



AGENDA

CALGARY PLANNING COMMISSION

October 3, 2024, 1:00 PM
IN THE COUNCIL CHAMBER

Members

Director T. Goldstein, Chair
Director T. Mahler, Vice-Chair
Councillor G-C. Carra
Councillor R. Dhaliwal
Commissioner L. Campbell-Walters
Commissioner J. Gordon
Commissioner N. Hawryluk
Commissioner C. Pollen
Commissioner S. Small
Commissioner J. Weber
Mayor J. Gondek, Ex-Officio

SPECIAL NOTES:

Public are encouraged to follow Council and Committee meetings using the live stream [Calgary.ca/WatchLive](https://calgary.ca/WatchLive)

Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
 - 3.1 DECLARATIONS - CONFLICT OF INTEREST
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 September 19
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None

5.2 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3440 Richmond Road SW,
LOC2024-0134, CPC2024-0980

6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS
None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Beltline (Ward 8) at 1310 – 9 Street SW and 1405 – 4
Street SW, LOC2024-0162

7.2.2 Land Use Amendment in Lower Mount Royal (Ward 8) at 1155 – 17 Avenue SW,
LOC2024-0124, CPC2024-1044

7.2.3 Land Use Amendment in Marlborough (Ward 10) at multiple addresses, LOC2024-
0164, CPC2024-0990

7.2.4 Policy and Land Use Amendment in Banff Trail (Ward 7) at 2016 and 2020 – 17
Avenue NW, LOC2024-0193

7.2.5 Land Use Amendment in Banff Trail (Ward 7) at 2640 Capitol Hill Crescent NW,
LOC2024-0125, CPC2024-1055

7.3 MISCELLANEOUS ITEMS
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
None

9.2 URGENT BUSINESS

10. BRIEFINGS
None

11. ADJOURNMENT



MINUTES

CALGARY PLANNING COMMISSION

**September 19, 2024, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT:

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

ALSO PRESENT:

A/Principal Planner S. Jones
Legislative Advisor C. Nelson
Legislative Advisor K. Picketts

1. CALL TO ORDER

Vice-Chair Mahler called the meeting to order at 1:00 p.m.

ROLL CALL

Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, Commissioner Weber, and Director Mahler.

Absent from Roll Call: Director Goldstein

2. OPENING REMARKS

Vice-Chair Mahler provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Campbell-Walters

That the Agenda for the 2024 September 19 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 September 05

Moved by Commissioner Small

That the Minutes of the 2024 September 5 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Councillor Dhaliwal

That the Consent Agenda be approved, as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Deferral Request for CPC2023-1263 (LOC2017-0382) to return to Calgary Planning Commission by the end of Q2 2025, CPC2024-1032

5.2 Land Use Amendment in Capitol Hill (Ward 7) at multiple properties, LOC2024-0057, CPC2024-0981

5.3 Land Use Amendment in Haysboro (Ward 11) at 727 Heritage Drive SW, LOC2023-0280, CPC2024-0867

5.4 Policy Amendment in Richmond (Ward 8) at 2104 – 29 Avenue SW, LOC2023-0271, CPC2024-0946

5.5 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2824 – 31 Street SW, LOC2024-0118, CPC2024-0952

5.6 Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 43 New Street SE, LOC2024-0114, CPC2024-0951

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

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Medicine Hill (Ward 6) at 1878 Na'a Drive SW, DP2023-06646, CPC2024-0953

The following documents were distributed with respect to Report CPC2024-0953:

- Revised Cover Report;
- Revised Attachment 2; and
- A presentation entitled "DP2023-06646 / CPC2024-0953 Development Proposal".

Director Goldstein assumed the Chair at 1:17 p.m.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0953, the following be approved:

That Calgary Planning Commission approve Development Permit DP2023-06646 for a New: Multi-Residential Development (1 building) at 1878 Na'a Drive SW (Plan 1612946, Block 2, Lot 2) with conditions (Attachment 2).

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Saddle Ridge Industrial (Ward 5) at multiple addresses, LOC2024-0116, CPC2024-0983

The following documents were distributed with respect to Report CPC2024-0983:

- Revised Attachment 1; and
- A presentation entitled "LOC2024-0116 / CPC2024-0983 Land Use Amendment".

Moved by Councillor Dhaliwal

That with respect to Report CPC2024-0983, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 25.45 hectares \pm (62.89 acres \pm) located at 9220 and 9220R – 36 Street NE and 8239 and 8616 – 40 Street NE (Portion of Plan 1112510, Block 1, Lot 1; Plan 5390AM, Block 6, Lots 7 and 8; Portion of Plan 1612878, Block 2, Lot 2; Plan 1612881, Block 2, Lot 8) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Industrial – General (I-G) District to Industrial – General (I-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Commercial – Corridor 3 f1.0h18 (CCOR3 f1.0h18) District.

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.2 Land Use Amendment in Residual Sub-Area 2C (Ward 2) at 318 Nolanridge Crescent NW, LOC2024-0154, CPC2024-0988

A presentation entitled "LOC2024-0154 / CPC2024-0988 Land Use Amendment" was distributed with respect to Report CPC2024-0988.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2024-0988, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.09 hectares \pm (2.71 acres \pm) located at 318 Nolanridge Crescent NW (Condominium Plan 2211785, Units 15, 16 and 17) from Industrial – Commercial (I-C) District to Direct Control (DC) to accommodate the additional use of Kennel, with guidelines (Attachment 2).

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.3 Land Use Amendment in South Airways (Ward 10) at 2341 – 20 Avenue NE, LOC2024-0038, CPC2024-0937

A presentation entitled "LOC2024-0038 / CPC2024-0937 Land Use Amendment" was distributed with respect to Report CPC2024-0937.

Moved by Commissioner Gordon

That with respect to Report CPC2024-0937, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.40 hectares \pm (0.99 acres \pm) at 2341 – 20 Avenue NE (Plan 9611716, Block 10, Lot 12) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate Vehicle Rental – Major and Vehicle Sales – Major, with guidelines (Attachment 2).

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.4 Land Use Amendment in Westwinds (Ward 5) at 3690 Westwinds Drive NE, LOC2024-0092, CPC2024-1027

A presentation entitled "LOC2024-0092 / CPC2024-1027 Land Use Amendment" was distributed with respect to Report CPC2024-1027.

Moved by Councillor Dhaliwal

That with respect to Report CPC2024-1027, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.38 hectares \pm (3.41 acres \pm) located at 3690 Westwinds Drive NE (Plan 0410759, Block 5, Lot 2) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.5 Land Use Amendment in East Shepard Industrial (Ward 12) at 12787 – 40 Street SE, LOC2024-0145, CPC2024-0717

A presentation entitled "LOC2024-0145 / CPC2024-0717 Land Use Amendment" was distributed with respect to Report CPC2024-0717.

Moved by Commissioner Weber

That with respect to Report CPC2024-0717, the following be approved:

That Calgary Planning Commission Recommend that Council give three readings to the proposed bylaw for the redesignation of 1.43 hectares \pm

(3.53 acres ±) located at 12787 – 40 Street SE (Portion of Plan 0513118, Block 7, Lot 2) from Industrial – Business f0.86h28 (I-B f0.86h28) District to Industrial – Commercial (I-C) District.

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

7.3.1 Housekeeping Amendments to the Land Use Bylaw, CPC2024-1028

A presentation entitled "Housekeeping Amendments to the Land Use Bylaw CPC2024-1028" was distributed with respect to Report CPC2024-1028.

Moved by Commissioner Weber

That with respect to Report CPC2024-1028, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1028) to the 2024 October 8 Public Hearing Meeting of Council, and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Land Use Bylaw 1P2007 (Attachment 2).

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Director Mahler

That this meeting adjourn at 2:51 p.m.

MOTION CARRIED

The following Item has been forwarded to the 2024 October 8 Public Hearing Meeting of Council:

ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- Housekeeping Amendments to the Land Use Bylaw, CPC2024-1028

The following Items have been forwarded to the 2024 November 12 Public Hearing Meeting of Council:

ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- Land Use Amendment in Capitol Hill (Ward 7) at multiple properties, LOC2024-0057, CPC2024-0981
- Land Use Amendment in Haysboro (Ward 11) at 727 Heritage Drive SW, LOC2023-0280, CPC2024-0867
- Policy Amendment in Richmond (Ward 8) at 2104 – 29 Avenue SW, LOC2023-0271, CPC2024-0946
- Land Use Amendment in Killarney/Glengarry (Ward 8) at 2824 – 31 Street SW, LOC2024-0118, CPC2024-0952
- Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 43 New Street SE, LOC2024-0114, CPC2024-0951
- Land Use Amendment in Saddle Ridge Industrial (Ward 5) at multiple addresses, LOC2024-0116, CPC2024-0983
- Land Use Amendment in Residual Sub-Area 2C (Ward 2) at 318 Nolanridge Crescent NW, LOC2024-0154, CPC2024-0988
- Land Use Amendment in South Airways (Ward 10) at 2341 – 20 Avenue NE, LOC2024-0038, CPC2024-0937
- Land Use Amendment in Westwinds (Ward 5) at 3690 Westwinds Drive NE, LOC2024-0092, CPC2024-1027
- Land Use Amendment in East Shepard Industrial (Ward 12) at 12787 – 40 Street SE, LOC2024-0145, CPC2024-0717

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 October 3 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

UNCONFIRMED

Land Use Amendment in Killarney/Glengarry (Ward 8) at 3440 Richmond Road SW, LOC2024-0134

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3440 Richmond Road SW (Plan 732GN, Block 1, Lot 10) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase on a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Westbrook Communities Local Area Plan* (LAP) and the *Municipal Development Plan* (MDP).
- What does it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southwest community of Killarney/Glengarry, was submitted by the landowner, Thoa Kim Nguyen, on 2024 May 13.

The approximately 0.06 hectare (0.14 acre) site is located at the northeast corner of Richmond Road SW and Kinsale Road SW. The site is currently developed with a single detached dwelling and a detached garage with vehicle access from Kinsale Road SW. The current land use for the subject parcel is Direct Control (DC) District ([Bylaw 28Z91](#)) based on R-2 Residential Low Density District of Land Use Bylaw 2P80, which does not allow secondary suites. The purpose of this application is to legalize the existing secondary suite on the subject parcel as indicated in the Applicant Submission (Attachment 2). No development permit has been submitted at this time.

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

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3440 Richmond Road
SW, LOC2024-0134**

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the adjacent neighbours to provide information about their proposed land use change application and to collect feedback. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of opposition from the public. The letter of opposition included the following areas of concern:

- parking concerns due to increased density; and
- safety concerns due to increased traffic.

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

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

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

IMPLICATIONS

Social

The proposed R-CG District would support a wider range of housing types than the existing DC District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

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

**Planning and Development Services Report to
Calgary Planning Commission
2024 October 03**

**ISC: UNRESTRICTED
CPC2024-0980
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**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3440 Richmond Road
SW, LOC2024-0134**

Economic

The proposed land use amendment would provide more housing opportunities and make for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry at the northeast corner of Richmond Road SW and Kinsale Road SW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres deep. The site is currently developed with a single detached dwelling and a detached garage with vehicle access from Kinsale Road SW.

Surrounding parcels to the north are designated as Direct Control (DC) District ([Bylaw 28Z91](#)) with developments consisting of a mix of single detached and semi-detached dwellings. Parcels to the south across Richmond Road SW are designated as Residential – Grade-Oriented Infill (R-CG) District. The adjacent parcel to the east and several other parcels along Richmond Road SW are designated as Housing – Grade Oriented (H-GO) District. A neighbourhood scale retail on parcel designated as Commercial – Neighbourhood 2 (C-N2) District is also located within approximately 300 metres (a five-minute walk) to the west of the subject site.

A bus stop which serves Route 22 (Richmond Rd SW) is located within 150 metres (a three-minute walk) from the subject site on Richmond Road SW. There are a number of schools located within walking distance from the subject site. A.E. Cross School is approximately 400 metres (a seven-minute walk) to the west, Holy Name School is approximately 650 metres (an 11-minute walk) to the north and Killarney School is approximately 550 metres (a 10-minute walk) to the northeast from the subject site.

Community Peak Population Table

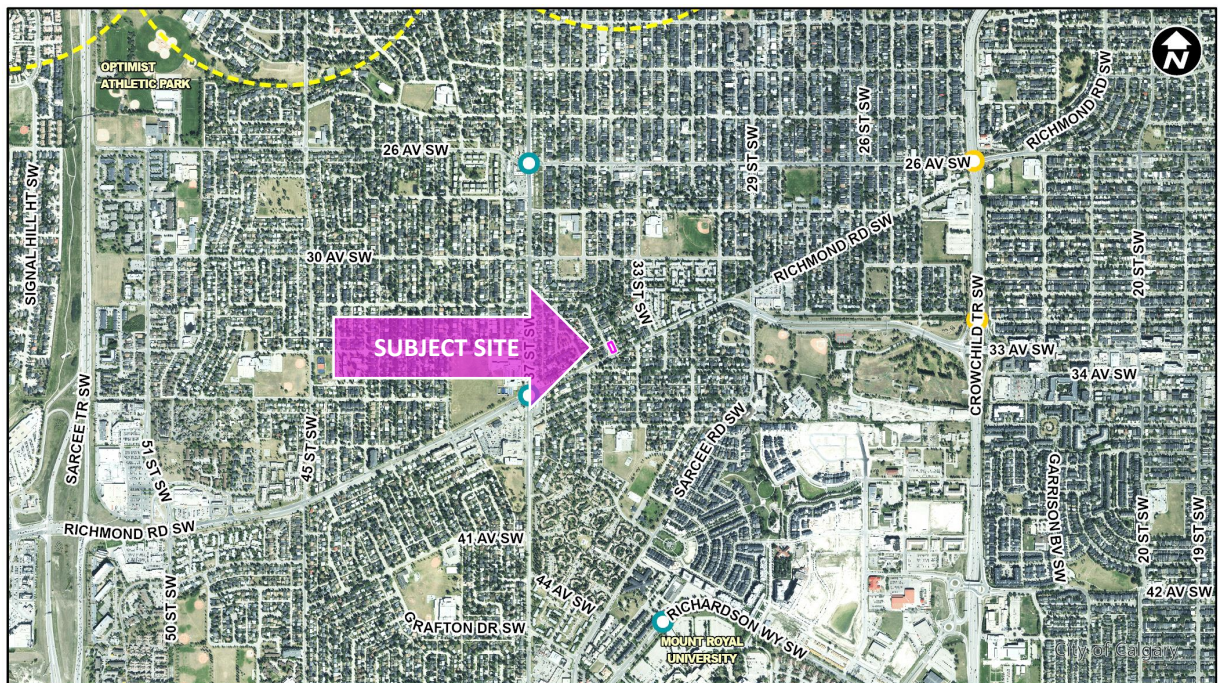
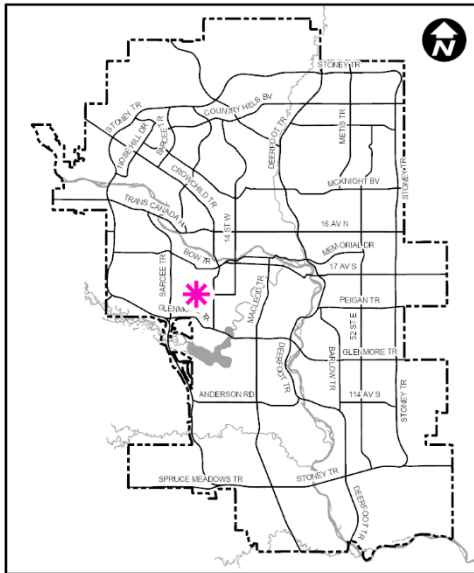
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

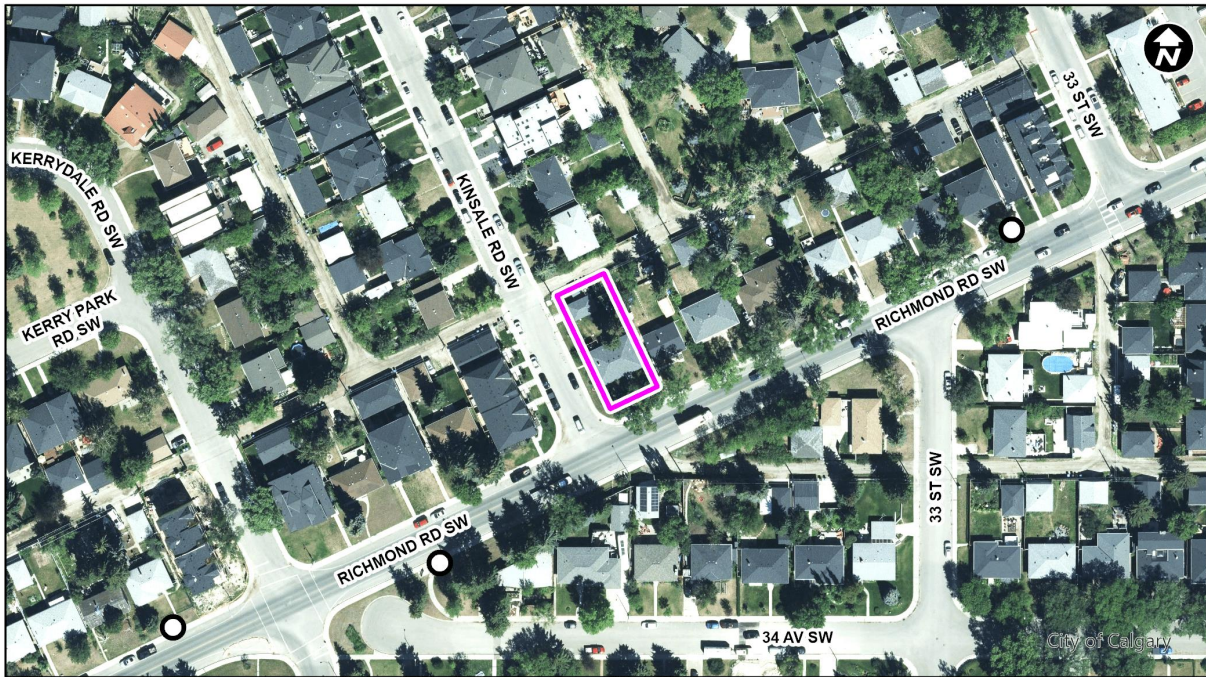
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District is based on the R-2 Residential Low Density District of the Land Use Bylaw 2P80. The purpose of the district is to accommodate low-density development on larger parcels. The DC District allows for single detached, semi-detached and duplex dwellings with a maximum building height of 10 metres. Secondary suites are not allowed in this DC District as secondary suite is not a use within the 2P80 Land Use Bylaw.

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

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

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

As this is corner parcel, factors to be considered through any future development permit application would include, but are not limited to:

- ensuring an engaging building frontage interface along both streets; and
- mitigating shadowing, overlooking and privacy concerns with adjacent parcels.

Transportation

The subject site is a corner lot with lane access. The site is bounded on the south by Richmond Road SW (an Arterial Road) and on the west by Kinsdale Road SW (a Residential Road). There is an existing curb cut on Kinsdale Road SW, however, vehicular access is anticipated to be from the lane at the time of redevelopment.

The subject site is approximately 150 metres (a three-minute walk) from a westbound bus stop for Route 22 (Richmond Rd SW) that further connects to the West Hills bus loop with access to other routes. An eastbound bus stop for Route 22 (Richmond Rd SW) is approximately 165 metres (a three-minute walk) from the site which provides service through Richmond, South Calgary, Bankview, Sunalta, and into the Downtown core, with access to the Light Rail Transit (LRT) services as well as other routes.

Currently, the subject site is not within a residential street parking permit zone and has no on-street parking restrictions.

Environmental Site Considerations

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

Utilities and Servicing

Sanitary and water mains are available for connection from Kinsale Road SW and Richmond Road SW. Storm main is available for connection from Richmond Road SW.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the "Developed Residential – Inner City" Areas on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Developed Residential - Inner City area encourages redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such

development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Calgary Climate Strategy (2022)

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

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector urban form category (Map 3: Urban Form) with a Low - Modified building scale modifier (Map 4: Building Scale), which allows for up to four storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types with entrances facing the street. The applicable policies note that development in the area may also include small-scale commercial uses such as cafes, corner stores, retail, or work-live units to meet residents' daily needs.

The proposed R-CG District is in alignment with applicable policy of the LAP.

Applicant Submission

My file: LOC 2024-134

My Full Name: THOA. KIM NGUYEN

DATE: SEPTEMBER 17, 2024

Signature: Thoa Kim Nguyen

The purpose of this land use amendment application is to legalize the existing secondary suite in the basement. The goal is to create more housing options to address the housing crisis and at the same time, help with the mortgage payment.

Applicant Outreach Summary

2024 August 8

Project name: Land Use Amendment for 3440 RICHMOND RD SW

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

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

Outreach Strategy

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

reached out to the adjacent neighbors to inform them about the application and collect their input. I talked to my neighbors about my plans for secondary suite, and they agreed with my plans. They had no issues with my proposal. These conversations were on June 8th 2024, and June 9th 2024

Affected Parties

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

adjacent neighbors of my property
I had discussions with neighbors to the west, and east side of my property.

What did you hear?

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

the neighbors that I talked to were very understanding and support the proposal that will provide housing options for people during the housing crisis.

How did input influence decisions?

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

N/A

How did you close the loop ?

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

N/A

Land Use Amendment in Beltline (Ward 8) at 1310 – 9 Street SW and 1405 – 4 Street SW, LOC2024-0162

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1024) to the 2025 January Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.28 hectares \pm (0.69 acres \pm) located at 1310 – 9 Street SW and 1405 – 4 Street SW (Plan A1, Block 93, Lots 1 to 3 and a portion of Lot 4; Plan A1, Block 106, Lots 19 to 23 inclusive and a portion of Lot 18) from Direct Control (DC) District and Centre City Commercial Corridor District (CC-COR) to Direct Control (DC) District to accommodate a heritage density transfer, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes a new Direct Control (DC) District to allow for the transfer of density from a source site (1310 – 9 Street SW), which is a designated Municipal Historic Resource, to a receiving site (1405 – 4 Street SW), through the mechanism of heritage density transfer as outlined in Land Use Bylaw 1P2007.
- This application is supported, as it aligns with the direction for use of heritage density transfer as found in the *Beltline Area Redevelopment Plan: Part 1* (ARP) and policies within the *Municipal Development Plan* (MDP) in relation to preservation of heritage resources.
- What does this mean to Calgarians? This will help to ensure that the source site continues to be preserved as a Municipal Historic Resource and facilitates new opportunities for development on the receiving site.
- Why does it matter? Ensuring the continued preservation of heritage resources in Beltline helps to maintain the community's unique character and sense of place. In addition, by providing new housing options and additional commercial spaces within the community on the receiving site, this will encourage a more diverse population to come and live in Beltline and will help support the existing businesses within the community.
- A development permit (DP) was approved by Calgary Planning Commission on the receiving site on 2024 August 15 (under DP2021-7019).
- The designation of the source site (the Riviera Apartments) as a Municipal Historic Resource was approved at the 2018 December 10 Public Hearing of Council.

DISCUSSION

This land use amendment application in the southwest community of Beltline was submitted by The City of Calgary on 2024 June 14 on behalf of the landowners, Beltline Brownstones Inc. and 2157113 Alberta Ltd. (GWL Realty Advisors). This application proposes a Direct Control (DC) District that transfers heritage density from a source site that is a designated Municipal

Land Use Amendment in Beltline (Ward 8) at 1310 – 9 Street SW and 1405 – 4 Street SW, LOC2024-0162

Historic Resource (1310 – 9 Street SW known as the Riviera Apartments), to a receiving site (1405 – 4 Street SW). More information can be found in the Applicant Submission (Attachment 3).

The proposed guidelines for development in the proposed DC Districts on both sites maintain the current base land use district of the Centre City Multi-Residential High Rise District (CC-MH) for the source parcel and the Centre City Commercial Corridor District (CC-COR) for the receiving parcel. The proposed DC District reduces the maximum allowable density on the source site and increases the maximum allowable base density on the receiving site.

Calgary Planning Commission approved DP2021-7019 for a multi-residential development on the receiving site on 2024 August 15. Development permit approval could proceed ahead of approval of this land use, as Bylaw 1P2007 does not explicitly state in the rules pertaining to heritage density transfer that a DC District must be passed prior to approval of a DP, but simply that a DC must be passed. Administration was comfortable moving forward with DP approval, as DP2021-7019 included specific Prior to Release conditions that require the remaining steps of the heritage density transfer be completed prior to release of the DP. This ensures that the building could never be built without these remaining steps being completed.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. However, as this is a City-initiated land use application required solely to allow for, and track, the transfer of density between the source site and the receiving site, no outreach was undertaken. This is stated in the Applicant Outreach Summary which can be found in Attachment 4.

City-Led Outreach

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

Administration received two letters from the public. However, both letters were asking for clarification on details of the land use application and were neither in support nor opposition of this application. No comments from the Beltline Neighbourhoods Association were received. Administration contacted the Neighbourhoods Association to follow up and no response was received.

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CPC2024-1024
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Land Use Amendment in Beltline (Ward 8) at 1310 – 9 Street SW and 1405 – 4 Street SW, LOC2024-0162

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

IMPLICATIONS

Social

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

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. However, the approved Development Permit (DP2021-7019), related to this land use application, specifically addresses Program Pathway F: Zero Emissions Vehicles – Accelerate the Transition to Zero Emissions Vehicles, as 10 EV charging stations will be provided within Parkade Level 2.

Economic

This application will help facilitate new development in Beltline that will allow for more efficient use of land, existing infrastructure and services, and provide more compact housing and commercial uses in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

There are two sites included within the proposed Direct Control (DC) District. For the purposes of transferring heritage density, there is one source site (DC Site 2) and one receiving site (DC Site 1), both of which are located in the southwest community of Beltline.

The source site is located at the southeast corner of 9 Street SW and 13 Avenue SW. This site totals 0.11 hectares (0.27 acres) and is approximately 30.0 metres wide by 40.0 metres deep. It is currently occupied by the [Riviera Apartments](#), a designated Municipal Historic Resource. To the east of this site is a six storey, multi-residential development, to the south across the alley is a 16 storey, multi-residential development, to the west across 9 Street SW is a 14 storey multi-residential development and to the north, across 13 Avenue SW, is Barb Scott Park.

The receiving site is located on the corner of 14 Avenue SW and 4 Street SW. This parcel is approximately 0.17 hectares (0.42 acres) in size and approximately 40.0 metres wide by 41.0 metres deep. It is currently occupied by a single storey commercial development and an at-grade surface parking lot. Surrounding development is characterized by a mix of low to mid-rise commercial and residential development. Directly to the west of the site is a three-storey residential building but will be developed in future as the second phase of this comprehensive development. To the south of the subject site, a high-rise multi-residential development is under construction. To the east of the site is a mid-rise residential development, and to the north of the site, there is the First Baptist Church and affiliated buildings.

Both the source and receiving sites are located in close proximity to the active pedestrian corridors of 4 Street SW and 8 Street SW. Both sites are also in close proximity to or along streets with significant neighbourhood commercial development, for example, 4 Street SW and 17 Avenue SW. These sites are also near existing public open spaces. For example, as mentioned, Barb Scott Park is directly north of the source site and Haultain Park is 150 metres to the east of the receiving site (a three-minute walk), with Central Memorial Park 75 metres to the north of the receiving site (a one-minute walk).

Community Peak Population Table

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

Beltline	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

At the 2008 February 04 Combined Meeting of Council, through LPT2007-64, Council adopted the Calgary Heritage Strategy. The approved content of the Strategy states that significant historic resources “can and should be protected through designation bylaws”.

Council approved the *Beltline Area Redevelopment Plan* (ARP) in 2007 with the provision of density transfer for heritage preservation as an acceptable bonusing initiative. The amendments approved to the ARP in 2024 April 9 made no change to these bonusing provisions. An accompanying DC Bylaw is used to track the reduction of buildable FAR on municipally designated source parcels and the increase in buildable base FAR on the receiving parcels.

For a heritage site to transfer its unused density, it must be legally protected at the municipal level. The designation of the Riviera Apartments as a designated Municipal Historic Resource was approved at the 2018 December 10 Public Hearing of Council under [60M2018](#).

Planning Evaluation

Land Use

The Riviera Apartments on the source parcel (1310 – 9 Street SW) is a designated Municipal Historic Resource, and a third party private agreement between landowners will transfer unused development rights from the parcel (in the form of gross floor area allowed under their existing land use designation but surplus relative to the existing building) to the receiving parcel. The proposed guidelines for development on the source site will maintain the current base land use district of the Centre City Multi-Residential High Rise District (CC-MH) and the receiving parcel (1405 – 4 Street SW) will maintain its current base land use district of the Centre City Commercial Corridor District (CC-COR).

The proposed development guidelines for the source parcel includes a decrease in density from the maximum FAR of 4.26 to a maximum FAR of 2.89. As the Riviera Apartments has a gross floor area (GFA) of approximately 1,409.00 square metres (1.29 FAR), this leaves a subsequent balance of approximately 1,739.00 square metres of GFA (1.60 FAR) available for future heritage density transfer after the DC District Bylaw is approved by Council.

The proposed development guidelines for the receiving parcel (1405 – 4 Street SW) transfers 1,487.00 square metres of GFA from the source site to the receiving site. This transfer increases the receiving site's maximum density from 9.0 FAR to 9.9 FAR in accordance with the bonus density provisions outlined in Part 11 of Land Use Bylaw 1P2007. The proposed DC District guidelines are included in Attachment 2.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary. While this application does not directly relate to the criteria as outlined under Section 20, this is the means established by City Council to track the transfer of this density from a designated Municipal Historic Resource, and therefore was supported.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 8 and 13 of the DC District Bylaw. Both of these sections incorporate the rules of the base districts in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

Council approval of this application will transfer density development rights in the form of FAR from the source site to the receiving site, however, it does not guarantee that the intended development will materialize, nor does this land use amendment constitute an approval of development and/or building permits.

A development permit for a new multi-residential tower on the receiving parcels was approved by Calgary Planning Commission on 2024 August 15 ([DP2021-07019](#)). Development permit approval could proceed ahead of approval of this land use, as Bylaw 1P2007 does not explicitly state in the rules pertaining to heritage density transfer that a DC District must be passed prior to approval of a DP, but simply that a DC must be passed. Administration was comfortable moving forward with DP approval, as DP2021-7019 included specific Prior to Release conditions that require the remaining steps of the heritage density transfer be completed prior to release of the DP. This ensures that the building could never be built without these remaining steps being completed. The approved development is for a 24 storey multi-residential tower with 219 units and will have a total FAR of 9.9. The development is generally in alignment with relevant policies (*Municipal Development Plan, Beltline Area Redevelopment Plan: Part 1*) and development guidelines (Part 11 of Land Use Bylaw 1P2007).

The approved development achieves its density as follows:

- Base density - 5.0 FAR
- Contribution to the Beltline Community Investment Fund - 4.0 FAR
- Heritage density transfer - 0.9 FAR
- Total density - 9.9 FAR

Transportation

For the source site, pedestrian access is available from 9 Street SW. For the receiving site, pedestrian access is available from both the 14 Avenue SW frontage as well as the 4 Street SW frontage. For both parcels, the grid network of sidewalks throughout the neighbourhood provides multiple routing options for pedestrians.

There are two bus routes approximately 150 metres to the north of the source site (two-minute walk) along 12 Avenue SW, both Route 7 (Marda Loop) and Route 90 (Bridgeland/University) of Calgary. For the receiving site, the site benefits from strong connectivity for all mobility modes. Both local and rapid transit Route 3 (Sandstone/Elbow Dr SW) are available immediately adjacent to the site, and there are three separate LRT stations approximately 900 metres (a 10-minute walk) from the site. In addition, there are on-street bicycle lanes along both 14 and 15 Avenues SW.

Vehicular access to the source site is from 9 Street SW along the back lane. Vehicular access to the receiving site is available from the lane to the south, off 4 Street SW. The proposal will provide 165 residential parking stalls, four commercial parking stalls and 18 visitor parking stalls over five parkade levels, in line with Land Use Bylaw rules. A Transportation Impact Assessment (TIA) was submitted by the applicant in support of the application. The TIA was reviewed and accepted by Administration.

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

There are no utilities or servicing implications with this application. However, in relation to the associated approved development permit, public water, sanitary, and storm deep main utilities exist within the adjacent public right-of-way. Ultimate development servicing has been determined with the approved development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2020)

The subject sites are situated in the Centre City area as shown on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). This application is in alignment with the vision in the MDP for conservation and protection of heritage resources. In addition, in relation to the associated approved development permit, this application is in alignment with the policy directions for the Greater Downtown communities, that being development of high-density residential buildings in mixed-use areas, that are vibrant destinations, connected with great streets and transit opportunities that are truly complete communities. These communities offer a

variety of housing choices, diverse employment opportunities, are distinct neighbourhoods and have great public spaces for residents and Calgarians alike.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). However, the associated approved development permit application addresses Program Pathway F: Zero Emissions Vehicles – Accelerate the Transition to Zero Emissions Vehicle within this Climate Strategy, as ten EV charging stations will be provided within Parkade Level 2.

Calgary's Greater Downtown Plan (Non-Statutory 2021)

This application is supported by [Calgary's Greater Downtown Plan](#), as it will help to maintain one of Beltline's heritage assets. In addition, the associated development permit will help to strengthen Beltline as a community that has a variety of housing choices and helps to increase commercial opportunities for residents and the broader public.

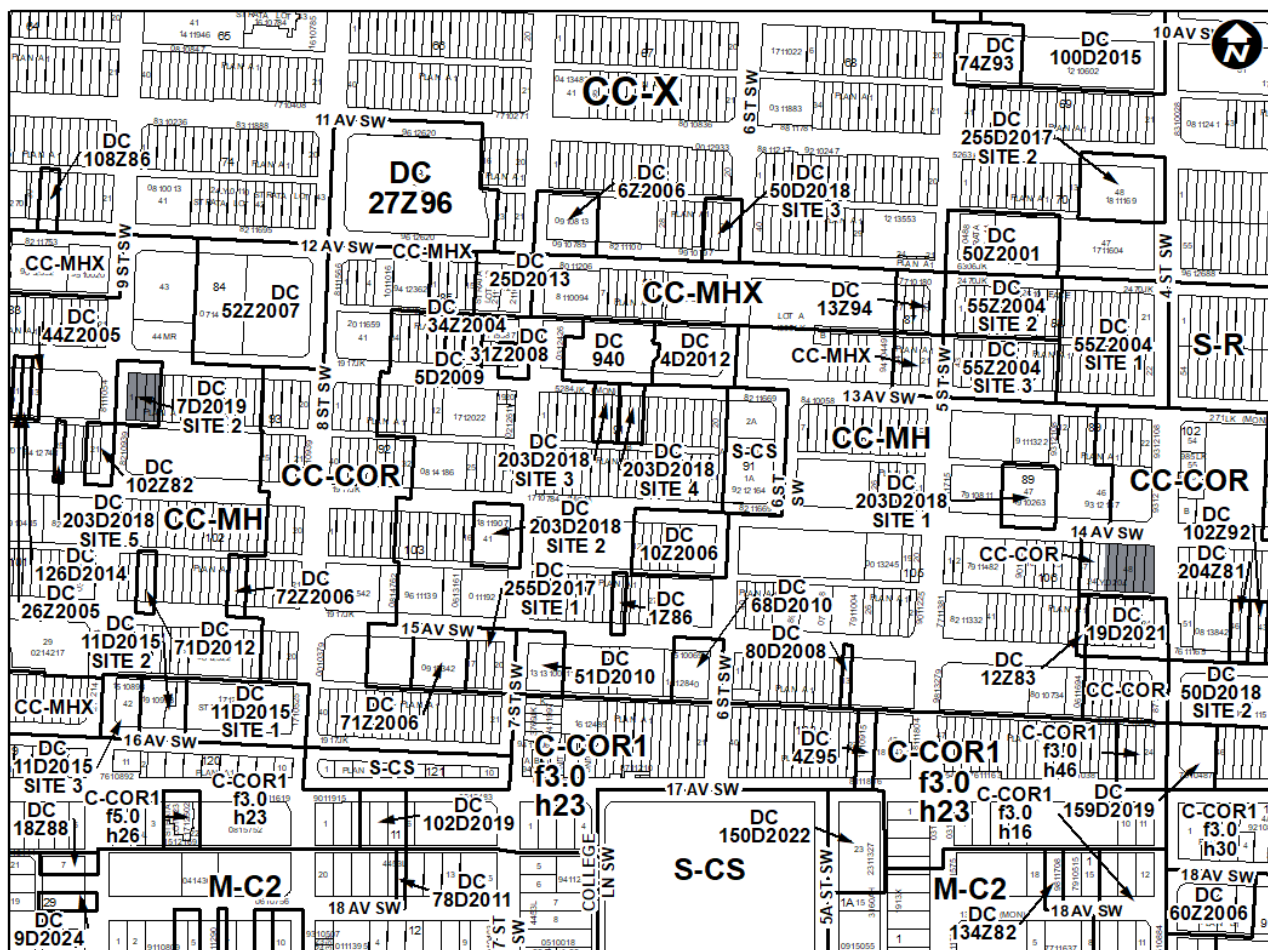
Beltline Area Redevelopment Plan: Part 1 (Statutory – 2006)

The subject parcels are governed by the [Beltline Area Redevelopment Plan: Part 1](#) (ARP). This application meets the policies as outlined in the ARP specific to the use of the heritage density transfer bonus. In addition, this application helps to facilitate the provision of high-density residential development that will create additional amenities for the community and an increase in the range of housing options available in Beltline.

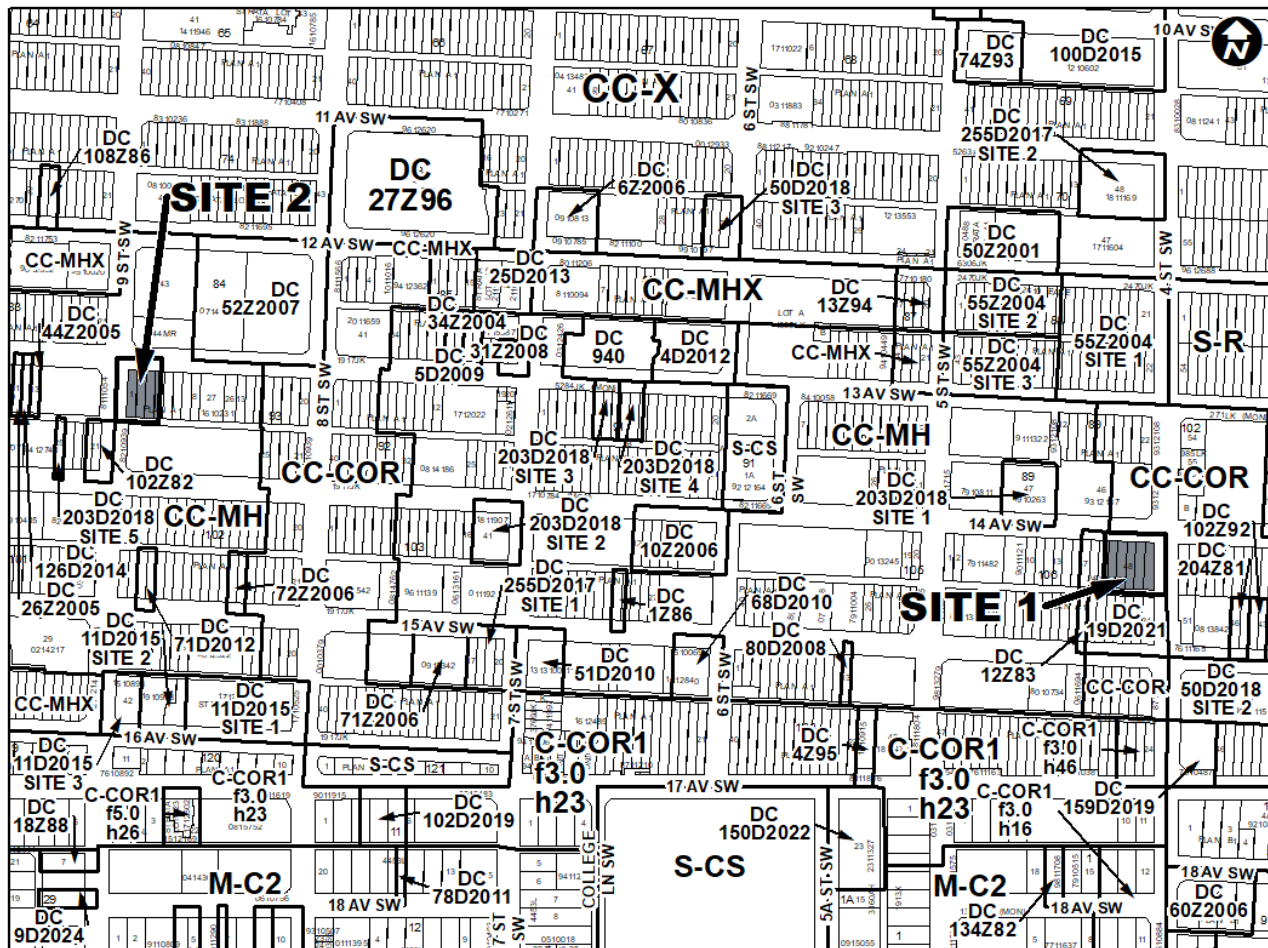
Proposed Direct Control District

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

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to give effect to a heritage density transfer.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

General Definitions

- 4 In this Direct Control District:

- (a) “**DC receiving parcel**” means Site 1, the **parcel** legally described as Plan A1, Block 106, Lots 19 to 23 inclusive and a portion of Lot 18, with the municipal address 1405 – 4 Street SW, which is the **parcel** receiving

a heritage density transfer of 1,487 square metres from the **DC source parcel** (Site 2); and

- (b) “**DC source parcel**” means Site 2, the **parcel** legally described as Plan A1, Block 93, Lots 1, 2 and 3 and the westerly 15 feet of Lot 4, with the municipal address 1310 – 9 Street SW, which:
- (i) is the **parcel** from which 1,487 square metres of heritage density is being transferred to the **DC receiving parcel** (Site 1) through this Direct Control District Bylaw; and
 - (ii) is the **parcel** from which 2,899 square metres of heritage density have already been transferred to a separate receiving **parcel** through Direct Control District Bylaw 7D2019.

Site 1

0.17 hectares (± 0.42 acres)

Application

5 The provisions in sections 6 through 9 apply only to Site 1.

Permitted Uses

6 The **permitted uses** of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

7 The **discretionary uses** of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 9 (1) For **developments** that do not contain **Dwelling Units**, the maximum **floor area ratio** is 3.0.
- (2) For **developments** containing **Dwelling Units**, the maximum **floor area ratio** is:
- (a) 3.0; or
 - (b) 3.0, plus the **gross floor area** of **Dwelling Units** above the ground floor, up to a maximum **floor area ratio** of 5.0.
- (3) The maximum **floor area ratio** may be increased to a total of 9.0 in accordance with the bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007.
- (4) The heritage density transfer allowed by section 1202 of Bylaw 1P2007:
- (a) must not exceed 0.9 **floor area ratio**, or 1,487 square metres, of heritage

density transferred from the **DC source parcel** (Site 2); and

(b) may be used to increase the maximum **floor area ratio** to 9.9.

- (5) Unless otherwise referenced in subsections (1) to (3), where a **development** provides **units** with three or more bedrooms in the form of **Assisted Living, Dwelling Units** or **Live Work Units**, the **Development Authority** may exclude the three or more bedroom **units** from the **floor area ratio** calculation, up to a maximum of 15 per cent of the total **units** in the **development**.

Site 2

0.11 hectares (± 0.27 acres)

Application

10 The provisions in sections 11 through 14 apply only to Site 2.

Permitted Uses

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

Discretionary Uses

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

Bylaw 1P2007 District Rules

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

Floor Area Ratio

- 14 (1) After accounting for both heritage density transfers from the **DC source parcel**, the maximum **floor area ratio** is 2.89.
- (2) The bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 2 of this Direct Control District.

Relaxations

15 The **Development Authority** may relax the rules contained in Sections 8 and 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

City of Calgary - Heritage Planning

Date:

June 5 2024

This is a City-Initiated LOC to enact a DC Bylaw to transfer density from a Municipal Historic Resource at 1310 9 ST SW to a receiving site at 1405 4 ST SW. Both sites will retain their existing Land Use Districts of CC-MH and CC-COR respectively. Through DP2021-7019 density bonusing to the maximum FAR allowed will be achieved in part with this density transfer.

As per 1216.1 Table 6.1 the density is considered transferred through a Direct Control Bylaw on both the source and receiving parcels that outlines the amount transferred and the remaining and new FAR for all sites involved. As long as a Direct Control Bylaw is not required at the receiving site for any other planning reasons than to track density transfer, the LOC is city-initiated.

Simon Cheng, MPlan, RPP, MCIP

Planner | City Planning Policy

City and Regional Planning | Planning and Development Services

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Applicant Outreach Summary

2024 June 14



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Heritage Density Transfer to DP2021-7019

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

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

This is a City-Initiated LOC to enact a DC Bylaw to transfer density from a Municipal Historic Resource at 1310 9 ST SW to a receiving at 1405 4 ST SW that through DP2021-7019 is required to earn density to achieve the policy and district maximum.

Outreach Strategy

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

N/A

Affected Parties

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

N/A

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

N/A

How did input influence decisions?

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

N/A

How did you close the loop ?

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

N/A

calgary.ca/planningoutreach

**Land Use Amendment in Lower Mount Royal (Ward 8) at 1155 – 17 Avenue SW,
LOC2024-0124**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.17 hectares \pm (0.41 acres \pm) located at 1155 – 17 Avenue SW (Plan 2410054, Block 41, Lot 20) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to Mixed Use – Active Frontage (MU-2f5.0h26) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a street-oriented mixed-use development with commercial storefronts that promote an active streetscape.
- The proposal enables higher density development and facilitates an active pedestrian environment with commercial uses along the 17 Avenue SW Neighbourhood Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Lower Mount Royal Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposal enables additional housing and street-oriented commercial opportunities within the inner city.
- Why does this matter? The proposal allows for more efficient use of existing infrastructure and nearby amenities, aligns with The City's growth direction and infrastructure investments and contributes to a vibrant Main Street.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This land use amendment application located in the southwest community of Lower Mount Royal was submitted by O2 Planning and Design on behalf of the owner, Macro Realty & Management Ltd., on 2024 May 02.

The approximately 0.17 hectare (0.41 acre) site is situated along the south side of the 17 Avenue SW Main Street, on the southeast corner of 17 Avenue SW and 11 Street SW. Transit stops are located directly adjacent to the site that provide frequent service along 17 Avenue SW toward the Downtown Core and other areas. The surrounding area is pedestrian friendly and amenity rich, including a variety of commercial development and open spaces, such as Thompson Family Park which is within 100 metres of the site (a two-minute walk).

As per the Applicant Submission (Attachment 2), the intent of this application is to facilitate a mixed-use building with retail uses at grade and residential dwelling units above. The proposed Mixed Use – Active Frontage (MU-2f5.0h26) District would allow for a maximum floor area ratio (FAR) of 5.0 (approximately 8,250 square metres of gross building floor area) and a maximum building height of 26 metres (approximately seven storeys). The *Lower Mount Royal Area Redevelopment Plan* (ARP) does not have restrictions on maximum density or height. No development permit has been submitted at this time.

**Land Use Amendment in Lower Mount Royal (Ward 8) at 1155 – 17 Avenue SW,
LOC2024-0124**

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant met with the Mount Royal Community Association (CA) and reached out to the 17th Avenue Business Improvement Area (BIA), Beltline BIA and the Beltline Neighbourhoods Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on the site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one letter of support and no letters of opposition. The letter speaks to the benefits of added density to the surrounding businesses and overall vibrancy of 17 Avenue SW.

The CA provided a letter of support for the proposal on 2024 June 11 (Attachment 4). However, the letter suggests that 4.0 FAR rather than 5.0 would be more appropriate along the 17 Avenue SW corridor as that may fit better with the existing scale and rhythm of 17 Avenue SW.

Administration considered the concern of the CA and has determined the applicant's proposal to be appropriate. The density as proposed is an appropriate increase as it allows additional housing on the site while maintaining a midrise form that is consistent with adjacent development along the Main Street. The scale of a future building is also influenced by the height limit established through this proposal and by existing shadowing restrictions in the ARP. Through the review of this application, a sun shadow study was requested by Administration to review the impact of a potential development with the proposed density. The applicant completed this study which showed compliance with the aforementioned shadowing policies. The stated concern from the CA can be addressed through the design at the development permit stage.

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

Planning and Development Services Report to
Calgary Planning Commission
2024 October 03

ISC: UNRESTRICTED
CPC2024-1044
Page 3 of 3

**Land Use Amendment in Lower Mount Royal (Ward 8) at 1155 – 17 Avenue SW,
LOC2024-0124**

IMPLICATIONS

Social

The proposed application enables the continuation of development along a vibrant Main Street and accommodates housing needs in walking distance to transit and various amenities and attractions.

Environmental

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

Economic

The proposal enables additional commercial and employment opportunities within the community. The increase in allowed residential uses supports growth for businesses in the area. Development on this site makes more efficient use of existing infrastructure while increasing density along a Main Street.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Lower Mount Royal on the south side of the 17 Avenue SW Neighbourhood Main Street. The site, which forms the southeast corner of 17 Avenue SW and 11 Street SW, is approximately 0.17 hectares (0.41 acres) in area and approximately 37 metres deep by 43 metres wide. The site is relatively flat with access to a rear lane and is currently developed with a surface parking lot and single-storey commercial building.

The site fronts on to 17 Avenue SW, which is a Neighbourhood Main Street. Development along 17 Avenue SW includes commercial and multi-residential buildings designated as Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District which allows for commercial or mixed-use development up to 23 metres (approximately six storeys). Developments across the lane to the south are primarily multi-residential buildings designated as Multi-Residential – Contextual Medium Profile (M-C2) District which has a maximum building height of 16 metres (approximately four storeys).

The site is well served by Calgary Transit with an existing bus stop directly in front of the site on 17 Avenue SW that serves eastbound Route 2 (Mount Pleasant/Killarney) and Route 6 (Killarney/26 Avenue) which provide access to the Downtown Core. Westbound stops for Route 2 (Mount Pleasant/Killarney) and Route 7 (Marda Loop) are located directly across 17 Avenue SW from the site. Nearby amenities within walking distance include Thomson Family Park, Mount Royal School, Connaught School, Barb Scott Park, Lougheed House, Beaulieu Gardens and Western Canada High School.

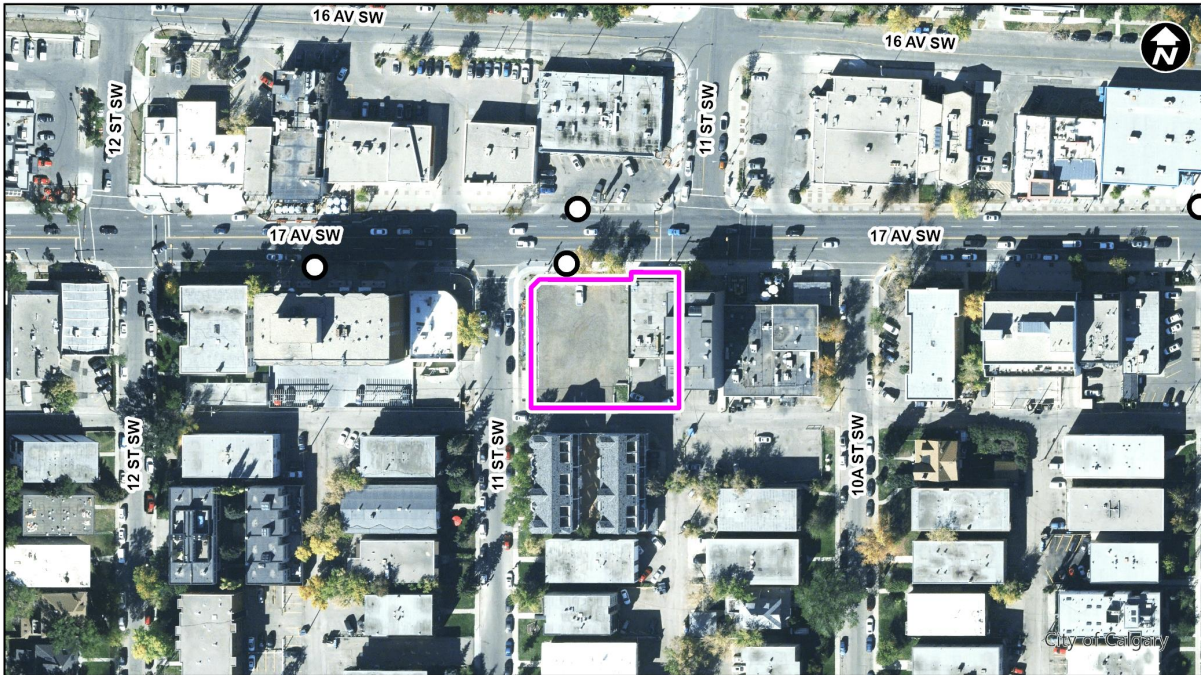
Community Peak Population Table

As identified below, the community of Lower Mount Royal reached its peak population in 1970.

Community Name	
Peak Population Year	1970
Peak Population	3,594
2019 Current Population	3,457
Difference in Population (Number)	-137
Difference in Population (Percent)	-3.81%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District is intended to provide a wide variety of commercial uses with storefronts along a continuous block face while allowing opportunities for residential and office uses on upper floors. The district requires a minimum of 20.0 percent of gross floor area of all buildings to contain commercial uses. The C-COR1f3.0h23 District allows for a maximum floor area ratio (FAR) of 3.0 (approximately 4,950 square metres) and a maximum building height of 23.0 metres (approximately 6 storeys).

The proposed Mixed Use – Active Frontage (MU-2f5.0h26) District allows street-oriented developments with a mix of residential and commercial uses. The proposed district requires commercial uses on the ground floor to promote activity at the street level but does not require an overall minimum of commercial uses in a building as is found in C-COR1. The proposed District allows for a maximum FAR of 5.0 (approximately 8,250 square metres) and a maximum building height of 26 metres (approximately 7 storeys). The proposed density and height enable higher density mixed-use development.

The MU-2 District allows a wide range of commercial uses and requirements for at grade frontages, landscaping and amenity space to ensure street-oriented development is active and engaging. The district provides compatible transitions to surrounding development through requirements for street wall stepbacks, building orientation and building separation.

Development and Site Design

The rules of the proposed MU-2f5.0h26 District and the policies in the *Lower Mount Royal Area Redevelopment Plan* (ARP) would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, amenity space, parking and site access. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging pedestrian-oriented interface along both 17 Avenue SW and 11 Street SW;
- creating appropriate transitions in building scale toward adjacent developments; and
- allowing sunlight penetration to the north side of 17 Avenue SW.

Transportation

The site is a corner parcel, fronted by 17 Avenue SW and 11 Street SW. Road classifications include 17 Avenue SW as a Neighbourhood Boulevard, and 11 Street SW as a Residential Street. Direct pedestrian access to the site is available via the existing sidewalks. Direct vehicular access to the site will be from the rear lane. On-street parking presently falls under the RPP Zone “P”. On 11 Street SW, parking is restricted to a two-hour maximum, between the hours of 9:00 a.m. to 6:00 p.m. Parking on 17 Avenue SW, directly adjacent to the site, is restricted to “no stopping” due to the presence of an existing bus zone.

The subject site is well-served by Calgary Transit. The existing bus stop adjacent to the site serves eastbound Route 2 (Mount Pleasant/Killarney), and Route 6 (Killarney/26 Avenue). Westbound stops for Route 2 and Route 7 (Marda Loop) are located 20 metres (a one minute walk) from the parcel. Recent mobility improvements at the intersection of 17 Avenue SW and 11 Street SW include curb extensions with improved wheelchair ramps.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water, storm and sanitary sewers are available to service this site. No flood related concerns for this site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

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

The proposal aligns with the Neighbourhood Main Street policies as the proposed district requires active commercial uses at grade along 17 Avenue SW Neighbourhood Main Street. The proposal aligns with applicable city-wide policies which promote a more compact urban form that makes efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

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

Calgary's Greater Downtown Plan (Non-Statutory – 2021)

This application is supported by [Calgary's Greater Downtown Plan](#), as it contributes to creating more vibrant mixed-use neighbourhoods. It creates more housing choices and business opportunities that will enable more people to live and work in the area.

Lower Mount Royal Area Redevelopment Plan (Statutory – 1983)

The subject site is located within the Commercial Land Use area as identified on Figure 2: Land Use Policy in the [Lower Mount Royal Area Redevelopment Plan](#) (ARP). Applicable policies reinforce the pedestrian shopping street character of 17 Avenue SW through building design guidelines. The ARP encourages medium density and mid-rise developments that transition appropriately to the primarily residential areas to the south. This proposal is consistent with the applicable policies of the ARP with compliance of specific design policies subject to review at subsequent development approval stages.

17 Avenue SW Urban Design Strategy (Non-Statutory – 2008)

The [17 Avenue SW Urban Design Strategy](#) provides direction for built form and design decisions for private development and public realm improvements along 17 Avenue SW. As a non-statutory document, it may be used by Administration or applicants to assist in the design at subsequent development approval stages.

West Elbow Communities Local Area Plan Planning Project

The site is located in Area 2/3 (West Elbow Communities), which includes Lower Mount Royal and surrounding communities. Administration is currently developing the [West Elbow Communities Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing ARP. The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *West Elbow Communities Local Area Plan* (LAP).

Applicant Submission

2024 May 02

On behalf of Macro Realty & Management Ltd., O2 is proposing to redesignate one parcel located at 1155 17 Avenue SW from C- Commercial - Corridor 1 to Mixed Use – Active Frontage district with a maximum density of 5.0 FAR and a maximum building height of 26 metres (MU-2f5.0h26).

The redesignation of the subject site will enable a six to seven-storey multi-residential development with retail at grade in an area well-served by transit and amenities.

Site Context

The subject site is located on the south side of 17th Avenue SW, east of 14th Street SW, in the community of Lower Mount Royal. The site is currently occupied by a commercial surface parking lot with no existing structures present. The surrounding area is characterized by a mixture of low and medium-density mixed-use and residential buildings as well as several commercial shops along 17th Avenue. The site is well-served by transit, with bus connections available along 17th Avenue SW and 14th Street SW, providing broader connections to Downtown Calgary, Marda Loop, and 16th Avenue. The site is also in proximal distance to the 8th Street LRT Station (1.1km). On-street cycling is available on 11th Street SW as well as 14th and 15th Avenue SW supporting active travel to destinations such as the Bow River Pathway and Central Memorial Park. Future intensification on the site will also benefit from nearby destinations such as Downtown Calgary, the BMO Centre, as well as the retail amenities along 17th Avenue.

Policy Framework

The subject site is regulated by the Lower Mount Royal Redevelopment Plan (ARP) which designates the site as '17th Avenue Commercial'. The 17th Avenue Commercial designation supports commercial development in the medium density range that maintains a continuous at-grade retail frontage. While the majority of the ARP policies under this designation apply at the development permit stage, Policy 3.2.3.2a indicates that new developments should be designed to accommodate continuous retail frontage at-grade with land uses promoting commercial services. In addition, Policy 3.2.1.2 suggests that the scale of the development should complement the pedestrian oriented character of 17th Avenue and allow sunlight penetration to north sidewalks and public open spaces. Based on the development vision of a six or seven storey multi-residential development with retail at grade, the proposed development is consistent with the provisions of the ARP. As such, an ARP amendment is not required to enable the development vision.

The subject site is also located within the Neighbourhood Main Street area as identified on Map 1 of the Municipal Development Plan. Neighbourhood Main Streets are intended to provide a broad mix of residential, employment, and retail uses and meet a minimum intensity of one hundred people and jobs per hectare. The proposed land use amendment is aligned with the Neighbourhood Main Street's intent, enhancing the density, mix of uses, and built form that contribute to 17th Avenue as a Neighbourhood Main Street.

Proposed Land Use Amendment

The site is currently designated C-COR1f3.0h23 Commercial - Corridor 1 which is intended to accommodate commercial and mixed-use buildings with continuous street frontage located close to the public sidewalk. Although a mixed-use development is permitted under this designation, the site is restricted to a maximum FAR of 3.0 and a maximum building height of 23 metres. Additionally, C-COR1 contains a specific regulation requiring a minimum gross floor area of 20 percent for commercial uses, which may restrict the ability to allocate a single floor of commercial use. To better align with the development vision, a redesignation to the 'Mixed Use – Active Frontage' district is proposed with a maximum density of 5.0 FAR and a maximum building height of 26 meters (MU-2f5.0h26). The MU-2 district enables mixed-use developments that incorporate ground floor commercial uses, maintaining the ARP vision for the site. An increase to 5.0 FAR will ensure the intended building scale of a six to seven storey development can be achieved. Moreover, increasing the maximum building height to 26 meters will accommodate the higher ground floor heights required for commercial uses at grade.

The proposed land use redesignation is integral to revitalizing the site, transforming it from an existing surface parking lot into a mixed-use residential development. The opportunity to develop a mixed-use development will not only support the retail and commercial businesses along 17 Avenue but also contribute to activating the street front along 17th Avenue. Furthermore, the development will provide much-needed housing options in close proximity to transit, amenities, and employment opportunities.

Conclusion

In summary, the proposed land use amendment will enable a development that will:

- Support the policy vision of the Lower Mount Royal Area Redevelopment Plan, enabling a medium density development that maintains continuous at-grade retail frontage.
- Provide complementary commercial uses to support the immediate neighbourhood and encourage pedestrian activity and natural surveillance.
- Increase available housing supply on a site that is currently being used for surface parking in close proximity to transit and community amenities.
- Increase density while mitigating GHG emissions due to the availability of transit and active infrastructure.

Applicant Outreach Summary

Engagement Summary – LOC2024-0124

Date: August 12, 2024

O2 is committed to meaningful engagement with the community and interested parties through a variety of tactics. The following engagement strategies were implemented:

- On-site signage
- Meeting with the Mount Royal Community Association
- Contacted the 17th Avenue Business Improvement Area, Beltline Business Improvement Area, Beltline Community Association.

On-site signage

On-site signage (public notice) was posted on the subject site on May 24, 2024, in compliance with the City's notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant or file manager. To date, our team has not received any comments/feedback from the on-site signage.

Meeting with the Mount Royal Community Association

The applicant team met with the Mount Royal Planning Committee on June 10, 2024, to present the proposed application, request feedback and answer questions regarding the application.

Key comments included:

- General support for application and its desire to transform the site from an existing surface parking lot to a mixed-use development.
- Concurred that the additional community engagement is unnecessary at the land use stage.
- Recognition of the site's appropriateness for intensification within the community.
- Suggested optimizing the rear lane for residential vehicular movement and commercial deliveries should be considered during the development permit stage.
- Suggestion that the design stage should consider potential shadowing impacts to the north and south of the parcel.
- Concerns that the proposed 5.0 FAR and height was too high and a 4.0 FAR was more suitable.

Revisions to the Application

During the meeting, we presented our rationale for the proposed building height and density to the community association. We believe that the proposed height and density are well-suited for a designated Neighbourhood Main Street, which is supported by existing infrastructure and community amenities, making it ideal for future residents. The scale and size of the development will enhance the vibrancy of 17 Avenue, aligning with its intended role as a Neighbourhood Main Street that offers a diverse mix of residential, employment, and retail uses,

while also meeting the required minimum intensity of 100 people and jobs per hectare. The project team is also working closely with the architect to ensure that the concept effectively utilizes the proposed height and density in full compliance with ARP policy.

Concerns about potential shadow impacts were raised during the Community Association meeting and highlighted in the City of Calgary's Detailed Review. To address these concerns, a shadow study was conducted to assess the impact on June 21, March 21, September 21, and December 21 at 8:00 AM, 12:00 PM, 2:00 PM, and 4:00 PM using the maximum proposed height. The study confirmed that the proposed building height will have minimal shadow impacts on the surrounding area, including Thompson Family Park to the north. While the current site is undeveloped and the proposed development will introduce some new shadowing from the site, the overall impact on the surrounding area is minimal. As noted, the project team is also working with the architect to refine the final design, ensuring it fully utilizes the proposed height and density while adhering to all applicable shadow and design policies in the ARP.

Design considerations related to the integration of the 17 Avenue SW Urban Design Strategy, building design, and rear lane movement will be addressed during the development permit stage and did not require changes to the land use application.

Community Association Response



Re: LOC2024-0124 1155 17th Ave. SW

To: Mr. Adam Kaddoura- City of Calgary

June 11, 2024

I am writing on behalf of the Mount Royal Community Association Planning and Development Committee (PDC) regarding the above noted redesignation application. We delivered notices to nearby residents and commercial establishments inviting them to a meeting on June 10, 2024, to review the proposal. The applicant, O2 attended and made a brief presentation followed by questions.

The summary material presented by O2 and included in the application was well received. The PDC agreed with many of the basic issues including:

1. The MDP and the Lower Mount Royal ARP identified the site as a commercial area and Main Street with an expectation of retail at grade and possible residential above.
2. The MU designation proposed provides a better mix of commercial and residential as compared to the C-COR designation.
3. Replacement of a commercial parking lot to enhance the walkability of the pedestrian nature of the street is welcomed.

However, the 2008 17Avenue SW Urban Design Strategy was not mentioned. While it is a non-statutory document it is still meant to be considered in conjunction with the Lower Mount Royal ARP. Many issues can and should be dealt with at the development permit stage, but fundamental issues of scale, form and massing as related to the proposed land use should be addressed at the land use stage. The issue of context plays a significant role in the evolution of 17th Ave and its function as a commercial, entertainment and pedestrian area. Presently, most of the street from Stampede Park to 14th St. comprises of low and mid-rise structures that create a walkable street. It is important to maintain a rhythm along the street, and it is also important to not interrupt that scale either through a proposed land use change or with the potential of a massive structure. While the proposed allowable height can be addressed at the development permit stage, the FAR of 5.0 sets an unwelcome precedent and will create a massing inappropriate for the character of a walkable Main Street. It is suggested that an FAR closer to 3.0 is more in keeping and should not exceed 4.0 FAR if contained in a well-designed structure.

In closing, the PDC supports the application but suggests the FAR be reduced to 4.0. rather than having to re-litigate the issue at the development permit stage.

Yours truly

Roy Wright RPP, MCIP

Co-Chair PDC

Cc: PDC, EA Ward 8, O2 Design, 17 Ave. BIA

Land Use Amendment in Marlborough (Ward 10) at multiple addresses, LOC2024-0164

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.41 hectares \pm (1.01 acres \pm) located at 5268 Memorial Drive NE and 211 – 52 Street NE (Plan 5571JK, Block 1, Lots 42 and OT) from Direct Control (DC) District to Commercial – Neighbourhood 2 (C-N2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject sites to allow for additional commercial uses available in the Commercial – Neighbourhood 2 (C-N2) District to provide flexibility for future tenants on the site.
- The proposal is compatible with the surrounding land use districts and existing development and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed C-N2 District would allow for small scale commercial developments, which are in keeping with the scale of neighbouring residential areas.
- Why does this matter? The proposed land use would enable additional commercial and employment opportunities.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northeast community of Marlborough, was submitted by Manu Chugh Architect on behalf of the landowner, 1680398 Alberta Ltd. (Pankaj Chopra), on 2024 June 18. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant has identified the desire to have additional commercial uses available for future tenants. There are no intended changes to the building or site at this time and this application will expand the range of allowable tenancy changes.

The approximately 0.41 hectare (1.01 acre) site is located on the northwest corner of 52 Street NE and Memorial Drive E. The site is adjacent to existing commercial developments located to the east, across 52 Street NE and to the south, across Memorial Drive E. The existing DC District (Bylaw 3Z88) limits the uses on the site and includes a maximum building height of six metres. The proposed C-N2 District would open the site for additional commercial uses and, if the site is redeveloped, allow for a building form sensitive to neighbouring low density residential development.

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

Land Use Amendment in Marlborough (Ward 10) at multiple addresses, LOC2024-0164

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and respective community association was appropriate. The Applicant consulted with the Marlborough Community Association and distributed informational letters to residents within a 100 metre radius of the subject site. No comments have been received as a result of the applicant outreach. The Applicant Outreach Summary is located in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners. Administration did not receive any responses regarding this application.

No comments from the Marlborough Community Association were received.

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

IMPLICATIONS

Social

The proposed land use district provides the opportunity for additional commercial uses. The expanded list of uses would serve the area and support a complete community.

Environmental

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

Economic

The proposed land use amendment enables additional flexibility of uses, especially commercial options. This would allow for additional employment in the area and would support existing commercial businesses, advancing Calgary's economic development goals.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
Calgary Planning Commission
2024 October 03

ISC: UNRESTRICTED
CPC2024-0990
Page 3 of 3

Land Use Amendment in Marlborough (Ward 10) at multiple addresses, LOC2024-0164

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Marlborough at the northwest corner of 52 Street NE and Memorial Drive E. The parcel is approximately 0.41 hectares (1.01 acres) and is approximately 68 metres wide by 73 metres deep. Motor vehicle access is available from 52 Street NE and Memorial Drive E. A lane is located along the northwest edge of the site. The site is developed with a single storey commercial building. Parking is available from the lane and between the building and adjacent roadways.

Surrounding development is characterized by a mix of commercial, low density residential, multi-residential development and special purpose land use districts. This includes single detached dwellings to the west and north, commercial developments to the south and east and multi-residential development located southeast of the site. Transit service near the site includes Route 67 (Memorial Drive E) and Route 23 (52 Street E). The Maddock West Playground is located approximately 650 metres to the northeast (an 11-minute walk). Marlborough School is approximately 850 metres to the northeast (a 14-minute walk).

Community Peak Population Table

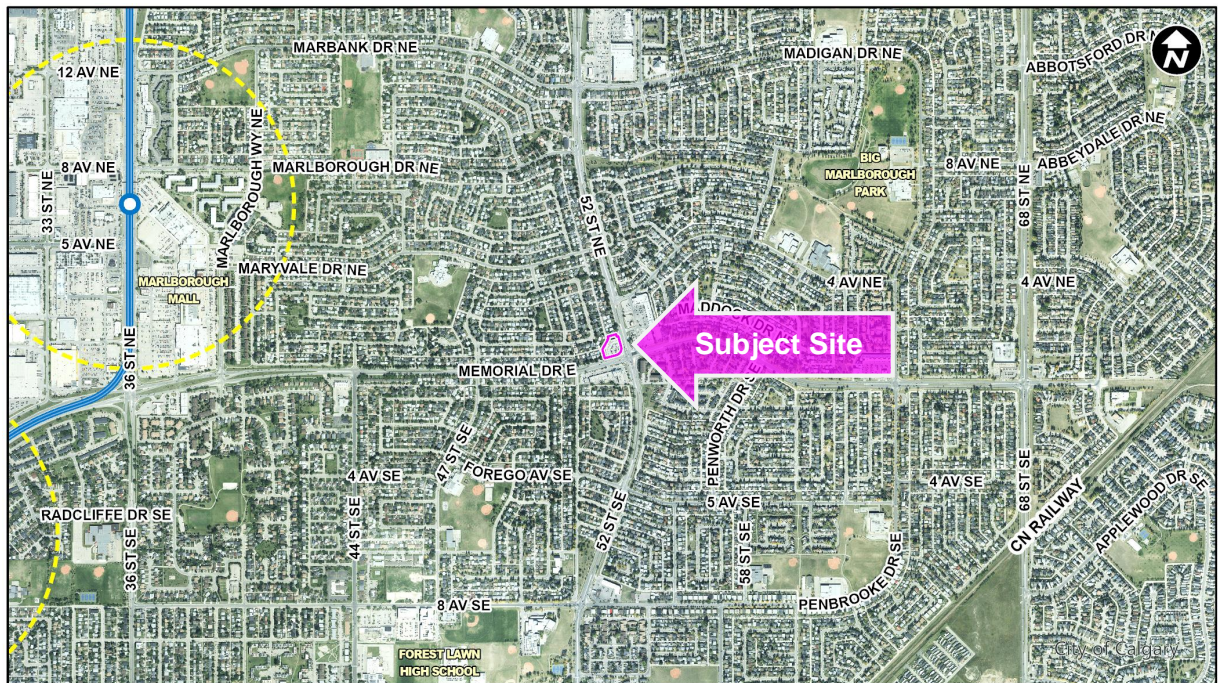
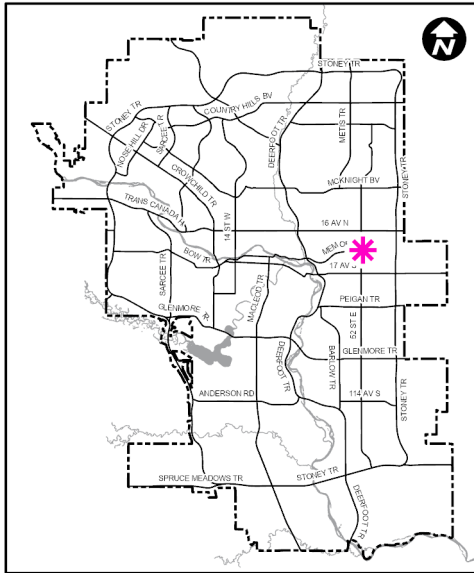
As identified below, the community of Marlborough reached its peak population in 1982.

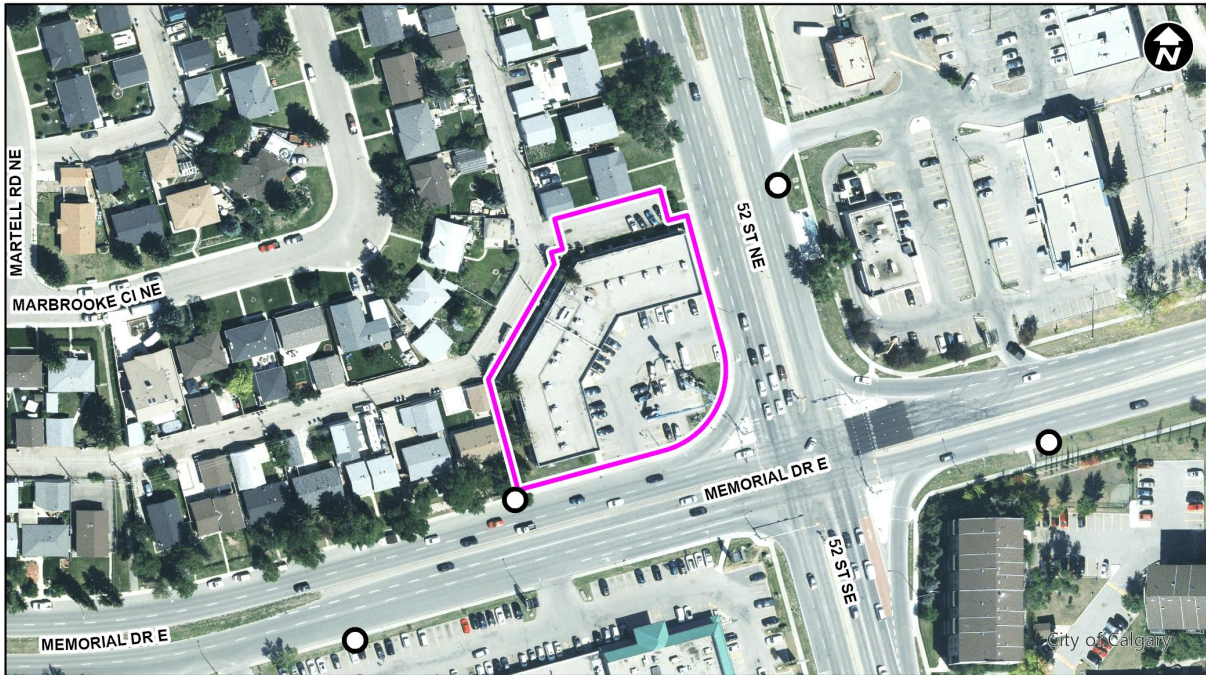
Marlborough	
Peak Population Year	1982
Peak Population	10,025
2019 Current Population	9,162
Difference in Population (Number)	-863
Difference in Population (Percent)	-8.6%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 3Z88](#)) is based on the C-1A Local Commercial District of Land Use Bylaw 2P80 with additional rules to limit specific uses and building height. The DC District allows for a maximum height of 6.0 metres, and limits the allowable floor area of Restaurant, Lounge and Grocery Store uses. This DC District was approved on 1988 January 18.

The proposed Commercial – Neighbourhood 2 (C-N2) District is intended for small scale commercial developments that are one to two storeys and are accessible by motor vehicles. This District includes limited use sizes and has limited automotive uses as discretionary uses. Any new building would be subject to a discretionary review against applicable policies and the Land Use Bylaw 1P2007. Additional characteristics of the district include ground-oriented storefronts with pedestrian connections from the public sidewalk to buildings on the site. The District allows for parking between the building and the street, potentially decreasing the impacts on adjacent residential areas that share a lane with the site. The C-N2 District would increase the maximum height from 6.0 metres to 10.0 metres, allowing for two storey buildings.

Development and Site Design

The rules of the proposed C-N2 District would allow for additional flexibility of uses within the existing development on the site. Should a redevelopment occur in the future, the C-N2 District will provide guidance on items such as building height and massing, landscaping and parking.

Given the specific context of this site, additional items that would be considered in future redevelopment permit applications include, but are not limited to:

- site access and treatment of the lane;
- providing an engaging building design and interface along both street frontages; and
- mitigating impacts of the commercial development on adjacent residential properties.

Transportation

Pedestrian access to the site is available from 52 Street NE and Memorial Drive E. Both 52 Street NE and Memorial Drive E are proposed future on-street bikeways as part of the Always Available for All Ages and Abilities (5A) Network.

The subject site is well served by Calgary Transit bus service with the Primary Transit Network located adjacent to the site at 52 Street NE. The site is adjacent to bus routes located on 52 Street NE and Memorial Drive E including Route 67 (Memorial Drive E) and Route 23 (52 Street E).

A Transportation Impact Assessment is not required for this proposal.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) identifies the subject site located within the Established - Developed Residential area (Map 1: Urban Structure). The applicable MDP policies encourage redevelopment and modest intensification of Established areas to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development on this site with the applicable climate resilience strategies may be explored and encouraged with future development permit applications.

Applicant Submission

Our Project No. 2024.MC.1286

June 3, 2024

Applicant Submission Re. 5268 Memorial Drive NE

We, Manu Chugh Architect Ltd, respectfully submit our subject Land Use Amendment application to redesignate the property as described below from its current Land Use (DC 3Z88) to Neighborhood 2 (C-N2) District on behalf of 1680398 Alberta Ltd. to accommodate some emerging trends in our shopping habits.

The existing current Direct Control (3 Z 88) District is by its nature not only very old but it's also very restrictive and limits the uses existing and proposed.

Currently no exterior changes and/or expansion to the existing development is intended and/or proposed. However, the centre is almost over Thirty-five (35) years old and is in need of at minimum a facelift.

The proposed Neighborhood 2 (C-N2) Land Use District fits the existing site and the purpose for future renovation and re-development to possibly address the current housing crisis.

Our preliminary feasibility study has indicated that subject property with a comprehensively design (within the limits of the proposed Land Use District (C-N2) particularly the F.A.R and the building height) has both the potential and demand to support a height C-N2 Land Use District.

Based on the above and in conclusion, we respectfully request the CPAG (D.A.R.T) Calgary Planning Commission and the City Council's support and approval.

Applicant Outreach Summary

2024 Sept 17



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 5268 Memorial Drive NE Calgary.

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

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

Outreach Strategy

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

We communicated with the president and another representative of Marlborough community association by email and phone call. We have also been invited to the committee meeting on 2nd October 2024. Also, same representative emailed our letter to immediate members of the community to seek their opinion.

On 17th September 2024, my team and I, consisting of two colleagues from Manu Chugh Architect Ltd., distributed informational letters to seventy-five (75) residents within a 100m radius of the property. The letters outlined the details of our proposal and invited feedback from the community.

During the distribution, some residents approached us to ask questions, which allowed us to provide further clarification and gather immediate feedback. While not all residents engaged directly, the outreach offered an opportunity for those interested to learn more about the project.

We remain available for further community engagement as needed and welcome any additional inquiries.

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with.

(Please do not include individual names)

* Marlborough Community Association

* Members of the community within 100m of the property at 5268 Memorial Drive by means of Mail drop.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

Mainly no response and majority had no comments.

How did input influence decisions?

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

There is no response till date received from the community therefore we feel it's not going to impact on the proposal.

How did you close the loop ?

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

There was no response after the big sign was installed and talking to some of the tenant there were some positive responses.

Following our community outreach, no significant issues or concerns were raised that would require changes to the project. Some residents sought clarification on the proposed amendment, and no suggestions for any changes/ modifications were provided.

As a result, the project remains unchanged, and **we remain committed to maintaining open communication and addressing any future concerns.**

calgary.ca/planningoutreach

Policy and Land Use Amendment in Banff Trail (Ward 7) at 2016 and 2020 – 17 Avenue NW, LOC2024-0193

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 2016 and 2020 – 17 Avenue NW (Plan 8100AF, Block 47, Lots 7 to 10 and a portion of Lot 11) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to the Housing – Grade Oriented (H-GO) District to allow for grade-oriented development in a range of housing forms at a scale compatible with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed H-GO District would allow for additional housing to be developed on this site and make more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District may allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the *Banff Trail Area Redevelopment Plan* (ARP) are required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northwest community of Banff Trail was submitted by Horizon Land Surveys on behalf of the landowners, 2604299 Alberta Inc. (Vik Gill) and Peter Thomas, on 2024 July 22. No development permit has been submitted at this time. Additional information in the Applicant Submission (Attachment 3).

The approximately 0.13 hectare (0.32 acre) midblock site consists of two parcels located on 17 Avenue NW. Each parcel is currently developed with a single detached dwelling and detached garages with vehicular access from the lane.

The subject site meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007 as the site location is within 600 metres of an existing LRT platform, 400 metres of an existing BRT Station and 200 metres from an existing primary service network.

Policy and Land Use Amendment in Banff Trail (Ward 7) at 2016 and 2020 – 17 Avenue NW, LOC2024-0193

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant door knocked and delivered post cards within a 100 metre radius of the properties. The applicant also reached out to the Banff Trail Community Association and Ward 7 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

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

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

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

IMPLICATIONS

Social

This land use amendment would enable the development of more housing in a variety of housing types and cater to different age groups, lifestyles, and demographics, which may contribute to a more inclusive community.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050 (Programs H, K)*. The measures include pursuing LEED GOLD Certification, preserving existing mature vegetation, EV charging and solar roof panels.

Planning and Development Services Report to
Calgary Planning Commission
2024 October 03

ISC: UNRESTRICTED
CPC2024-1057
Page 3 of 3

**Policy and Land Use Amendment in Banff Trail (Ward 7) at 2016 and 2020 – 17
Avenue NW, LOC2024-0193**

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendments to the Banff Trail Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site consists of two midblock parcels located in the community of Banff Trail along 17 Avenue NW. The subject site is approximately 0.13 hectares (0.32 acres) in size and is approximately 34 metres wide and 36 metres deep. Both parcels are currently developed with single detached dwellings and detached garages with access from the lane.

Surrounding land uses include single and semi-detached dwellings. The property to the west is currently vacant with an approved development permit for a four-unit rowhouse building. Additionally, the corner parcel at the eastern end of the block is also developed with a four-unit rowhouse building. A number of sites one block to the east are designated Housing – Grade Oriented (H-GO) District. The property is one block north of multi-residential and commercial development along 16 Avenue NW.

The sites are 150 metres north (a two-minute walk) of 16 Avenue NW, an Urban Main Street, which has a variety of community amenities, including retail, restaurants, transit stops, schools and parks. The Banff Trail Community Association and Banff Trail Park is approximately 400 metres (a six-minute walk) to the north of the subject site. Branton School is located north of the subject site and is approximately 450 metres (a seven-minute walk) from the site. North Hill Centre is approximately 500 metres (an eight-minute walk) to the south of the site, and Southern Alberta Institute of Technology (SAIT) and Alberta University of the Arts (AUArts) are approximately 1.4 kilometres (a 23-minute walk) southeast of the site.

Community Peak Population Table

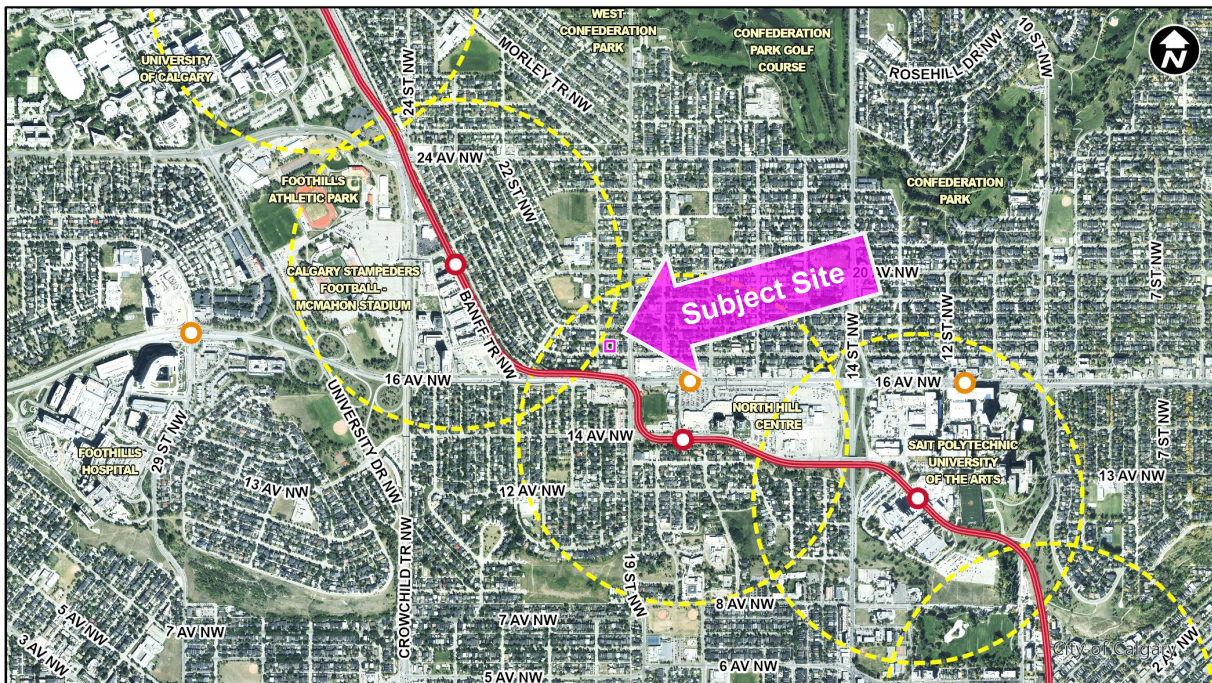
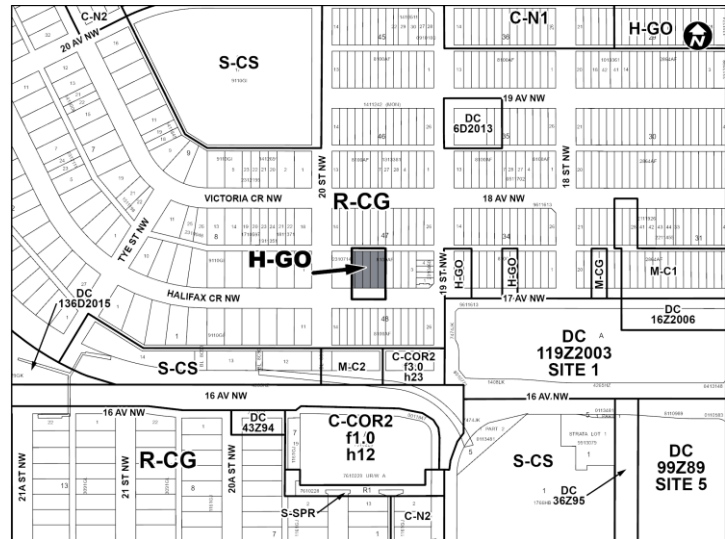
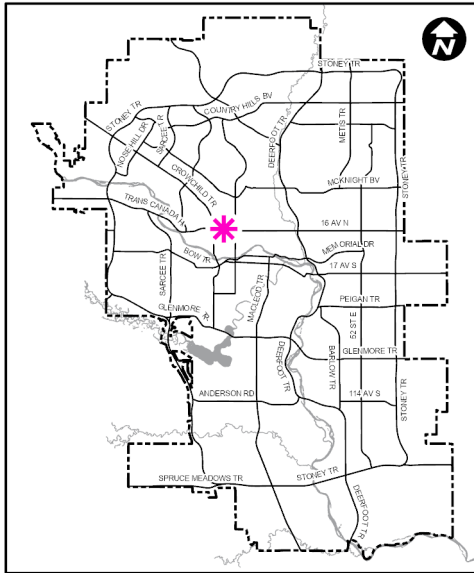
As identified below, the community of Banff Trail reached its peak population in 1968.

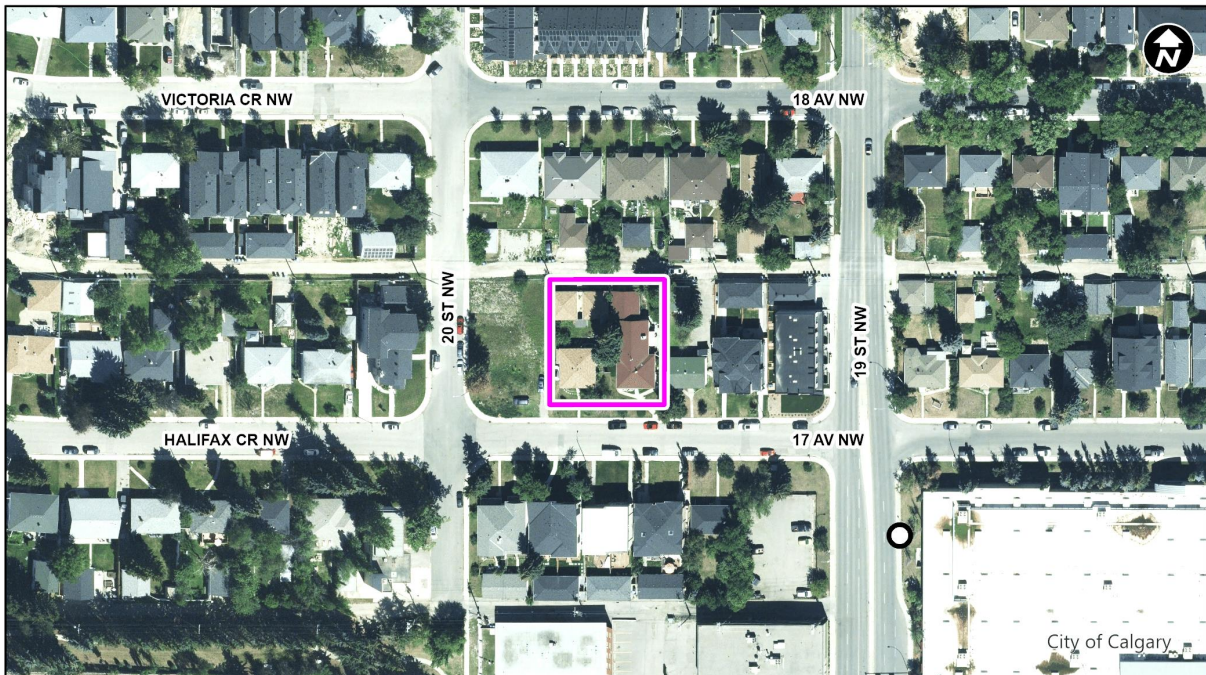
Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.9%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare. Secondary suites are permitted in the R-CG District and do not contribute toward the maximum density. Based on the size of the subject parcels, the R-CG District would allow for up to nine dwelling units plus secondary suites.

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

The H-GO District also provides rules for:

- a minimum side separation of 3.0 metres between a residential building and a side property line where the building extends beyond the back of the adjacent residential building;
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite;
- a maximum floor area ratio (FAR) of 1.5, or total building floor area of approximately 1,950 square metres; and

- a maximum building height of 12.0 metres.

Section 1386(d) of the Land Use Bylaw 1P2007 provides the location criteria for where the H-GO District may be considered appropriate. The subject site meets the location criteria as it is within the overall Residential Developed Inner-City area and an Urban Main Street area, as identified under the *Municipal Development Plan* (MDP) – Urban Structure Map. In addition, the subject site is within 600 metres of an existing LRT platform (Lions Park Station), 400 metres of an existing BRT Station (Route 303 MAX Orange) and 200 metres from an existing primary service network.

Development and Site Design

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

- the number and configuration of dwelling units and secondary suites;
- access and parking provisions;
- mitigation of shadowing and privacy concerns; and
- appropriate location and design of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 17 Avenue NW. There is an on-street bikeway along 19 Street NW, providing access to the Always Available for All Ages and Abilities (5A) Network.

The area is well served by Calgary Transit, located near transit stops providing regular service. A transit stop for Route 105 (Dalhousie Station/Lions Park Station), 404 (North Hill) and 414 (14 St W) is located on 19 Street NW approximately 150 metres (a two-minute walk) southeast from the site. Route 19 (16 Avenue North), 40 (Crowfoot Station/North Hill), 91 (Foothills Medical Centre) and 303 (MAX Orange Brentwood/Saddletowne) are serviced by a transit stop located on 16 Avenue NW approximately 150 metres (a two-minute walk) to the south.

Direct vehicular access will only be permitted via the adjacent lane upon future redevelopment. On street parking along 17 Avenue NW is restricted to 2 hours, Monday to Friday from 8:00 a.m. to 5:00 p.m.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject sites are located in the Developed Urban Main Street area as identified in the [Municipal Development Plan](#) (MDP) Map 1: Urban Structure. Urban Main Streets should contain a broad range of uses including housing to accommodate a diverse range of the population in the form of apartments, mix-use developments and ground-oriented housing. Urban Main Street areas should accommodate the highest development densities that front onto the Urban Boulevard and properties should begin to step down as they progress further from the Urban Boulevard to provide an appropriate transition to lower scale buildings. The proposal aligns with applicable MDP policies by encouraging a flexible housing form that will achieve a modest intensification in an Urban Main Street area.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the Calgary [Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has indicated they will seek LEED Gold Certification, encourage preservation of existing mature trees, permeable pavement, EV charging and solar panels at the development permit stage. This supports the Zero Emission Vehicles, Focus land use planning to prioritize zero emissions city design and Natural Infrastructure sections (Programs H, F and K) of the Climate Strategy.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject site is located in the Low Density Rowhouse area as identified in Figure 2 – Land Use Plan, and the 11 metre area in Figure 3 – Maximum Building Heights of the [Banff Trail Area Redevelopment Plan](#) (ARP).

General residential policies note land use redesignations should be consistent with the general land use classifications identified in Figure 2. The Low Density Rowhouse area is intended to allow for a modest increase in density with a greater variety of housing type. However, policy 2.1.3.4 states, new development should be low-density, grade-oriented residential development such as rowhouse buildings, duplex dwellings, semi- and single detached dwellings. In addition, policy 2.1.4.1 indicates, new development should comply with the maximum building heights indicated in Figure 3.

Due to the flexibility of the H-GO District, which allows stacked dwelling units, and a maximum height of 12 metres, minor policy amendments to Figure 2 and Figure 3 of the ARP are required to accommodate the proposed land use amendment. The subject sites are required to be amended to the Medium Density Low Rise area in Figure 2 to reflect the allowable building form

of medium-density low-rise residential development which includes stacked dwelling units. An amendment to Figure 3 is also required to show the 12 metre maximum building height area.

These modest amendments to the ARP align with the MDP policies and the Council approved H-GO criteria under LUB 1P2007.

South Shaganappi Communities Area Plan (Non-Statutory – 2011)

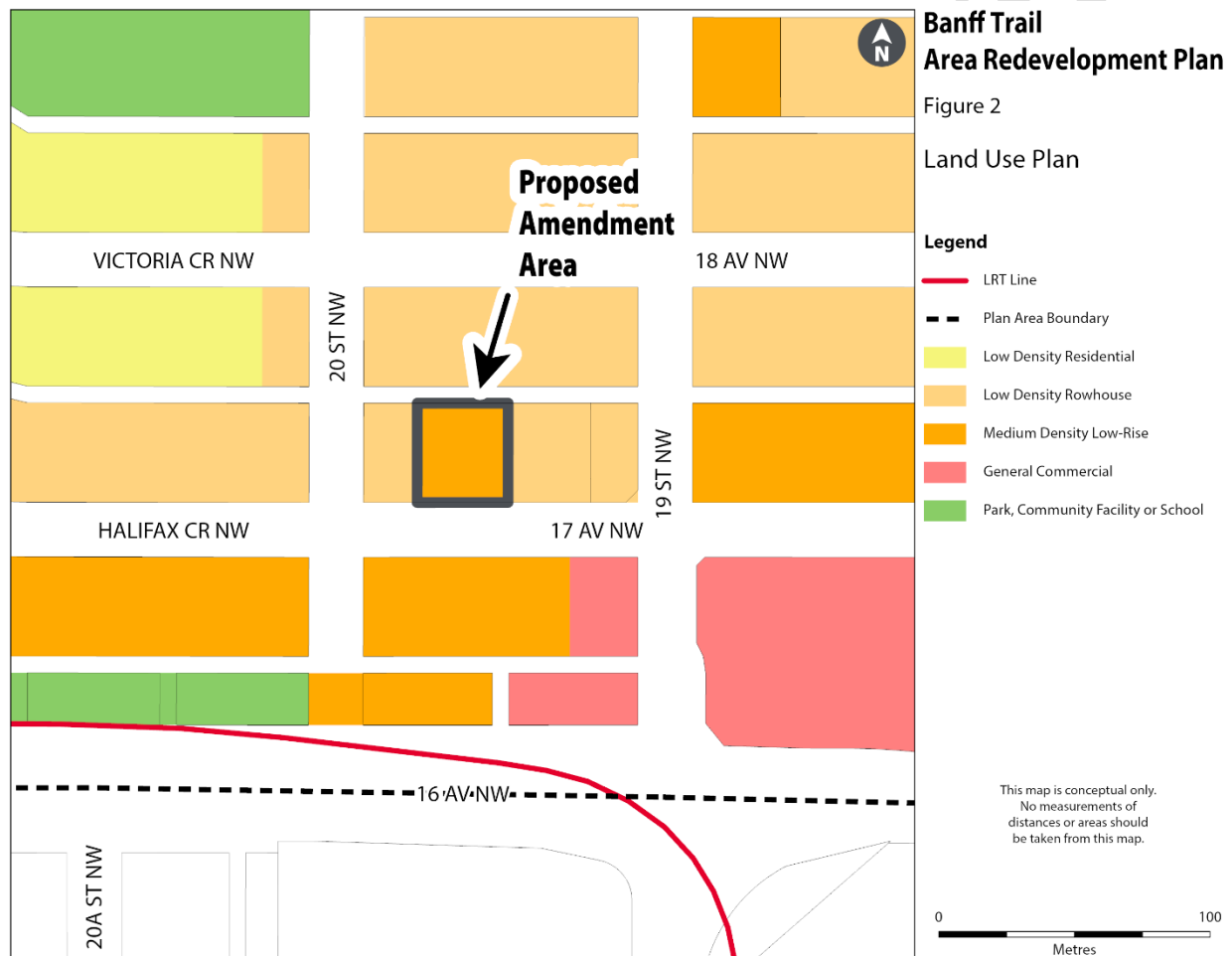
The site is located in the Inner City Residential area and within 600 metres of a Neighbourhood Activity Centre as identified in Map 3 – Development Strategy and Urban Structure of the [South Shaganappi Communities Area Plan](#). Strategic objectives note creating complete communities should allow for the creation of attractive housing areas that provide appropriate scale and density in order to retain existing and attract new residents. Neighbourhood Activity Centre policies also indicate these areas should have a mix of uses including the encouragement of housing affordability by multi-residential developments in the form of at-grade profile housing through to medium profile development. The proposed H-GO District aligns with the objectives of the Area Plan.

South Shaganappi Communities Local Area Planning Project

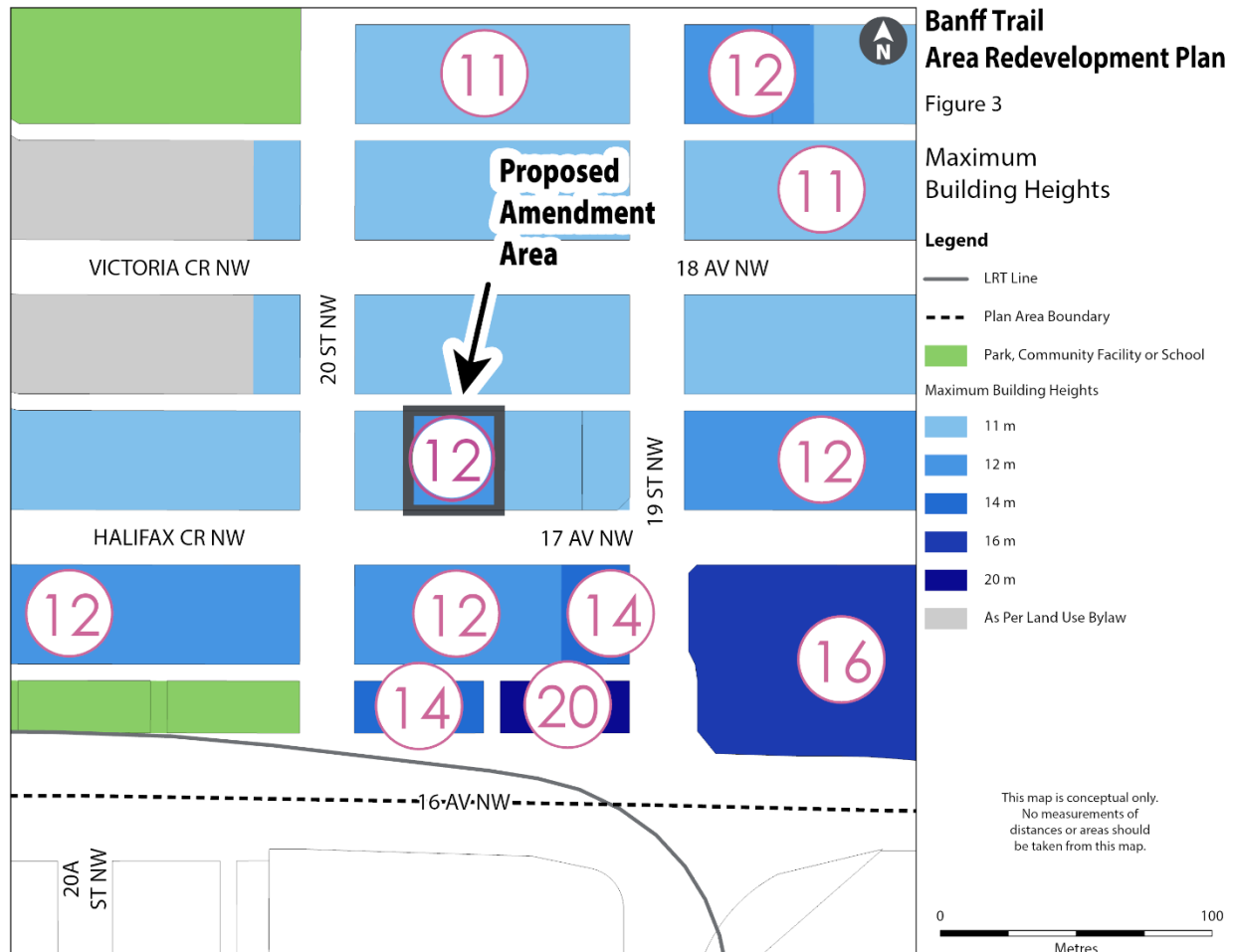
This site is located in Area 13 (South Shaganappi Communities), which includes Banff Trail and surrounding communities. Administration is currently developing the [South Shaganappi Communities Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing ARP. The amendment is not in alignment with the draft urban form category, which is identified as Neighbourhood Local, but is in alignment with the building scale modifier, Limited Scale (up to three storeys), for the subject sites in the draft *South Shaganappi Communities Local Area Plan* (LAP).

Proposed Amendments to the Banff Trail Area Redevelopment Plan

1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
 - (a) Amend Figure 2 entitled 'Land Use Plan' by changing 0.13 hectares \pm (0.32 acres \pm) located at 2016 and 2020 – 17 Avenue NW (Plan 8100AF, Block 47, Lots 7 to 10 and a portion of Lot 11) from 'Low Density Rowhouse' to 'Medium Density Low-Rise' as generally illustrated in the sketch below:



- (b) Amend Figure 3 entitled 'Maximum Building Heights' by changing 0.13 hectares \pm (0.32 acres \pm) located at 2016 and 2020 – 17 Avenue NW (Plan 8100AF, Block 47, Lots 7 to 10 and a portion of Lot 11) from '11 m' to '12 m' as generally illustrated in the sketch below:



Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

July 19th, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.13 hectare site from R-CG to H-GO to allow for:

- grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in the form and at a scale that is consistent with low density residential districts;
- a maximum building height of 12 metres (an increase from the current maximum of 11 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- the uses listed in the proposed H-GO designation.

The subject sites, 2016 & 2020 17 Ave NW, are two continuous lots located in the community of Banff Trail along 17 Ave NW. Surrounding houses are mostly single detached although there are row houses built on the east corner of the block and also multi-residential houses approved for west corner of the block.

The sites combined is approximately 0.13 hectares in size. Lane exists to the north of the site. Public transits are along 19 Street or 16 Ave. Banff Trail C-train station is also within close distance.

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

The sites are within 16 Ave main street where many commercial, social and public facilities are located including North Hill Shopping Center, University of Calgary, SAIT, Banff Trail Park, McMahon Stadium, etc.



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

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

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

Applicant Outreach Summary

2024 September 5



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2016 & 2020 17 Ave NW

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

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

Outreach Strategy

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

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

On July 2nd, 2024, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

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

Stakeholders

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

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

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

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

How did you close the loop with stakeholders?

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

Continue engage with local residents, Councillor office and community association. And better explain to local residents about proposed developments and restrictions under H-GO.

**Land Use Amendment in Banff Trail (Ward 7) at 2640 Capitol Hill Crescent NW,
LOC2024-0125**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 2640 Capitol Hill Crescent NW (Plan 2846GW, Block 5, Lot 8) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a variety of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Banff Trail Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that will better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northwest community of Banff Trail was submitted by Calgreen Homes on behalf of the landowner, Feng Chen, on 2024 May 2. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to build a townhouse development with six units and six suites.

The approximately 0.07 hectares (0.16 acres) mid-block site is located on Capitol Hill Crescent NW, about 500 metres (an eight-minute walk) southeast of the University LRT Station. The site is currently developed with a single detached dwelling and a rear detached garage accessed from the rear lane.

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

ENGAGEMENT AND COMMUNICATION

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

**Land Use Amendment in Banff Trail (Ward 7) at 2640 Capitol Hill Crescent NW,
LOC2024-0125**

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered brochures to 30 immediate neighbours. The applicant also shared a project summary with the Banff Trail Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of objection highlighting the concerns about increased density, height and parking issues.

Administration did not receive any comments from the Banff Trail Community Association through circulation. Administration contacted the CA to follow up and did not receive a response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building height, massing and parking details will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed land use amendment would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

Environmental

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

Economic

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

Planning and Development Services Report to
Calgary Planning Commission
2024 October 03

ISC: UNRESTRICTED
CPC2024-1055
Page 3 of 3

**Land Use Amendment in Banff Trail (Ward 7) at 2640 Capitol Hill Crescent NW,
LOC2024-0125**

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Banff Trail and is a mid-block parcel facing Capitol Hill Crescent NW. The site is approximately 0.07 hectares (0.16 acres) in size, with dimensions of approximately 18 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and detached garage, with vehicular access from the rear lane.

Surrounding development consists of a mix of single detached and semi-detached development designated as Residential – Grade-Oriented Infill (R-CG) District. A Direct Control (DC) District (Bylaw 118D2019) is to the south of the site and is developed with a six storey apartment building. Parcels designated as Housing – Grade Oriented (H-GO) District are to the north (Cascade Road NW) and east (Creston Crescent NW) of the site.

In addition to the University of Calgary, which is 650 metres (a nine-minute walk) to the west, there are two grade schools within 600 metres (a 10-minute walk) of the site:

- William Aberhart High School (grades 10 to 12) is 350 metres (a six-minute walk) to the east; and
- Banff Trail School (kindergarten to grade five) is 500 metres (an eight-minute walk) to the north.

There is a green space immediately east on Creston Crescent NW, and the following parks are situated in close proximity to the site:

- Cathedral Road Park is 350 metres (a four-minute walk) to the north;
- Exshaw Park is 600 metres (a 10-minute walk) to the east; and
- West Confederation Park is 650 metres (an 11-minute walk) to the northeast.

Community Peak Population Table

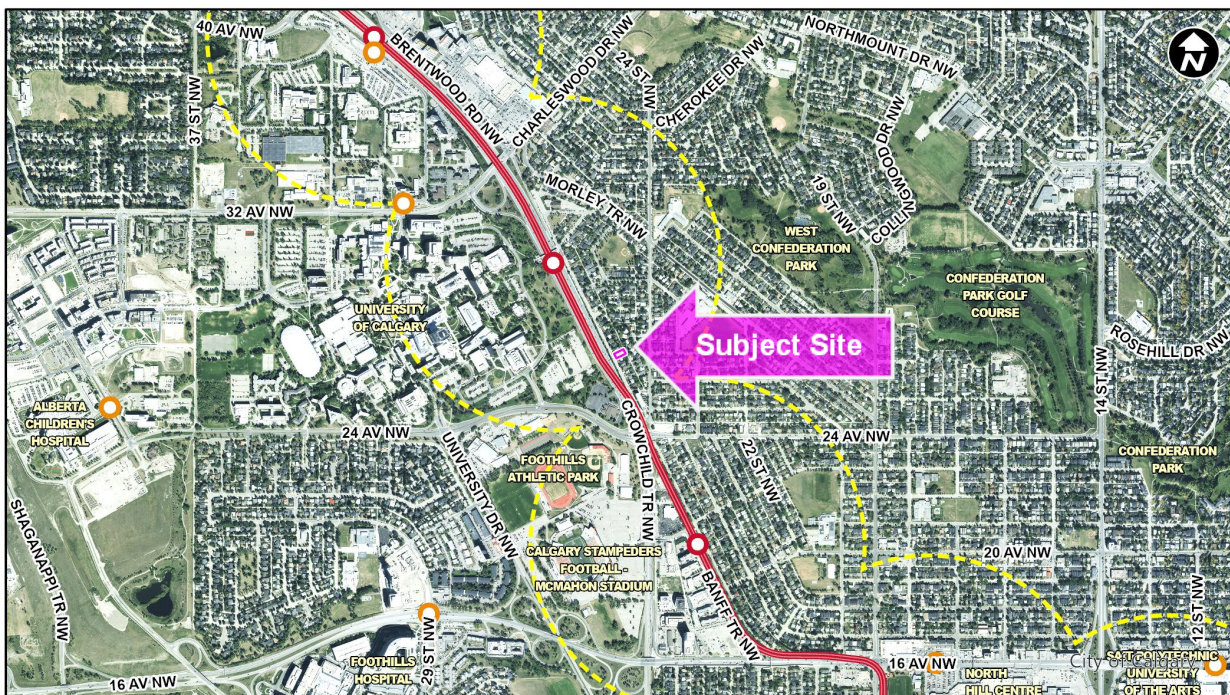
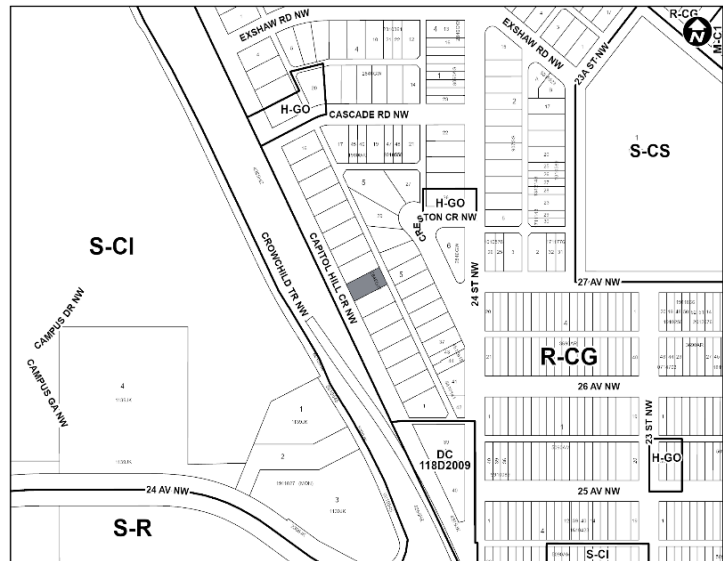
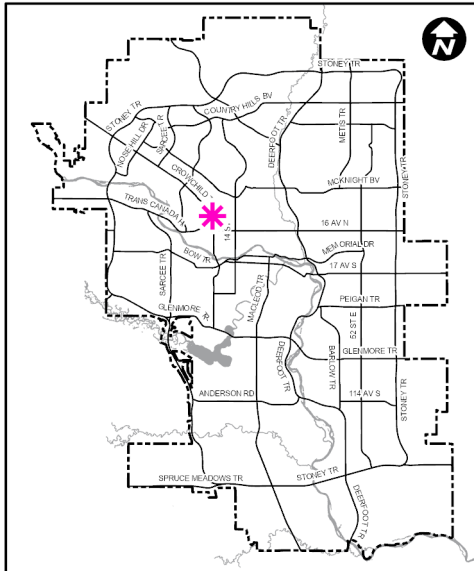
As identified below, the community of Banff Trail reached its peak population in 1968.

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

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. This District allows for a maximum of 75 units per hectare (four dwelling units) and a maximum building height of 11 metres. Secondary suites are permitted uses within the R-CG District.

The proposed H-GO District allows for a range of grade-oriented building forms that is consistent with low-density residential districts and allows for a range of housing forms that may be attached, stacked or clustered. There is no maximum density required under the H-GO District. Development scale and intensity are managed through a combination of:

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

Only the parcels that meet the site selection criteria located in the purpose statement of the district in the Land Use Bylaw 1P2007 have the potential to be redesignated to H-GO District. In areas that do not have an approved Local Area Plan, the H-GO District is only intended to be

applied to parcels in the Centre City or Inner City Areas identified on the Urban Structure Map of the Calgary Municipal Development Plan, and within one or more of the following areas:

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

The subject site is located within the Inner City Area and within 500 metres (an eight-minute walk) of the existing University LRT Station and meets the criteria to be considered for the H-GO District.

Development and Site Design

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

- the number and configuration of dwelling units and secondary suites;
- access and parking provision;
- mitigation of shadowing and privacy concerns; and
- appropriate location and design of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along Capitol Hill Crescent NW. Bicycle access to an existing on-street bikeway is along Capitol Hill Crescent NW connecting to cycle tracks on the Always Available for All Ages and Abilities (5A) Network on the south of the site along 24 Avenue NW approximately 300 metres (a five-minute walk).

The LRT line 201 (Red Line – Somerset-Bridlewood/Tuscany LRT) runs along Crowchild Trail NW with stops for both north and south-bound travel 500 metres (an eight-minute walk) to the northwest. Route 65 (Market Mall/Downtown West) has stops 600 metres (a 10-minute walk) to the northeast, providing both north and east-bound travel.

Street parking adjacent to the site is permit parking and is limited to a two-hour maximum, Monday to Friday along Capitol Hill Crescent NW for both directions.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. The proposal is in keeping with the relevant MDP policies.

Calgary Climate Strategy (2022)

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

Banff Trail Area Redevelopment Plan (Statutory – 1986)

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

South Shaganappi Communities Area Plan (Non-Statutory – 2011)

The site is located in the Inner City Residential area as identified in Map 3 – Development Strategy and Urban Structure of the [South Shaganappi Communities Area Plan](#). Strategic objectives note creating complete communities should allow for creation of attractive housing areas that provide appropriate scale and density in order to retain existing and attract new residents. The proposed H-GO District aligns with the objectives of the Area Plan.

South Shaganappi Communities Local Area Planning Project

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

Applicant submission



Calgreen Homes Ltd

#202 2003 14ST NW
Calgary, AB
Phone: (587) 578-1425

Applicant's representative information:
Company Name: Calgreen Homes
Applicant's representative Name: Nick Han
Date: 04 July 2024

Proposed Land Use Redesignation – Applicant Submission Summary

1.0 Background information

Project Location: 2640 Capitol Hill Crescent NW, Calgary
Existing Land Use: Contextual One/Two Dwelling (R-C2)
Proposed Land Use: Housing-Grade-Oriented (H-GO)

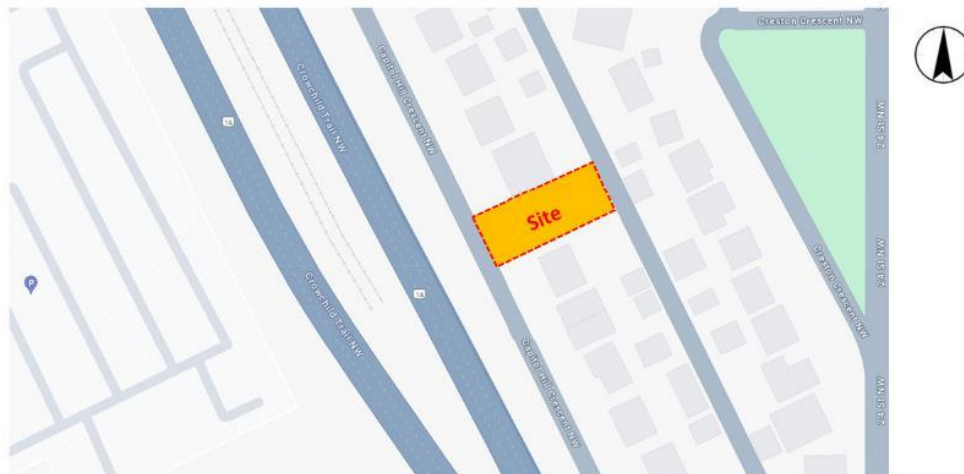


Figure 1: Site Location Plan

2.0 Project Proposal

A townhouse development is proposed for this site. Details of project as below:

Number of storey: 3 storeys above grade + 1 storey below grade secondary suite

Number of building: 2

Residential Units: 6 townhouse units and 6 secondary suites

Other Facilities: Vehicle Parking Stalls, residential amenity spaces



Calgreen Homes Ltd

#202 2003 14ST NW

Calgary, AB

Phone: (587) 578-1425



Figure 2: Conceptual Diagram for Development Proposal

3.0 Project Site Characteristics/ Core Ideas

Surrounding Development: Banff Trail is a well-developed and charming community with single and multi-family development located near University of Calgary, offering a welcoming environment and convenient access to education career opportunities and excellent nature parks.

Public Transit Service: The site is located within 800m (about 11 minute walk) from the Banff Trail Station and within 500m (about 7 minute walk) from the University Station. There are also various bus services including Routes 9, 20 and 65 within 650m to 1km (range from 8 minutes to 12 minute walk) from the site.

Public Facilities: The site is close to a variety of public facilities and amenity areas such as University of Calgary Campus, McMahon Stadium, Splash Park, West Confederation Park, Will Aberhart High School, Haskayne School of Business and Brentwood Village Shopping Centre etc.. People can easily access to such facilities and park by walking and public transit services.

4.0 Alignment With Calgary's Growth Plans

Calgary's current planning policies, such as the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), prioritize the development of complete and resilient communities that make efficient use of limited resources like land, energy, services and infrastructure.

The MDP also emphasize ground-oriented housing as a vital component of complete communities and also encourage a diverse mix of ground-oriented housing options in low density residential areas.

The proposed development in this document is consistent with the Calgary growth plan and policies. Supporting this proposal would allow efficient use of community resources and provide various housing options in the community.



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5.0 Alignment With Local Growth Plan

The project site is situated within the Banff Trail Area Redevelopment Plan (1986) and falls under the 'Medium Density Low-Rise' policy area, permitting for future medium density low-rise development up to 3-4 storeys. The proposed land use redesignation and development proposal are fully consistent with the local development plan and policy and no amendment to the plan are necessary.

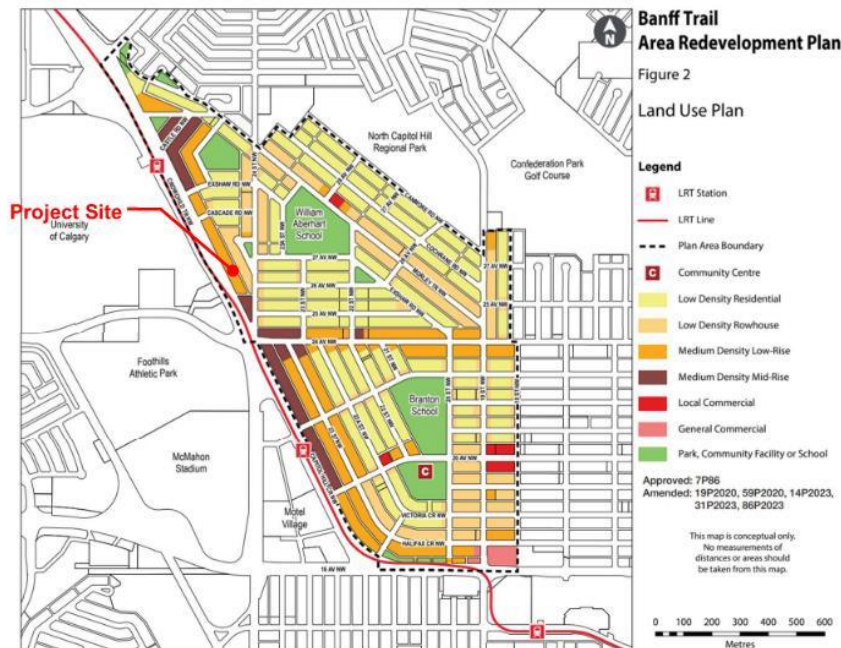


Figure 3: Land Use Plan from Banff Trail Area Redevelopment Plan

6.0 Conclusion

The proposed land use redesignation and development proposal are fully consistent with the Municipal Development Plan and current city planning policies, and would introduce innovative housing options for people who looking to live in established communities with easy access to public transit, infrastructure and amenities.

We hope to create a vibrant and inclusive community that would benefit both current and future potential residents in Banff Trail community. We humbly request your support for this application, and look forward to working with you to create a better future for Calgarians.

Should you have any queries, please feel free to contact undersigned at (587) 578-1425 or by e-mail at info@calgreenhomes.ca.

Applicant Outreach Summary

2024 August 20



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2640 Capitol Hill Crescent NW, Land use redesignation

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

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

Outreach Strategy

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

Banff Trail Community Association "BTCA".

H-GO land use designation proposal was sent to BTCA on 7 Aug 2024. No objection receive from BTCA up to 20 Aug 2024.

Send out postcard to 30 neighbours close to the subjected site on 31 July 2024.No objection and comment receive from neighbours up to 20 Aug 2024.

Affected Parties

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

Banff Trail Community Association.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

No objection from the Banff Trail Community Association for proposed development.

How did input influence decisions?

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

No major issues raised. The project site is situated within the Banff Trail Area Redevelopment Plan (1986) and falls under the "Medium Density Low-Rise" policy area.

How did you close the loop ?

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

Please refer to the attached documents.

calgary.ca/planningoutreach