganappi is extremely narrow (just two blocks wide in this area). Having so recently agreed to extensive multi-family re-designations on both the north boundary (12th Ave), and the south boundary (17th Ave), spot, mid-block R-CG zoning on this predominantly single-family street is an inappropriate intrusion that will impact the use, enjoyment and value of the property owners who live there.

3. Within the single-family interior area surrounded by these new higher density designations, the Shaganappi CA continues to be supportive of secondary suites in the existing prevalent R-C2 land use area, and the use of R-C1S zoning elsewhere. The amount of re-development that is now happening on newly redesigned sites along the perimeter corridors of our community speaks to the wisdom of the planning processes that occurred.

Tom Schlodder, Planner 2
LOC2017-0129 @ 1718 25A ST SW

With that context in mind, the proposed R-CG designation is a far too broad 'means' to get to a simple secondary suite 'end' in this narrow interior area of our community. The use of the R-CG designation for this purpose, in the context of our geography, appears to reflect a significant shortcoming in the existing Land Use Bylaw.

Approving higher density for this isolated mid-block parcel on a street that is currently predominantly single-family residential would undermine the recent well considered and appropriate transitions from the newly approved density just a few doors away on 17th Avenue.

Yours truly,

Ron Goodfellow, FRAIC
Lead, Planning and Development
Shaganappi Community Association
403 233 0179

Cc: Evan Woolley, Brieanne Biblow, Ward 8 Office, City of Calgary
Development Committee, Shaganappi CA

From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT] Submission for the November 6 Public Hearing - Bylaw 338D2017
Date: Monday, October 30, 2017 7:40:48 AM

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

-----Original Message-----
From: Mike Rawling [mailto:rawling@telus.net]
Sent: Sunday, October 29, 2017 10:43 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Submission for the November 6 Public Hearing - Bylaw 338D2017

City Clerk's Office
Mail Code #8007
P.O. Box 2100, Station M
Calgary AB Canada T2P 2M5

E-mail: cityclerk@calgary.ca

October 29, 2017

Re: Land Use Redesignation
BYLAW 338D2017
To redesignate the land located at 1718 – 25A Street SW (Plan 5536R, Block 3, Lots 19 to 21) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.
File Number: LOC2017-0129
Address: 1718 25A ST SW, Community: Shaganappi

To Whom It May Concern,

We are strongly opposed to the Land Use Redesignation proposed for the property adjacent to our home.

The main issue is the complete lack of consultation and supporting detail associated with this application. Having participated in the Main Streets project and after attending an Open House in October 2016 to talk specifically about the zoning plans for our immediate area, it was clear that no changes were being proposed for the R-C2 zoning. The level of engagement and localized consultation demonstrated in the Main Streets project was impressive. Many people in the Shaganappi Community volunteered significant time and effort to facilitate engagement and help coordinate an outcome that provided a large amount of ready to develop land while protecting the character of the neighbourhoods.

If Mr. Fer had made any real effort to contact neighbours or anyone in the community prior to putting in his application, this process could have followed a different path. Our Community has demonstrated an ability to engage on issues and work on solutions when clear and accurate information is provided. As outlined by the City of Calgary web site, early and effective engagement is important.

We are concerned that the application does not honestly reflect either the impact to the neighbourhood or the true intent of Mr. Fer. As this is a Land Use Redesignation application, not a Secondary Suite application, it must be viewed in context of the full impact of the change to R-CG zoning. Our concerns are compounded by the difficulty in obtaining information on R-CG zoning from resources available at the City of Calgary as it relates to this specific situation. If R-CG zoning provides the ability to build to 11 metres and three stories in addition to three dwelling units that each could then have a Secondary Suite resulting in 6 units, this is a radical departure from R-C2 zoning and not something that would fit this location.

Although Mr. Fer stated in the application that “No exterior changes to the building are proposed”, the Applicant contradicted that statement in brief exchanges conducted with the neighbours after filing the application. Mr. Fer made it clear that he plans to rebuild to take advantage of the increased building envelope, but there have been no details or drawings provided to outline this planned future change.

It would appear that R-CG is directed to corner lots and contiguous zoning along a street front. It is not reasonable to force a change in zoning of this magnitude to accommodate a Secondary Suite in an R-C2 area for semi-detached dwellings. A spot zoning change mid-block in a street is extremely disruptive.

R-CG zoning would be a significant change to our street when dropped in the midst of existing character homes. The two adjacent neighbours have homes that are over 100 years old and have both gone through extensive renovations to retain the character of the neighbourhood. This is also true of the rest of the street extending down to 14th Avenue to the north.

Prior concerns have been raised at the Calgary Planning Commission related to issues of spot zoning mid-block and the Combined Meeting of Council voted to refuse the associated application noted below.
Calgary Planning Commission Report To Council – 2017 May 08
211 – 18 Street NW – Bylaw: 161D2017
“Reasons for Opposition from Mr. Leighton:
• I support intensification of the West Hillhurst and other inner ring suburbs. I do not support, however, incremental spot zoning application such as this. This is in line with comments made by the West Hillhurst Community Association. Intensification is supposed to occur through an Area Redevelopment Plan (ARP) under the Municipal Government Act (MGA). This would allow the collection of Area Redevelopment levies to upgrade the required infrastructure.
Reasons for Opposition from Mr. Palmiere:
• The land use and proposed built form are inconsistent with the built form/use patterns of the area.
• Mid-block redesignation doesn’t meet the intent of the Location Criteria for Multi-Residential Infill Guidelines.
• Based on the infill that has already occurred in the area, the site and its immediate contest are unlikely to be redeveloped through the main streets process. As such this amount to a “random” redesignation.”

We are also concerned with the handling of the Calgary Planning Commission (CPC) file presented in the Agenda for the September 7th meeting of the CPC. The six letters presented in opposition to this Land Use Redesignation were only presented in a brief summarized form while Mr. Fer was encouraged to submit an unsummarized list of a one-sided view of the exchanges he had in the community. It appears to be unusual for Planning to facilitate this type of submission. Mr. Fer chose to not engage the adjacent neighbours about this application before the submission.

The brief encounter we had with Mr. Fer after the application had already been submitted was clearly misunderstood by Mr. Fer. Our concern with renters is related to ineffective landlords who do not act on concerns and are poor communicators. As an example, an issue was discussed with the former tenants to be passed onto Mr. Fer as he had not introduced himself yet. When we did meet after the application was submitted, he confirmed that this issue was received. No action or response has yet been undertaken. Any landlord, even if they live on-site, who does not deal with concerns and chooses not to communicate with the neighbours is an issue.

It's also concerning that Mr. Fer did not inform Planning, or include in his timeline of discussions supplied to the CPC file, that he wants the R-CG zoning for redevelopment to the full building envelope limits.

In addition to these concerns, please also find attached our initial letter that was submitted to the City of Calgary in

May that further outlines specific issues with this application.

The existing R-C2 district zoning has provided for a semi-detached dwelling with two units, providing a property owner with the opportunity to have a rental suite and rental revenue. The logic of the R-C2 zoning to provide a second unit is sound and for those with single detached dwelling, they can setup a second suite based on the existing Secondary Suite provisions. We are not opposed to Secondary Suites as provided for in the existing R-C2 zoning. We are opposed to an undefined rezoning application that does not align with our street and does not appear to be fully disclosed.

Regards,

Kate Alexander and Michael Rawling
1716 25A Street SW

Letter submitted to City of Calgary Planning for May 29, 2017

1718 25a ST SW Land Use Redesignation
File Number
LOC2017-0129

As the owners of the adjacent property north of 1718 25A Street SW, we are opposed to this Land Use Application.

Our opposition is based on three main areas: existing planning context; lack of clear communication; and confirmation that R-C2 is the correct designation for the area.

Planing Context

Having followed and participated in the recent Main Streets project for 17 Avenue SW, the Land Use zone changes were identified and communicated through multiple consultation sessions that provided many development opportunities within the Shaganappi Community. During that process it was clearly shown that the immediate area around our property was to remain zoned as R-C2. R-CG zoning was only identified closer to 17th Avenue.

The Main Streets project follows the Shaganappi Point Area Redevelopment Plan in 2014 and the West LRT Land Use Study in 2009 that all identified this immediate area as remaining as Low Density. Large amounts of additional density have been accommodated in key locations in the Shaganappi Community in all of these plans and they now await development based on the economic conditions. In addition, the population of Shaganappi is impacted by this redevelopment transition as existing residents move out and parcels of land get built up. Significant population growth is already accommodated for in the approved plans as outlined in the Developed Areas Growth & Change 2016 report.

We believe that the Shaganappi Community, as supported by the Shaganappi Community Association, has taken a progressive approach to engaging with the City and other stakeholders to arrive at workable growth plans for this community.

Communication

We only discovered that an application for redesignation at 1718 25A Street SW was before the City when the sign went up on the lawn. At no time had we been contacted about this plan.

It remains unclear what the true plan is for the property and there have been no details provided beyond the brief description mailed out as the Applicant’s Submission.

Asking for an R-CG zoning would provide for the future build-out to anything permitted under R-CG and would not be limited to what is mentioned in the Applicant’s Submission. We can not accept this risk to our property.

It concerns us that a change of this magnitude was not presented to us within the context of the comprehensive and thoughtful discussions demonstrated in the Main Streets project.

R-C2 Zoning

When we bought our property over 17 years ago, we were drawn to this established community because of the character of the surrounding homes and adjacent school and parks. We have worked to maintain our 1912 home as one of the original homes in the neighbourhood.

This family-orientated corridor of homes between 14th Ave and 17th Ave provides a core to connect the community and R-C2 zoning works very well to anchor that character. By adding density along the main corridors of the community as already planned, there can be limited disruption to this well established area.

As 1718 25A Street SW was purchased as an R-C2 property with an existing Secondary Suite [update: the term second suite was intended as we understand now that “Secondary Suite” has a specific meaning at the City of Calgary], it already provides the opportunity for rental income. The larger unit size can encourage families to rent close to Alexander Ferguson School. Although we have had some good neighbours rent at that location, we have also had some very bad experiences and the prior property owner only acknowledged our concerns when the renters ended up causing significant damage to the unit. The proposal to make more rental units takes away from the well established character of the neighbourhood and can negatively impact the use, enjoyment and value of our property.

The school has been operating at or above capacity for a number of years. Throughout the day there are elementary school children being dropped off and picked up all along the street and we have worked with the City to provide traffic calming and parking restrictions in the area to accommodate safe drop-offs and pick-ups. As well, designated parking for Teachers is required along the street as there is very limited parking at the school and in the evening and on weekends the playing fields are rented by the City to teams who also take up parking.

As a dynamic inner-city community, Shaganappi is well positioned to grow with purpose but also maintain a strong link to the area’s heritage.

Regards,

Michael Rawling
Katherine Alexander
1716 25A Street SW

From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT] Bylaw 338D2017 - LOC 2017-0129 @ 1718 25A Street SW
Date: Monday, October 30, 2017 7:53:22 AM
Attachments: LOC 2017-0129 Bylaw 338D2017.pdf

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: bronwyn@goodmedia.com [mailto:bronwyn@goodmedia.com]
Sent: Sunday, October 29, 2017 2:13 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Bylaw 338D2017 - LOC 2017-0129 @ 1718 25A Street SW

To The City Clerk,

Please find attached my letter of opinion regarding LOC 2017-0129; Bylaw 338D2017. To be submitted in relation to the Public Hearing on November 6/17.

Could you kindly confirm receipt of this email.

Thank you.

Bronwyn and Brad Goodfellow

Office of the City Clerk,
City of Calgary,
700 Macleod Trail SE
P.O. Box 2100 Stn. M
Calgary, AB.
T2P 2M5

October 27, 2017

Re: LOC2017-0129 @ 1718 25A Street SW
Bylaw 338D2017

To Whom It May Concern,

We do not support the proposed Land Use Amendment from R-C2 to R-CG based on the following:

1) The mid-block, local road location
2) Recently completed land use amendments in Shaganappi
3) Out of context "spot" zoning

The property is situated mid-block on a local residential roadway of a narrow community (only 2 blocks wide in the site area). Full build out under this amendment will have a direct negative impact on the adjacent single-family homes. It would isolate and impact the privacy of adjacent neighbours as well as the single-family homes located behind the site to the east. According to the City's *Location Criteria for Multi Residential Infill,* the site should be "1) On a corner parcel - corner sites will avoid mid-block development; otherwise it signals that the entire block is appropriate for redevelopment; 2) On a collector or higher standard roadway on at least one frontage". See photos below showing existing adjacent character homes that would be negatively impacted.

Shaganappi is a geographically small inner-city community that has already engaged in an extensive rezoning plan with the city via Westbrook ARP, Shaganappi Point ARP, Crowchild Trail and Main Streets to facilitate redevelopment and increase density in the community. The current R-C2 zoning is more than adequate considering the property already consists of two separate dwellings, unlike the rest of the homes on the street. If the intent is to facilitate row-housing, then the midblock location of the site is unsuitable and would allow for a maximum density that is not sympathetic with the existing residential quality and character of neighbouring homes.

This kind of "spot" zoning undermines the extensive engagement work recently completed and accepted by community stakeholders.

In absence of our former ARP, which provided specific direction relative to the local context, it is unreasonable to chip away at this established community under the MDP by allowing such amendments.

Sincerely,

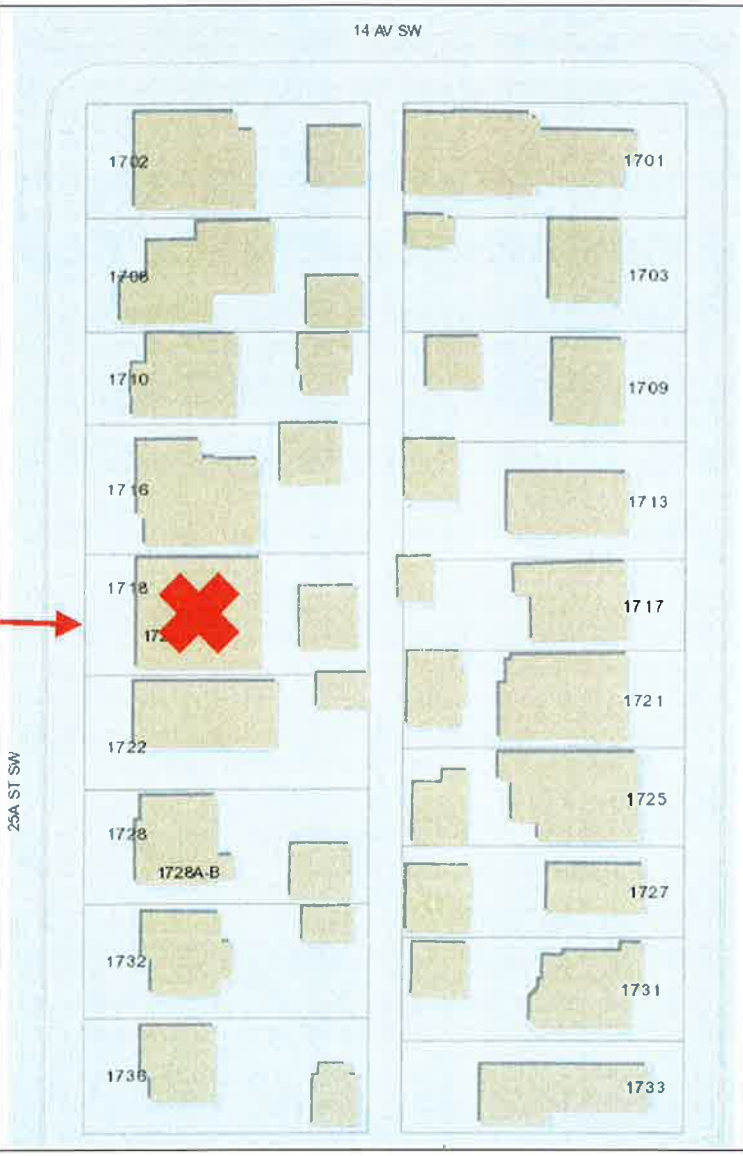
Bronwyn and Brad Goodfellow
1702 25A Street SW

Immediate adjacent neighbours: 1716, 1722

Other character homes on the block: 1710, 1706, 1702

LOCAL RESIDENTIAL ROADWAY

MID-BLOCK LOCATION



From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT] LOC2017-129 Letter of Opposition to Rezoning Application 1718 -25A Street S.W.
Date: Monday, October 30, 2017 8:38:46 AM
Attachments: LOC2017-1029 Letter of Opposition.pdf

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Allan Shewchuk [mailto:shewlegal@gmail.com]
Sent: Monday, October 30, 2017 8:31 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] LOC2017-129 Letter of Opposition to Rezoning Application 1718 -25A Street S.W.

Please find attached letter opposing the rezoning application for 1718 - 25A Street S.W. as per **LOC2017-129**

--

Allan G.P. Shewchuk, Q.C.
Allan Shewchuk Professional Corporation
Ph. (403) 605-7958

Mailing Address:
P.O Box 34262 Westbrook PO
Calgary, Alberta T3C 3W2

Delivery Address:
c/o #800 - 517 - 10th Avenue SW
Calgary, Alberta T2R 0A8

Office of the City Clerk,
City of Calgary,
700 Macleod Trail SE,
P.O. Box 2100, Station M,
Calgary, Alberta,
T2P 2M5

Re: LOC2017-0129 for 1718 – 25A Street S.W. *Via Email: cityclerk@calgary.ca*
Land Use Redesignation

To whom it may concern;

We write as very concerned residents of the Shaganappi Community in opposition to the proposed Land Use Amendment from R-C2 to R-CG in relation to the property immediately adjacent to ours.

Our objection to the Amendment at 1718 – 25A Street S.W. is that changing the designation has the potential to have a significant negative impact on our block, and on the neighborhood as a whole. Our block is currently mostly made up of very old "character homes" and this proposed change to R-CG to a lot in the middle of a residential block could result in a structure being built to 11 meters and 3 stories with 3 dwelling units. In addition, each of these dwelling units could then have a Secondary Suite, meaning that there could potentially be 6 units on the property. Essentially, smack in the middle of our block there would be "row housing" which does not fit the character or quality of the neighboring homes. A photo of our house is attached.

Further, from our review of the R-CG designation, this type of development is supposed to be limited to "corner parcels" and this kind of "mid block" development is to be avoided so as to not alter the character of the entire block. It is obvious that having such a potentially huge change to the property next to us will severely and negatively impact our over 100 year old brick house. To be blunt, this would stick out like a sore thumb which is why mid-block development should be disallowed.

In our view the current zoning is more than adequate for the owner to develop a home (with a Secondary Suite) which is what he has advised us he wanted to do. This rezoning is not needed if that is his true intention. To date the owner has not provided any concrete details or plans as to what he intends to do and has not consulted with our neighbors in that regard either. I would be happy if the current run down duplex was gone, but not to be replaced by something even worse in terms of destroying the character of the block and neighborhood.

In closing, we can advise that we have reviewed the submissions of the Shaganappi Community Association, and our neighbors Bronwyn and Brad Goodfellow and Kate Alexander and Michael Rawling and agree with, echo and support their positions. This application for rezoning is not appropriate and should be refused for the reasons set out therein.

Respectfully submitted,

Patricia Blocksom, Q.C., A.O.E. and Allan Shewchuk, Q.C. **1722 – 25A Street S.W.**

photo.JPG

From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT] Fwd: RCG 1718 25AST SW/
Date: Monday, October 30, 2017 11:04:01 AM

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Kathi MacMillan [mailto:kathi.macmillan@telus.net]
Sent: Monday, October 30, 2017 10:14 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Fwd: RCG 1718 25AST SW/

Sent from my iPad

Begin forwarded message:

> **From:** Kathi MacMillan <kathi.macmillan@telus.net>
> **Date:** October 30, 2017 at 10:09:51 AM MDT
> **To:** kathimacmillan@telus.net
> **Subject: Fwd: RCG 1718 25AST SW/**
>
> Sent from my iPad
>
> Begin forwarded message:
>
> > **From:** Kathi MacMillan <kathi.macmillan@telus.net>
> > **Date:** October 29, 2017 at 11:03:23 PM MDT
> > **To:** rawling@telusplanet.net
> > **Cc:** Duane <duane.groves@calgary.ca>
> > **Subject: RCG 1718 25AST SW/**
> >
> > Our neighbourhood has recently been re zoned to allow for more density . We followed the process and came to the conclusion , that under the current guidelines , what was proposed and disclosed by the city , we would accept without query.
> > The ink is not even dry on the re zoning document and someone has applied for a Mid Block RCG zone variance. Myself , my

neighbours and the Shaganappi Community Association are all strongly opposed.
The property has not changed hands since the original re zoning, why was this not applied for at the same time as the city was presenting there Re zoning case to our community? This could and should have been addressed while all involved were still on the same page.
Respectfully yours
Katherine MacMillan and Duane Groves @ 1710 25A ST SW

Reference bylaw 338D2017
Please send confirmation of receipt

Sent from my iPad

Sent from my iPad

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017 **MAP 27W, 33W, 34W**

EXECUTIVE SUMMARY

This land use amendment is to replace 3 existing Direct Control Districts in the Medicine Hill community which affect 4 development parcels.

The amendment is minor in nature and seeks to add additional compatible uses, modify existing rules for retail at grade and setback requirements; and add site specific parking rules for limited uses in 1 development cell.

The proposal is in alignment with relevant statutory and non-statutory planning policy and is recommended for approval.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION 2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaws 339D2017, 340D2017 and 341D2017; and

1. **ADOPT** the proposed redesignation of 6.60 hectares ± (16.29 acres ±) located at 8395, 8608, 8610, 8650, 8695 and 8800 Canada Olympic Drive SW and 2200 Na'a Drive SW (Plan 7910494, Block B; Plan 5565AH, Block 51, Lot 8; Plan 1511348, Areas A, B and C; Portion of Plan 8511194, Block 64; Plan 1612946, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate commercial development, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 339D2017.

3. **ADOPT** the proposed redesignation of 4.36 hectares ± (10.78 acres ±) located at 924 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from DC Direct Control District **to** DC Direct Control District to accommodate commercial development, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 340D2017.

5. **ADOPT** the proposed redesignation of 5.00 hectares ± (12.37 acres ±) located at 923 Na'a Drive SW (Plan 1612946, Block 3, Lot 4) from DC Direct Control District **to** DC Direct Control District to accommodate commercial development, in accordance with Administration's recommendation; and

6. Give three readings to the proposed Bylaw 341D2017.

REASON(S) FOR RECOMMENDATION:

This land use amendment is in alignment with relevant planning policy contained in the:

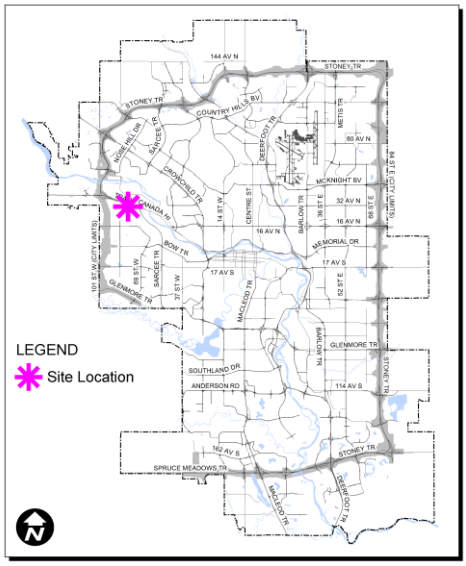
- Municipal Development Plan;
- Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP); and
- Planning Principles for the Location of Care Facilities and Shelters.

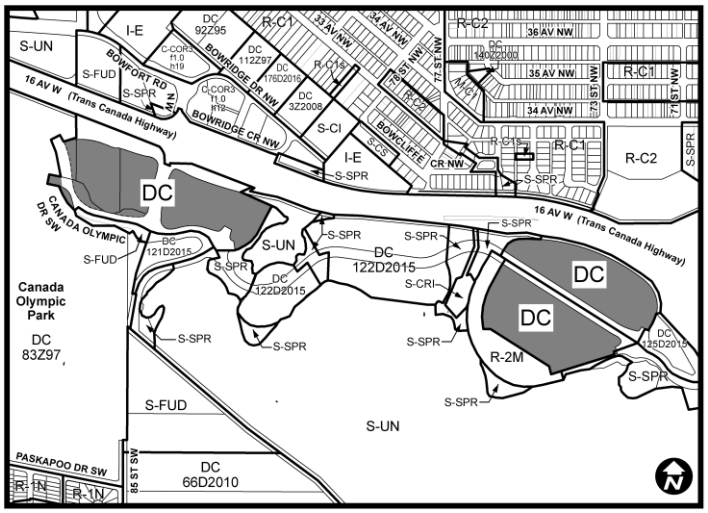
ATTACHMENTS

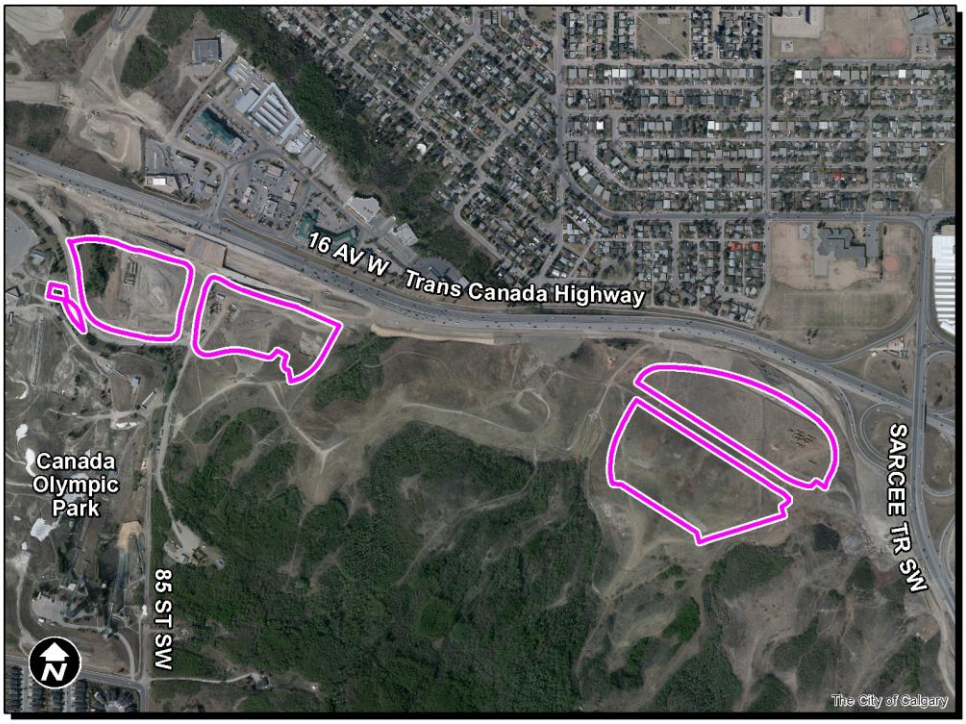
1. Proposed Bylaw 339D2017
2. Proposed Bylaw 340D2017
3. Proposed Bylaw 341D2017
4. Public Submissions

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017 **MAP 27W, 33W, 34W**

LOCATION MAPS







LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017 **MAP 27W, 33W, 34W**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 6.60 hectares ± (16.29 acres ±) located at 8395, 8608, 8610, 8650, 8695 and 8800 Canada Olympic Drive SW and 2200 Na'a Drive SW (Plan 7910494, Block B; Plan 5565AH, Block 51, Lot 8; Plan 1511348, Areas A, B and C; Portion of Plan 8511194, Block 64; Plan 1612946, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate commercial development with guidelines (APPENDIX II).

   Moved by: R. Wright **Carried: 8 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 4.36 hectares ± (10.78 acres ±) located at 924 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from DC Direct Control District **to** DC Direct Control District to accommodate commercial development with guidelines (APPENDIX II).

   Moved by: R. Wright **Carried: 8 – 0**

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   Moved by: R. Wright **Carried: 8 – 0**

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017 **MAP 27W, 33W, 34W**

Applicant:

B&A Planning Group

Landowner:

Plateau Village Properties Inc
(aka Trinity Development Group)
Calgary Olympic Development Association
The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

Medicine Hill is a new community at the base of the Paskapoo Slopes in North West Calgary. The site is south of the Trans-Canada highway, adjacent to Canada Olympic Park (to the west) with Sarcee Trail SW to the east.

The base of the slopes has been stripped and graded in alignment with planning policy, with steeply sloping topography to the north – the Paskapoo Slopes. The slopes are owned by the City of Calgary and will become a future City park (this land is designated Special Purpose – Urban Nature (S-UN) in the Land Use Bylaw).

The land has significant archeological history with the Paskapoo Slopes known to contain significant First Nations artefacts of Blackfoot origin. The site is a former Buffalo Kill site of Provincial significance, one of the largest in the Calgary area.

LAND USE DISTRICTS

The existing Direct Control Districts for the Medicine Hill site were approved by Council in July 2015 and contemplate a new mixed use community with the possibility for retail, residential, office and entertainment uses (such as a cinema and fitness facility), at the base of the Paskapoo Slopes.

This is a land use amendment for modification to 3 existing Direct Control Districts on the Medicine Hill site affecting 4 development parcels.

This application seeks to allow for:

- The possibility of larger restaurants and licensed restaurants in Cells A and B (see Appendix III for a plan outlining the named cells and locations) in the gateway and cell H in the town centre (by adding uses of Restaurant: Licensed-Large and Restaurant: Food Service Only – Large);

- Modification of an existing rule in cells A and B in the gateway and cell I in the town centre to allow for retail development at grade with a 6 storey built form (with no modification to building height);
- Additional uses of Dwelling Unit, Assisted Living and Residential Care (currently listed uses in the Land Use Bylaw but not originally contemplated in Cell I in the town centre) to allow for 6 storey apartments and the possibility of a seniors facility;
- A new defined use of Pet Care and Boarding Service – to allow for the possibility of care and overnight boarding of small animals in Cell I (similar to a kennel, with no outdoor amenity space);
- Modifications to front, side and rear setback requirements in Cell I to allow for a zero lot line to the front elevation of a building and reduced setback requirements to the side and rear; and
- Specific parking ratios for Assisted Living, Residential Care and Dwelling Unit uses based on existing Land Use Bylaw parking rates.

LEGISLATION & POLICY

Municipal Development Plan

The subject parcel is designated Planned Greenfield (with Area Structure Plan) in the Municipal Development Plan Urban Structure map.

Administration considers the additional restaurant uses proposed would allow for greater retail variety in the plan area; and the boarding of small animals (through the Pet Care and Boarding Service) would cater to the community of Medicine Hill as well as the surrounding area.

The proposed additional uses of Assisted Living and Residential Care would allow for the possibility of a seniors facility in cell I in the new community of Medicine Hill and would allow for possibility of aging in place - in alignment with MDP planning policy.

New Community Planning Guidebook (MDP Volume 2, Part 1)

In addition to high level planning Policy in the MDP the additional uses of Assisted Living and Residential Care are supported by Policy 3.3.1 (3) in the New Community Guidebook which notes: Seniors' housing and facilities should be:

a. located in proximity to green space, pathways, parks, and other amenities;

b. designed to be integrated into the Neighbourhoods and Communities to facilitate a feeling of inclusiveness;

b. provided in a variety of forms, both one-story ground oriented and apartment; and

d. located along streets with transit routes and near a bus stop.

Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP)

Administration considers the proposed land use amendment to be compliant with existing ASP Policy, in particular, section 3.1 which notes the community will be 'distinct, compact, mixed use area that contains entertainment, employment and retail amenities for local residents and visitors'.

Existing ASP Policy provides guidance which enables Administration to ensure if the uses proposed as part of this land use amendment are included as part of a development permit the Development Authority would have ability to ensure the design of buildings associated with these new uses was appropriate to this site and its surrounding context (at a gateway location, with significant First Nations history, close to a future city park).

With respect to the location of commercial uses, Administration has modified the existing rule to allow for the possibility of 6 storey development along the retail main street, but still ensure a retail focus for uses at grade as part of a mixed use or office development. The re-drafting of this rule is in alignment with existing ASP Policy, in particular policies 5.6.1(2)(a) and 5.8.2(1)(b) and 5.8.2(2)(a and b) which seek to encourage retail development along the commercial main street in the gateway and town centre in the Medicine Hill community.

Planning Principles for the Location of Care Facilities and Shelters

The Planning Principles for the Location of Care Facilities and Shelters is a non-statutory planning policy intended to assist the Approving Authority in evaluation of care facilities and shelter proposals as part of a land use amendment and/or development permit. The policy provides a set of principles and guidance to assess the appropriateness of these facilities.

With respect to the uses of Assisted Living and Residential Care which would allow the possibility for a seniors facility in cell I, Administration would consider the following policies to be particularly relevant:

- "B.5 Care facilities or shelters may be considered for redesignation to a direct control land use where residential uses are not normally permitted provided the area is safe for residential use, the facility and shelter does not impact the normal uses of the area …"

- "B.21 In areas designated as multi-residential, commercial districts and in the Centre City … the building should have the external appearance of nearby multi-residential uses, shall be of a size similar to nearby dwellings, …shall contribute to the visual attractiveness of the area and be aligned with any local plans and policies"

Administration considers the proposed land use amendment in conformance with applicable policies in the above non-statutory guidance document.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

TRANSPORTATION NETWORKS

The Medicine Hill community is accessed by the Trans-Canada Highway through the Bowfort interchange and from Sarcee Trail SW. Na' a Drive SW runs through the community with a local bus route serving the future community.

In the evaluation of the land use, outline plan and amendment to the Canada Olympic Park ASP, a Transportation Impact Assessment (TIA) was submitted by the applicant and reviewed by the City. ASP Policies set use intensity levels for the Medicine Hill Community and specific use intensity levels for the gateway, town centre and village districts. As individual development permits are submitted Administration will evaluate the uses proposed, against the use intensity planning policy and on this basis may require additional TIAs and/or Parking Studies to aid in the review of development permits.

There are no transportation concerns with respect to this land use amendment.

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodated the proposed redevelopment of the subject sites without the need for off-site improvements at this time. Development servicing will be determined at the future Development Permit and Development Site Servicing Plan circulation stages.

ENVIRONMENTAL ISSUES

There are no environmental concerns with the proposed land use.

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability will be considered by Administration at the time of development permit submission.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments:

Administration circulated this land use amendment to:
Paskapoo Slopes Preservation Society, Edworthy Heritage Society, Society of Bowness Residents, Bowness Community Association, Coach Hill/ Patterson Heights Community Association and West Springs/ Cougar Ridge – all provided no comments.

Rocky View County returned correspondence with no objections to this land use amendment.

Citizen Comments

Administration received three (3) letters raising a number of concerns and comments, which Administration would summarise as follows:

- One (1) letter raised questions about access to the proposed development and commenting that the existing access from Cougar Ridge should not be detrimentally affected by the application;

- One (1) letter was supportive of the amendments to the Direct Control districts with respect to ground floor commercial development, introduction of a seniors facility, introduction of pet facilities and modifications to setback requirements, but raised concern over introduction of large restaurants and had a concern with respect to large big box stores and anchor stores being developed instead of low scale smaller shops;

- Comments were received relating to impact on the landscape, limiting tall buildings and design and architecture (which are not part of this land use amendment);

- General comments in support of the development were received.

With respect to the comments received Administration would respond as follows:

- Access to the Medicine Hill site will be gained via the Trans-Canada Highway (through Bowfort Road NW intersection) and Sarcee Trail SW, there will be no access to the subject site from Cougar Ridge (at the top of slope);

- With respect to concerns raised over the introduction of large restaurants Administration would comment the proposal is to allow for the possibility of large restaurants within the plan area – the proposed uses are Discretionary Uses, as such Administration would have the ability to refuse such uses if it was considered there were a proliferation of these uses in the plan area. In addition, market forces will to a degree, limit the number of large restaurants in the plan area – with the number of possible restaurants being

driven by customer demand. Administration is of the opinion there are sufficient design control in the existing ASP policy to ensure the appearance of large restaurants can be appropriately controlled through the development permit process to achieve a high quality development on this special and significant site.

Public Meetings

The developer held 2 open houses (on June 19 and June 20) to provide information to members of the public on this land use amendment. 47 and 59 people attended the open houses. Community Planning staff were in attendance at both open houses.

Administration presented this application to the East Paskapoo Slopes Joint Advisory Committee on June 27. Representatives from Paskapoo Slopes Preservation Society, West Springs Cougar Ridge Community Association and Edworthy Park Heritage Society were in attendance, in addition to the applicant.

Members of the JAC provided comment on:

- Building design;
- The proposed front yard setback;
- Perception of appearance of buildings;
- Sidewalk widths;
- The proposed use areas for restaurants;
- ASP environmental Policy; and
- Exercising of dogs (linked to the Pet Care and Boarding Service use).

APPENDIX I

APPLICANT'S SUBMISSION

On behalf of Trinity Development Group Inc. (Trinity), B&A Planning Group is submitting a Land Use Redesignation application to amend three separate Trinity Hills Direct Control (DC) Districts. The changes relate to additional uses, use area, setbacks and parking provisions. These housekeeping amendments are proposed in order to accommodate a variety of uses and built forms in keeping with the vision to create a vibrant mixed-use community. A destination place to live, work, socialize, recharge and visit with family and friends.

The application consists of 15.96 hectares of land located in part within two development cells: the Town Centre and Gateway Centre. The Town Centre, at the eastern end of the site, is a live-work-shop area which meets the work and everyday shopping needs of its residents and of those from surrounding communities. The Gateway Centre at the western end is a visitor-oriented entertainment district with opportunity for retail, restaurant, cinema, office and residential uses.

Amendments to the DC Districts in the Gateway Centre and in the north Town Centre is to accommodate popular restaurants that fit the Land Use Bylaw definition for large restaurants. This inclusion of all three sizes of restaurants provides the opportunity to attract exciting and diverse eating establishments throughout the community.

Changes to the commercial use area provisions are proposed to provide clarity that commercial uses shall be located on the main floor level to ensure an active street environment.

Within the south portion of the Town Centre, the additional uses of Assisting Living, Dwelling Unit, Pet Care and Boarding Service and Residential Care are proposed to provide additional amenities, building forms as well as become more inclusive to residents of all ages and care levels. Vehicle and bicycle parking provisions are added to address parking requirements for Dwelling Units and to ensure an acceptable level of bicycle parking.

Changes to setbacks ensure a compact urban built form in order to create a window shopping street uninterrupted by building gaps created as a result of subdivision. It also allows development setbacks to be consistent with those found on the north side of Na'a Drive SW and to allow stores that front onto the sidewalk. The proposed changes would allow Trinity to create a dynamic mixed-use, pedestrian oriented street as was originally envisioned for the area but is limited by the mainly suburban development standards associated with the current land use district.

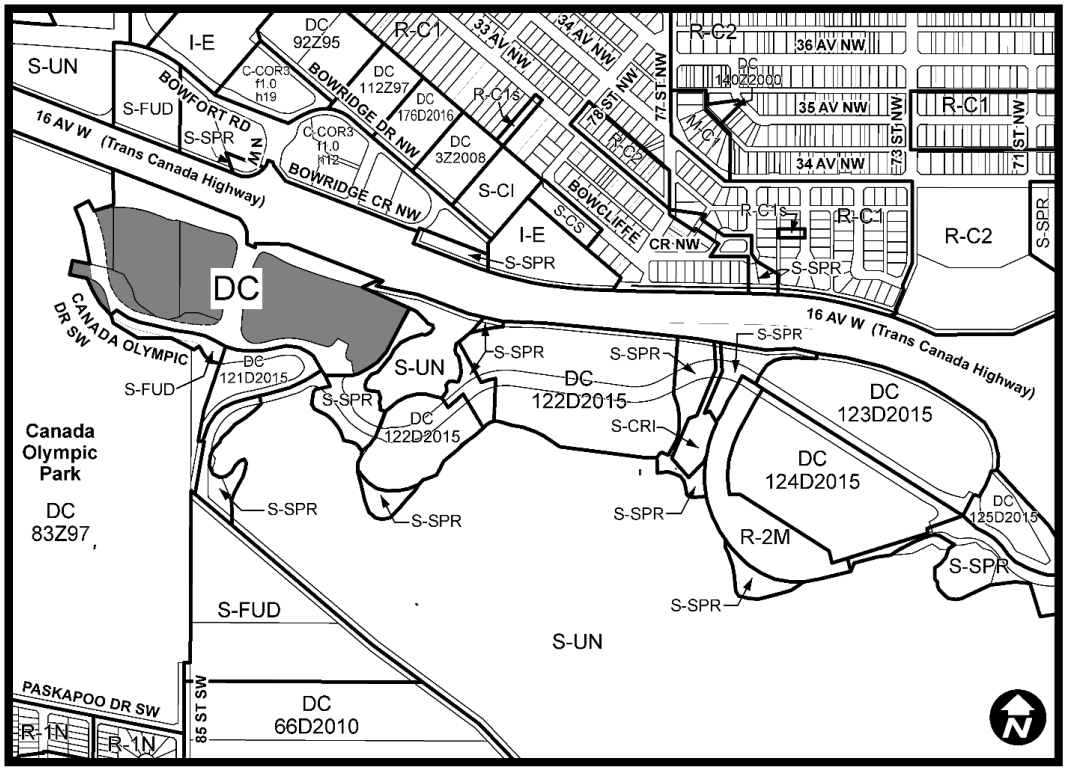
The proposed community is designed to be an exciting new destination that is inclusive and supports a walkable urban environment. When the original land use was proposed, the City did not have an appropriate land use district that could accommodate the mix of development forms and uses proposed. Through the detailed design process it became apparent that amendments to the DC Districts would be required to achieve the vision. These housekeeping amendments are intended to create the appropriate foundations that will create a community that is dynamic, inclusive and a great place to live and visit.

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017 **MAP 27W, 33W, 34W**

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Direct Control District Bylaw 1



Purpose

1 This Direct Control District is intended to provide:

(a) commercial ***uses*** along a continuous block face on a commercial main ***street***;

(b) ***buildings*** that are close to each other, the ***street*** and the public sidewalk on a commercial main ***street***;

(c) opportunities for commercial ***uses*** on the ground floor of ***buildings*** and **Dwelling Units** and **Offices** on upper floors;

(d) for varying ***building densities*** and height within a block; and

(e) **Offices** and **Multi-Residential Development** that are not located along a commercial main ***street***.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4 and 6 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

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

Permitted Uses

4 The ***permitted uses*** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Multi-Residential Development**;
(b) **Restaurant: Food Service Only – Large**; and
(c) **Restaurant: Licensed – Large**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Commercial Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

7 Except as referenced in 8(2) there is no minimum ***use area*** or maximum ***use area*** in this Direct Control District.

Location of Uses Within Buildings

8 **(1)** The following ***uses*** must not locate on the ground floor of ***buildings***:

(a) **Assisted Living**;
(b) **Catering Service – Minor**;
(c) **Child Care Service**;
(d) **Counselling Service**;
(e) **Health Services Laboratory – With Clients**;
(f) **Instructional Facility**;
(g) **Live Work Unit**;
(h) **Medical Clinic**;
(i) **Place of Worship – Small**;
(j) **Post-Secondary Learning Institution**;

(k) **Residential Care**;
(l) **Social Organization**; and
(m) **Veterinary Clinic**.

(2) With the exception of **Multi-Residential Development**, "Commercial Uses" must occupy a minimum of 80 per cent of the area of the floor closest to ***grade***.

(3) A "Commercial Use" that is located on the floor closest to ***grade*** must have:

(a) an individual, separate, direct access to ***grade***; and
(b) an entrance that is visible from the ***street*** that the ***use*** faces.

(4) "Commercial Uses" and **Live-Work Units**:

(a) may be located on the same floor as **Addiction Treatment, Custodial Care** and **Residential Care**; and

(b) must not share an internal hallway with **Addiction Treatment, Custodial Care** and **Residential Care**.

(5) Where this section refers to "Commercial Uses", it refers to the ***uses*** listed in Section 4 and 5 of this Direct Control District other than **Addiction Treatment**, **Custodial Care**, **Dwelling Units**, **Multi-Residential Development** and **Residential Care**.

Building Height

9 **(1)** A maximum of one ***building*** within this Direct Control District may have a maximum ***building height*** of 75.0 metres.

(2) A maximum of two ***buildings*** within this Direct Control District may have a maximum ***building height*** of 50.0 metres.

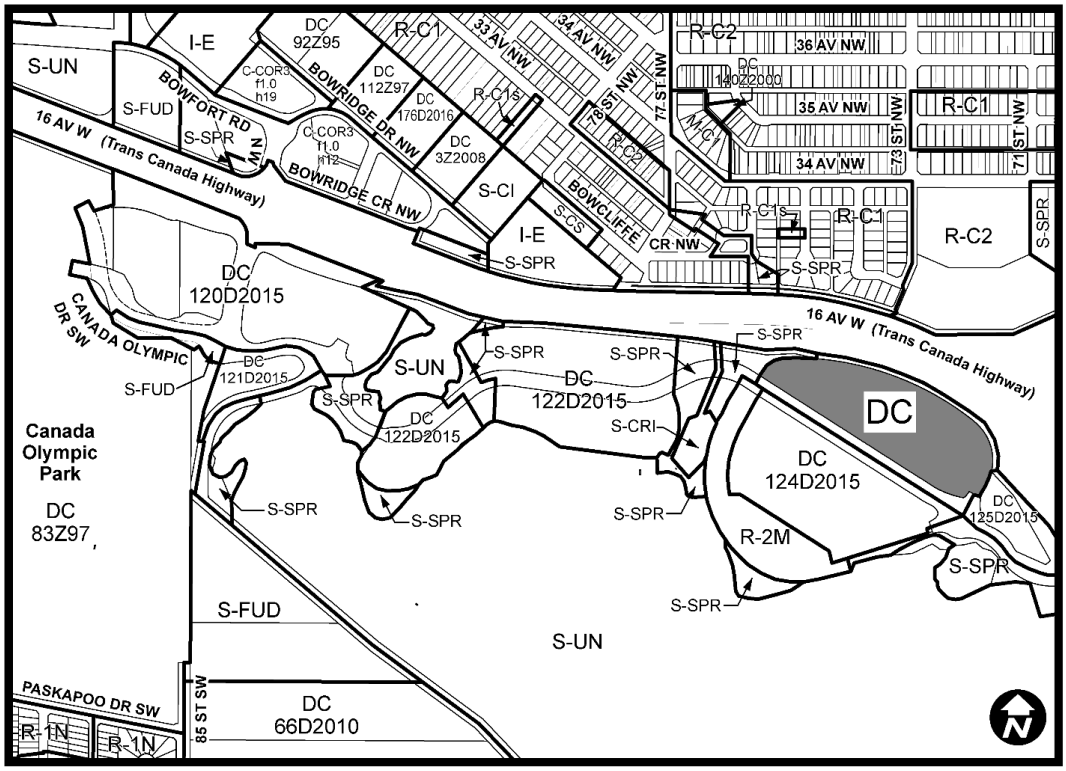
(3) In all other cases, the maximum ***building height*** is 21.0 metres.

Relaxations

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

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017 **MAP 27W, 33W, 34W**

Direct Control District Bylaw 2



Purpose

1 This Direct Control District is intended to provide:

(a) commercial ***uses*** along a continuous block face on a commercial main ***street***;

(b) ***buildings*** that are close to each other, the ***street*** and the public sidewalk on a commercial main ***street***;

(c) opportunities for commercial ***uses*** on the ground floor of ***buildings*** and ***Dwelling Units*** and **Offices** on upper floors;

(d) for varying ***building densities*** and height within a block; and

(e) **Offices** and **Multi-Residential Development** that are not located along a commercial main ***street***.

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.

Reference to Bylaw 1P2007

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

Permitted Uses

4 The ***permitted uses*** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Multi-Residential Development**;
(b) **Restaurant: Food Service Only – Large**; and
(c) **Restaurant: Licensed – Large**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

7 Except as referenced in 8(2) there is no maximum ***use area*** in this Direct Control District.

Location of Uses Within Buildings

8 **(1)** The following ***uses*** must not locate on the ground floor of ***buildings***:

(a) **Assisted Living**;
(b) **Catering Service – Minor**;
(c) **Child Care Service**;
(d) **Counselling Service**;
(e) **Health Services Laboratory – With Clients**;
(f) **Instructional Facility**;
(g) **Live Work Unit**;
(h) **Medical Clinic**;
(i) **Place of Worship – Small**;
(j) **Post-Secondary Learning Institution**;
(k) **Residential Care**;
(l) **Social Organization**; and
(m) **Veterinary Clinic**.

(2) With the exception of **Multi-Residential Development**, "Commercial Uses" must occupy a minimum of 80 per cent of the area of the floor closest to ***grade***.

(3) A "Commercial Use" that is located on the floor closest to ***grade*** must have:

(a) an individual, separate, direct access to ***grade****;* and

(b) an entrance that is visible from the ***street*** that the ***use*** faces

(4) "Commercial Uses" and **Live-Work Units**:

(a) may be located on the same floor as **Addiction Treatment, Custodial Care** and **Residential Care**; and

(b) must not share an internal hallway with **Addiction Treatment, Custodial Care** and **Residential Care**.

(5) Where this section refers to "Commercial Uses", it refers to the uses listed in Section 4 and 5 of this Direct Control District other than **Addiction Treatment**, **Custodial Care**, **Dwelling Units**, **Multi-Residential Development** and **Residential Care**.

Building Height

9 **(1)** A maximum of three ***buildings*** within this Direct Control District may have a maximum ***building height*** of 50.0 metres.

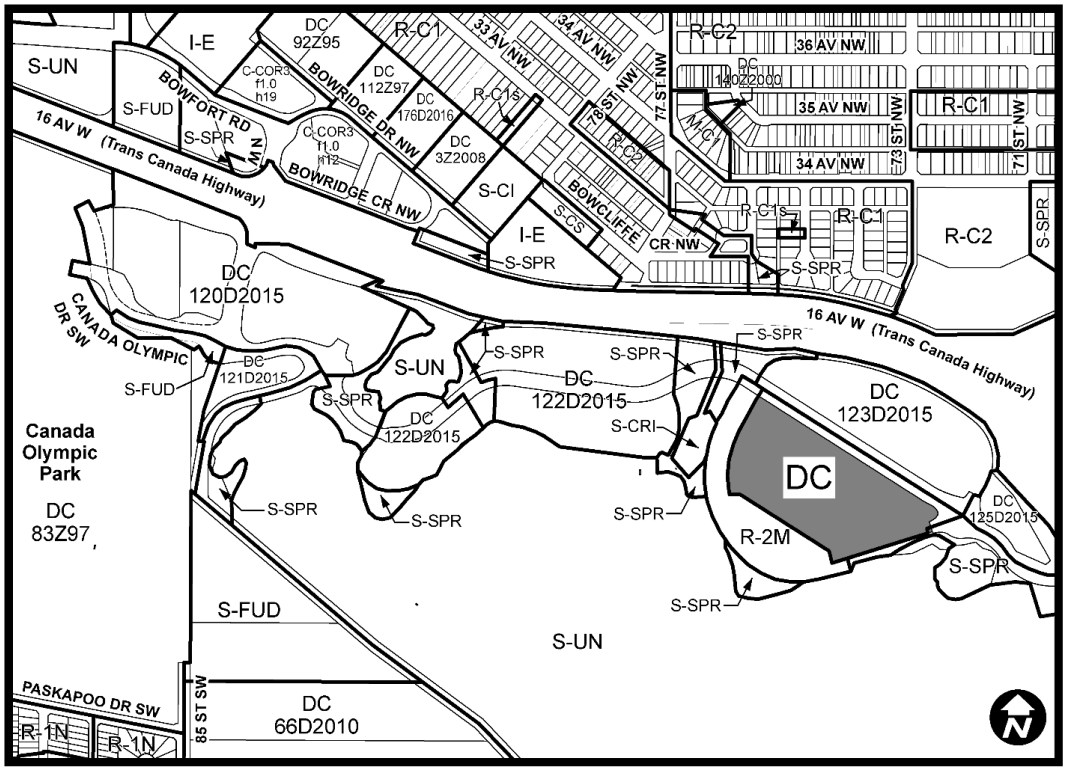
(2) In all other cases, the maximum ***building height*** is 28.0 metres.

Relaxations

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

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017 **MAP 27W, 33W, 34W**

Direct Control District Bylaw 3



Purpose

1 This Direct Control District is intended to provide for:

(a) Commercial ***development*** within various size ***buildings***;

(b) The option of **Multi-Residential Development**, **Dwelling Unit**, **Assisted Living** and **Residential Care**; and

(c) A **Pet Care and Boarding Service** to allow for the care and overnight boarding of small animals without outdoor amenity space.

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.

Reference to Bylaw 1P2007

3 Within the Direct Control District, 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) **Pet Care and Boarding Service** means a ***use****:*

(i) where small animals are washed groomed, trained or boarded;

(ii) where small animals may be boarded overnight or for periods greater than 24 hours;

(iii) that may have the incidental sale of products relating to the service provided by the ***use***;

(iv) that must not have any outside enclosures, pens, runs or exercise areas; and

(v) that must provide indoor amenity space for small animals.

Permitted Uses

5 The ***permitted uses*** of the Commercial - Regional 3 (C-R3) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

6 The ***discretionary uses*** of the Commercial - Regional 3 (C-R3) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Assisted Living**;
(b) **Dwelling Unit**;
(c) **Multi-Residential Development**;
(d) **Pet Care and Boarding Service**; and
(e) **Residential Care**.

Bylaw 1P2007 District Rules

7 Unless otherwise specified:

(a) For **Multi-Residential Development** the rules of the Multi – Residential - High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District; and

(b) For all other ***uses***, the rules of the Commercial - Regional 3 (C-R3) District of Bylaw 1P2007 apply in this Direct Control District.

Density

8 There is no minimum or maximum ***density*** in this Direct Control District.

Floor Area Ratio

9 The minimum ***floor area ratio*** in this Direct Control District is 0.26.

Building Height

10 The maximum ***building height*** in this Direct Control District is 21.0 metres.

Front Setback Area

11 There is no minimum requirement for a ***front setback area***.

Side and Rear Setback Area

12 Where the ***parcel*** shares a side or rear ***property line*** with a ***parcel*** designated as:

(a) a ***commercial district***, there is no requirement for a side or rear ***setback area***;

(b) a ***residential district*** or ***special purpose district***, the ***setback area*** must have a minimum side or rear depth of 3.0 metres.

Minimum Required Motor Vehicle Parking Stalls

13 The minimum number of ***motor vehicle parking stalls*** of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the minimum requirement in this Direct Control District with the addition of:

(a) The requirements specified in Part 4 of Bylaw 1P2007 for the following ***uses***:

(i) **Assisted Living**; and
(ii) **Residential Care**.

(b) The requirements specified in Part 7, Division 6 of Bylaw 1P2007 for the following ***use***:

(i) **Dwelling Unit**.

Bicycle Parking Stall Requirements

14 The minimum number of required ***bicycle parking stalls – class 1*** and ***bicycle parking stalls – class 2*** in this Direct Control District is the requirement specified in the Part 7, Division 6 of Bylaw 1P2007 and the requirements specified in Part 4 of Bylaw 1P2007 for residential ***uses***.

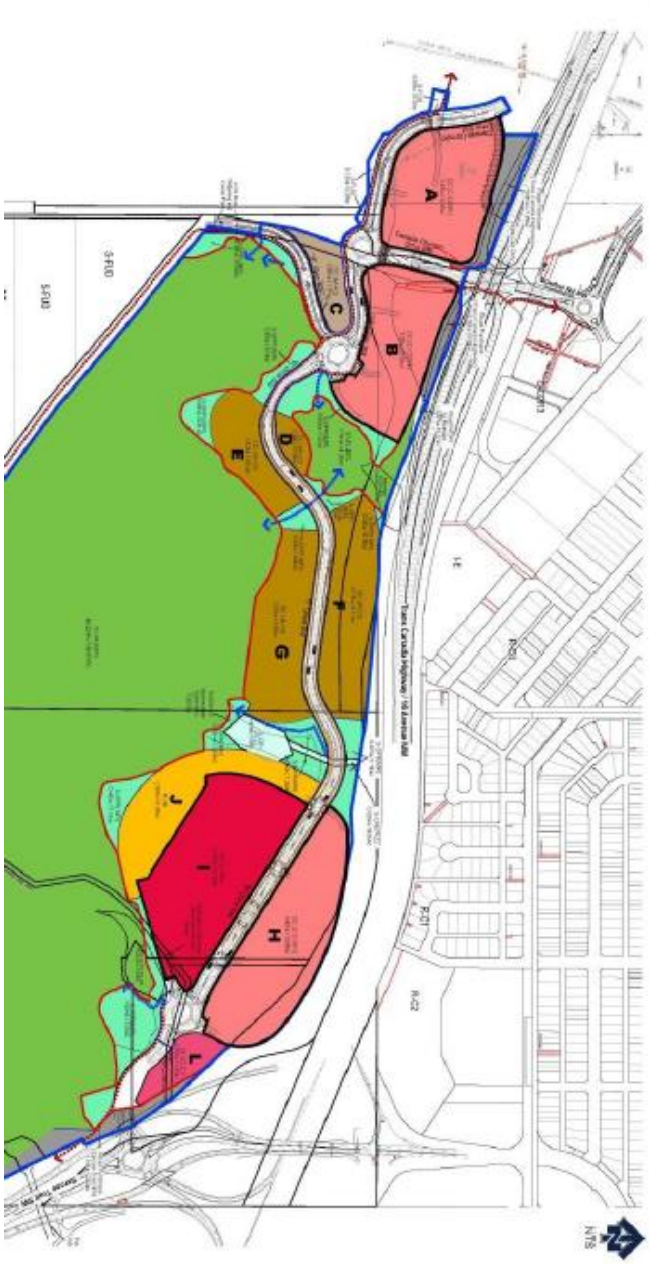
Relaxations

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

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017 **MAP 27W, 33W, 34W**

APPENDIX III

Outline Plan blocks/ development cells



PROPOSED

BYLAW NUMBER 339D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0118)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

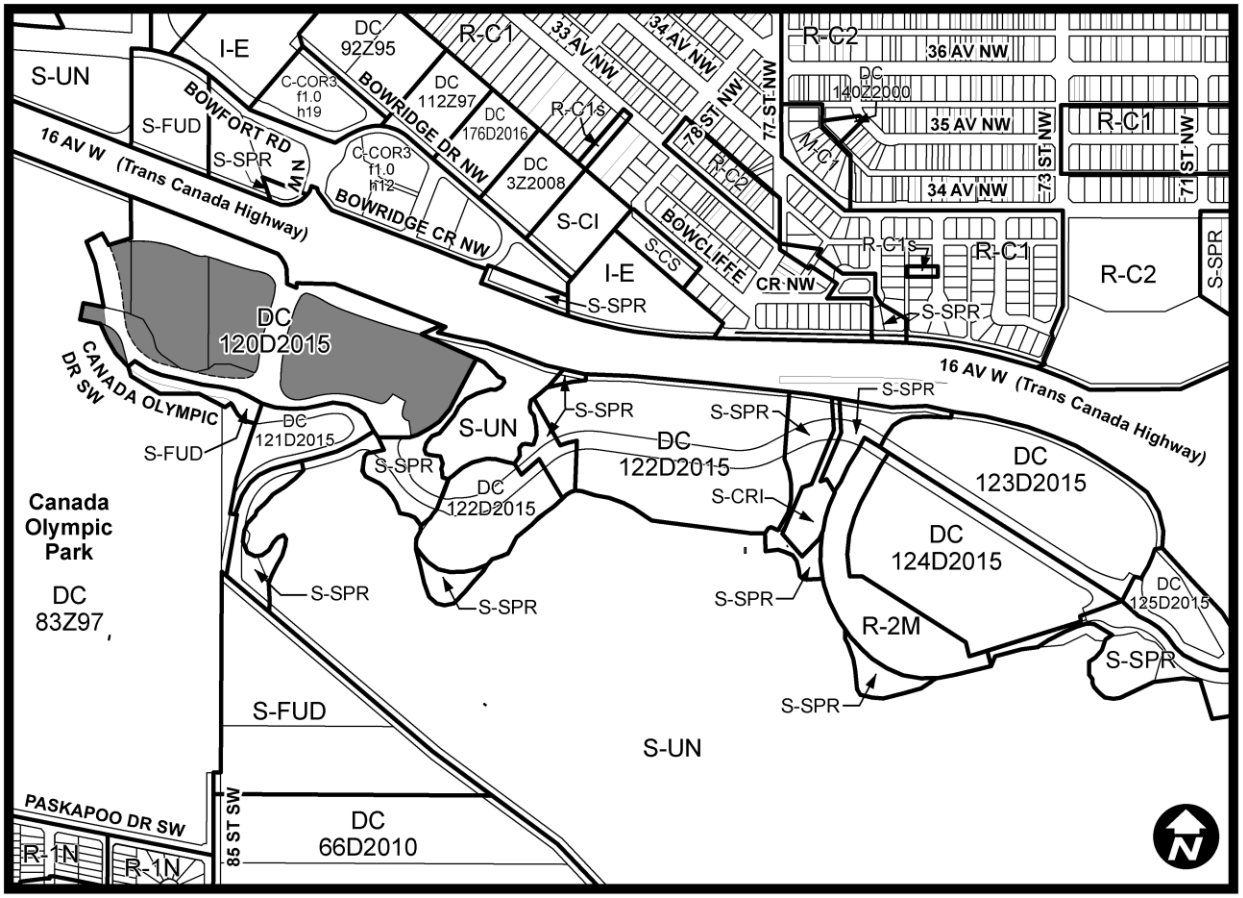
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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33 AV NW
34 AV NW
R-C2
36 AV NW
C-COR3 f1.0 h19
BOWRIDGE DR NW
DC 112Z97
DC 176D2016
R-C1s
DC 140Z2000
35 AV NW
R-C1
S-FUD
BOWFORT RD
S-SPR
16 AV W (Trans Canada Highway)
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DC 3Z2008
78 ST NW
77 ST NW
M-C1
R-C2
73 ST NW
71 ST NW
34 AV NW
BOWRIDGE CR NW
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BOWCLIFFE
S-CS
R-C1s
R-C1
R-C2
S-SPR
I-E
CR NW
S-SPR
DC 120D2015
CANADA OLYMPIC DR SW
16 AV W (Trans Canada Highway)
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DC 124D2015
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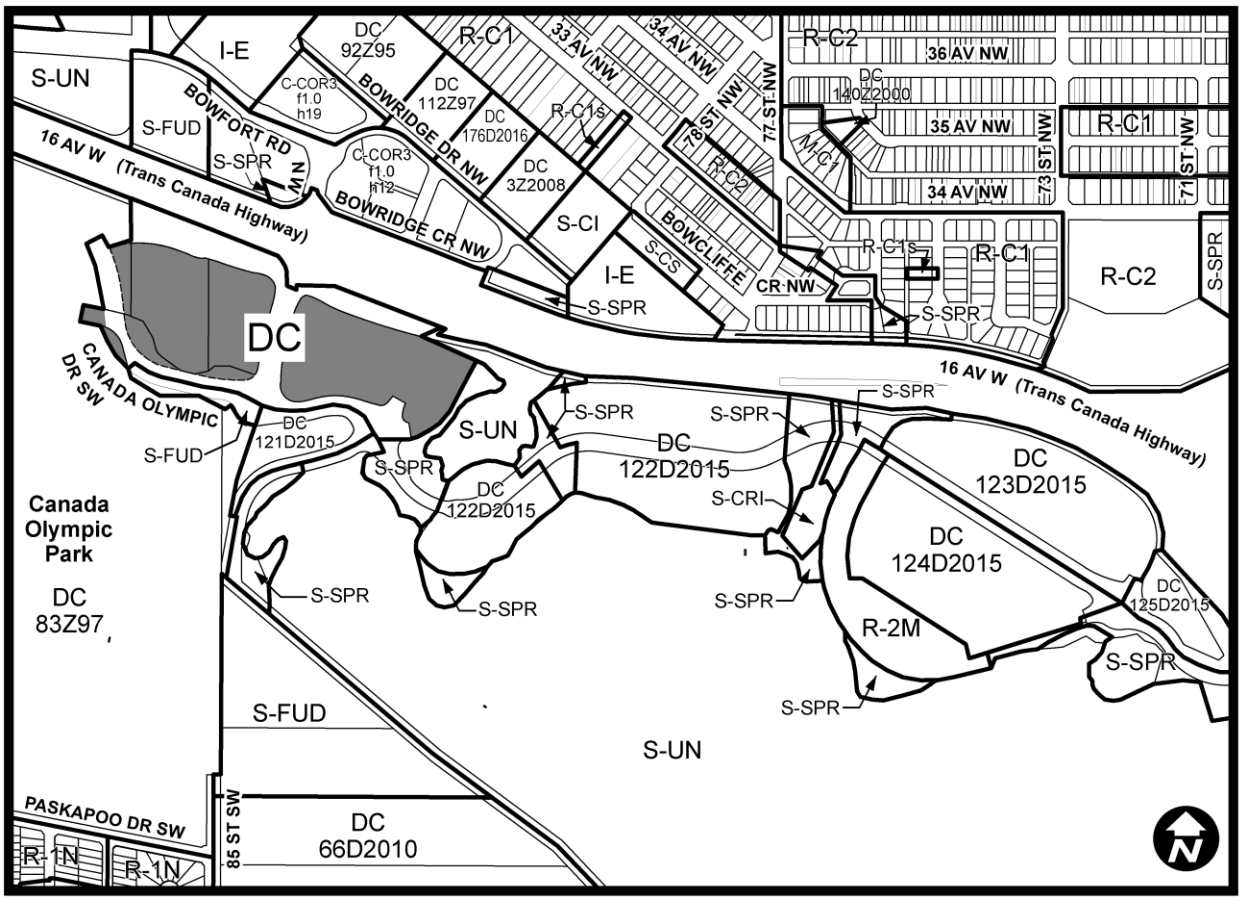
R-1N
R-1N

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to provide:

(a) commercial ***uses*** along a continuous block face on a commercial main ***street***;

(b) ***buildings*** that are close to each other, the ***street*** and the public sidewalk on a commercial main ***street***;

(c) opportunities for commercial ***uses*** on the ground floor of ***buildings*** and **Dwelling Units** and **Offices** on upper floors;

(d) for varying ***building densities*** and height within a block; and

(e) **Offices** and **Multi-Residential Development** that are not located along a commercial main ***street***.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4 and 6 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

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

Permitted Uses

4 The ***permitted uses*** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Multi-Residential Development**;
(b) **Restaurant: Food Service Only – Large**; and
(c) **Restaurant: Licensed – Large**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Commercial Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

7 Except as referenced in 8(2) there is no minimum ***use area*** or maximum ***use area*** in this Direct Control District.

Location of Uses Within Buildings

8 **(1)** The following ***uses*** must not locate on the ground floor of ***buildings***:

(a) **Assisted Living**;
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(c) **Child Care Service**;
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(i) **Place of Worship – Small**;
(j) **Post-Secondary Learning Institution**;
(k) **Residential Care**;
(l) **Social Organization**; and
(m) **Veterinary Clinic**.

(2) With the exception of **Multi-Residential Development**, "Commercial Uses" must occupy a minimum of 80 per cent of the area of the floor closest to ***grade***.

(3) A "Commercial Use" that is located on the floor closest to ***grade*** must have:

(a) an individual, separate, direct access to ***grade***; and
(b) an entrance that is visible from the ***street*** that the ***use*** faces.

(4) "Commercial Uses" and **Live-Work Units**:

(a) may be located on the same floor as **Addiction Treatment, Custodial Care** and **Residential Care**; and

(b) must not share an internal hallway with **Addiction Treatment, Custodial Care** and **Residential Care**.

(5) Where this section refers to "Commercial Uses", it refers to the ***uses*** listed in Section 4 and 5 of this Direct Control District other than **Addiction Treatment**, **Custodial Care**, **Dwelling Units**, **Multi-Residential Development** and **Residential Care**.

Building Height

9 **(1)** A maximum of one ***building*** within this Direct Control District may have a maximum ***building height*** of 75.0 metres.

(2) A maximum of two ***buildings*** within this Direct Control District may have a maximum ***building height*** of 50.0 metres.

(3) In all other cases, the maximum ***building height*** is 21.0 metres.

Relaxations

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

PROPOSED

BYLAW NUMBER 340D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0118)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

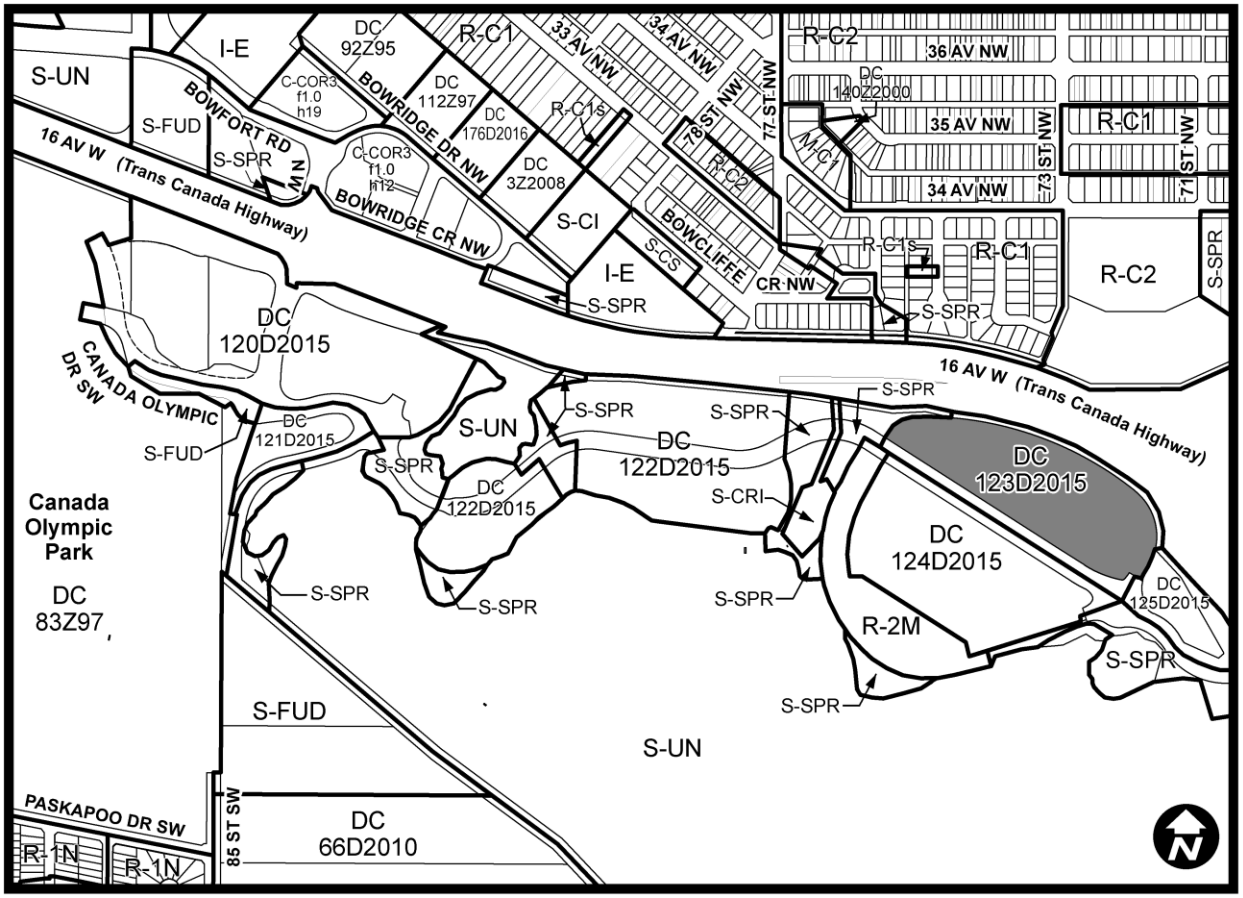
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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I-E
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33 AV NW
34 AV NW
R-C2
36 AV NW
DC 140Z2000
C-COR3 f1.0 h19
BOWRIDGE DR NW
DC 112Z97
DC 176D2016
R-C1s
78 ST NW
77 ST NW
35 AV NW
R-C1
73 ST NW
71 ST NW
S-FUD
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S-SPR
M-C1
C-COR3 f1.0 h12
DC 3Z2008
34 AV NW
16 AV W (Trans Canada Highway)
BOWRIDGE CR NW
S-CI
BOWCLIFFE
S-CS
CR NW
R-C1s
R-C1
R-C2
S-SPR
I-E
S-SPR
S-SPR
DC 120D2015
CANADA OLYMPIC DR SW
DC 121D2015
S-FUD
S-UN
S-SPR
S-SPR
S-SPR
16 AV W (Trans Canada Highway)
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S-SPR
DC 122D2015
S-CRI
DC 123D2015
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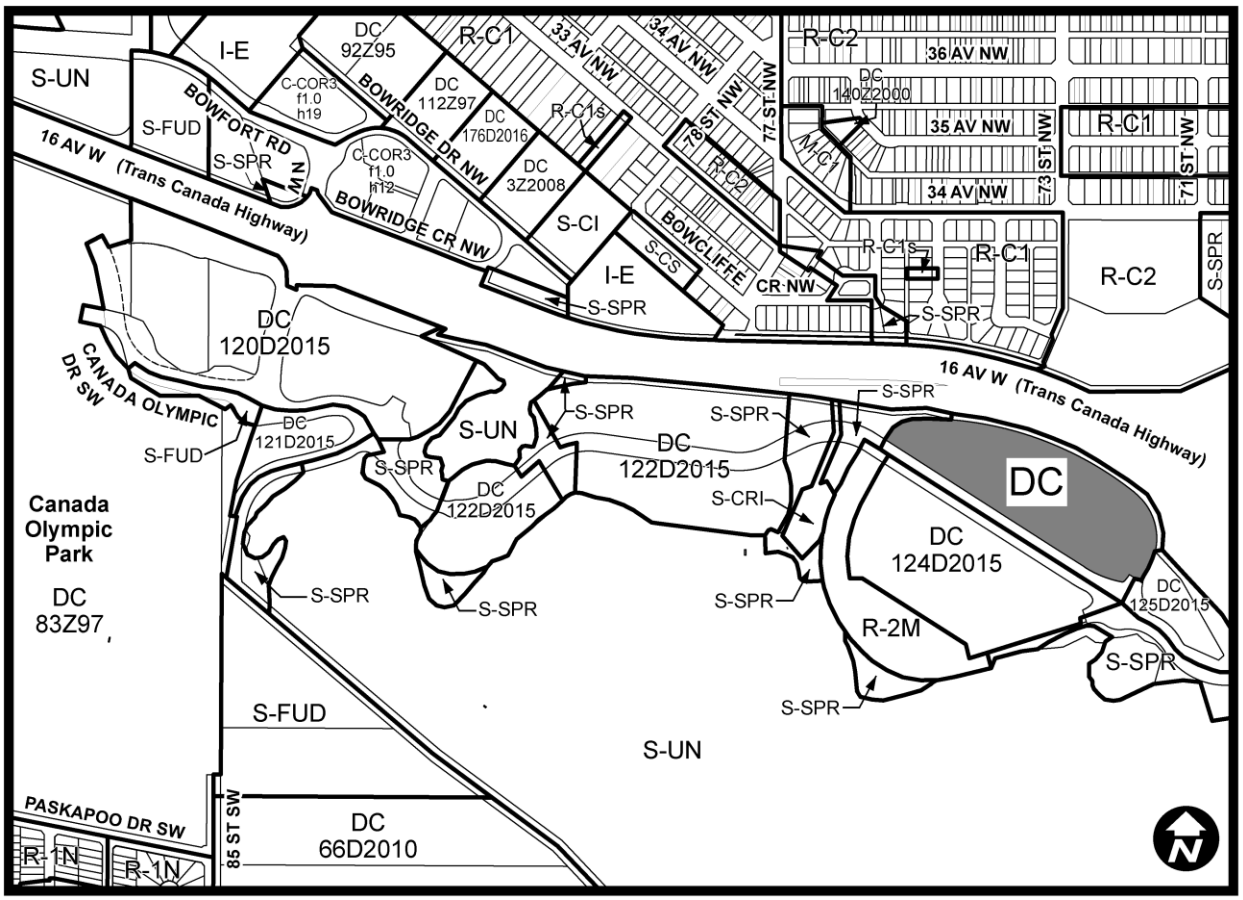
R-1N

SCHEDULE B



DC DIRECT CONTROL DISTRICT

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6 Unless otherwise specified, the rules of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

7 Except as referenced in 8(2) there is no maximum ***use area*** in this Direct Control District.

Location of Uses Within Buildings

8 **(1)** The following ***uses*** must not locate on the ground floor of ***buildings***:

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Building Height

9 **(1)** A maximum of three ***buildings*** within this Direct Control District may have a maximum ***building height*** of 50.0 metres.

(2) In all other cases, the maximum ***building height*** is 28.0 metres.

Relaxations

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

PROPOSED

BYLAW NUMBER 341D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0118)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

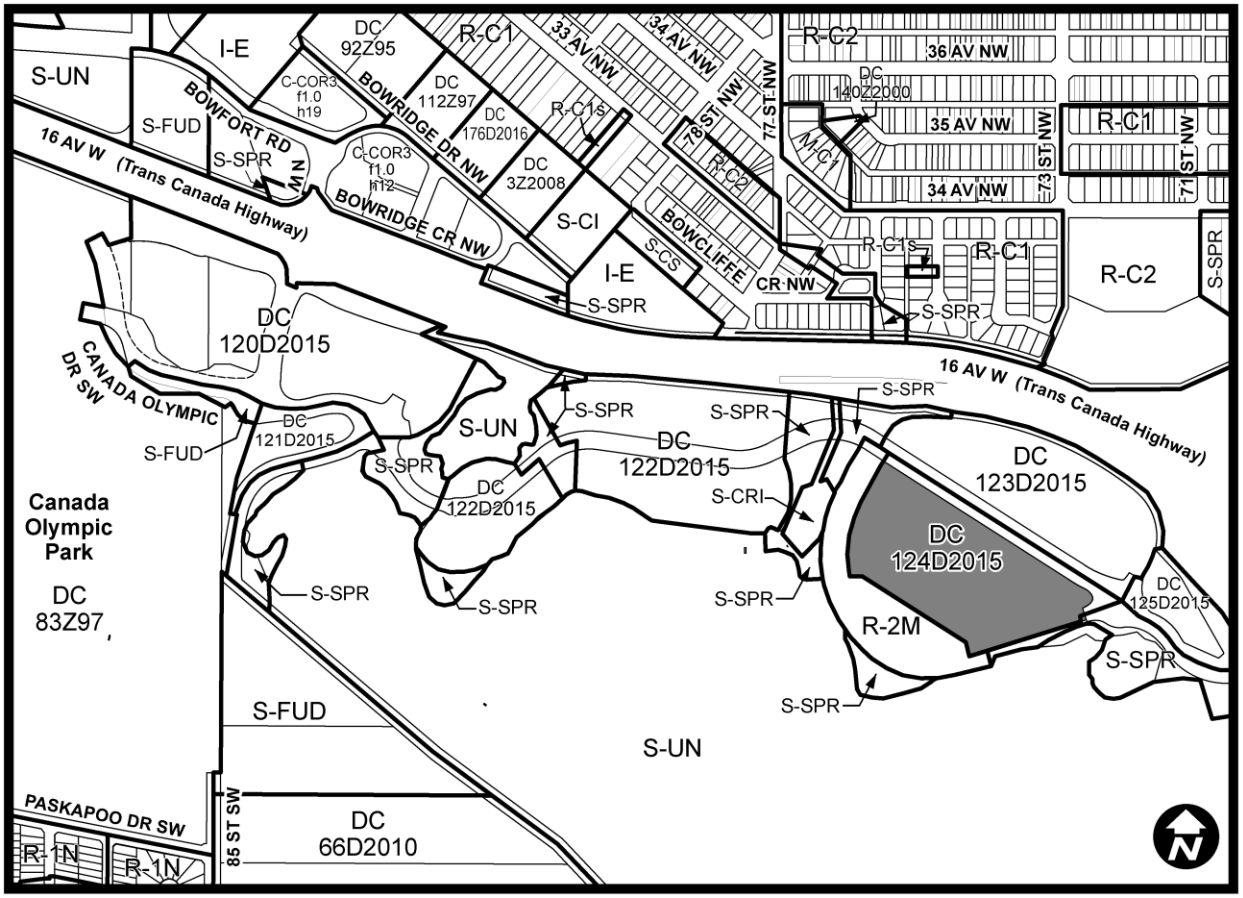
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

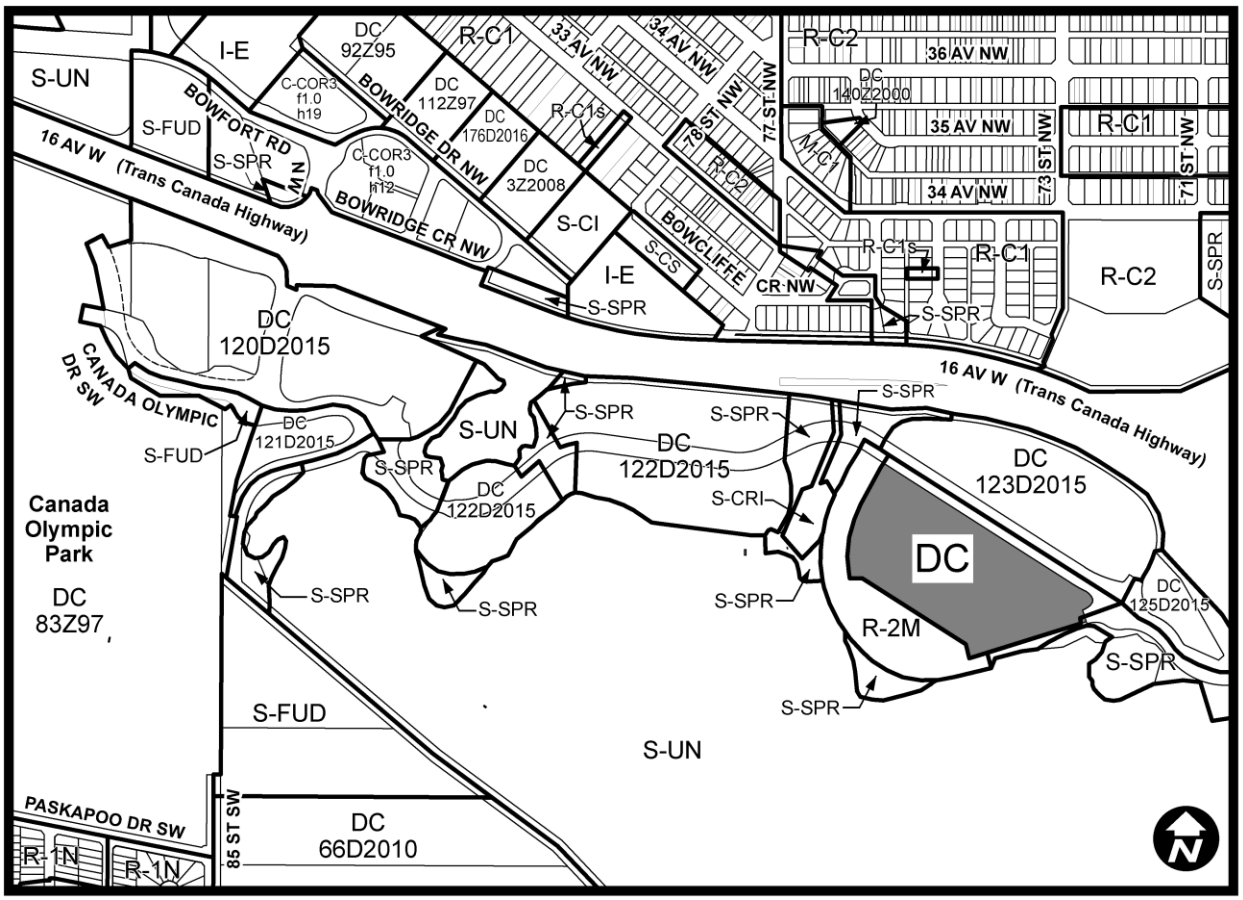
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


I-E
DC 92Z95
R-C1
33 AV NW
34 AV NW
R-C2
36 AV NW
S-UN
C-COR3 f1.0 h19
BOWRIDGE DR NW
DC 112Z97
DC 176D2016
R-C1s
DC 140Z2000
35 AV NW
R-C1
BOWFORT RD
S-FUD
S-SPR
16 AV W (Trans Canada Highway)
C-COR3 f1.0 h12
DC 3Z2008
78 ST NW
77 ST NW
M-C1
R-C2
73 ST NW
71 ST NW
34 AV NW
BOWRIDGE CR NW
S-CI
BOWCLIFFE
S-CS
R-C1s
R-C1
R-C2
S-SPR
I-E
CR NW
S-SPR
DC 120D2015
CANADA OLYMPIC DR SW
16 AV W (Trans Canada Highway)
S-SPR
S-SPR
S-SPR
DC 121D2015
S-FUD
S-UN
DC 122D2015
DC 123D2015
S-SPR
DC 122D2015
S-CRI
Canada Olympic Park
DC 124D2015
DC 83Z97
S-SPR
S-SPR
S-SPR
DC 125D2015
R-2M
S-SPR
S-SPR
S-FUD
S-UN
PASKAPOO DR SW
85 ST SW
DC 66D2010
R-1N
R-1N

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to provide for:

(a) Commercial ***development*** within various size ***buildings***;

(b) The option of **Multi-Residential Development**, **Dwelling Unit**, **Assisted Living** and **Residential Care**; and

(c) A **Pet Care and Boarding Service** to allow for the care and overnight boarding of small animals without outdoor amenity space.

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.

Reference to Bylaw 1P2007

3 Within the Direct Control District, 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) **Pet Care and Boarding Service** means a ***use****:*

(i) where small animals are washed groomed, trained or boarded;

(ii) where small animals may be boarded overnight or for periods greater than 24 hours;

(iii) that may have the incidental sale of products relating to the service provided by the ***use***;

(iv) that must not have any outside enclosures, pens, runs or exercise areas; and

(v) that must provide indoor amenity space for small animals.

Permitted Uses

5 The ***permitted uses*** of the Commercial - Regional 3 (C-R3) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

6 The ***discretionary uses*** of the Commercial - Regional 3 (C-R3) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Assisted Living**;
(b) **Dwelling Unit**;
(c) **Multi-Residential Development**;
(d) **Pet Care and Boarding Service**; and
(e) **Residential Care**.

Bylaw 1P2007 District Rules

7 Unless otherwise specified:

(a) For **Multi-Residential Development** the rules of the Multi – Residential - High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District; and

(b) For all other ***uses***, the rules of the Commercial - Regional 3 (C-R3) District of Bylaw 1P2007 apply in this Direct Control District.

Density
8 There is no minimum or maximum ***density*** in this Direct Control District.

Floor Area Ratio
9 The minimum ***floor area ratio*** in this Direct Control District is 0.26.

Building Height
10 The maximum ***building height*** in this Direct Control District is 21.0 metres.

Front Setback Area
11 There is no minimum requirement for a ***front setback area***.

Side and Rear Setback Area
12 Where the ***parcel*** shares a side or rear ***property line*** with a ***parcel*** designated as:

(a) a ***commercial district***, there is no requirement for a side or rear ***setback area***;

(b) a ***residential district*** or ***special purpose district***, the ***setback area*** must have a minimum side or rear depth of 3.0 metres.

Minimum Required Motor Vehicle Parking Stalls
13 The minimum number of ***motor vehicle parking stalls*** of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the minimum requirement in this Direct Control District with the addition of:

(a) The requirements specified in Part 4 of Bylaw 1P2007 for the following ***uses***:

(i) **Assisted Living**; and
(ii) **Residential Care**.

(b) The requirements specified in Part 7, Division 6 of Bylaw 1P2007 for the following ***use***:

(i) **Dwelling Unit**.

Bicycle Parking Stall Requirements
14 The minimum number of required ***bicycle parking stalls – class 1*** and ***bicycle parking stalls – class 2*** in this Direct Control District is the requirement specified in the Part 7, Division 6 of Bylaw 1P2007 and the requirements specified in Part 4 of Bylaw 1P2007 for residential ***uses***.

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

From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT] File LOC2017-0118 Medicine Hill/Canada Olympic Park
Date: Monday, October 30, 2017 7:38:16 AM
Attachments: Blank.pdf
ATT00001.htm

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Linda [mailto:linda.e.nesset@gmail.com]
Sent: Monday, October 30, 2017 2:47 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] File LOC2017-0118 Medicine Hill/Canada Olympic Park

Dear City Clerk,

Please find attached my letter to the City Councillors and The Mayor outlining my concerns and comments regarding the file LOC2017-0118, Bylaws 339D2017, 340D2017 and 341D2017, that will be presented to the Public Hearing on November, 6, 2017.

I hope that you will accept my submission. I found one document on the City's website that stated submissions to a Public Hearing must be received by 10am on the second Thursday prior to the Public Hearing Meeting Date. However, in the Bylaw 35M2017 document, noted below, Item 43 it is indicated that public submissions to an item to be heard at Public Hearing must be received ***by noon one week prior*** to the Public Hearing date, or in this case, by noon of Monday October 30, 2017.
http://www.calgary.ca/CA/city-clerks/Documents/Legislative-services/Bylaws/35M2017-Procedure.pdf#page8

Therefore, I respectfully request that a copy of my letter be sent to all City Councillors and The Mayor, and be included in the published agenda materials for the November 6, 2017, Public Hearing. Please notify me if my letter will not be accepted.

Regards,
Linda Nesset
403-880-4918

Linda Nesset
Resident – Ward 6
13 Cougar Plateau Point SW
Calgary, Alberta T3H 5S7
linda.e.nesset@gmail.com
October 29, 2017

Office of the City Clerk, #8007
The City of Calgary 700 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

In the matter of: File No. LOC2017 – 0118 Medicine Hill/Canada Olympic Park;
Bylaws 339D2017, 340D2017, 341D2017

Dear City Councillors and The Mayor,

Thank you for the opportunity to comment on the referenced Land Use Redesignation Application.

My comments and concerns below are as a resident of the SW community of Cougar Ridge, and Ward 6. Although I was a member of the citizen group SaveTheSlopes, and am presently a board member of the West Springs/Cougar Ridge Community Association, and have attended the Paskapoo Slopes Joint Advisory Committee in that capacity, the opinions and concerns I outline below are submitted as my own, and are not meant to represent any of these organizations.

My comments are outlined below:

A: My main concern with this Land Use Amendment Application is the lack of submission of a Hazardous Materials Risk Assessment (HMRA) for the large amount of anhydrous ammonia stored at WinSport, as is *required* in the **The Canada Olympic Park and Adjacent Lands ASP,** amended in July 2015, as well as the previous 2005 COP and Adjacent Lands ASP. In these documents it clearly states in Appendix D, section D.2.2 (6) "*In conjunction with a Land Use Amendment application, a Hazardous Materials Risk Assessment for the ammonia storage facility on the CODA lands shall be submitted by CODA.*" One can see that the language in D.2.2 (6) is in fact *mandatory* requiring that an HMRA "...**shall** be submitted."

In late 2015 I made a FOIP request to the City of Calgary asking for a copy of the Hazardous Materials Risk Assessment (HMRA) that was required to be submitted for the Trinity Hills Land Use Amendment application LOC2014-0080 (passed by City Council in July 2015) as per the "2005 Canada Olympic Park and Adjacent Lands ASP". The response that I received from the FOIP office was that no such study or documentation had been submitted to the City. The person I spoke to that was searching for this FOIP request, stated that such a study should have been done but was not.

In February 2016 I sent a letter to the Mayor's office outlining the HMRA requirements and my concerns as a resident of Calgary and the community of Cougar Ridge (which resides just south of WinSport). In my letter I requested an explanation as to how City Council passed the amended COP ASP in July 2015 and the Trinity Hills Land Use Amendment without the required HMRA. I have not, to date, received any response from the Mayor's office regarding my concerns.

Since then, and since the 2015 revised ASP, I am aware of three additional land Use amendment applications for which this required HMRA's has NOT been submitted:

1) LOC2014-0072 application submitted by Ripley Development Services. This application is still in the review process at City Planning.

2) LOC2016-0146 application submitted by WinSport and passed by City Council on July 31 2017.

3) LOC2017-0118 that is referenced here, and will be presented to City Council on November 6, 2017.

As we have recently (October 2017) now witnessed 3 deaths due to an ammonia leak at a hockey rink in Fernie, BC, the fact that a large amount of anhydrous ammonia is stored at WinSport for the arenas and the luge/bobsled track is of significant concern, considering the large number of residents, workers, visitors and especially students living and working in and around WinSport.

In light of the extremely explosive and deadly nature of anhydrous ammonia, Calgarians deserve to know that public safety is of paramount concern to the City. They are relying on Council to ensure that a proper HMRA is performed as required by the ASP. Calgarians need to know if the risk has been properly communicated to all parties (parents, students, employees, workers, and visitors to WinSport, as well as to the surrounding communities of Bowness and Cougar Ridge: no one in the Cougar Ridge Community Association knew about this issue until I brought it forward), and if an appropriate emergency response has been formulated in the case of a catastrophic event such as a tornado, or explosion etc.

I have serious concerns about how an evacuation would be performed in the case of a catastrophic leak of ammonia. With only two exits, one which would actually lead towards any leak at WinSport (Bowfort Road exit), an evacuation would likely have to be contained to the exit onto Sarcee Trail to the east. Has this exit been built to accommodate such an evacuation of the whole area?

B: The applied for changes to the designation of these properties are to allow for:

- Large restaurants and large licensed restaurants (in cells A, B and H)

I do not agree with allowing “Large restaurants and large licensed restaurants” in all of cells A, B and H. They are already allowed in Cell I, and although the number of such large restaurants can be controlled by administration at the DP level, sometimes it can be difficult to enforce such restrictions if they are technically allowed on paper. It is important to remember the ambiance and style that was proposed for the Medicine Hills Development: a Whistler Village style concept. A proliferation of “large” restaurants does not fit in with this concept. It may be more prudent to allow such large restaurants in only ONE cell at each end of the development: Cell I in the east end, and Cell A **OR** B in the west end. Already there are allowed large fitness centres and other large businesses which are taking away from the “village” feel of this development, resulting in a big-box style instead.

- Dwelling Unit, Assisted Living and Residential Care in Cell I

I have no concerns with the additional Dwelling Unit use, and support allowing apartments above main floor retail.

Assisted Living: My only concern with an assisted living facility in the Medicine Hills Development is in case of an evacuation. It is very difficult to evacuate seniors quickly. This development has few exits in order to perform an evacuation quickly and efficiently and seniors would likely suffer greatly during such an evacuation.

It is my understanding that a seniors residence is already allowed in Cells A, B and H. Therefore, due to the close proximity of the ammonia to Cells A and B, I feel that they are not appropriate for a seniors facility. If they are to be allowed anywhere, Cells H and I would seem more appropriate.

- ## Pet Care and Boarding in Cell I

I do not agree with allowing a Pet care and boarding facility in the Medicine Hill Community, unless it is specifically for small animals ***excluding dogs,*** or for daytime use only. Any facility that will care for, board, or train any size of dogs must include an outdoor area for them to exercise and relieve themselves. Not having an outdoor area, would be considered inhumane treatment of a dog. Also, how will the safety of dogs be guaranteed if there is no direct supervision overnight of the animals?

Another concern is that dogs in boarding kennels can be extremely noisy at times, even if indoors. Such a facility beside the Paskapoo Slopes is not appropriate as this noise pollution would very likely cause stress on wildlife in the area.

A Pet care facility that was restricted to day or evening time washing/grooming and short training classes would make sense, as dogs will be allowed in the Medicine Hills community and on Paskapoo Slopes, and could be walked by owners in those areas.

I strongly agree with the proposed amendment that such a Pet Care Centre "must not have any outside enclosures, pens, runs or exercise areas." Any of these amenities would seriously detract from the outdoor peaceful ambience of the Paskapoo Slopes and would seriously stress the natural wildlife of the area. Certain diseases could also be cross infected between coyotes and dogs. Also, having dogs outside would certainly attract the coyotes, cougars, and bobcats living on the Slopes looking for an easy meal.

- ## Site specific setback and landscaping requirements in cell I.

I agree with the proposed setback changes.

I trust that Administration will ensure appropriate landscaping requirements during DP applications, so as to result in a pleasing natural greening of the development.

Therefore, City Councillors and Your Worship Mayor Nenshi, I respectfully request that you deny this application LOC2017-0118 for the following reason: the lack of submission of the required Hazardous Materials Risk Assessment as outlined in the 2015 Canada Olympic Park and Adjacent Lands Area Structure Plan.

Yours sincerely,
Linda Nesset

McDougall, Libbey C.

From: Albrecht, Linda
Sent: Monday, October 30, 2017 11:52 AM
To: LaClerk
Subject: FW: [EXT] File LOC2017-0118 Medicine Hills/COP submission
Attachments: Letter to MAYOR STS LETTERHEAD.pdf; ATT00001.htm

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Linda [mailto:linda.e.nesset@gmail.com]
Sent: Monday, October 30, 2017 11:08 AM
To: City Clerk
Subject: [EXT] File LOC2017-0118 Medicine Hills/COP submission

Dear City Clerk,
Please also include the letter attached below with my submission letter sent earlier today regarding file LOC2017-0118, Bylaws 339D2017, 340D2017 and 341D2017, that will be presented to the Public Hearing on November, 6, 2017.

Many thanks,
Linda Nesset

Save The Slopes

February 5, 2016

Mayor Naheed Nenshi
Office of the Mayor
City of Calgary
700 Macleod Tr. SE
Calgary, Alberta
T2P 2M5

RE: Lack of Hazardous Materials Risk Assessment as required in COP & Adjacent Lands Area Structure Plan

Dear Your Worship Mayor Nenshi,

Recently I made a FOIP request asking for a copy of the Hazardous Materials Risk Assessment (HMRA) that was required to be submitted for the Trinity Hills Land Use Amendment application as per the "Canada Olympic Park and Adjacent Lands Area Structure Plan". The response that I received from the FOIP office was that no such study or documentation had been submitted to the City.

The requirement of a Hazardous Materials Risk Assessment is in Appendix D "Planning Evaluation Guidelines" of the 2005 COP & Adjacent Lands ASP (page 81) and again in Appendix D of the amended 2015 COP & Adjacent Lands ASP (page 85). The language in D.2.2 (6) is in fact *mandatory* (see included relevant pages from the 2015 document) requiring that an HMRA *"...shall* be submitted by CODA."

As a concerned citizen of Cougar Ridge, a community adjacent to the COP/CODA aka Winsport facility, and considering the inherent risks of a large amount of anhydrous ammonia being stored in close proximity to a proposed community, I am wondering why such a glaring omission has been allowed.

How could adequate transportation needs be assessed for the area without an HMRA? Is the transportation that is now planned for the area adequate in the case of an urgent evacuation? The traffic circles north of COP, i.e. the exit for the Greenwich development, as well as the traffic circle at the east end of the new Paskapoo Slopes development on Sarcee Trail South, will act like corks in a bottle, effectively stopping traffic from evacuating these communities. This is a matter of public safety whether emergencies arise from CODA/Winsport's facility or, for example, a fire or tornado on Paskapoo Slopes. Realistically, it does not matter what the statistical probability of an occurrence is, if in actual fact an adverse event occurs.

In addition, it is surprising, in light of the fact that no HMRA was submitted, that the density was allowed to be increased from the 2005 ASP to the ASP as amended in July 2015.

Please clarify how Council passed an amended ASP and the Land Use Amendment without the required HMRA.

Perhaps, as the HMRA was a requirement, this Land Use Amendment application should be set aside. Alternatively, such an HMRA should be done at the Development Permit stage (preferably by a Hazardous Materials expert, independent of each of CODA, the City, and Trinity Group) and implemented to minimize danger to the public.

Thank you for your assistance in this matter. I look forward to hearing from you in the near future about these concerns. If in fact, the HMRA was submitted for the Trinity Hills application, please arrange to have a copy forwarded to Meghan Maloley at the City's FOIP office so that she may send it on to me.

Yours truly,

Linda Nesset
403-880-4918

From: Albrecht, Linda
To: LaClerk
Subject: FW: [EXT] City Clerk letter Medicine Hill/Canada Olympic Park proposed Bylaws
Date: Monday, October 30, 2017 8:11:26 AM
Attachments: Calgary News3.docx

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: M* Creations [mailto:m-creations@shaw.ca]
Sent: Sunday, October 29, 2017 1:38 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] City Clerk letter Medicine Hill/Canada Olympic Park proposed Bylaws

Office of the City Clerk, City of Calgary:

Proposed: Medicine Hill/Canada Olympic Park

Proposed Bylaw: 339D2017, 340D2017, 341D2017

In July, 1996, I went for a walk by the lagoon in the eastern part of Bowness Park. There was a caustic smell and cloud by the storm trunk outfall. I went home and phoned the City Fire Department. The Fire Department and City Police questioned me and cordoned off the area. Two Police Constables went to the Hospital because of sore throats. If I had known that at the time, I would have gone to the Hospital, as many other people on 48 Avenue N.W. would have, due to sore throats and headaches. The City's response to my call immediately dispatched the Fire Department, Emergency, and Hazardous Material vehicles to Canada Olympic Park. The source of Ammonia contamination was found to be at a private company on Bowfort Road N.W. I will never forget the noxious smell of Ammonia. It killed the fish in the lagoon, and I have not seen any fish in there since. I have frozen samples of the fish killed by Ammonia in July, 1996.

I was curious about the concerns of the City Fire Department, Emergency, and Hazardous Materials Units, and I discovered that tons of Ammonia is stored at COP, and is being used in

their refrigeration plants and facilities. The 1988 Olympic Games needed to guarantee that the facilities for Bob Sled, Luge, etc. would function at low temperatures, in case there was a Chinook or warm weather.

I was a Committee Member of the Bowness Area Redevelopment Plan. In the **Bowness Area Redevelopment Plan approved December 1995, Bylaw 7P95**, Community Point Of View, Environment [page 2] it states:

F. We believe that Canada Olympic Park could be a potential source of contamination to Bowness. In the recent past parts of Bowness have been flooded due to runoff from this area. Storm sewer work has been done to alleviate this problem. Also, we feel there is a potential for air contamination resulting from the refrigeration plant at the Park containing an extremely large amount of ammonia [approximately 150,000 pounds]. There are safety precautions in place falling under the jurisdiction of the Province of Alberta's Environmental Protection and Enhancement Act, regulated through the license to operate #93-AL-007 pursuant to the Act.

The License to operate prohibits the licensee [operator] of the plant to emit an air contaminant that can cause:

a] the impairment, degradation, or alteration of the quality of natural resources;

b] material discomfort, harm or adversely affects the well being or health of a person;

c] harm to property or to plant life or to animal life.

However, no one can guarantee the absolute safety of equipment or eliminate the possibility of human error. The Bowness Community is geographically lower than C.O.P. and directly adjacent to it. We feel a study of the potential danger should be done, and an emergency evacuation plan drawn up for the community and made available to the residents.

On October 17, 2017, **Wayne Hornquist**, **Lloyd Smith**, and **Jason Podloski** were killed following an Ammonia leak at the Fernie Memorial Arena. Roussinos, 71, a semi-retired expert [50-year career as a refrigeration engineer, teacher and chief inspector with the B.C. Safety Engineers Services, now known as Technical Safety B.C.] stated that liquid Ammonia exposure can kill someone in nine seconds. http://www.cbc.ca/news/canada/british-columbia/it-is-blinding-toxic-expert-sounds-alarm-on-ammonia-at-public-rinks-1.4360113
Ninety-five people were evacuated from their homes in Fernie for five days. All residents returning to their homes were warned that they may smell Ammonia and air quality testing will be done to monitor levels of the gas. The Ammonia alarm at the Fernie Memorial Arena went off at 4 am. There could have been far greater loss of life and injuries if the arena had been full of people and children.

Public safety is a concern with respect to development adjacent to Canada Olympic Park

facilities. A Study by experts [I have a copy] was commissioned in the past to determine the impact that a leak of the Ammonia stored at Canada Olympic Park would have in different weather conditions on the surrounding areas. Given the limitations for traffic access/egress on the lands EAST of COP, there are difficulties evacuating the area. The Public deserves to have an awareness and knowledge of the potentially dangerous facilities containing large amounts of Ammonia at COP. Terrorism and security are a concern. In the past, City Council permitted the construction of facilities containing large amounts of Ammonia within the City and it was not in the public interest. Protecting and safeguarding the citizens of Calgary is the priority for the City and in the planning of proposed developments. In the event of a terrorist attack or accident, the City of Calgary would be held legally liable, because the City Mayor, the City Councillors, and the City Planners are aware of the Ammonia stored at Canada Olympic Park and the potential hazards. There must be legal full disclosure to all potential property owners, lease holders, etc. of the proposed development of Medicine Hills/Canada Olympic Park about the COP Ammonia storage and facilities and possible dangers and/or consequences.

The proposed development of Medicine Hill/Canada Olympic Park includes structures that will have a very negative visual impact on the community of Bowness. A proposed development adjacent to an established community, needs to respect and consider visual impact, privacy, etc. in the planning process.

Noise pollution from Canada Olympic Park is an existing problem for the Bowness Community. Because of the acoustics [Bowness is in a valley], COP announcements, concerts, activities, music, competitions, fireworks, snowmaking machines, etc. are clearly and loudly heard by Bowness residents [even with closed windows]. The proposed Medicine Hill/Canada Olympic Park development will aggravate the levels of noise and increase the noise pollution for the Bowness Community.

I strongly **oppose** the proposed development of Medicine Hill/Canada Olympic Park. Before any development is approved at Medicine Hill/Canada Olympic Park, **all of the Ammonia stored and used at Canada Olympic Park should be removed, and an alternative refrigeration system installed.** Public safety is more important than financial gain, sports, or developments.

Regards,
MorningStarre Perdue
8143 48 Avenue, N.W.
Calgary, Alberta
T3B 2A8
m-creations@shaw.ca

ENVIRONMENT

July 25, 1996

Bowness ammonia spill fells officers

VICKI BARNETT
Calgary Herald

An ammonia spill sent two police constables to hospital and killed several hundred fish in northwest Calgary, investigators said Wednesday.

Peter Pendlebury, co-ordinator of the fire department's hazardous materials section, said it's likely that several gallons of ammonia were illegally dumped into the northwest Calgary sewer system, and ended up east of Bowness lagoon late Tuesday.

■ **The issue:** Environmental protection.
■ **What's new:** Ammonia leak sends two police officers to hospital.
■ **What's next:** Authorities seek person or persons responsible.

The police officers were trying to cordon off the area at 83rd Street north of 46th Avenue N.W. when they got a whiff of the noxious substance, which gave them sore throats.

They were taken to hospital as a precautionary measure, but were released immediately, said Insp. Russ Sabo of District 2.

Pendlebury described ammonia as a highly toxic substance. "It's poison. It will burn. It affects the mucous membranes. If you breathe it, your throat can get blistered and swell. Your armpits will burn. Your eyes will burn."

He said, "Usually when you get illegal dumping, it's the dregs from some manufacturing operation. They don't want to pay to send it to Swan Hills (hazardous waste treatment plant)."

Investigators, who pulled off manhole covers to discover the ammonia's route, traced it back along Bowfort Road to an undeveloped field north of 16th Avenue below Canada Olympic Park.

COP, which uses ammonia to make ice for its bobsled and luge run, has been ruled out as a source of the substance, said COP spokeswoman Carla Yuill.

Nick Spruit, an investigator with Alberta Environmental Protection's pollution control division, estimated that several hundred fish died, varying in length "from half an inch to 10 inches."

While the investigation started Tuesday night and continued much of Wednesday, "we may be relying on the public to come forward with information to give us leads," Spruit said.

People who think they might have useful information can call 1-800-222-6514.

Corporations convicted of illegally dumping a hazardous substance face fines of up to $1 million. Individuals can be fined up to $100,000 or face up to two years in jail.

McDougall, Libbey C.

From: Albrecht, Linda
Sent: Monday, October 30, 2017 11:52 AM
To: LaClerk
Subject: FW: [EXT] File LOC2017-0118 Medicine Hills/COP submission
Attachments: Letter to MAYOR STS LETTERHEAD.pdf; ATT00001.htm

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Linda [mailto:linda.e.nesset@gmail.com]
Sent: Monday, October 30, 2017 11:08 AM
To: City Clerk
Subject: [EXT] File LOC2017-0118 Medicine Hills/COP submission

Dear City Clerk,
Please also include the letter attached below with my submission letter sent earlier today regarding file LOC2017-0118, Bylaws 339D2017, 340D2017 and 341D2017, that will be presented to the Public Hearing on November, 6, 2017.

Many thanks,
Linda Nesset

Save The Slopes

February 5, 2016

Mayor Naheed Nenshi
Office of the Mayor
City of Calgary
700 Macleod Tr. SE
Calgary, Alberta
T2P 2M5

RE: Lack of Hazardous Materials Risk Assessment as required in COP & Adjacent Lands Area Structure Plan

Dear Your Worship Mayor Nenshi,

Recently I made a FOIP request asking for a copy of the Hazardous Materials Risk Assessment (HMRA) that was required to be submitted for the Trinity Hills Land Use Amendment application as per the "Canada Olympic Park and Adjacent Lands Area Structure Plan". The response that I received from the FOIP office was that no such study or documentation had been submitted to the City.

The requirement of a Hazardous Materials Risk Assessment is in Appendix D "Planning Evaluation Guidelines" of the 2005 COP & Adjacent Lands ASP (page 81) and again in Appendix D of the amended 2015 COP & Adjacent Lands ASP (page 85). The language in D.2.2 (6) is in fact *mandatory* (see included relevant pages from the 2015 document) requiring that an HMRA *"...shall* be submitted by CODA."

As a concerned citizen of Cougar Ridge, a community adjacent to the COP/CODA aka Winsport facility, and considering the inherent risks of a large amount of anhydrous ammonia being stored in close proximity to a proposed community, I am wondering why such a glaring omission has been allowed.

How could adequate transportation needs be assessed for the area without an HMRA? Is the transportation that is now planned for the area adequate in the case of an urgent evacuation? The traffic circles north of COP, i.e. the exit for the Greenwich development, as well as the traffic circle at the east end of the new Paskapoo Slopes development on Sarcee Trail South, will act like corks in a bottle, effectively stopping traffic from evacuating these communities. This is a matter of public safety whether emergencies arise from CODA/Winsport's facility or, for example, a fire or tornado on Paskapoo Slopes. Realistically, it does not matter what the statistical probability of an occurrence is, if in actual fact an adverse event occurs.

In addition, it is surprising, in light of the fact that no HMRA was submitted, that the density was allowed to be increased from the 2005 ASP to the ASP as amended in July 2015.

Please clarify how Council passed an amended ASP and the Land Use Amendment without the required HMRA.

Perhaps, as the HMRA was a requirement, this Land Use Amendment application should be set aside. Alternatively, such an HMRA should be done at the Development Permit stage (preferably by a Hazardous Materials expert, independent of each of CODA, the City, and Trinity Group) and implemented to minimize danger to the public.

Thank you for your assistance in this matter. I look forward to hearing from you in the near future about these concerns. If in fact, the HMRA was submitted for the Trinity Hills application, please arrange to have a copy forwarded to Meghan Maloley at the City's FOIP office so that she may send it on to me.

Yours truly,

Linda Nesset
403-880-4918

Inglewood Land Use Item CPC2017-300, BYLAWS 53P2017 AND 298D2017 – C2017-1122

EXECUTIVE SUMMARY

At the 2017 September 11 combined meeting of Council, a land use application for 1335 and 1339 – 10 Avenue SE (LOC2015-0042) was referred back to Administration to allow for the application to be re-advertised due to a clerical error.

The application was correctly re-advertised prior to the 2017 November 06 Public Hearing. No other changes were made to the application or proposed bylaws (Attachments 1 and 2). The original cover report, excluding attachments, is included as Attachment 3 to this report.

ADMINISTRATION RECOMMENDATION:

That Council hold a Public Hearing on Bylaws 53P2017 and 298D217; and

1. **ADOPT**, the proposed amendments to the Inglewood Area Redevelopment Plan, in accordance with Administration's recommendation (Attachment 3);
2. Give first and second readings to the proposed Bylaw 53P2017 and
3. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other mechanism to ensure such designation is in place.
4. **ADOPT**, the proposed redesignation of 0.11 hectares ± (0.26 acres ±) located at 1335 and 1339 – 10 Avenue SE (Plan A3, Block 5, Lots 30 to 32; Plan 7811390, Block 5, Lot 30A) from Residential – Contextual One / Two Dwelling (R-C2) District **to** DC Direct Control District to accommodate preservation of the Sevenoaks Court building and residential development in a variety of forms, in accordance with Administration's recommendation, as amended (Attachment 3);
5. Give first and second readings to the proposed Bylaw 298D2017 and
6. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other mechanism to ensure such designation is in place.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2017 September 11 Council referred first reading of Bylaw 298D2017 with the following motion for CPC2017-300:

BRING FORWARD AND REFER, Moved by Councillor Carra, Seconded by Councillor Sutherland, that Item 8.23, Report CPC2017-300, be brought forward and referred to Administration to allow for re-advertising of Bylaw 298D2017 and to return to the 2017 November 06 Public Hearing of Council.

Approval(s): Dalgleish, Stuart concurs with this report. Author: van Fraassen, Kate

Inglewood Land Use Item CPC2017-300, BYLAWS 53P2017 AND 298D2017 – C2017-1122

BACKGROUND

Prior to the 2017 September 11 combined meeting of Council, a clerical error resulted in only a portion of the proposed Bylaw 298D2017 being available to the public, resulting in the application being insufficiently advertised. To meet legislative requirements, Administration needed to re-advertise the application and corresponding bylaws before the application could be heard at a Public Hearing.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application and corresponding bylaws have been correctly advertised prior to the 2017 November 06 Public Hearing.

Stakeholder Engagement, Research and Communication

The application and bylaws were advertised as required in the Calgary Herald. Details of public engagement conducted for the application are outlined in report CPC2017-300 (Attachment 3).

Strategic Alignment

The land use application is in conformance with applicable policies in the Municipal Development Plan (MDP) and the Inglewood Area Redevelopment Plan (ARP) with proposed supporting amendments. Further detail on reasons for the Administration recommendations are contained in report CPC2017-300 (Attachment 3).

Social, Environmental, Economic (External)

Social
No social impact.

Economic
No economic impact.

Environmental
No environmental impact.

Financial Capacity

Current and Future Operating Budget:

There are no implications for the City's operating budget.

Current and Future Capital Budget:

There are no obligations for the City's capital budget.

Risk Assessment

There are no risks associated with the land use application.

Approval(s): Dalgleish, Stuart concurs with this report. Author: van Fraassen, Kate

Inglewood Land Use Item CPC2017-300 – C2017-1122

REASON(S) FOR RECOMMENDATION(S):

The land use application has been correctly re-advertised prior to the 2017 November 06 combined meeting of Council. There has been no change to the reasons for Administration's recommendation contained in Cover Report CPC2017-300 (Attachment 3).

ATTACHMENT(S)

1. Attachment 1 – Proposed Bylaw 53P2017
2. Attachment 2 – Proposed Bylaw 298D2017
3. Attachment 3 – Cover Report CPC2017-300, Excluding Attachments

Approval(s): Dalgleish, Stuart concurs with this report. Author: van Fraassen, Kate

BYLAW NUMBER 53P2017

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE INGLEWOOD AREA REDEVELOPMENT PLAN BYLAW 4P92

*** ***

WHEREAS it is desirable to amend the Inglewood Area Redevelopment Plan Bylaw 4P92, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act,* R.S.A. 2000, c.M-26, as amended:

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

1. This Bylaw may be cited as the "Inglewood Area Redevelopment Plan Amendment Number 12 Bylaw."

2. The Inglewood Area Redevelopment Plan attached to and forming part of Bylaw 4P92, as amended, is hereby further amended as follows:

   (a) In Residential Land Use, in Section 2.3 Policies, Subsection 2.3.1 after "exceptions should fall within the guidelines of 2.4.6" insert the following:

   "and 2.4.7."

   (b) In Residential Land Use, in Section 2.4 Implementation, after subsection 2.4.6 insert the following subsection 2.4.7 and renumber subsections 2.4.7, 2.4.8, and 2.4.9 accordingly:

   "The site comprising of 1335 and 1339 - 10 Avenue SE was redesignated to accommodate preservation of the Sevenoaks Court building, a heritage building listed in Table 1. The redesignation allows for residential development in a variety of forms including low density residential development on 1335 10 Avenue SE and an addition to the multi-residential Sevenoaks Court building across the site in a manner that is compatible with historic preservation."

3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

C2017-1122
ATTACH 2

BYLAW NUMBER 298D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2015-0042)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

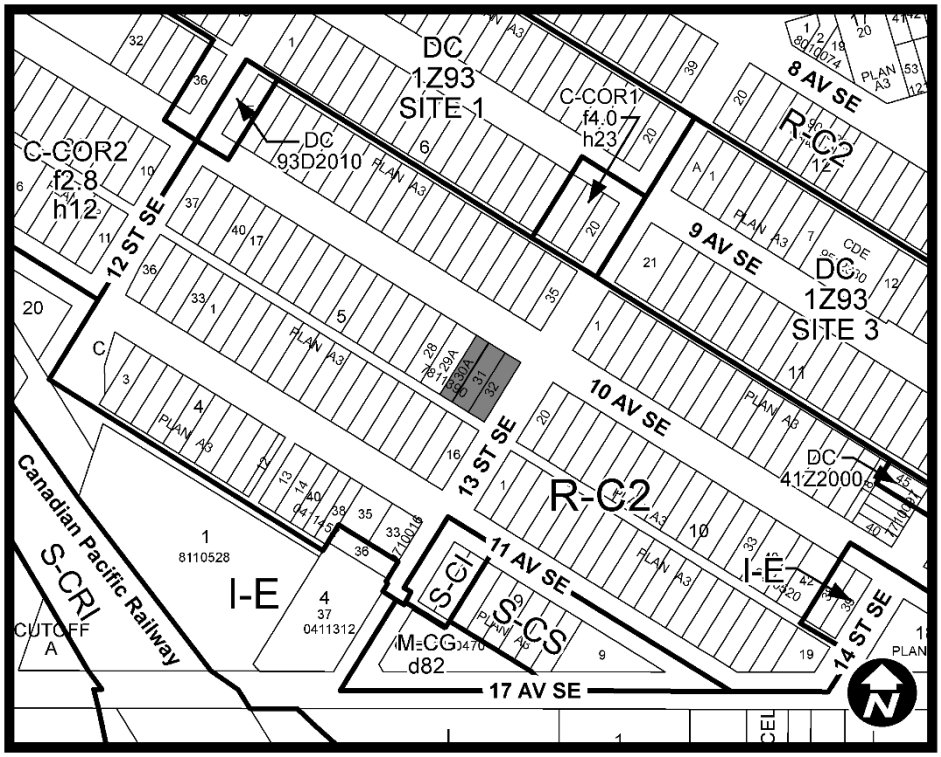
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


DC
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f2.8
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9 AV SE
DC
1Z93
SITE 3
12 ST SE
10 AV SE
13 ST SE
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R-C2
11 AV SE
I-E
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S-CS
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d82
14 ST SE
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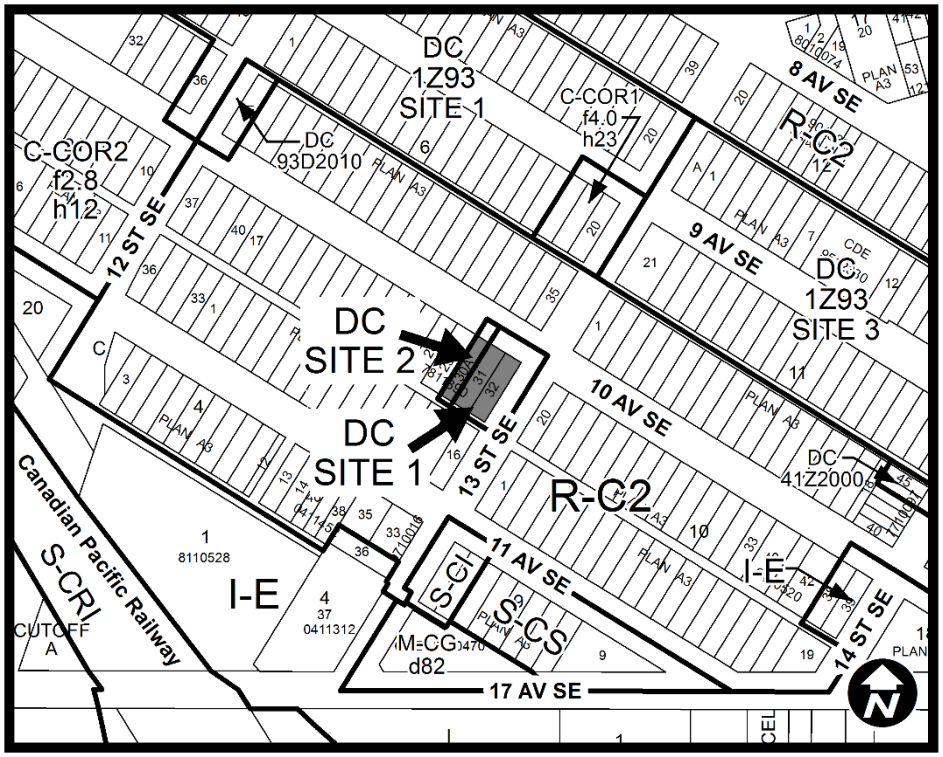
Canadian Pacific Railway
CUTOFF
A
N

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

(a) allow for the preservation of the Sevenoaks Court ***building*** which is a Historic Resource on the Calgary Heritage Authority's Inventory of Evaluated Historic Resources;

(b) allow for an addition to the Sevenoaks Court ***building*** in a manner that is compatible with historic preservation; and

(c) accommodate residential ***development*** in a variety of forms.

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.

Reference to Bylaw 1P2007

3 Within this Direct Control District, 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) "***heritage building***" means the historic three-storey ***building*** known as Sevenoaks Court located at 1339 10 Avenue SE on the date of passage of this Direct Control District.

(b) "***comprehensive development***" means ***development*** that incorporates the ***heritage building*** and consists of **Multi-Residential Development** over both Site 1 and Site 2 of this Direct Control District.

Permitted Uses

5 The ***permitted uses*** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

6 The ***discretionary uses*** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Multi-Residential Development Rules

7 **(1)** Unless otherwise specified in subsection (2) **Multi-Residential Development** is not allowed on Site 2.

(2) **Multi-Residential Development** is allowed when the ***development*** is for a ***comprehensive development*** that is compatible with heritage preservation as approved by the ***Development Authority***.

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

9 **(1)** Unless otherwise specified in subsection (3), the maximum ***floor area ratio*** for Site 1 is 3.0.

(2) Unless otherwise specified in subsection (3), the maximum ***floor area ratio*** for Site 2 is 1.0.

(3) For a ***comprehensive development*** there is no maximum cumulative density for Site 1 and Site 2.

Density

10 **(1)** Unless otherwise specified in subsection (3), the maximum ***density*** for Site 1 is 379 ***units*** per hectare.

(2) Unless otherwise specified in subsection (3), the maximum ***density*** for Site 2 is 75 ***units*** per hectare.

(3) For a ***comprehensive development*** there is no maximum cumulative ***density*** for Site 1 and Site 2.

Building Setbacks

11 (1) For a ***comprehensive development***, the ***building setback*** rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply to Site 2.

(2) For the ***heritage building*** and **Multi-Residential Development**, there is no requirement for a ***setback area*** for Site 1.

(3) For **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** and **Single Detached Dwelling**, the ***building setback*** rules of Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply to Site 2.

Landscaping

12 (1) For a ***comprehensive development***, the landscaping rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply.

(2) For the ***heritage building*** and **Multi-Residential Development** there is no landscaping requirement for Site 1.

(3) For **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** and **Single Detached Dwelling**, the landscaping rules in the General Rules for Low Density Residential Land Use District of Bylaw 1P2007 apply to Site 2.

Building Height and Cross Section

13 (1) For a ***comprehensive development***, the ***building height*** and cross section rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply.

(2) For the ***heritage building*** and **Multi-Residential Development**, the ***building height*** rules of Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply to Site 1.

(3) For **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling**, and **Single Detached Dwelling**, the ***building height*** rules of Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply to Site 2.

Required Motor Vehicle Parking Stalls

14 (1) There is no minimum ***motor vehicle parking stalls*** requirement for ***comprehensive development***.

(2) There is no minimum ***motor vehicle parking stalls*** requirement for the ***heritage building*** and **Multi-Residential Development** on Site 1.

(3) For **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling**, and **Single Detached Dwelling**, the ***motor vehicle parking stalls*** rules of Residential – Grade-Oriented Infill (R-CG) District and the General Rules Low Density Residential Land Use District of Bylaw 1P2007 apply for Site 2.

Development Authority – Power and Duties for Relaxations

15 The ***Development Authority*** may relax the rules in section 14 of this Direct Control District, Required ***Motor Vehicle Parking Stalls***, provided the test for relaxations as set out in Bylaw 1P2007 is met.

Cover Report CPC2017-300, Excluding Attachments

CALGARY PLANNING COMMISSION **ISC: UNRESTRICTED**
REPORT TO COUNCIL **CPC2017-300**
2017 SEPTEMBER 11 **LOC2015-0042**
Page 1 of 30

POLICY AMENDMENT AND LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 13 STREET SE
BYLAWS 53P2017 AND 298D2017 **MAP 14C**

EXECUTIVE SUMMARY

This application is for the Sevenoaks Court site and an adjacent vacant parcel in the community of Inglewood. The purpose of this application is to allow for legal protection and designation of the Sevenoaks Court building as a Municipal Historic Resource. Sevenoaks Court is identified as a Historic Resource on The Calgary Heritage Authority's Inventory of Evaluated Historic Resources. The application allows for residential development in a variety of forms and contains the following components:

1) designation and legal protection (by separate bylaw) of Sevenoaks Court as a Municipal Historic Resource;

2) a site specific policy amendment to the Inglewood Area Redevelopment Plan (ARP) in support of the land use redesignation; and

3) redesignation of the site from the Residential – Contextual One/Two Dwelling (R-C2) District to a DC Direct Control District based on Multi-Residential – Contextual Medium Profile (M-C2) District to allow for: 1) preservation of the Sevenoaks Court building, 2) low density residential development on the vacant parcel, and 3) comprehensive multi-residential development across the site with an addition to the Sevenoaks Court building in a manner that is compatible with historic preservation.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 July 27

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 53P2017 and 29D2017; and

1. **ADOPT** the proposed amendments to the Inglewood Area Redevelopment Plan, in

accordance with Administration's recommendation;

2. Give first and second readings to the proposed Bylaw 53P2017 and

3. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other mechanism to ensure such designation is in place.

4. **ADOPT** the proposed redesignation of 0.11 hectares ± (0.26 acres ±) located at 1335 and 1339 – 10 Avenue SE (Plan A3, Block 5, Lots 30 to 32; Plan 7811390, Block 5, Lot 30A) from Residential – Contextual One / Two Dwelling (R-C2) District **to** DC Direct Control District to accommodate preservation of the Sevenoaks Court building and residential development in a variety of forms, in accordance with Administration's recommendation, as amended;

5. Give first and second readings to the proposed Bylaw 298D2017 and

6. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other mechanism to ensure such designation is in place.

REASON(S) FOR RECOMMENDATION:

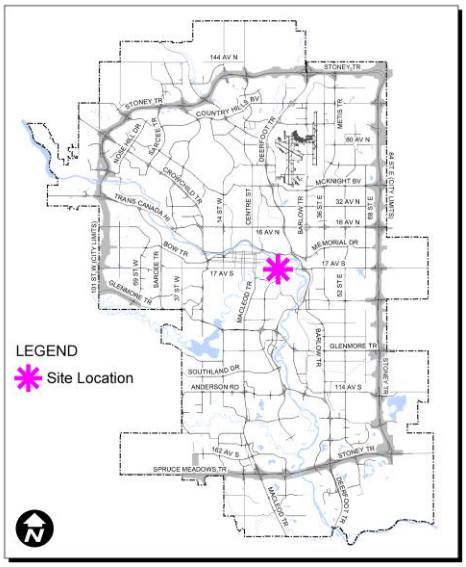
The proposal is in conformance with applicable policies in the Municipal Development Plan (MDP) and the Inglewood Area Redevelopment Plan (ARP) with proposed supporting amendments. The proposal realizes MDP policies and objectives for preservation, protection and adaptive reuse of historic resources through the official designation of Sevenoaks Court as a Municipal Historic Resource. The DC Direct Control District is based on the M-C2 district which is appropriate adjacent to low density residential development within the Residential Developed - Inner City area, and includes regulations to ensure development is compatible with the surrounding local community context.

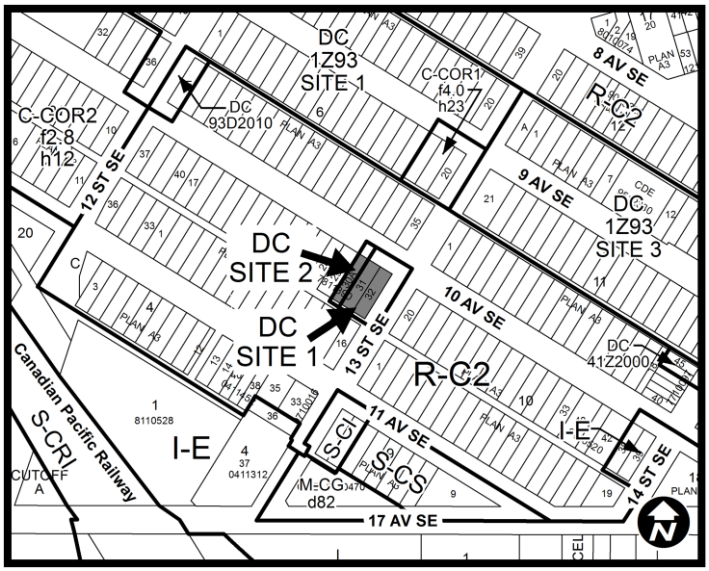
ATTACHMENTS

1. Proposed Bylaw 53P2017
2. Proposed Bylaw 298D2017

Cover Report CPC2017-300, Excluding Attachments

LOCATION MAPS





Cover Report CPC2017-300, Excluding Attachments

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Inglewood Area Redevelopment Plan (APPENDIX II).

2. Give first and second readings to the proposed Bylaw; and

3. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other mechanism to ensure such designation is in place.

Moved by: G.-C. Carra **Carried: 8 – 0**

4. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares ± (0.26 acres ±) located at 1335 and 1339 – 10 Avenue SE (Plan A3, Block 5, Lots 30 to 32; Plan 7811390, Block 5, Lot 30A) from Residential – Contextual One / Two Dwelling (R-C2) District **to** DC Direct Control District to accommodate preservation of the Sevenoaks Court building and residential development in a variety of forms (APPENDIX III).

5. Give first and second readings to the proposed Bylaw; and

6. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other mechanism to ensure such designation is in place.

Moved by: G.-C. Carra **Carried: 8 – 0**

2017 July 27

MOTION: The Calgary Planning Commission accepted correspondence from:

- Debi Hind dated 2017 July 26;
- Christopher Davis Law dated 2017 July 26; and
- Inglewood Community Association dated 2017 July 26;

as distributed, and directs it to be included in the report in APPENDIX V.

Moved by: A. Palmiere **Carried: 8 – 0**

The Calgary Planning Commission recommended that Council:

A. 1. **ADOPT,** by bylaw, the proposed amendments to the Inglewood Area Redevelopment Plan, in accordance with Administration's recommendation;

2. Give first and second readings to the proposed Bylaw; and

3. **WITHHOLD** third reading pending Municipal Historic Designation

of the site or until any other mechanism to ensure such designation is in place.

Moved by: G.-C. Carra **WITHDRAWN**

B. 1. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares ± (0.26 acres ±) located at 1335 and 1339 – 10 Avenue SE (Plan A3, Block 5, Lots 30 to 32; Plan 7811390, Block 5, Lot 30A) from Residential – Contextual One / Two Dwelling (R-C2) District **to** DC Direct Control District to accommodate preservation of the Sevenoaks Court building and residential development in a variety of forms, in accordance with Administration's recommendation; and

2. Give first and second readings to the proposed Bylaw; and

3. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other mechanism to ensure such designation is in place.

Moved by: G.-C. Carra **WITHDRAWN**

MOTION: The Calgary Planning Commission **TABLED** Item 5.01 (LOC2015-0042) until after the recess.

Moved by: G.-C. Carra **Carried: 8 – 0**

MOTION: The Calgary Planning Commission **LIFTED FROM TABLE** Item 5.01 (LOC2015-0042).

Moved by: A. Palmiere **Carried: 8 – 0**

AMENDMENT: Amend Direct Control District Guideline 10(3) delete "For a comprehensive development, the maximum cumulative density for Site 1 and Site 2 is 301 units per hectare." and insert "For a comprehensive development there is no maximum cumulative density for Site 1 and Site 2."

Moved by: A. Palmiere **Carried: 8 – 0**

Cover Report CPC2017-300, Excluding Attachments

Applicant:

Christopher Davis Law

Landowner:

Mainstreet Equity Corp

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C2 setting, the site consists of two parcels located at the corner of 10 Avenue SE and 13 Street SE in the community of Inglewood. The larger parcel is approximately 20 metres by 37 metres in size and is developed with the Sevenoaks Court building, which is a two-and-one half storey apartment, red-brick, Tudor Revival style building that was built in 1913. Tudor Revival is a rare style in Inglewood, and the building served as the only free-standing, fully residential apartment block built in the neighbourhood at least through the 1960s.The smaller parcel is approximately 8 metres by 37 metres in size, is undeveloped and located directly west of Sevenoaks Court.

The site is surrounded with low-density residential (R-C2) development. The 9 Avenue SE Neighbourhood Main Street is located one block north of the site, and the Lantern Community Church is east of the site across 13 Street SE. Industrial development (I-E), multi-residential development (M-CG d82), and park space (S-CI and S-CS) are located to the south of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Inglewood's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Inglewood	
Peak Population Year	2015
Peak Population	3,935
2016 Current Population	3,865
Difference in Population (Number)	-70
Difference in Population (Percent)	-2%

LAND USE DISTRICTS

The site is currently designated R-C2 which allows for low density residential development in the form of duplex dwellings, semi-detached dwellings and single detached dwellings with a maximum building height of 10.0 metres.

The proposed DC Direct Control District (APPENDIX III) is designed to allow for preservation of Sevenoaks Court and accommodation of residential development in a variety of forms. The district is based on the Multi-Residential – Contextual Medium Profile (M-C2) District and consists of two sites.
Site 1 allows for preservation of the Sevenoaks Court and comprehensive multi-residential development in a manner that is compatible with historic preservation. The existing building contains 29 units and an approximate FAR of 3.0. Site 2, the vacant parcel, allows for low density residential development or comprehensive multi-residential development. The proposed

density and FAR for comprehensive development on Site 1 and 2 accommodates the existing building and additional multi-residential development. The proposed FAR of 3.0 and density of 301 units per hectare would allow for 3 additional units. The M-C2 district includes landscaping, building height and cross section, and setback regulations to ensure development reflects the immediate context and is compatible with adjacent low density residential development.

A DC Direct Control District was deemed necessary in order to clearly articulate the intent to preserve Sevenoaks Court. The proposed DC Direct Control District also provides certainty to the land owners that the building in its existing form is protected, accommodates the proposed range of residential development, and limits multi-residential development on the vacant parcel to development that is linked with heritage preservation and investment.

The application originally proposed allowing for ancillary parking on the vacant parcel to formalize the existing non-conforming parking and waste and recycling containers. However the recommended Direct Control District does not include specific regulations around ancillary parking as parking can be achieved through the development permit process.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within the “Residential Developed – Inner City” area on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). General land use policies for Developed Residential Areas encourage the retention of housing stock and moderate intensification in a form and nature that respects the scale and character of these neighbourhoods (section 3.5).

MDP Heritage policies recognize that historic preservation is part of good city building and fostering community identity and pride. As such, these policies encourage the identification, protection and management of Calgary’s historic resources by encouraging owners to conserve and/or enhance Calgary’s historic resources and The City to be a leader in preserving and enlivening these resources using all tools and mechanisms that are available to a municipality (subsection 2.3.3).

This land use application proposal is in keeping with the above MDP policies.

Municipal Historic Resource Designation

Sevenoaks Court is identified as a Historic Resource on The Calgary Heritage Authority’s Inventory of Evaluated Historic Resources. As such, it merits designation as a Municipal Historic Resource. The owner of the property has agreed to allow this designation and a legal

agreement has been prepared that will be required to be in place, prior to Council's third reading of the ARP amendment and land use redesignation bylaws.

Inglewood Area Redevelopment Plan (1993)

Sevenoaks Court is listed in Table 1 and identified on the Heritage Sites / Special Character Area Map (Map 4) as a historic site in the *Inglewood Area Redevelopment Plan* (ARP). The ARP (section 1.3) outlines the importance of heritage to the Inglewood community and encourages conservation of the area's historic resources.

In order to meet MDP policies and objectives for Municipal Historic Resource designation by allowing for adaptive reuse of Sevenoaks Court an amendment to the Inglewood ARP is required. The proposed amendment (Appendix II) includes the site as an allowable exception to low density residential retention within the Residential Land Use policies (subsection 2.3.1).

Draft Inglewood Area Redevelopment Plan (2018 anticipated)

This land use application aligns with the proposed heritage conservation approach in the draft Inglewood ARP that is being created in anticipation of the Green Line LRT expansion. Minor changes to the draft land use map and policies are required to reflect the existing and potential multi-residential use proposed with this application.

TRANSPORTATION NETWORKS

Pedestrian access to the site is available from 10 Avenue SE and vehicular access is available from the rear lane. The area is served by Calgary Transit bus service, including BRT service, with a bus stop location within approximately 400 metre walking distance of the site on 9 Avenue SE. The site is also located within 600 metres of a proposed Green Line LRT station. On-street parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system. A transportation impact assessment was not required for the application.

UTILITIES & SERVICING

Water mains are available to service the site at Sevenoaks Court and the vacant parcel from 10 Avenue SE (150 millimetre). At Development Permit stage, watermain upgrades may be required.

Sanitary sewers are available to service the site at Sevenoaks Court and the vacant parcel from 10 Avenue SE (150 millimetre). At Development Permit stage, if the proposed density is over 55 persons/ha or the increase in the proposed peak wet flow exceeds 1L/s, a Sanitary Servicing Report will be required.

Storm sewers are available to service the site at Sevenoaks Court and the vacant parcel from 13 Street SE. At the Development Permit stage, storm sewers must be extended to service 1335 - 10 Avenue SE at the expense of the developer.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter from the Inglewood Community Association (APPENDIX IV). Concerns regarding the application raised in the letter include:

- support contingent on heritage designation of Sevenoaks Court; and
- request an opportunity to review the wording of the proposed Direct Control District.

The proposed Direct Control District and an update on the application was shared with the Inglewood Community Association on 2017 July 11.

Citizen Comments

Administration received eight letters and comments from citizens, including neighbours and tenants of the existing building. The comments express opposition to the proposed ancillary parking on the vacant parcel 1335 - 10 Avenue SE and resulting loss of green space. Through phone conversations with citizens seeking clarification on the application support for the designation of the existing building as a municipal heritage resource was expressed. Concerns regarding the application raised in the citizen comments include:

- potential loss of public boulevard tree;
- loss of green space for use by residents of the existing building;
- lack of amenity space for use by residents of the existing building; and
- potential loss of on-street parking if access to proposed parking was granted from 10 Avenue SE.

Public Meetings

The applicant met with the Inglewood Community Association early in the application process to discuss the proposal. No public meetings were held by the Applicant or Administration.

Cover Report CPC2017-300, Excluding Attachments

APPENDIX I

APPLICANT'S SUBMISSION

Mainstreet Equity Corp. ("Mainstreet") is the owner of both the historic "Sevenoaks Court" building at 1339 – 10th Avenue SE and the adjacent vacant lot at 1335 – 10th Avenue SE. Sevenoaks Court is a rental apartment building. Affordable, mid-market rental accommodation is current owner Mainstreet's primary business activity.

Mainstreet would like to transform the vacant lot into a more functional and attractive space by re-developing the space into a modest parking area for the use of some of the residents of Sevenoaks Court and to improve the aesthetic appeal of the area. This area will also accommodate a waste and recycling facility and enclosure and additional landscaping, neither of which is currently possible within the confines of the Sevenoaks Court site.

Mainstreet would also like to make sure that the existing building's current use (as a 29 unit apartment building) is protected, as it currently is not (while the building's use is "grandfathered" within the RC-2 land use district, it is subject to redevelopment limitations pursuant to section 643 of the *Municipal Government Act*. Additionally, Mainstreet would like some flexibility to achieve a comprehensive redevelopment within the proposed "DC" site.

Mainstreet has therefore made an application to the City of Calgary for a land-use amendment for both 1335 and 1339 – 10th Avenue SE. If successful, this application will allow Mainstreet to preserve the apartment building and its current density and allow the use of the adjacent lot for parking (restricted to the residents of Sevenoaks Court). Mainstreet will subsequently apply for permission to re-landscape the vacant parcel and to accommodate a waste and recycling enclosure. Mainstreet will need to make consequential amendments to the Inglewood Area Redevelopment Plan (ARP) at the same time as the proposed land use amendment.

A DC district (or direct control district) may be necessary as none of the existing districts in the City of Calgary Land Use Bylaw 1P2007 ("LUB") will, strictly speaking, accommodate Mainstreet's proposed use. The setback requirements of each district do not accommodate the Sevenoaks Court building, because the building is constructed to the edge of the legal parcel. However, a Direct Control District that waives the setback requirements and rules of Part 6 of the LUB could accommodate the existing building. A base district of Multi-Residential - Contextual Medium Profile ("M-C2") would allow Mainstreet to develop the vacant space into parking for its tenants and protect the current use. The M-C2 district provides flexibility in choosing a floor area ratio (FAR) and this is addressed within the DC bylaw. The M-C2 base district would provide use opportunities that are similar to the current built form and would accommodate a comprehensive redevelopment of the site as Inglewood evolves over time.

Mainstreet proposes to designate Sevenoaks Court building as a Municipal Heritage Resource concurrent with this land use amendment application.

APPENDIX II

PROPOSED AMENDMENTS TO THE INGLEWOOD AREA REDEVELOPMENT PLAN

(a) In Residential Land Use, in Section 2.3 Policies, Subsection 2.3.1 after "exceptions should fall within the guidelines of 2.4.6" insert the following:

"and 2.4.7."

(b) In Residential Land Use, in Section 2.4 Implementation, after subsection 2.4.6 insert the following subsection 2.4.7 and renumber subsections 2.4.7, 2.4.8, and 2.4.9 accordingly:

"The site comprising of 1335 and 1339 - 10 Avenue SE was redesignated to accommodate preservation of the Sevenoaks Court building, a heritage building listed in Table 1. The redesignation allows for residential development in a variety of forms including low density residential development on 1335 10 Avenue SE and an addition to the multi-residential Sevenoaks Court building across the site in a manner that is compatible with historic preservation."

APPENDIX III

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

1 This Direct Control District is intended to:

(a) allow for the preservation of the Sevenoaks Court ***building*** which is a Historic Resource on the Calgary Heritage Authority's Inventory of Evaluated Historic Resources;

(b) allow for an addition to the Sevenoaks Court ***building*** in a manner that is compatible with historic preservation; and

(c) accommodate residential ***development*** in a variety of forms.

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.

Reference to Bylaw 1P2007

3 Within this Direct Control District, 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) "***heritage building***" means the historic three-storey ***building*** known as Sevenoaks Court located at 1339 10 Avenue SE on the date of passage of this Direct Control District.

(b) "***comprehensive development***" means ***development*** that incorporates the ***heritage building*** and consists of **Multi-Residential Development** over both Site 1 and Site 2 of this Direct Control District.

Permitted Uses

5 The ***permitted uses*** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

6 The ***discretionary uses*** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Multi-Residential Development Rules

7 **(1)** Unless otherwise specified in subsection (2) **Multi-Residential Development** is not allowed on Site 2.

(2) **Multi-Residential Development** is allowed when the ***development*** is for a ***comprehensive development*** that is compatible with heritage preservation as approved by the ***Development Authority***.

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

9 **(1)** Unless otherwise specified in subsection (3), the maximum ***floor area ratio*** for Site 1 is 3.0.

(2) Unless otherwise specified in subsection (3), the maximum ***floor area ratio*** for Site 2 is 1.0.

(3) For a ***comprehensive development***, the maximum ***floor area ratio*** for Site 1 and Site 2 combined is 3.0.

Density

10 **(1)** Unless otherwise specified in subsection (3), the maximum ***density*** for Site 1 is 379 ***units*** per hectare.

(2) Unless otherwise specified in subsection (3), the maximum ***density*** for Site 2 is 75 ***units*** per hectare.

(3) For a ***comprehensive development***, the maximum cumulative ***density*** for Site 1 and Site 2 is 301 ***units*** per hectare.

Building Setbacks

11 **(1)** For a ***comprehensive development***, the ***building setback*** rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply to Site 2.

(2) For the ***heritage building*** and **Multi-Residential Development**, there is no requirement for a ***setback area*** for Site 1.

(3) For **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** and **Single Detached Dwelling**, the ***building setback*** rules of Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply to Site 2.

Landscaping

12 **(1)** For a ***comprehensive development***, the landscaping rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply.

(2) For the ***heritage building*** and **Multi-Residential Development** there is no landscaping requirement for Site 1.

(3) For **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** and **Single Detached Dwelling**, the landscaping rules in the General Rules for Low Density Residential Land Use District of Bylaw 1P2007 apply to Site 2.

Building Height and Cross Section

13 **(1)** For a ***comprehensive development***, the ***building height*** and cross section rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply.

(2) For the ***heritage building*** and **Multi-Residential Development**, the ***building height*** rules of Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply to Site 1.

(3) For **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling**, and **Single Detached Dwelling**, the ***building height*** rules of Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply to Site 2.

Required Motor Vehicle Parking Stalls

14 **(1)** There is no minimum ***motor vehicle parking stalls*** requirement for ***comprehensive development***.

(2) There is no minimum ***motor vehicle parking stalls*** requirement for the ***heritage building*** and **Multi-Residential Development** on Site 1.

(3) For **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling**, and **Single Detached Dwelling**, the ***motor vehicle parking stalls*** rules of Residential – Grade-Oriented Infill (R-CG) District and the General Rules Low Density Residential Land Use District of Bylaw 1P2007 apply for Site 2.

Development Authority – Power and Duties for Relaxations

15 The ***Development Authority*** may relax the rules in section 14 of this Direct Control District, Required ***Motor Vehicle Parking Stalls***, provided the test for relaxations as set out in Bylaw 1P2007 is met.

APPENDIX IV

LETTERS SUBMITTED

INGLEWOOD COMMUNITYASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
FAX: 403-261-2724
EMAIL: info@icacalgary.com

August 8, 2016

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Kate Van Fraassen:

Re: LOC 2015-0042, 1335 10 Avenue SE

The Redevelopment Committee (RDC) has reviewed the application regarding Land Use Change from R-C2 to DC at the above location. We met with the applicant earlier and at the time had indicated that the rezoning would only have our support with the designation of Seven Oaks as a heritage resource. We understand that action will be undertaken concurrently with this application. We would also like to see the wording of the DC bylaw. Subject to the heritage application being approved and review of the text of the DC, we support the redesignation.
Normally, a motion to that effect would be presented to the ICA general meeting for approval. Due to the summer holidays, our next general meeting is not until September 12, so in order to comply with your deadlines, we cannot follow our normal protocol. Therefore, a motion to support the application subject to designation of the site as a heritage resource is based upon a unanimous RDC decision alone. If you have any questions, please call me at 403-263-4896.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Redevelopment Committee

"signed"
L.J. Robertson
Chair

APPENDIX V

From: P and D Hind
To: CPC; Robertson, Clint J.
Cc: van Fraassen, Kate G.; chris@chrisdavislaw.ca
Subject: [EXT] LOC2015-0042 (Seven Oaks)
Date: July 26, 2017 2:20:45 PM

Six months ago I purchased a property at [redacted] directly to the south of Seven Oaks. Today, I was made aware of LOC2015-0042. I was never contacted about this even though I will be directly affected by this rezoning.

I don't have a problem with the building being designated a Heritage property – what I do have a problem with is the proposal for an additional 10 feet of height. This will severely impact not only my property but the entire streetscape.

As the council meets tomorrow and I've had limited time to make known my grievances, I ask that you take this under consideration when making your decision – please do not allow the building to extend the height above the 13 m. that it stands at now. Being designated a heritage building means preserving the building for the future not, adding onto and changing the character of one of Calgary's few Tudor Revival buildings.

Thank you,

Debi Hind
[redacted]

Sent from Mail for Windows 10

Cover Report CPC2017-300, Excluding Attachments

From: Christopher Davis
To: P and D Hind
Cc: van Fraassen, Kate G.; Robertson, Clint J.; CPC; Matt Medoruma; L. J. Robertson
Subject: [EXT] RE: LOC2015-0042 (Seven Oaks)
Date: July 26, 2017 3:35:41 PM
Attachments: 2015 Feb 24 - David Milton - 1340 - 11 Ave SE.pdf
16.pdf
2017 July 26 - Lot 16 new -161246182_33386317_0_0.pdf
Importance: High

Debi:

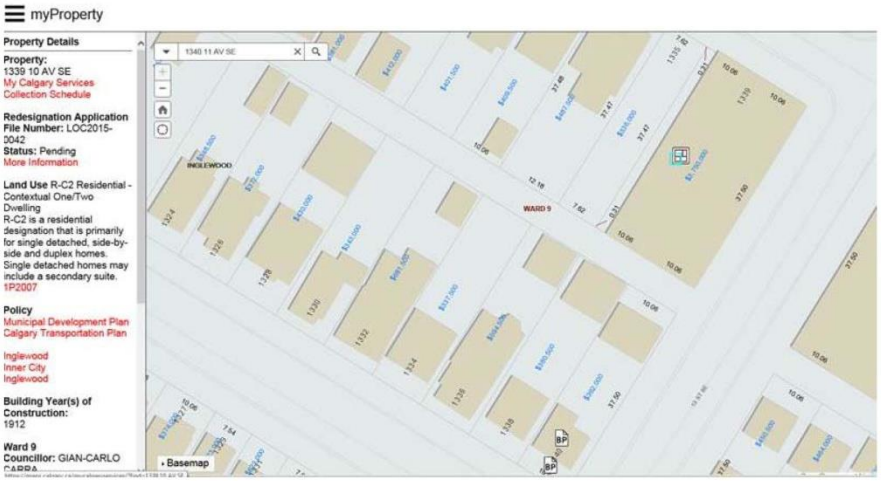
Thanks for your note. Today is the first news I have received of your concern.

Tomorrow's meeting is before the Calgary Planning Commission. Subject to their recommendations, the matter is anticipated to go to a public hearing of City Council on Monday September 11, 2017.

As you might appreciate, during a lengthy application process (this one commenced in November of 2013), the persons affected by this application have changed. We previously met with the community association development committee (January 7, 2015). On February 24, 2015 we followed up with letters to the 11 adjacent and proximate property owners (copy of letter to former owner at 1340 – 11 Ave SE attached). This was sent to the owners of the adjacent 11 properties and copied to the Ward 9 Councillor and the Inglewood Community Association. A copy of your current title is attached (title transferred October 17, 2016).

The Inglewood Community Association again reviewed the application, once it was formally made, on or about August 8, 2016 (CPC #5.01, attachment Appendix IV). The current DC bylaw language was not finalized until recently, so the ICA would not have given the bylaw language an overview. I understand that they may still be formulating a written reply to this application.

[The following is a screen capture of the subject Sevenoaks Court building – the large building with the adjacent vacant lot. Your parcel is immediately to the south, across the intervening laneway.)



The use of the M-C2 height was selected as a base district to allow the potential of matching the existing 13.0 ± metres building height, taking into account potential height rules (including step back to low density residential and cross-section requirements). The reproduction of the existing building would be challenging, given the lack of any current setback on three elevations. The intention is two-fold:

- Allow the existing built form to be reproduced (as to density and massing) in the event of a destructive event
- Allow for possible comprehensive site redevelopment, for the existing building site and the adjacent vacant parcel

Any future application would be subject to a discretionary development permit application in which the Direct Control rules would provide a guide. As the intent of the proposed DC bylaw is, firstly, to preserve the existing structure and, secondly, to allow for reconstruction in the event of a destructive event, the maximum height of any replacement structure would be subject to the discretion of the development authority. Adjacent neighbours (as affected parties) would have input to any development application.

Mainstreet Equity Corporation was not looking to add further height to the existing built form but, working with the development authority, was seeking to provide some flexibility given the context and rules within the Land Use Bylaw in the event of future site redevelopment.

Please feel free to contact me directly to discuss further.

Sincerely,

Chris

Christopher S. Davis

CHRISTOPHER DAVIS LAW

PLEASE UPDATE MY EMAIL ADDRESS ON YOUR RECORDS: chris@chrisdavislaw.ca

www.chrisdavislaw.ca

From: P and D Hind [mailto [redacted]
Sent: July-26-17 2:00 PM
To: cpc@Calgary.ca; Clint.robertson@calgary.ca
Cc: Kate.vanFraassen@calgary.ca; chris@chrisdavislaw.ca
Subject: LOC2015-0042 (Seven Oaks)

Six months ago I purchased a property at [redacted] directly to the south of Seven Oaks. Today, I was made aware of LOC2015-0042. I was never contacted about this even though I will be directly affected by this rezoning.

I don't have a problem with the building being designated a Heritage property – what I do have a problem with is the proposal for an additional 10 feet of height. This will severely impact not only my property but the entire streetscape.

As the council meets tomorrow and I've had limited time to make known my grievances, I ask that you take this under consideration when making your decision – please do not allow the building to extend the height above the 13 m. that it stands at now. Being designated a heritage building means preserving the building for the future not, adding onto and changing the character of one of Calgary's few Tudor Revival buildings.

Thank you,

Debi Hind
[redacted]

Sent from Mail for Windows 10

Spin2 Map Index
alta.registries.gov.ab.ca/SpinII/mapindex.aspx
Location: [V 4.1.5191.2] Spin2 Home > Select Search Type > Map Search
About Spin2
Fee Schedule
Manage Account
Search
Shopping Cart
DRR
Contact Us
Help
FAQ
Logout
Notice Board
Spin2 News
THEMES
FIND
LEGEND
Select Search Type:
Survey Plan
Plan Number:
Find
Preset Map
Rural Detail
Urban Detail
Alberta Map
Regional Map
13 ST SE
0013710306 A3;5;22
7811390
PLAN
X: 67706.47730, Y: 5652439.85144
NAVIGATE
TOOLS
POLYGON SELECT
Buffer Size (m)
4:52 PM
17/02/2015

CHRISTOPHER DAVIS LAW
Defining Development for Albertans

CHRISTOPHER S. DAVIS, B.COMM., LL.B.
Barrister & Solicitor
Phone 403.457.2100
Cell 403.701.2775
Email chris@chrisdavislaw.ca
File No. 2487.001

BY COURIER

February 24, 2015

David Milton
1340-11th Avenue SE
Calgary, AB T2G 0Z5

Dear David:

Re: 7 Oaks Court Building
(Land Use Re-designation and Area Redevelopment Plan Amendments)
1335 & 1339 – 10th Avenue SE, Calgary

We represent Mainstreet Equity Corp. ("Mainstreet"). Mainstreet is the owner of both the 7 Oaks Court building at 1339 – 10th Avenue SE and the vacant lot next door at 1335 – 10th Avenue SE. 7 Oaks Court is a rental apartment building. Affordable, mid-market rental accommodation is Mainstreet's primary business activity.

Mainstreet would like to transform the vacant lot into a more functional and attractive space. Mainstreet would like to re-develop the space into a parking area for the use of some of the residents of 7 Oaks Court and to improve the aesthetic appeal of the area. Mainstreet would also like to make sure that the existing building's current use (as a 29 unit apartment building) is protected, as it currently is not. To accomplish this, our client intends to make application to the City of Calgary for a land-use amendment for both 1335 and 1339 – 10th Avenue SE. If successful, this application will allow Mainstreet to preserve the apartment building and its current density and allow the use of the adjacent lot for parking (restricted to the residents of 7 Oaks Court). Mainstreet will subsequently apply for permission to re-landscape the vacant parcel. Mainstreet will need to make consequential amendments to the Inglewood Area Redevelopment Plan (ARP) at the same time as the proposed land use amendment.

To make sure you, as a neighbour of 7 Oaks Court, were aware of Mainstreet's intention and to provide you with an early opportunity to provide input, Mainstreet have asked us to contact you and forward the enclosed information on the project. Mainstreet believes that this project will not only enhance 7 Oaks Court building and neighbouring vacant parcel, but also the community of Inglewood. Mainstreet ask that you review this letter and enclosed material and ask you to consider supporting to their efforts to preserve rental accommodation and provide amenities for Inglewood residents. If you have any questions about the proposed application, then please do not hesitate to contact our offices.

315A - 39th Avenue SE | Calgary, Alberta Canada T2G 1X5
Main 403.457.2100 | *Fax* 403.457.2616 | *Web* chrisdavislaw.ca

We intend to make an application to the City in early March, 2015. Thank you again for taking the time to consider this information.

Sincerely,

CHRISTOPHER DAVIS LAW

Per: Christopher S. Davis
Barrister & Solicitor

ENC.

Copied to:
Graham Coe (Mainstreet Equity Corporation)
Ward 9 Councillor Gian-Carlo Carra
L.J. Robertson (Inglewood Community Association)

LAND TITLE CERTIFICATE

B

LINC	SHORT LEGAL	TITLE NUMBER
0017 470 477	A3;5;16	981 272 094

LEGAL DESCRIPTION
PLAN A3
BLOCK 5
LOT 16

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;24;14;S

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 981 272 092

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
981 272 094	04/09/1998	TRANSFER OF LAND	$119,900	CASH & MORTGAGE

OWNERS

DAVID MILTON
OF 1340-11TH AVE SE
CALGARY
ALBERTA T2G 0Z5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
771 147 064	20/10/1977	ZONING REGULATIONS SUBJECT TO CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS
981 272 095	04/09/1998	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. #200, 9737 MACLEOD TRAIL S.W., CALGARY ALBERTA T2J0P6 ORIGINAL PRINCIPAL AMOUNT: $118,176
091 083 912	30/03/2009	MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
981 272 094

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTER EAST, 10205-101 STREET, 5TH FLOOR EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: $30,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 17 DAY OF FEBRUARY, 2015 AT 04:27 P.M.

ORDER NUMBER: 27852015

CUSTOMER FILE NUMBER: 2487.001

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

LAND TITLE CERTIFICATE

B

LINC	SHORT LEGAL	TITLE NUMBER
0017 470 477	A3;5;16	161 246 182

LEGAL DESCRIPTION
PLAN A3
BLOCK 5
LOT 16

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;24;14;S

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 981 272 094

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 246 182	17/10/2016	TRANSFER OF LAND	$381,500	$381,500

OWNERS

PETER HIND

AND
DEBORAH HIND
BOTH OF:
104, 3650 MARDA LINK SW
CALGARY
ALBERTA T2T 6G9
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
771 147 064	20/10/1977	ZONING REGULATIONS SUBJECT TO CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS

TOTAL INSTRUMENTS: 001

(CONTINUED)

PAGE 2
161 246 182

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 26 DAY OF JULY, 2017 AT 02:56 P.M.

ORDER NUMBER: 33386317

CUSTOMER FILE NUMBER: 2487.001

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Cover Report CPC2017-300, Excluding Attachments

INGLEWOOD COMMUNITYASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
FAX: 403-261-2724
EMAIL: info@icacalgary.com

July 26, 2017

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Kate van Fraassen:

Re: LOC2015-0042

I am responding to your e-mail of July 11 which advised us of the proposed DC zoning for the above address. We had been quite involved in the discussions regarding this rezoning and are disappointed at the way this particular engagement has occurred. We have been approached on this twice previously and actively engaged in the conversations. This time, we have been advised of the decision that has been made and asked for our comments but as you noted, in the summer and in between our scheduled Planning Committee meetings. So, having to scramble to reach out to interested parties for their feedback, the ability to respond has been less than satisfactory.

The history of their zoning has been fairly simple. The new owners initially approached the community in 2013 when it became clear that the zoning (RC-2) did not reflect the de facto use of the building. At 29 units and 13 m., if anything happened to the building, it could not be replaced as it stood. We provided a letter of support in principle for an appropriate rezone (attached).

It only made sense to ensure that Seven Oaks be designated as a heritage property if a rezoning was to be granted in order to protect it. I understood that there was initially some resistance by the owners to a designation but that was sorted out last summer and we supported the LOC subject to seeing the wording.

We were surprised by the height that is proposed (being 16 m. which is 3 m. over the extant structure) for several reasons:

1. The incentive for the owners to designate was to get a zoning compatible with the use. There was no need to over-incent, so to speak, because of the implications below.
2. The building is not on the Main Street but rather in a residential district where an additional 10' in height would have a considerable impact on the streetscape.
3. You have taken great lengths to point out that there are no current plans in place to act on the extra height for a potential addition. It is to save the bother of rezoning should they wish to do so in the future and that the community discussion would be had at the DP stage. We submit that should an addition be applied for, the impediment would likely be height rather than design which

as you say would be subject to Heritage Planning review, so the increased height should not be granted lightly or at this time.

As such, our support for rezoning stands but only for a height that reflects the building envelope being 13 m.

If you have any questions, please call me at 403-263-4896.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee

L.J. Robertson, Chair

INGLEWOOD COMMUNITYASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
FAX: 403-261-2724
EMAIL: info@icacalgary.com

August 8, 2016

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Kate Van Fraassen:

Re: LOC 2015-0042, 1335 10 Avenue SE

The Redevelopment Committee (RDC) has reviewed the application regarding Land Use Change from R-C2 to DC at the above location. We met with the applicant earlier and at the time had indicated that the rezoning would only have our support with the designation of Seven Oaks as a heritage resource. We understand that action will be undertaken concurrently with this application. We would also like to see the wording of the DC bylaw. Subject to the heritage application being approved and review of the text of the DC, we support the redesignation.
Normally, a motion to that effect would be presented to the ICA general meeting for approval. Due to the summer holidays, our next general meeting is not until September 12, so in order to comply with your deadlines, we cannot follow our normal protocol. Therefore, a motion to support the application subject to designation of the site as a heritage resource is based upon a unanimous RDC decision alone. If you have any questions, please call me at 403-263-4896.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Redevelopment Committee

"signed"
L.J. Robertson
Chair

INGLEWOOD COMMUNITYASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
FAX: 403-261-2724
EMAIL: ica@shawbiz.ca

September 10, 2013

Brian O'Kane
Unit 1, 1723 10A Street SW
Calgary, Alberta
T2T 3J9

Dear Mr. O'Kane:

Re: Sevens Oaks Apt. 1339 10 Avenue SE

The Redevelopment Committee was most interested to hear your proposal for the above location. The building is an important part of the architectural history of Inglewood and sadly in need of attention. We would be delighted to see it purchased by someone who would care for it properly.

The need to rezone the site is obvious to us for many reasons ranging from financing to insurance. We fully support your request to apply for a zoning (likely DC in nature) that would accurately reflect its de facto use. A motion was made to the general meeting on September 9 to provide you with a letter reflecting our support in principle for your application. The motion was passed.

Thank you for involving us in the preliminary stages of your redevelopment process. If there is any assistance that we may render, please contact me.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCATION
Redevelopment Committee

"signed"
L.J. Robertson
Chair

POSTPONED REPORT

LAND USE AMENDMENT, PARKDALE (WARD 7), NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29 STREET NW, BYLAW 305D2017, CPC2017-307

Background:	At the 2017 September 11 Combined Meeting, Council postponed Report CPC2017-307 to the 2017 November 06 Public Hearing of Council.
Bylaw 137D2017:	First Reading, Second Reading, Authorization, Third Reading.
Public Hearing:	The Public Hearing with respect to Bylaw 305D2017 has not been held.
Ineligible to Vote:	All Members of Council are eligible to Vote.

Excerpt from the Minutes of the Combined Meeting of Council, 2017 September 11:

> "AMENDMENT, Moved by Councillor Farrell, Seconded by Councillor Demong, that the Agenda for today's meeting, as amended, be further amended by bringing forward and tabling Item 8.31, Land Use Amendment, Parkdale (Ward 7), North of Parkdale Boulevard NW and West of 29 Street NW, Bylaw 305D2017, CPC2017-307, to the 2017 November 06 Public Hearing of Council.
>
> CARRIED"

LAND USE AMENDMENT
PARKDALE (WARD 7)
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29 STREET NW
BYLAW 305D2017 **MAP 19C**

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate two parcels from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 July 27

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 305D2017; and

1. **ADOPT** the proposed redesignation of 0.10 hectares ± (0.24 acres ±) located at 512 and 516 – 32 Street NW (Plan 8321AF, Block 38, Lots 25 to 28) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential –Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 305D2017.

REASONS FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and South Shaganappi Communities Area Plan. The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density for these inner city parcels and allows for development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the parcels have direct lane access and are located in close proximity to a Neighbourhood Activity Centre as well as transit.

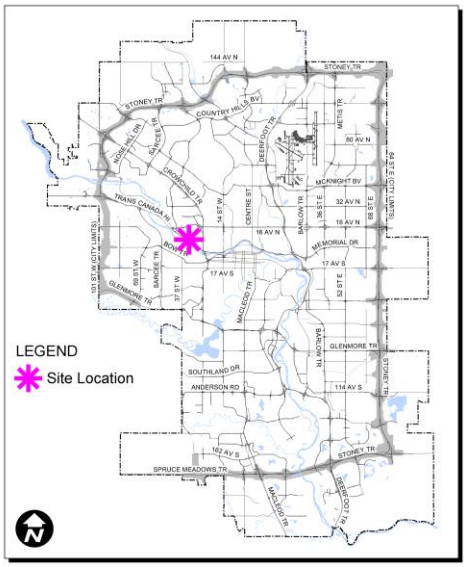
ATTACHMENTS

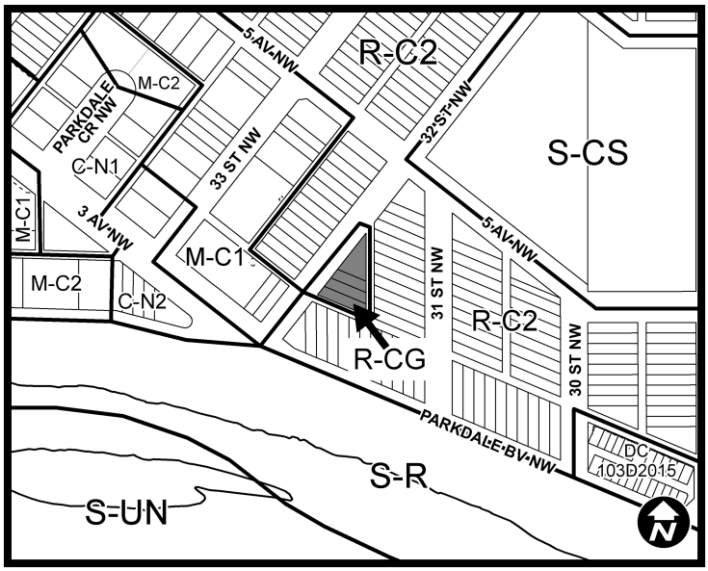
1. Proposed Bylaw 305D2017
2. Public Submissions

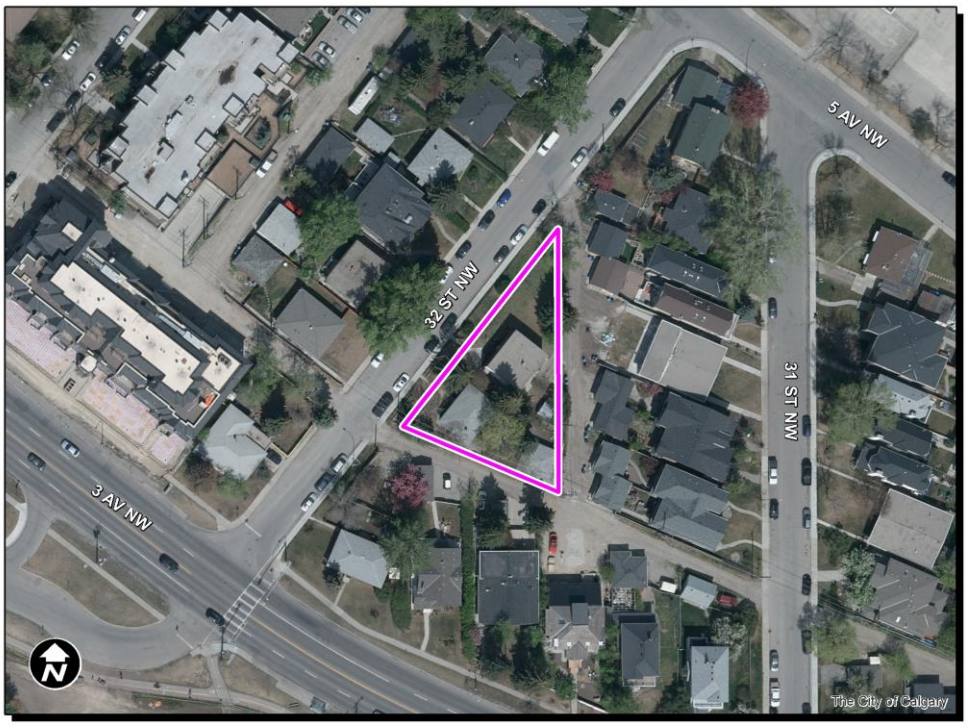
T. Gonzalez

LAND USE AMENDMENT
PARKDALE (WARD 7)
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29 STREET NW
BYLAW 305D2017 **MAP 19C**

LOCATION MAPS







LAND USE AMENDMENT
PARKDALE (WARD 7)
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29 STREET NW
BYLAW 305D2017 **MAP 19C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares ± (0.24 acres ±) located at 512 and 516 – 32 Street NW (Plan 8321AF, Block 38, Lots 25 to 28) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential –Grade-Oriented Infill (R-CG) District.

Moved by: R. Wright **Carried: 7 – 0**
Absent: D. Leighton

LAND USE AMENDMENT
PARKDALE (WARD 7)
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29 STREET NW
BYLAW 305D2017 **MAP 19C**

Applicant:

Goldmark Homes Ltd

Landowner:

Anne Lenstra
Nick Lenstra

PLANNING EVALUATION

SITE CONTEXT

The subject parcels are located in the community of Parkdale in the northwest quadrant of the city. The southern parcel is currently developed with a single detached dwelling and detached garage which is accessed from the lane. The northern parcel is developed with a duplex dwelling and includes a parking pad along the rear lane. The parcels are located a half block from Parkdale Boulevard NW.

Surrounding development includes a mix of single detached and semi-detached residential dwellings. A four-storey multi-residential development is located to the southwest of the site along Parkdale Boulevard NW. The Parkdale Neighbourhood Activity Centre is located approximately 200 metres to the northwest.

The following table summarizes the population trends in Parkdale:

Parkdale	
Peak Population Year	1968
Peak Population	2,581
2016 Current Population	2,412
Difference in Population (Number)	-169
Difference in Population (Percent)	-7%

LAND USE DISTRICTS

The application proposes redesignating the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings and cottage housing clusters. The rules of the R-CG District provide for development that is low height and sensitive to adjacent low-density residential development such as single detached and semi-detached dwellings. This district would allow for up to seven units on the site; however, this may not be achievable given site dimensions and shape as well as bylaw and district requirements.

Administration is reviewing an associated Development Permit (DP2017-2063) for the site which proposes a five-unit rowhouse building.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject parcels are located within the Developed Inner City Residential Area of the MDP. MDP policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing, and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

The application is in keeping with relevant MDP policies as the rules of the R-CG District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density. In addition, the site is located in proximity to the Parkdale Neighbourhood Activity Centre and has good transit connections.

South Shaganappi Communities Area Plan (SSCAP)

The SSCAP is a non-statutory policy plan for the South Shaganappi area and includes the major activity centres of the University of Calgary, McMahon Stadium, and Foothills and Children's Hospitals as well as the surrounding residential communities including Parkdale. The SSCAP is intended to support the goals and objectives of the MDP. The subject site is located in the Inner City Residential area of the SSCAP.

SSCAP policies support diverse housing options as well as intensification in low density developed areas provided the proposal is sympathetic to the scale, character and context of the established residential area. In addition, greater intensity should be located where there is good access to transit and pedestrian, cycle and vehicle routes, particularly around activity centres. The application is in keeping with relevant SSCAP policies.

Location Criteria for Multi-Residential Infill

The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The following chart provides a summary of these criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

LAND USE AMENDMENT
PARKDALE (WARD 7)
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29 STREET NW
BYLAW 305D2017 **MAP 19C**

LOCATION CRITERIA	MEETS CRITERIA?
1. On a corner parcel	No
2. Within 400 metres of a transit stop	Yes
3. Within 600 metres of an existing planning primary transit stop	Yes
4. On a collector or higher standard roadway on at least one frontage	No
5. Adjacent to existing or planned non-residential development or multi-unit development	Yes
6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	Yes
8. Direct Lane Access	Yes

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application. The subject site is located approximately 75 metres walking distance from two transit stops for transit routes 1 and 40 located on Parkdale Boulevard NW.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the development permit stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Parkdale Community Association is opposed to the application and their letter is attached as APPENDIX II.

Citizen Comments

Administration received 17 letters of objection from nearby residents that identified the following concerns:

- increased density;
- maximum allowable building height;
- increased traffic and congestion;
- parking issues;
- noise;
- loss of privacy;
- decreased property values;
- loss of mature trees; and
- precedent for similar higher density developments in the community.

Public Meetings

The applicant met with the Parkdale Community Association to discuss their plans on 2017 February 14.

LAND USE AMENDMENT
PARKDALE (WARD 7)
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29 STREET NW
BYLAW 305D2017 **MAP 19C**

APPENDIX I

APPLICANT'S SUBMISSION

The subject lands are located at 512 & 516 32 Street NW. It is legally described as Plan 8321AF, Block 38, Lots 25-28. It comprises approximately 0.10 hectares (0.25 acres).

The subject site is zoned R-C2 – Residential Contextual one/Two Dwelling District in the City of Calgary Land Use Bylaw 1P2007. A land use of R-CG – Residential Grade-Oriented Infill District to accommodate a 5 unit Rowhouse development is proposed. The R-CG District:

- Accommodates existing residential developments;
- Accommodates grade-oriented development in the form of of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters;
- Accommodates Secondary Suites and Backyard Suites with new and existing residential development;
- Provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and
- Accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

LAND USE AMENDMENT
PARKDALE (WARD 7)
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29 STREET NW
BYLAW 305D2017 **MAP 19C**

APPENDIX II

LETTER FROM PARKDALE COMMUNITY ASSOCIATION

PARKDALE COMMUNITY ASSOCIATION
3512 - 5th Avenue NW, Calgary AB, T2N 0V7
Tel: (403) 283-5767 E-mail: office@parkdalecommunity.com

February 16th, 2017

Peter Schryvers, File Manager
The City of Calgary
Development and Building Approvals
By email: Peter.Schryvers@calgary.ca

Dear Mr. Schryvers,

Subject: **Request for Comment on Application for Rezoning R-C2 to R-CG**
LOC2017-0009 (Plan 8321AF, Block 38; Lots 25-28, PARKDALE 0.1 ha)

I am responding to the subject Request for Comment on behalf of Parkdale Community Association (PCA) Planning & Development (P&D) Committee and would like to record a number of concerns with this proposal. We reviewed the documents you forwarded to us, reviewed the proposal with regard to the City of Calgary Land Use Re-designation guide found on the City of Calgary web site http://www.calgary.ca/PDA/pd/Pages/Residential-Building-and-Development/Land-use-redesignation.aspx?redirect=/pda/pd/pages/zoning.aspx and also the Enriching Parkdale: Parkdale Community Development and Design Study (04.24.2015) document.

We comment as follows:

A. City of Calgary Land Use Re-designation Guide:

The City of Calgary Land Use Re-designation guide requires the following considerations by the applicant prior to application:

- Consultation with neighbours, the community association and ward councillor.

  To date neighbours have not been consulted.

  The P&D Committee met with the applicant, Goldmark Homes Ltd. (Ray and Rosina Smith) for the first time at our monthly meeting this week, on February 14th where they described their application. (Apparently the applicant had tried to contact the PCA last September however the e-mail was misplaced and hence the lateness of their meeting with the P&D Committee).

B. Enriching Parkdale: Parkdale Community Development and Design Study (04.24.2015) Document

This document (attached) provides guidance to the P&D Committee and the PCA Board when making development decisions in Parkdale. It was prepared in 2015 in association with the

Faculty of Environmental Design at the University of Calgary. It has been adopted by the PCA Board and acts as Parkdale's Area Redevelopment Plan, in the absence of an ARP being prepared by the City of Calgary.

Enriching Parkdale was developed in 2015 following months of discussion with the P&D Committee and the PCA Board. Three open houses were held to obtain community input. Enriching Parkdale was presented to a large group of City of Calgary planners, transportation engineers, municipal servicing engineers, open space experts and others who are responsible for approving development applications in the City. Those in attendance agreed it should be used to help guide future development in Parkdale. Although it does not have statutory standing, it received a very favourable response as a successful community-initiated planning document and we encourage all planners to use it as a reference guide. Enriching Parkdale also received a very positive response from Parkdale's City Councillor, **Druh Farrell** who suggested it be used as a guide by other communities to formulate their own document.

The most relevant section of Enriching Parkdale which applies to the subject re-designation application begins on page 45 and is entitled Infill Housing. It describes Parkdale's approach to infill housing. Infill housing is recognized as a way of adding residential density to Parkdale, but only under the right conditions. A Goal of Parkdale's infill housing is to focus residential density around community nodes, such as Parkdale Crescent, and around corridors, such as the major transportation corridor along Memorial Drive. ***The subject application does not meet either of these criteria***. Recommendations 3.2.1,3.22, 3.2.3 and 3.2.4 in Enriching Parkdale contain direction to the approving agencies which include requiring conformance to building massing standards to protect the existing character of the neighbourhood.

C. P&D Review With the Applicant

At the meeting the applicant provided some preliminary sketches showing their basic idea for site development associated with the proposed Rezoning. The developer proposes to increase density from the two semidetached dwellings (four units, with 8 parking stalls) allowed under the present R-C2 zoning, to five 3-storey row houses, 11m maximum height each with a double garage (i.e. 10 parking stalls) under the R-CG zoning.

The P&D Committee advised the applicant that neighbours in the immediate surrounding area are concerned about the impact of parking in an already congested block and alley. They are also concerned about their privacy being threatened by windows from the development looming above their yards and providing full access views into their homes. Finally, they are concerned about living in darkness from shadowing imposed by these potentially over height buildings.

The developer noted that the unique triangular shape of the lot, with a 60m (197') frontage on 32 St., lent itself to the increased density. Also their proposal includes no suites and no lane houses and as such, they argue, the density increase is manageable. Traffic and parking issues should be minimal as double garages are proposed for each unit. Privacy and shading issues were discussed. The proponent envisages no balconies or decks off the 2nd and 3rd floors and proposes screening along the rear of the units to prevent overlooking the neighbours across the alley.

The P&D Committee expressed concern that ad hoc zoning changes in the neighborhood were unfair to adjacent tax- paying land owners who bought, developed and lived on the adjoining lands believing the current zoning was a given and would not change. The proponent believed the addition of just the one unit over the current zoning allowance, provision of a double garage (2 parking spots) per unit and their being neither suites nor lane housing in the development should assuage these fears.

P&D Committee advised the applicant that the proposed development as laid out, seems at face value to be reasonable for this unique site. The major problem is, once the land is rezoned, the current owner could sell and the subsequent owners could use the maximum density available under the R-CG zoning, and provide a 10 unit development by including lane housing or suites. The applicant stated they were willing to address this with the City and would use whatever means available (e.g. Direct Control) to ensure the development they just presented would proceed after the rezoning, and there would be no chance of higher density taking place.

D. Additional Comments

In order for the PCA to get behind this proposed rezoning the following has to occur:

- Consultation with neighbours: this step needs to be fulfilled to meet the City's requirements and should proceed quickly. A more widespread community consultation e.g. a Town Hall event, must occur before we could consider a land use amendment. We feel that the proposal could have a significant effect on the nature of our community and it therefore requires input from residents of Parkdale.
- The rezoning has to be to a Direct Control (DC) district zoning in which the proponent's current thinking for the development is clearly expressed by providing for R-CG guidelines but requiring each unit to have a double garage to provide 2 parking places per unit, each unit to be provided with screening along the rear of the units upper floors to prevent overlooking the neighbours across the alley. The DC requirements shall not allow balconies on the second and third floors, and shall not allow suites and lane houses.

The PCA does not support this rezoning application. If you have any questions regarding this review, please contact Deborah Curley at [redacted] and/or Bill Biccum Parkdale Community Association, Bill.Biccum@parkdalecommunity.com. Please notify the PCA of any developments on the decision regarding this application.

Sincerely,

Deborah Curley
Chair, Planning & Development Committee
Parkdale Community Association

cc Alderman Druh Farrell ward07@calgary.ca
PCA office, Bill.Biccum@parkdalecommunity.com

BYLAW NUMBER 305D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0009)**
*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

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

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 substituting therefor 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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

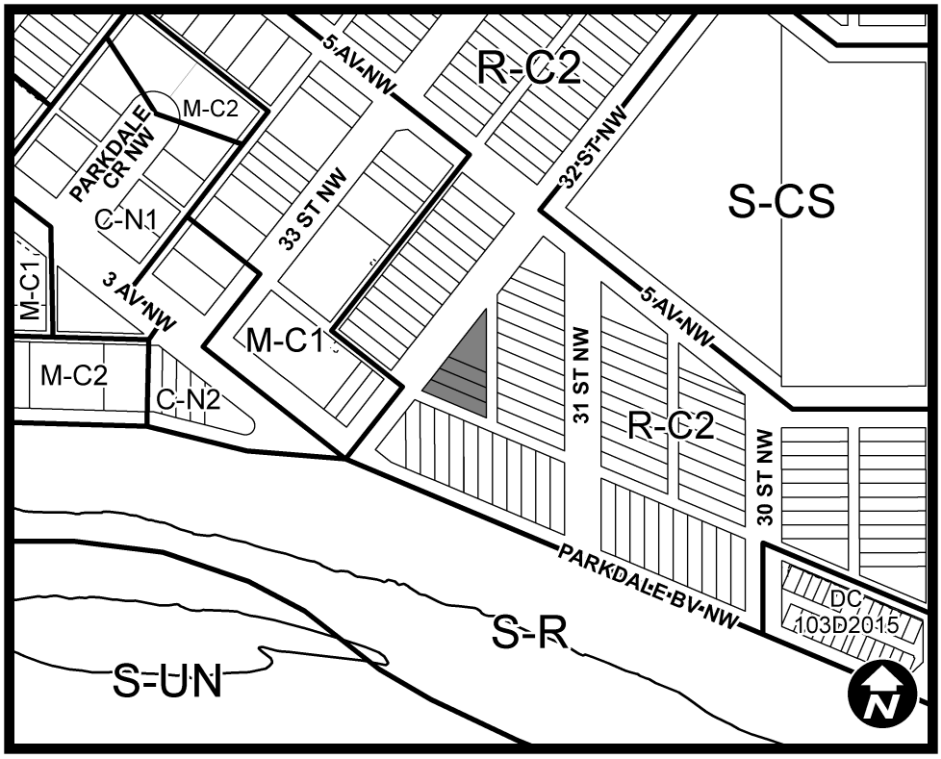
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


5 AV NW
R-C2
M-C2
PARKDALE CR NW
C-N1
33 ST NW
32 ST NW
S-CS
M-C1
3 AV NW
M-C1
5 AV NW
M-C2
C-N2
31 ST NW
R-C2
30 ST NW
PARKDALE BV NW
DC
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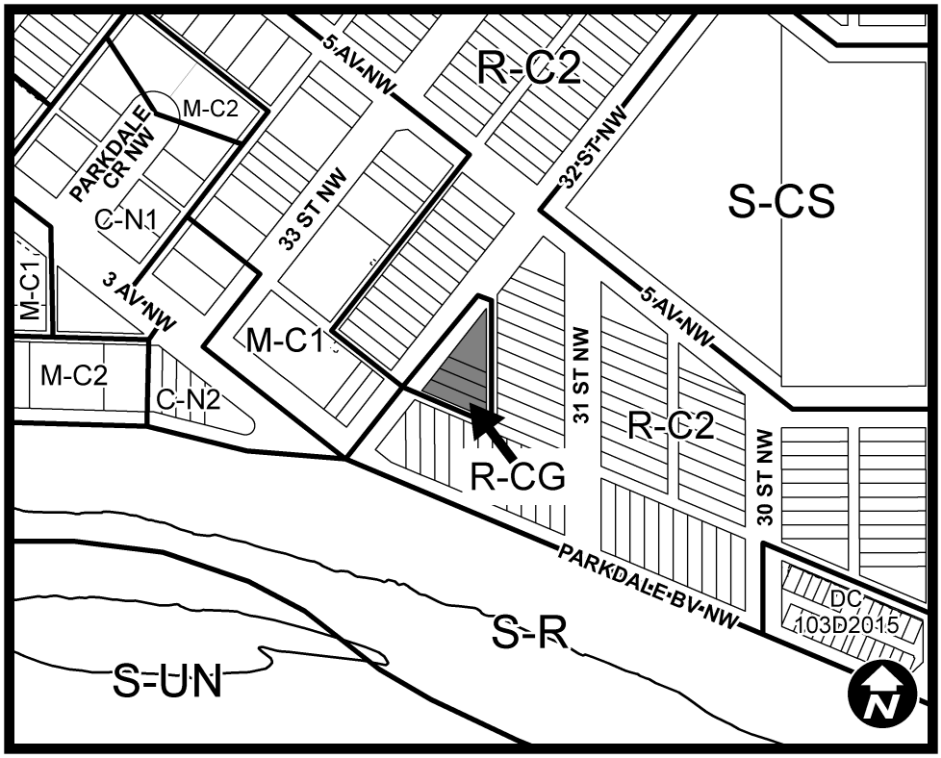
S-R
S-UN
N

SCHEDULE B


5 AV NW
R-C2
M-C2
PARKDALE CR NW
C-N1
33 ST NW
32 ST NW
S-CS
M-C1
3 AV NW
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M-C2
C-N2
31 ST NW
R-C2
5 AV NW
R-CG
30 ST NW
PARKDALE BV NW
DC
103D2015
S-R
S-UN

Smith, Theresa L.

From: Kim <kimbo851@hotmail.com>
Sent: Thursday, August 24, 2017 9:51 AM
To: City Clerk; Ward 7 Contact
Cc: Kara Hallett; Kim
Subject: [EXT] Re-zoning Application LOC 2017-0009

To Whom this may concern,

My name is Kim Gigante and I reside at 3216A Parkdale Blvd. N.W. Calgary. I am writing to voice my strong opposition to the re-zoning application LOC2017-0009.

I purchased my home in this neighborhood over ten years ago and plan to continue living here for years to come. Parkdale is an attractive and sought-after community for its prime location, large lawns (with front yard set back), lovely mature trees and green space. We've been able to enjoy and preserve these charming aspects of our neighborhood thanks to the current R-C2 zoning we have in place. It is my understanding that the property owner of 512 & 516 - 32 Street NW (who doesn't reside on either property) would like to change our zoning from R-C2 to R-CG, thereby destroying the charm and flow of our neighborhood. The owner plans to develop a large three-story row housing complex on these two properties which would diminish green space, destroy the integrity and allure of our neighborhood, encroach on the privacy of surrounding neighbors, create parking issues and devalue our properties at his profit. This is completely unacceptable!

We have zones in place for a reason. A complex like the one being proposed belongs in an area that is specifically zoned for this type of development. Please demonstrate to us that our City Council and Planning & Development departments can be trusted to abide by the zoning that is currently in place to protect our small community from undesirable, pure profit-seeking developments such as this.

Thank you for your time and consideration,

Kim Gigante.

RECEIVED
2017 AUG 24 AM 10: 44
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Sharon D. Janzen <sharondjanzen@gmail.com>
Sent: Thursday, August 24, 2017 6:04 AM
To: City Clerk; info@BrentAlexander.ca; kara_inman@hotmail.com
Subject: Re: Development Across the Street 518 & 516 32nd street stating that the land use amendment request will be going to council for decision on Sept 11, perhaps as early as 9:30.
Attachments: PROJECT PROPROSAL 516 32 STNWdoc17 08 12.doc

Hi:

I am resending my objections to the development going in across the street from me. I'm not sure what your plans are in regards to rezoning.
But if you are planning on making the lot a free for all, I object strenuously as there is enough development in the area already.

We have a school a block away where parking is an issue. Single family homes are being ripped down at record levels; I have the neighbors looking straight into my yard as it is a three story and don't need a tall building across the street. As a result, have attached a letter to be included in addition to this email.

Thank you for your consideration.

Sharon D Janzen

403 875-7494

RECEIVED
2017 AUG 24 AM 8:24
THE CITY OF CALGARY
CITY CLERK'S

SHARON D. JANZEN
523 32 Street NW
Calgary, AB
T2N 2V8

RECEIVED
2017 AUG 24 AM 8:24
THE CITY OF CALGARY
CITY CLERK'S

August 13, 2017

ATTENTION: PETER SCHRYVERS

RE: DEVELOPMENT FOR DP 2017 - 2063

I have seen the drawings for the planned suite for the building across the street from us and have the following the concerns:

1. The drawings of the roof hasn't improved much. Eliminate the third floor of the building and incorporate the roof space to create a loft development. This would lower the height of the building and create a more interesting roof with a bit of a pitch to it.
2. The outside of the building should be all brick for an exterior.
3. The units not being in a straight line is an improvement. However there needs to be some oversight to ensure the building will comply with the boundaries within the zoning guidelines.
4. With the height of the building being what it is, **has a shadow study been done to determine whether or not residents who live across the street and next door are going to be affected? I don't need someone being able to look directly into my front yard from the second story. Also, I'm not sure balconies are a great idea.**
5. **There needs to be more effort to preserve the trees currently on the property. If trees are to be removed, there is no reason mature trees couldn't replace the ones there.**
6. **The Developer needs to demonstrate why maple trees on the property currently can't be preserved.**
7. **Oversight needs to be written into the development permit to plant and care for mature trees to replace the ones removed.**

Your response to this matter is most appreciated. I can be reached at 403 875-7494.

Yours truly,

SHARON D. JANZEN

/sdj

Cc: Shane Gagnon
Kara Hallett

Smith, Theresa L.

From: kara hallett <kara_inman@hotmail.com>
Sent: Wednesday, August 23, 2017 9:41 PM
To: City Clerk; Ward 7 Contact; kara hallett
Subject: [EXT] LOC 2017-0009

To city clerk and Councillor Farrell,

Just as this is the second time this year the exact same 'land use change' is proposed, I am sending virtually the exact same letter that I sent in the past. I will also be attending council session Sept 11 to oppose this land use change.

My name is kara and I am writing as a concerned neighbour to oppose the application to change land use to rcg at 512 &516 32nd street.

My family fell in love with the 'park' feel of parkdale . Maintaining front yard setbacks throughout the community is an important part of keeping the park feel coherent throughout the neighbourhood . Rcg zoning reduces green space in front of residences.

Furthermore, I am concerned about the potential increase in population density, particularly as it relates to the number of vehicles our already over saturated streets and alleys must accommodate.

My backyard privacy and my easter neighbours exposure to natural light could be negatively impacted if the property is developed to maximum height.

Finally, potential developers who have an interest in building higher density should invest in land that is already designated for higher zoning. It isn't fair to people who have invested both financially and emotionally in a community to sacrifice the neighbourhood character to suit a developers profit motive.

Sincerely kara hallett

Sent from my mobile

RECEIVED
2017 AUG 24 AM 8:25
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: John McInnes <John.McInnes@altagas.ca>
Sent: Thursday, August 24, 2017 6:56 AM
To: 'kara hallett'; City Clerk; Ward 7 Contact
Subject: [EXT] land use amendment

Hello

My name is John McInnes and I am writing to oppose the application regarding the proposed change in the land use to RCG at 512 & 516 32nd street.

I have a number of concerns with this proposal.

Firstly, having a 3 story townhouse complex tucked within 32nd Street does not blend at all (aesthetically) with the surrounding residences which currently consist of bungalows and 2 story houses.

Secondly, the height of the structure is a very great concern. This structure is proposed to be so much higher than the surrounding houses. This will ensure that adjacent back yards will no longer have any type of privacy. Not to mention the blockage of light and shadow casting.

Thirdly, I am very concerned with the increase in population density in the community. We have recently seen the addition of condominium complexes (the Henry, Riviera on the Bow) adding to the density of the community. With this proposal, there will be a further increase in the number of vehicles driving throughout the neighborhood. Parkdale, while considered inner-city, does not boast the amenities found in other neighborhoods. Any day-to-day errands still require a trip outside the neighborhood for main groceries, restaurants or shopping.. We're still very much car dependent and increasing neighborhood density is guaranteed to increase traffic and add to limited street parking.

As well as all these concerns, the setback proposed (10 feet), is not adequate in the least. The proposal plans to remove many mature trees with this development. With having only a 10ft setback, how are any of the trees lost with the development going to be replaced? The normal setback in the community adds to the overall community aesthetic, with increased green space and natural curb appeal.

With all of these concerns, I feel that the land use amendment precedent should be avoided and the current zoning designation maintained. The designer should go back to the (literal) drawing board to come up with a design that would be of benefit to the community as a whole.

Sincerely,

John McInnes

RECEIVED
2017 AUG 24 AM 8: 27
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Brenda McInnes <bmcinnes60@gmail.com>
Sent: Thursday, August 31, 2017 8:30 AM
To: City Clerk; kara hallett
Subject: [EXT] LOC 2017-009 and DP 2017-2063

My name is Brenda McInnnes and I own and reside at 525 31 Street NW. I am writing to express my opposition to the land use amendment application LOC 2017-0009 and my concerns regarding DP 2017-2063.

Let me state outright that I have no issue with increased density for inner city neighborhoods. It is a laudable goal provided it is done in a well-planned and controlled fashion. I oppose the land use amendment for the following reasons:
1. Granting ad hoc requests to land-owners who are looking to make some additional cash on their properties is neither planned, nor controlled. In addition this would sent an unwanted precedent for other land owners in the area.

2. Past experience with developments - In the last 10 years since we've moved into Parkdale, the neighborhood has undergone considerable changes with respect to bungalows being replaced with infills as well as the addition of several condominium complexes. Density is increasing with current land use
designations as it should. Unfortunately, in some cases, this has occurred at the expense of our urban forest with developers removing mature trees despite protected designations as well as the building of a couple of non-compliant lane houses that have had considerable impact on neighboring residences. The track record for the neighborhood is less than stellar and there seems be enough uncontrolled and undesireable variables with new developments without altering land use, therefore a I believe conservative approach should be taken.

3. Neighborhood Amenities - although Parkdale could be considered inner city, any day-to-day errands still require a trip outside the neighborhood if
the goal is to spend less than $5 on a litre of milk. We're still very much car dependent and increasing neighborhood density is guaranteed to increase traffic and add to limited street parking. Again, precedent becomes a concern with increasing density on an ad hoc basis with no regard to impact on the overall community.

As for the building itself, the height of 36+ feet remains of concern to me and more effort needs to be made to decrease it to ensure it is more in keeping
with the surrounding residences. Backyard privacy and shadow casting remain an issue.

Thank you for your attention.

Sincerely,

Brenda McInnes

RECEIVED
2017 AUG 31 AM 8: 32
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Amanda Affonso <affonsoyyc@gmail.com>
Sent: Wednesday, August 30, 2017 7:50 PM
To: Bill Biccum; City Clerk; kara hallett; Ward 7 Contact
Subject: [EXT] Fwd: Parkdale Land-use amendment application LOC 2017-0009 and DP application 2017-2063
Attachments: Land-use amendment application LOC 2017-0009 and DP application 2017-2063.pdf

Please find attached my original letter and email of opposition. I am still opposed to the development.

Amanda Affonso
537 32 Street NW
403-837-6332

---------- Forwarded message ---------
From: <affonsoyyc@gmail.com>
Date: Wed, Aug 16, 2017 at 9:26 PM
Subject: Parkdale Land-use amendment application LOC 2017-0009 and DP application 2017-2063
To: dp.circ@calgary.ca <dp.circ@calgary.ca>, shane.gagnon@calgary.ca <shane.gagnon@calgary.ca>
CC: Bill Biccum <bill.biccum@parkdalecommunity.com>, kara_inman@hotmail.com <kara_inman@hotmail.com>

Please find attached my letter of oppositions for the land-use amendment application LOC 2017-0009 and DP application 2017-2063 located in Parkdale.

Thank you,

Amanda Affonso
affonsoyyc@gmail.com
403.837.6332

RECEIVED
2017 AUG 31 AM 8:22
THE CITY OF CALGARY
CITY CLERK'S

August 15, 2017

Dear Councillor Druh Farrell and Mr. Shane Gagnon,

Re: Land-use amendment application LOC 2017-0009 and DP application 2017-2063

My name is Amanda Affonso and I am a resident in the community of Parkdale (owner of 537 32 Street NW). I am writing to express my opposition to the land-use amendment application LOC 2017-0009 and DP application 2017-2063

I live adjacent to the proposed development and have several concerns with the application. Please accept this notification as my opposition. If you have any questions, please do not hesitate to contact me at 403-837-6332.

Sincerely,

Amanda Affonso
537 32 Street NW
affonsoyyc@gmail.com
403.837.6332

RECEIVED
2017 AUG 31 AM 8: 22
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

RECEIVED
2017 AUG 31 AM 7:52
THE CITY OF CALGARY
CITY CLERK'S

From: Steven Martin <martin.sr@shaw.ca>
Sent: Wednesday, August 30, 2017 6:29 PM
To: City Clerk; Ward 7 Contact; kara_inman@hotmail.co
Subject: Fwd: 512&516 32 St NW Land use proposal
Attachments: PastedGraphic-4.pdf; ATT00001.htm

Good Afternoon,

My wife and I own the property at 517 31 ST NW across the lane from the proposed redevelopment of 512 and 516 32 ST NW.

We have reviewed the proposed land use amendment and application for a development permit - DP 2017-2063 - and would like to state that **we are opposed to this proposal.**

We have been residents in the Parkdale community for 8 years and have witnessed what appears to be a haphazard approach to redeveloping a mature neighborhood. In line with the City of Calgary's Municipal Development Plan we are in favour of the City's interest in increasing housing density in certain sectors of the city aligned with major transportation corridors. Parkdale has undergone redevelopment for many years increasing the density of housing in the community. In general, the new developments have been sensitive to the original feel and look of Parkdale, a neighborhood that attracts people for its trees and greenspace, gardens and walkability. The 2015 Community Development and Design Study produced by the Parkdale Community and the University of Calgary filled an unmet need to promote a vision for our community in which **"The continued development of Parkdale will strive to further the shared community values of safety, beauty and diversity through effective, thoughtful and innovative planning."** Design concepts within this document should guide proposals for re-development in our neighbourhood and we respectfully suggest that this particular application misses that standard completely. What we have looks remarkably like an attempt to shoehorn the biggest piece of construction on the site to ensure the biggest returns.

Specific comments:

1. This development with 3 stories and a peaked roof, a flat front and minimal setback does little to protect the existing neighbourhood character. The massing is totally excessive especially when you consider that the existing older and newer dwellings are either single story or modest two story buildings. The height is in the order of 11 feet higher than any of the neighbouring houses in direct contrast to the suggested guidelines in the Community Design Study. There is no valid justification for a three story complex in this location, unless the third floor, in a demonstration of innovative design were confined to the attic space. In attempting to squeeze as many units (five rather than four if the RC-2 zoning were retained) on the site as possible the developer demonstrates a complete lack of sensitivity to the surrounding community. Furthermore, the RCG zoning permits lesser setbacks appropriate to buildings on major thoroughfares but not to buildings within the community where this design leaves the building a tenement-like appearance.

2. The current site has a number of mature trees that the developer intends to remove prior to construction. Only two trees, a sapling and larger tree on the corner are marked for preservation. The proposed zoning cannot result in any substantial replacement of these trees as the front and back space on the lot is insufficient for medium or large trees to grow. The Community Design Study points to the destruction of the Parkdale tree canopy as a failing of many current infill construction projects. The City has a central role in preventing this happening by requiring the protection of mature trees in the re-development of mature inner city neighbourhoods.

3. The increase in height allowance with this proposal, results in expanded direct sight lines to our back yard, second floor bedroom and bathroom resulting in substantial loss of privacy. The mass of this construction will, particularly in winter months, block the afternoon sun to our yard and house, which are westerly facing (see photo).

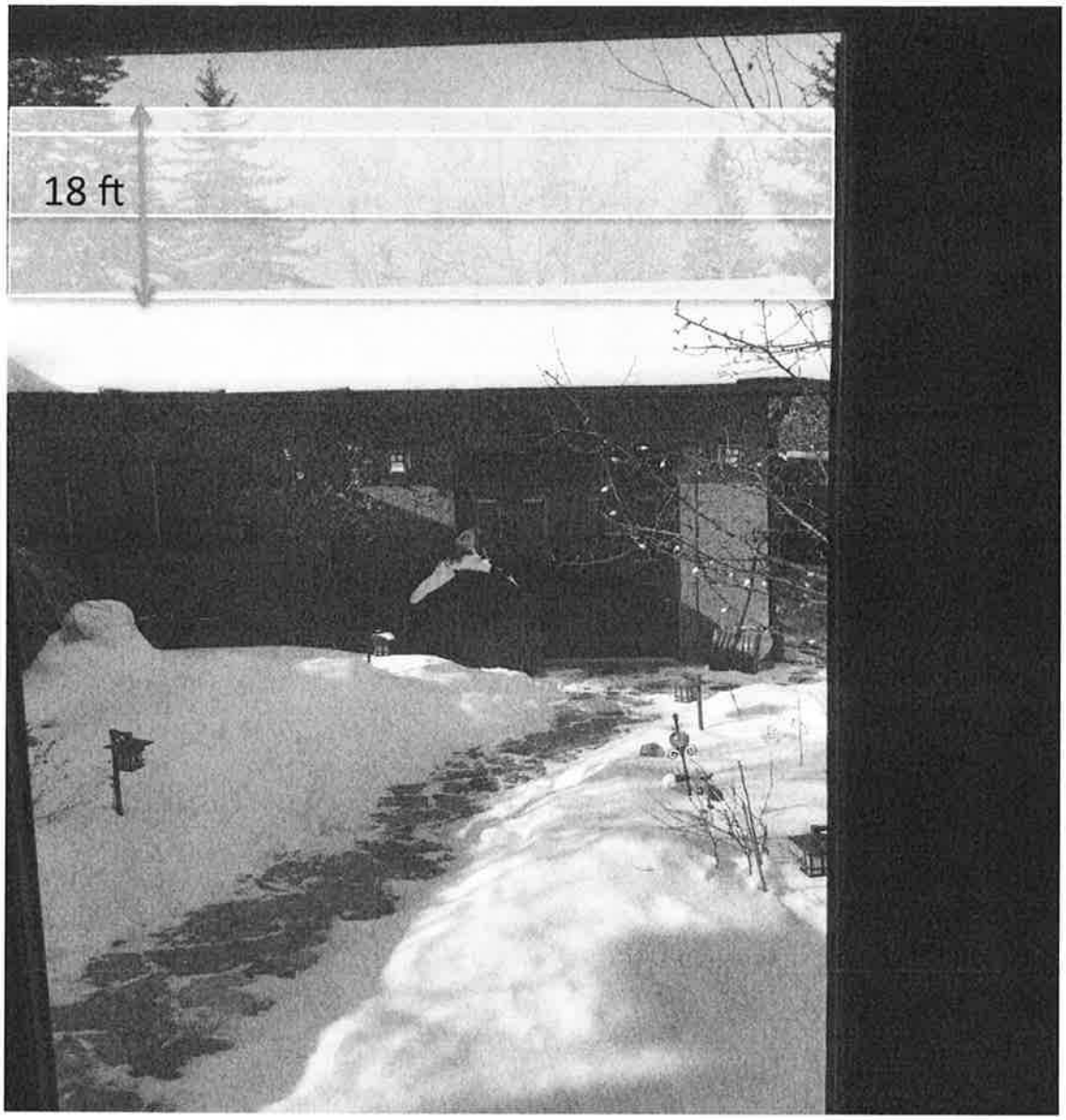
4. There is little to re-assure the neighbouhood that development of this site will be sensitive to communities wishes. In the initial design submitted, possibly now re-designed, the fifth unit wiould have a garage fitted sidways onto the remaining land. Once again this contrasts with the recommendations for development in our community in that this garage will not be confined to the rear of the property on the laneway but will be sideways on to the front of the property on 32 street. This garage also lends itself to a future laneway house that would be permitted in this district but would not in fact be confined as it should to the rear of the property on the lane. In addition, There was no indication of the developer re-surfacing the lane with permeable material hence we can anticipate increased runoff downhill from the massive new development to the drain in the road at the end of the lane. The tendency of the end of lane to become pothole ridden will only be exacerbated.

We strongly urge the City to reject this proposal and to insist on a development that respects the context of the surrounding properties, shows some degree of innovative design, retains the mature trees existing on the property and attempts to enhance the re-development of Parkdale in line with our Community's own vision.

Thank you

Steven Martin and Mireille LeMay

517 31 STNW



R-CG code allows for 11m height (36ft). The view from our garden will be disrupted, the trees removed and afternoon sun eliminated.

RECEIVED
2017 AUG 30 AM 9: 01
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Jillian Walsh <jwals@ucalgary.ca>
Sent: Tuesday, August 29, 2017 10:45 PM
To: City Clerk
Cc: Ward 7 Contact
Subject: [EXT] Land Use Amendment - 512-516 32nd Street NW

To Whom It May Concern:

My name is Jillian Walsh. My partner (Eric Stevenson) and I are emailing you regarding the proposed land use amendment at 512 & 516 – 32nd Street NW (DP 2017-2063). As home owners on the west side of 31st, we are concerned about the re-zoning and proposed development. **We writing to oppose land use amendment and development proposal for this site**

In general, we have the following concerns about any development with associated increased density beyond the current designation of R2 (ie. > 4 homes):

- **Infrastructure issues:** increased density will cause issues with increased traffic through the back alley, which is already suffering from high traffic with associated large potholes and erosion at several points. To add another 5 garages/ 10 parking stalls from the alley will only make the situation worse.
- **Parking Issues**: :Increasing the density of these lots will also cause issues with parking. This is already a serious issue during school drop off and pick up times. Moreover, there are already an increase in the number of vehicles parked on the road since the development on 30th street was initiated.
- **Traffic Issues**: Increased density will lead to an increase traffic on 31st and 32nd street as well as 5th Ave. Memorial drive is a very busy road and many people already turn left into Parkdale between 30th – 32nd Street to bypass the light at 29th street when going to the hospital or university. Any increase in local traffic will only make the situation more dangerous (for both pedestrians- often children- and drivers0, especially during school hours which are already extremely congested.

While we would be open to certain types of development at this site, we are not happy with what has been proposed thus far. We have reviewed the two proposed developments and have the following issues:

- All of the proposed development plans have been for three story townhomes. Having a third story will impact the **privacy** of the surrounding neighbors as the third story rear facing windows and roof top patios would allow sight lines into surrounding yards. One of the reasons people chose to live in community with infills, duplexes and single homes is that provides home owners with a certain amount of privacy which will be compromised with the current proposal. We have already moved from 30th street because of concerns with privacy related to the recent development at 29th street and memorial drive.
- Second, the taller row houses would increase the **shade** over properties on 31st. A large building at the north end of the property 3210 Parkdale Blvd has already increased the shade in this area. We purposefully purchased a west facing back yard because of our desire for afternoon/ evening sunshine and are worried this will be compromised by such a tall structure to the west.

The housing prices in Parkdale reflect people wanting to live in a community with lower density and privacy and the proposed development will only decrease surrounding properties values for the reasons listed above. We are not against development on these lots but we think whatever is built needs to fit into the surrounding community while not creating issues with traffic or overtaxing of infrastructure. We strongly urge you to not approve the current land use amendment proposal for this site.

Sincerely,

Jillian Walsh & Eric Stevenon

(Homeowners at 513 31st NW)

Smith, Theresa L.

RECEIVED
2017 AUG 31 AM 8: 18
THE CITY OF CALGARY
CITY CLERK'S

From: Corbyn Horning <corbyn.horning@gmail.com>
Sent: Thursday, August 31, 2017 8:06 AM
To: City Clerk; Ward 7 Contact; kara hallett
Cc: Katherine Horning
Subject: Fwd:
Attachments: Parkdale - Email of Concern _ Feb 11, 2017.docx

Hello,

We wanted to resend our position regarding the land use amendment for the 512 and 516 property on 32nd Street NW, Calgary AB leading up to the council decision.

We are opposed to this land use amendment for a variety of reasons listed below. Please let us know if you have any questions.

Regards,

Corbyn and Katherine Horning
515 31 Street NW, Calgary AB
403-200-4766

---------- Forwarded message ----------
From: **Corbyn Horning** <corbyn.horning@gmail.com>
Date: Sat, Feb 11, 2017 at 10:19 AM
Subject:
To: peter.schryvers@calgary.ca
Cc: dcurley@shaw.ca, bill.biccum@parkdalecommunity.com, Katherine Horning <katherinemhorning@gmail.com>

To Whom it may Concern,

My wife and I were recently informed of the new development that is proposed for 512 & 516 – 32nd street NW. We recently purchased our first home – at 515 31 Street NW. We are **strongly opposed** to the increased zoning proposal from RC-2 to RC-G for the following reasons:

- **Increased Shade in our Backyard & House** – the increased zoning proposal is designed to handle row style buildings. We are AVID gardeners – have a beautiful yard full of plants that will not thrive in the shade. Finding a west facing yard was one of our big requirements for sunlight when purchasing this home. We also have amazing afternoon light in our main living area and deck through the rear windows. The sunlight would be reduced with up to 5 x 3 story houses built directly on the alley.
- **Privacy** – Having a 3 story building on that property will certainly reduce the privacy in our main living area, bedroom and master bathroom. Row houses can be built up to 11m tall – creating sight lines directly into our backyard and house.
- **Increased Congestion** – increased housing density will only compound the busy alley way and street parking in the neighborhood.

- **Precedent for the Neighborhood** – the area of Parkdale we are living in has great variety in the homes – which drives up the property values and makes for an attractive aesthetic (for walks around the neighborhood etc). There are regions that are zoned for this type of development in Parkdale; therefore, developers should stick to these areas.

- **Removal of mature trees**

Overall – this development will impact our living quality, impact our privacy and potentially reduce our home value. We saved our money for 5 years to afford the down payment on this house – which aligns with our lifestyle and desire for a quiet home life. We looked into the zoning on the 512/516 32nd property before buying this house which impacted our choice of homes. Changing that now is not reasonable – and sets a poor precedent for the neighborhood zoned at RC-2.

We are not opposed to new developments; however, developers should work within the rules that we all live within. Don't change the rules at our expense – to make a profit.

Please feel free to contact us with any questions or comments. Thank you,

Corbyn and Katherine Horning

Corbyn.Horning@gmail.com

403-200-4766

February 10th - 2017

To Whom it may Concern,

My wife and I were recently informed of the new development that is proposed for 512 & 516 – 32nd street NW. We recently purchased our first home – at 515 31 Street NW. We are strongly opposed to the increased zoning proposal from RC-2 to RC-G for the following reasons:

- **Increased Shade in our Backyard & House** – the increased zoning proposal is designed to handle row style buildings. We are AVID gardeners – have a beautiful yard full of plants that will not thrive in the shade. Finding a west facing yard was one of our big requirements for sunlight when purchasing this home. We also have amazing afternoon light in our main living area and deck through the rear windows. The sunlight would be reduced with up to 5 x 3 story houses built directly on the alley.
- **Privacy** – Having a 3 story building on that property will certainly reduce the privacy in our main living area, bedroom and master bathroom. Row houses can be built up to 11m tall – creating sight lines directly into our backyard and house.
- **Increased Congestion** – increased housing density will only compound the busy alley way and street parking in the neighborhood.
- **Precedent for the Neighborhood** – the area of Parkdale we are living in has great variety in the homes – which drives up the property values and makes for an attractive aesthetic (for walks around the neighborhood etc). There are regions that are zoned for this type of development in Parkdale; therefore, developers should stick to these areas.
- **Removal of mature trees**

Overall – this development will impact our living quality, impact our privacy and potentially reduce our home value. We saved our money for 5 years to afford the down payment on this house – which aligns with our lifestyle and desire for a quiet home life. We looked into the zoning on the 512/516 32nd street property before buying this house which impacted our choice of homes. Changing that now is not reasonable – and sets a poor precedent for the neighborhood zoned at RC-2.

We are not opposed to new developments; however, developers should work within the rules that we all live within. Don't change the rules at our expense – to make a profit.

Please feel free to contact us with any questions or comments. Thank you,

Corbyn and Katherine Horning

Corbyn.Horning@gmail.com

403-200-4766

THE CITY OF
CALGARY
CITY CLERK'S OFFICE

NM RECEIVED

2017 OCT 26 AM 9:07

THE CITY OF CALGARY
CITY CLERK'S

NOTICE OF MOTION

CC 661 (R2009-05)

Free Remembrance Day Transit Service for Veterans

Councillor Shane Keating

WHEREAS many armed forces veterans will be attending Remembrance Day services in Calgary on November 11;

AND WHEREAS these men and women have unselfishly and courageously made many sacrifices on our behalf to defend our freedom both at home and abroad;

AND WHEREAS as a token of our appreciation we should help these veterans to attend the Remembrance Day services being held throughout Calgary on November 11.

NOW THEREFORE BE IT RESOLVED that veterans and accompanying family members are welcomed to travel free on all Calgary Transit services on November 11, 2017.

Signature of Member(s) of Council

ISC: Protected