AGENDA

COMBINED MEETING OF COUNCIL

November 20, 2017, 9:30 AM
IN THE COUNCIL CHAMBER

1. CALL TO ORDER

2. OPENING REMARKS

3. QUESTION PERIOD

4. CONFIRMATION OF AGENDA

5. CONFIRMATION OF MINUTES

   5.1 UNCONFIRMED MINUTES OF THE REGULAR PUBLIC HEARING OF COUNCIL, 2017 NOVEMBER 06

6. PRESENTATION(S) AND RECOGNITION(S)

   (None)

7. CONSENT AGENDA

   (None)

8. PLANNING MATTERS FOR PUBLIC HEARING

   8.1 CALGARY PLANNING COMMISSION REPORTS

      8.1.1 LAND USE AMENDMENT, RUNDLE (WARD 5), SOUTH OF RUNDLEHORN DRIVE NE AND EAST OF RUNDLERIDGE DRIVE NE BYLAW, 342D2017, CPC2017-351

      8.1.2 LAND USE AMENDMENT, MARLBOROUGH (WARD 10), MARWOOD WAY NE WEST OF MARWOOD CIRCLE NE BYLAW 343D2017, CPC2017-352

      8.1.3 LAND USE AMENDMENT, MONTGOMERY (WARD 1), 29 AVENUE NW EAST OF 46 STREET NW BYLAW 344D2017, CPC2017-353

      8.1.4 LAND USE AMENDMENT, COUGAR RIDGE (WARD 6), COUGAR RIDGE CLOSE SW, BYLAW 345D2017, CPC2017-354

8.1.5 LAND USE AMENDMENT, WILDWOOD (WARD 8), 3 AVENUE EAST OF 40 STREET SW, BYLAW 346D2017, CPC2017-355

8.1.6 LAND USE AMENDMENT, SOUTHVIEW (WARD 10), 26 AVENUE SE AND 35 STREET SE, BYLAW 347D2017, CPC2017-356

8.1.7 LAND USE AMENDMENT, DEER RUN (WARD 14), DEER RUN CRESCENT SE AND DEER RUN PLACE SE, BYLAW 348D2017, CPC2017-357

8.1.8 LAND USE AMENDMENT, COVENTRY HILLS (WARD 3), EAST OF HARVEST HILLS BOUELVARD NORTH OF COUNTRY VILLAGE ROAD NE, BYLAW 353D2017, CPC2017-362

8.1.9 LAND USE AMENDMENT, EDGEMONT (WARD 4), SOUTH OF COUNTRY HILLS BOULEVARD NW AND WEST OF SHAGANAPPI TRAIL NW, BYLAW 354D2017, CPC2017-363

8.1.10 LAND USE AMENDMENT, THORNCLIFFE (WARD 4), TRAFFORD PLACE NW AND TRAFFORD DRIVE NW, BYLAW 355D2017, CPC2017-364

8.1.11 LAND USE AMENDMENT, GLAMORGAN (WARD 6), 40 AVENUE SW EAST OF 50 STREET SW, BYLAW 356D2017, CPC2017-365

8.1.12 LAND USE AMENDMENT, ST. ANDREWS HEIGHTS (WARD 7), KINGSTON STREET NW AND TORONTO CRESCENT NW, BYLAW 357D2017, CPC2017-366

8.1.13 LAND USE AMENDMENT, DOVER (WARD 9), SOUTH OF 34 AVENUE SE AND EAST OF 26 STREET SE, BYLAW 358D2017, CPC2017-367

8.1.14 LAND USE AMENDMENT,FAIRVIEW (WARD 9), FLAVELLE ROAD SE, NORTH OF HERITAGE DRIVE SE BYLAW 359D2017, CPC2017-368

8.1.15 LAND USE AMENDMENT, HAYSBORO (WARD 11), 94 AVENUE SW AND ELBOW DRIVE SW, BYLAW 360D2017, CPC2017-369

8.1.16 LAND USE AMENDMENT, SOMERSET (WARD 13), SOMERSIDE GROVE SW AND SOMERCREST STREET SW, BYLAW 361D2017, CPC2017-370

8.1.17 LAND USE AMENDMENT, DEER RUN (WARD 14), DEER RUN BOULEVARD SE AND 146 AVENUE SE, BYLAW 362D2017, CPC2017-371

8.1.18 LAND USE AMENDMENT, LIVINGSTON (WARD 3),WEST OF 6 STREET NE AND NORTH OF 144 AVENUE NE,BYLAW 349D2017, CPC2017-358

8.1.19 LAND USE AMENDMENT,ROYAL VISTA (WARD 2),EAST OF ROYAL VISTA DRIVE NW AND NORTH OF STONEY TRAIL NW,BYLAW 350D2017, CPC2017-359

8.1.20 LAND USE AMENDMENT, SADDLE RIDGE (WARD 3), 52 STREET NE AND 88

AVENUE NE, BYLAW 351D2017, CPC2017-360

8.1.21 POLICY AMENDMENT AND LAND USE AMENDMENT, BANKVIEW (WARD 8), 19 AVENUE AT 17A STREET SW, BYLAWS 62P2017 AND 352D2017, CPC2017-361

8.1.22 LAND USE AMENDMENT, BELTLINE (WARD 8), MACLEOD TRAIL SE AND 13 AVENUE SE, BYLAW 363D2017, CPC2017-372

8.1.23 LAND USE AMENDMENT GREENVIEW INDUSTRIAL PARK, (WARD 4), 41 AVENUE NE AND 1 STREET NEBYLAW 364D2017, CPC2017-373

8.1.24 POLICY AMENDMENT AND LAND USE AMENDMENT, CAPITOL HILL (WARD 7), 14 STREET NW AND 21 AVENUE NW, BYLAWS 63P2017 AND 365D2017, CPC2017-374

8.1.25 POLICY AMENDMENT AND LAND USE AMENDMENT, MOUNT PLEASANT (WARD 7), 4 STREET NW AND 29 AVENUE NW, BYLAWS 64P2017 AND 366D2017, CPC2017-375

8.1.26 LAND USE AMENDMENT, BOWNESS (WARD 1), 48 AVENUE NW AND 33 AVENUE NW, BYLAW 367D2017, CPC2017-376

8.1.27 POLICY AMENDMENT AND LAND USE AMENDMENT, KILLARNEY/GLENGARRY (WARD 8), 26A STREET SW AND 23 AVENUE SW, BYLAWS 65P2017 AND 368D2017, CPC2017-377

8.1.28 LAND USE AMENDMENT, INGLEWOOD (WARD 9), 10 AVENUE SE AND 14 STREET SE, BYLAW 369D2017, CPC2017-378

8.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING

(including non-statutory)

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

(None)

9.1 CALGARY PLANNING COMMISSION REPORTS

(None)

9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING

(None)

9.3 BYLAW TABULATIONS

(related to planning matters)

(None)

10. POSTPONED REPORTS

(includes related/supplemental reports)

(None)

11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

11.1 OFFICER OF COUNCIL REPORTS

11.2 ADMINISTRATION REPORTS

11.2.1 2018 Calgary Subdivision and Development Appeal Board Appointments, C2017-1093

Attachments 1, 4 and 8 held confidential pursuant to section 24 of FOIP; and

Attachments 2, 3, 5 and 9 held confidential pursuant to section 17 of FOIP.

11.2.2 2018 Calgary Licence and Community Standards Appeal Board Appointments, C2017-1092

Attachment 1 to held confidential pursuant to section 24 of FOIP; and

Attachments 2, 3, 4 and 7 to remain confidential pursuant to section 17 of FOIP.

11.2.3 2018 Calgary Subdivision and Development Appeal Board Leadership and Operations, C2017-1094

Attachment 1 held confidential pursuant to sections 17 and 19 of the FOIP*;* and

Attachment 4 held confidential pursuant to section 24 of FOIP.

11.2.4 Olympic Bid Update - C2017-1181

Attachments 3 and 5 held confidential pursuant to sections 23, 24 and 25 of FOIP.

11.3 COMMITTEE REPORTS

12. ITEMS DIRECTLY TO COUNCIL

12.1 NOTICE(S) OF MOTION

12.1.1 COUNCIL CHAMBER SEATING, C2017-1179

Councillor Keating, Councillor Sutherland

12.1.2 SHORT TERM RENTALS POLICY AND BYLAWS, C2017-1180

Councillor Sutherland

12.2 BYLAW TABULATIONS

(None)

12.3 MISCELLANEOUS BUSINESS

(None)

13. URGENT BUSINESS

14. CONFIDENTIAL ITEMS

14.1 Attachments 1, 2, 3, 4, 5, 8 and 9 to Report 2018 Calgary Subdivision and Development Appeal Board Appointments, C2017-1093 (Item 11.2.1 in Open Agenda) FOIP 17 and 24

14.2 Attachments 1, 2, 3, 4 and 7 to Report 2018 Calgary Licence and Community Standards Appeal Board Appointments, C2017-1092 (Item 11.2.2 in public agenda) FOIP 17 and 24

14.3 Attachments 1 and 4 to Report 2018 Calgary Subdivision and Development Appeal Board Leadership and Operations, C2017-1094 (Item 11.2.3 in Open Agenda)FOIP 17, 19 and 24

14.4 Attachments 3 and 5 to Report Olympic Bid Update, C2017-1181 (Item 11.2.4 in Open Agenda) FOIP 23, 24 and 25)

15. RISE AND REPORT

16. ADMINISTRATIVE INQUIRIES

17. ADJOURNMENT

MINUTES

REGULAR PUBLIC HEARING MEETING OF COUNCIL

November 6, 2017, 9:30 AM
IN THE COUNCIL CHAMBER

UNCONFIRMED

PRESENT: Mayor N. Nenshi
Councillor G-C. Carra
Councillor G. Chahal
Councillor S. Chu
Councillor D. Colley-Urquhart
Councillor J. Davison
Councillor P. Demong
Councillor J. Farkas
Councillor D. Farrell
Councillor J. Gondek
Councillor R. Jones
Councillor S. Keating
Councillor J. Magliocca
Councillor W. Sutherland
Councillor E. Woolley

ALSO PRESENT: Deputy City Manager Brad Stevens
Acting General Manager, M. Tita
Acting City Solicitor D. Jakal
Acting City Clerk B. Hilford
Legislative Recorder J. Lord Charest
Legislative Recorder L. McDougall
Legislative Assistant J. Darragh
Legislative Assistant T. Rowe

1. CALL TO ORDER

Mayor Nenshi called the Meeting to order at 9:30 a.m.

2. OPENING REMARKS

Mayor Nenshi called for a moment of quiet contemplation at today's Meeting.

Mayor Nenshi acknowledged Calgary Transit and Calgary Co-op for their recent success with the Stuff A Bus event. This year's event raised more food and money than any of the past years.

Mayor Nenshi then acknowledged Calgary Fire and the Calgary Police Service for their excellent response effort to the fire in the community of Seton this weekend.

3. CONFIRMATION OF AGENDA

Moved by Councillor Keating
Seconded by Councillor Magliocca

That the Agenda for today's meeting be amended by adding the following as items of Urgent Business:

- FREE REMEMBRANCE DAY TRANSIT SERVICE FOR VETERANS (COUNCILLOR KEATING), NM2017-47; AND
- LABOUR UPDATE - VERBAL (CONFIDENTIAL), C2017-1119

MOTION CARRIED

Moved by Councillor Keating
Seconded by Councillor Farrell

That the Agenda for today's meeting, as amended, be further amended by bringing forward Item 5.1.18, Land Use Amendment, McKenzie Lake (Ward 12), McKenzie Lake Wy SE and McKenzie Lake Ba SE, Bylaw 331D2017, Report CPC2017-340 to be dealt with as the first item of New Business following the 3:15 p.m. recess.

CARRIED

Moved by Councillor Chahal
Seconded by Councillor Keating

That the Agenda for today's meeting, as amended, be further amended by bringing forward Item 5.1.22, Land Use Amendment, Saddleridge (Ward 3), 52 St NE and 84 Av NE, Bylaw 324D2017, CPC2017-333 to be dealt with as the first item of New Business immediately following the Consent Agenda.

CARRIED

Moved by Councillor Demong
Seconded by Councillor Farkas

That the Agenda for today's meeting, as amended, be further amended by suspending Section 50 of Procedure Bylaw 35M2017, and adding the following as Agenda Categories:

- NOTICE OF MOTION; and
- CLOSED MEETING

CARRIED

UNCONFIRMED

Moved by Councillor Colley-Urquhart
Seconded by Councillor Chu

That the Agenda for the 2017 November 06 Regular Public Hearing Meeting of Council be confirmed, **as amended**, as follows:

BRING FORWARD TO BE DEALT WITH IMMEDIATELY FOLLOWING THE CONSENT AGENDA:

5.1.22 LAND USE AMENDMENT, SADDLERIDGE (WARD 30) 52 ST NE AND 84 AV NE, BYLAW 324D2017

BRING FORWARD TO BE DEALT WITH AS THE FIRST ITEM OF NEW BUSINESS FOLLOWING THE 3:15 P.M. RECESS:

5.1.18 LAND USE AMENDMENT, MCKENZIE LAKE (WARD 12), MCKENZIE LAKE WY SE AND MCKENZIE LAKE BA SE, BYLAW 331D2017, CPC2017-340

ADD AGENDA CATEGORY AND URGENT BUSINESS:

NOTICE OF MOTION

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

CLOSED MEETING

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

Moved by Councillor Demong
Seconded by Councillor Carra

That the requirement to provide written notice be waived in order to introduce an item of Urgent Business to today's Agenda, Item 7.1, entitled "Procedural Requirement - Resolution of Council to Amend the Time and Location of the November 16 Strategic Meeting of Council, VR2017-0037".

MOTION CARRIED

UNCONFIRMED

4. CONSENT AGENDA

4.1 PROPOSED STREET NAME CHANGE, OGDEN (WARD 9) OGDEN RD SE, CITY PROPERTY, CP RAILWAY LINE, COMMERCIAL CORRIDOR, CPC2017-349

4.2 PROPOSED STREET NAME, SETON (WARD 12), EAST OF SETON WAY SE, WEST OF 52 STREET SE, CPC2017-350

Moved by Councillor Sutherland
Seconded by Councillor Carra

That Council adopt the Recommendations contained in the following Reports, in an omnibus motion:

4.1 PROPOSED STREET NAME CHANGE, OGDEN (WARD 9), OGDEN RD SE, CITY PROPERTY, CP RAILWAY LINE, COMMERCIAL CORRIDOR, CPC2017-349

4.2 PROPOSED STREET NAME, SETON (WARD 12), EAST OF SETON WAY SE, WEST OF 52 STREET SE, CPC2017-350

CARRIED

END CONSENT AGENDA

5. PLANNING MATTERS FOR PUBLIC HEARING

5.1 CALGARY PLANNING COMMISSION REPORTS

5.1.1 LAND USE AMENDMENT, COLLINGWOOD (WARD 7), CARIBOU DR NW NORTH OF COLLINGWOOD DR NW, BYLAW 309D2017, CPC2017-318

At the request of Administration, a Clerical Correction was noted to the Report title and wherever it occurs in the Report, by deleting the words "Ward 7" and substituting with "Ward 4".

The public hearing was called and the following persons came forward to address Council with respect to Bylaw 309D2017:

1. Nha Wong
2. Danny Wong
3. Darren Yee
4. Larry Heather

UNCONFIRMED

Moved by Councillor Chu
Seconded by Councillor Farrell

That Report CPC2017-318 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 3328 Caribou Drive NW (Plan 873HW, Block 3, Lot 21) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 309D2017.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Farrell

That Bylaw 309D2017, Being A Bylaw Of The City Of Calgary To Amend The Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0153), be introduced and read a first time.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Farrell

That Bylaw 309D2017 be read a second time.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Farrell

That authorization now be given to read Bylaw 309D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Chu
Seconded by Councillor Farrell

That Bylaw 309D2017, Being A Bylaw Of The City Of Calgary To Amend The Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0153) be read a third time.

CARRIED

UNCONFIRMED

5.1.2 LAND USE AMENDMENT, DALHOUSIE DRIVE NW (WARD 7), DALHART RD NW NORTHWEST OF DALGETTY DR NW, BYLAW 310D2017, CPC2017-319

At the request of Administration, a Clerical Correction was noted to the Report title and wherever it occurs in the Report, by deleting the words "Ward 7" and substituting with "Ward 4".

The public hearing was called and Lap Man Tsui addressed Council with respect to Bylaw 310D2017.

Moved by Councillor Gondek
Seconded by Councillor Chahal

That Report CPC2017-319 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4431 Dalhart Road NW (Plan 5579JK, Block 10, Lot 8) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 310D2017.

Against: Councillor Chu

CARRIED

Moved by Councillor Gondek
Seconded by Councillor Chahal

That Bylaw 310D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0156), be introduced and read a first time.

Against: Councillor Chu

CARRIED

Moved by Councillor Gondek
Seconded by Councillor Chahal

That Bylaw 310D2017 be read a second time.

Against: Councillor Chu

UNCONFIRMED

CARRIED

Moved by Councillor Gondek
Seconded by Councillor Chahal

That authorization now be given to read Bylaw 310D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Gondek
Seconded by Councillor Chahal

That Bylaw 310D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2017 (Land Use Amendment LOC2017-0156) be read a third time.

Against: Councillor Chu

CARRIED

5.1.3 LAND USE AMENDMENT, VARSITY (WARD 1), 40 AV NW AND 49 ST NW, BYLAW 311D2017, CPC2017-320

The public hearing was called and Sovannara Phin addressed Council with respect to Bylaw 311D2017.

Moved by Councillor Sutherland
Seconded by Councillor Chu

That Report CPC2017-320 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation 0.06 hectares ± (0.14 acres ±) located at 5224 – 40 Avenue NW (Plan 5326JK, Block 34, Lot 45) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 311D2017.

CARRIED

Moved by Councillor Sutherland
Seconded by Councillor Chu

That Bylaw 311D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2017 (Land Use Amendment LOC2017-0145), be introduced and read a first time.

UNCONFIRMED

CARRIED

UNCONFIRMED

Moved by Councillor Sutherland
Seconded by Councillor Chu

That Bylaw 311D2017 be read a second time.

CARRIED

Moved by Councillor Sutherland
Seconded by Councillor Chu

That authorization now be given to read Bylaw 311D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Sutherland
Seconded by Councillor Chu

That Bylaw 311D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2017 (LOC017-0145), be read a third time.

INTRODUCTION

Councillor Farkas introduced a group of 46 Grade 6 students from Louis Riel School in Ward 11.

5.1.4 LAND USE AMENDMENT, EDGEMONT (WARD 4), EDGEBROOK RI NW AND EDGEBROOK DR NW ,BYLAW 312D2017, CPC2017-321

The public hearing was called and the following persons came forward to address Council with respect to Bylaw 312D2017:

1. Muhammad Awan

2. Steve Ho

3. Barbara Ontko

POINT OF ORDER

Councillor Colley-Urquhart rose on a Point of Procedure to request that Acting City Solicitor review Barbara Ontko's submission prior to it being distributed to Council and accepted into the Corporate Record.

Mayor Nenshi agreed that the Acting City Solicitor could review the submission.

DISTRIBUTION

At the request of Barbara Ontko and with concurrence of the Mayor, the Acting City Clerk distributed copies of Community Opposition List, with respect to Report CPC2017-321.

UNCONFIRMED

DISTRIBUTION

At the request of Councillor Chu and with the concurrence Mayor, the Acting City Clerk distributed copies of an email from David Yeung, Re: Opposition to rezone of 48 Edgebrook Circle NW to allow the development of a secondary suite, dated 2017 November 02, with respect to Report CPC2017-321.

4. Glenn Stuart

5. John Gray

6. Larry Heather

Moved by Councillor Gondek
Seconded by Councillor Woolley

That Report CPC2017-321 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 48 Edgebrook Circle NW (Plan 9210430, Block 3, Lot 37) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 312D2017.

RECORDED VOTE

For: (5): Councillor Carra, Councillor Chahal, Councillor Farrell, Councillor Gondek, and Councillor Woolley

Against: (10): Mayor Nenshi, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

MOTION LOST

Moved by Councillor Keating
Seconded by Councillor Demong

That Item 5.1.18, Report CPC2017-340, be brought forward and postponed, to be dealt with as the first item of new business following the 6:00 p.m. recess.

MOTION CARRIED

Council recessed at 12:00 p.m. and reconvened at 1:15 p.m. with Mayor Nenshi in the Chair.

UNCONFIRMED

5.1.5 LAND USE AMENDMENT, THORNCLIFFE (WARD 4), TROLLINGER ST AND 56 AV NE, BYLAW 313D2017, CPC2017-322

The public hearing was called and Marvin Quashnick addressed Council with respect to Bylaw 313D2017.

Moved by Councillor Chu
Seconded by Councillor Magliocca

That Report CPC2017-322 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 5916 Trollinger Street NE (Plan 2951JK, Block 9, Lot 20) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation, and
2. Give three readings to the proposed Bylaw 313D2017.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Magliocca

That Bylaw 313D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0169), be introduced and read a first time.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Magliocca

That Bylaw 313D2017 be read a second time.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Magliocca

That authorization now be given to read Bylaw 313D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Chu
Seconded by Councillor Magliocca

That Bylaw 313D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0169), be read a third time.

UNCONFIRMED

CARRIED

5.1.6 LAND USE AMENDMENT, WHITEHORN (WARD 5), 36 ST NE AND WHITEHORN DR NE, BYLAW 314D2017, CPC2017-323

At the request of Administration, a Clerical Correction was noted to the Report title and wherever it occurs in the Report, by deleting the words "Ward 5" and substituting with "Ward 10".

The public hearing was called and John Arnold addressed (the following persons came forward to address) Council with respect to Bylaw 314D2017.

Moved by Councillor Carra
Seconded by Councillor Chahal

That Report CPC2017-323 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 3736 Whitehorn Drive NE (Plan 7911475, Block 13, Lot 39) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 314D2017

ROLL CALL VOTE

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, and Councillor Sutherland

Against: (5): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Jones, and Councillor Magliocca

CARRIED

Moved by Councillor Carra
Seconded by Councillor Chahal

That Bylaw 314D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0164), be introduced and read a first time.

ROLL CALL VOTE

UNCONFIRMED

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, and Councillor Sutherland

Against: (5): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Jones, and Councillor Magliocca

CARRIED

Moved by Councillor Carra
Seconded by Councillor Chahal

That Bylaw 314D2017 be read a second time.

VOTE WAS AS FOLLOWS

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, and Councillor Sutherland

Against: (5): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Jones, and Councillor Magliocca

CARRIED

Moved by Councillor Carra
Seconded by Councillor Chahal

That authorization now be given to read Bylaw 314D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Carra
Seconded by Councillor Chahal

That Bylaw 314D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0164), be read a third time.

VOTE WAS AS FOLLOWS

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, and Councillor Sutherland

Against: (5): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Jones, and Councillor Magliocca

CARRIED

UNCONFIRMED

5.1.7 LAND USE AMENDMENT, MARLBOROUGH (WARD 10), MARYVALE WY NE, BYLAW 315D2017, CPC2017-324

The public hearing was called and the following persons came forward to address Council with respect to Bylaw 315D2017:

1. Gladys Moore

2. Larry Heather

UNCONFIRMED

Moved by Councillor Woolley
Seconded by Councillor Chahal

That Report CPC2017-324 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 668 Maryvale Way NE (Plan 7620JK, Block 4, Lot 15) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 315D2017.

ROLL CALL VOTE

For: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (4): Councillor Chu, Councillor Davison, Councillor Jones, and Councillor Magliocca

CARRIED

Moved by Councillor Woolley
Seconded by Councillor Chahal

That Bylaw 315D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0158), be introduced and read a first time.

ROLL CALL VOTE

For: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (4): Councillor Chu, Councillor Davison, Councillor Jones, and Councillor Magliocca

CARRIED

UNCONFIRMED

Moved by Councillor Woolley
Seconded by Councillor Chahal

That Bylaw 315D2017 be read a second time.

VOTE WAS AS FOLLOWS

For: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (4): Councillor Chu, Councillor Davison, Councillor Jones, and Councillor Magliocca

CARRIED

Moved by Councillor Woolley
Seconded by Councillor Chahal

That authorization now be given to read Bylaw 315D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Woolley
Seconded by Councillor Chahal

That Bylaw 315D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0158), be read a third time.

VOTE WAS AS FOLLOWS

For: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (4): Councillor Chu, Councillor Davison, Councillor Jones, and Councillor Magliocca

CARRIED

UNCONFIRMED

5.1.8 LAND USE AMENDMENT, MARLBOROUGH (WARD 10), 44 ST NE AND MEMORIAL DR, BYLAW 316D2017, CPC2017-325

The public hearing was called; however, no one came forward to address Council with respect to Bylaw 316D2017.

Moved by Councillor Chahal
Seconded by Councillor Gondek

That Report CPC2017-325 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4635 Marwood Way NE (Plan 6689JK, Block 5, Lot 39) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 316D2017.

Against: Councillor Jones

Moved by Councillor Chahal
Seconded by Councillor Gondek

That Bylaw 316D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0152), be introduced and read a first time.

Against: Councillor Jones

CARRIED

Moved by Councillor Chahal
Seconded by Councillor Gondek

That Bylaw 316D2017be read a second time.

Against: Councillor Jones

CARRIED

UNCONFIRMED

Moved by Councillor Chahal
Seconded by Councillor Gondek

That authorization now be given to read Bylaw 316D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Chahal
Seconded by Councillor Gondek

That Bylaw 316D2017, being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0152), be read a third time.

Against: Councillor Jones

CARRIED

5.1.9 LAND USE AMENDMENT, NEW BRIGHTON (WARD 12), BRIGHTONCREST PT SE AND BRIGHTONCREST CV SE, BYLAW 317D2017, CPC2017-326

The public hearing was called and the following persons came forward to address Council with respect to Bylaw 317D2017:

1. Rolando Layam

2. Larry Heather

Moved by Councillor Gondek
Seconded by Councillor Chahal

That Report CPC2017-326 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 208 Brightoncrest Point SE (Plan 1312260, Block 75, Lot 16) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 317D2017.

UNCONFIRMED

ROLL CALL VOTE

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (5): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Jones, and Councillor Magliocca

CARRIED

Moved by Councillor Gondek
Seconded by Councillor Chahal

That Bylaw 317D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0150), be introduced and read a first time.

ROLL CALL VOTE

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (5): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Jones, and Councillor Magliocca

CARRIED

Moved by Councillor Gondek
Seconded by Councillor Chahal

That Bylaw 317D2017 be read a second time.

VOTE WAS AS FOLLOWS

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (5): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Jones, and Councillor Magliocca

CARRIED

Moved by Councillor Gondek
Seconded by Councillor Chahal

That authorization now be given to read Bylaw 317D2017 a third time.

CARRIED UNANIMOUSLY

UNCONFIRMED

That Bylaw 317D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0150), be read a third time.

VOTE WAS AS FOLLOWS

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (5): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Jones, and Councillor Magliocca

CARRIED

5.1.10 LAND USE AMENDMENT, PARKLAND (WARD 14), PARKRIDGE CR SE AND PARKRIDGE WY SE, BYLAW 318D2017, CPC2017-327

DISTRIBUTION

At the request of Councillor Demong and with concurrence of the Mayor, the Acting City Clerk distributed copies of the following documents with respect to Report CPC2017-327:

- An email from Quentin and Jennifer Jensen, Re: 472 Parkridge Crescent SE - File No: LOC2017-0168, dated 2017 October 24;
- An email from Michael and In Young Choi, Re: 472 Parkridge Crescent SE File No: LOC2017-0168, dated 2017 October 24;
- An email from Christine Sparrow, Re: Send with note: File # :OC2017-0168 472 Parkridge Crescent SE, dated 2017 October 25;
- An email from David Quigley, Re: Secondary Suites File No LOC2017-0168, dated 2017 October 25;
- An email from Nancy Brandick, Re: Rezoning of 472 Parkridge Cres. SE, dated 2017 October 25;
- An email from David Ramsay, Re: File No. LOC2017-0168, dated 2017 October 25;
- An email from Lori and Steven Deagle, Re: File No. LOC2017-0168, dated 2017 October 25;
- An email from Jason and Joanne Nichols, Re: File No. LOC2017-0168, dated 2017 October 26; and
- An email from John Wilson, Re: 472 Parkridge Crescent SE - File LOC2017-0168, dated 2017 October 27.

CLERICAL CORRECTION

At the request of Councillor Demong, the following clerical corrections were noted to the Cover Report of CPC2017-327:

- Page 2 of 9, Location Map, S-R lot, by deleting the words "Parkland Community Centre" and substituting with "Parkland Residents' Association";

UNCONFIRMED

- Page 4 of 9, Site Context, by deleting the fourth line of the chart, in its entirety, and substituting with " 2017 Current Population 3685";
- Page 4 of 9, Site Context, by deleting the fifth line of the chart, in its entirety, and substituting with "Difference in Population (Number) - 1,399"; and
- Page 4 of 9, Site Context, by deleting the sixth line of the chart, in its entirety, and substituting with "Difference in Population (Percent) - 27%".

The public hearing was called and the following persons came forward to address Council with respect to Bylaw 318D2017:

1. Desmond Bliek

2. Helen Bliek

3. Joy Norstrom

4. Laura Di Lello

5. Cindy Ross

6. Robert Patterson

7. Christine Sparrow

8. Robert Sparrow

9. Larry Heather

POINT OF ORDER

Councillor Demong rose on a Point of Order and stated that in his opinion, the arguments being raised were relevant.

Mayor Nenshi stated that although the intent of the argument was relevant, the Speaker was not addressing this particular application.

Pursuant to section 88 and 90 (2) of Procedure Bylaw 35M2017, Council reopened the public hearing with respect to Bylaw 318D2017 to recall the Applicant in order to consider new information, by General Consent.

UNCONFIRMED

Moved by Councillor Demong
Seconded by Councillor Chu

That with respect to Report CPC2017-327, the following be adopted:

That Council receive this Report for information.

ROLL CALL VOTE

For: (7): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Jones, Councillor Magliocca, and Councillor Sutherland

Against: (8): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farrell, Councillor Gondek, Councillor Keating, and Councillor Woolley

MOTION LOST

Moved by Councillor Woolley
Seconded by Councillor Carra

That Report CPC2017-327 Recommendations be adopted, as follows:

That Council

1. ADOPT the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 472 Parkridge Crescent SE (Plan 7610202, Block 35, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 318D2017.

ROLL CALL VOTE

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Keating, and Councillor Woolley

Against: (6): Councillor Chu, Councillor Demong, Councillor Farkas, Councillor Jones, Councillor Magliocca, and Councillor Sutherland

CARRIED

UNCONFIRMED

Moved by Councillor Woolley
Seconded by Councillor Carra

That Bylaw 318D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0168), be introduced and read a first time.

ROLL CALL VOTE

For: (8): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farrell, Councillor Gondek, Councillor Keating, and Councillor Woolley

Against: (7): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Jones, Councillor Magliocca, and Councillor Sutherland

CARRIED

Moved by Councillor Woolley
Seconded by Councillor Carra

That Bylaw 318D2017 be read a second time.

VOTE WAS AS FOLLOWS

For: (8): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farrell, Councillor Gondek, Councillor Keating, and Councillor Woolley

Against: (7): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Jones, Councillor Magliocca, and Councillor Sutherland

CARRIED

Moved by Councillor Woolley
Seconded by Councillor Carra

That authorization now be given to read Bylaw 318D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Woolley
Seconded by Councillor Carra

That Bylaw 318D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0168), be read a third time.

UNCONFIRMED

VOTE WAS AS FOLLOWS

For: (8): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farrell, Councillor Gondek, Councillor Keating, and Councillor Woolley

Against: (7): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Jones, Councillor Magliocca, and Councillor Sutherland

CARRIED

5.1.11 LAND USE AMENDMENT, HAYSBORO (WARD 11), HARMON PL SW AND HADDON RD SW, BYLAW 319D2017, CPC2017-328

The public hearing was called and Fred Zinkhofer addressed Council with respect to Bylaw 319D2017.

Moved by Councillor Farkas
Seconded by Councillor Carra

That Report CPC2017-328 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 16 Harmon Place SW (Plan 3184JK, Block 15, Lot 10) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 319D2017.

CARRIED

Moved by Councillor Farkas
Seconded by Councillor Carra

That Bylaw 319D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0147), be introduced and read a first time.

CARRIED

Moved by Councillor Farkas
Seconded by Councillor Carra

That Bylaw 319D2017 be read a second time.

CARRIED

UNCONFIRMED

Moved by Councillor Farkas
Seconded by Councillor Carra

That authorization now be given to read Bylaw 319D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Farkas
Seconded by Councillor Carra

That Bylaw 319D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0147), be read a third time.

CARRIED

Council recessed at 3:15 p.m. and reconvened at 3:48 p.m. with Mayor Nenshi in Chair.

5.1.12 LAND USE AMENDMENT, MARLBOROUGH PARK (WARD 10), MADIGAN DR NE AND MAITLAND DR NE, BYLAW 321D2017, CPC2017-330

The public hearing was called and Edomwonyi Omorotionmwan addressed Council with respect to Bylaw 321D2017.

Moved by Councillor Jones
Seconded by Councillor Magliocca

That with respect to Report CPC2017-330, the following be adopted:

That Council receive this Report for information.

ROLL CALL VOTE

For: (4): Councillor Chu, Councillor Davison, Councillor Jones, and Councillor Magliocca

Against: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

MOTION LOST

UNCONFIRMED

Moved by Councillor Colley-Urquhart
Seconded by Councillor Carra

That Report CPC2017-330 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation 0.05 hectares ± (0.12 acres ±) located at 5988 Madigan Drive NE (Plan 7410976, Block 17, Lot 4) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 321D2017.

Against: Councillor Davison and Councillor Jones

CARRIED

Moved by Councillor Colley-Urquhart
Seconded by Councillor Carra

That Bylaw 321D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0173), be introduced and read a first time.

Against: Councillor Davison and Councillor Jones

CARRIED

Moved by Councillor Colley-Urquhart
Seconded by Councillor Carra

That Bylaw 321D2017 be read a second time.

Against: Councillor Davison and Councillor Jones

CARRIED

Moved by Councillor Colley-Urquhart
Seconded by Councillor Carra

That authorization now be given to read Bylaw 321D2017 a third time.

CARRIED UNANIMOUSLY

UNCONFIRMED

Moved by Councillor Colley-Urquhart
Seconded by Councillor Carra

That Bylaw 321D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0173), be read a third time.

Against: Councillor Davison and Councillor Jones

CARRIED

5.1.13 LAND USE AMENDMENT, PANORAMA HILLS (WARD 3), PANAMOUNT BLVD NW AND PANAMOUNT RD NW, BYLAW 322D2017, CPC2017-331

The public hearing was called and Ikechukwu Okaro addressed Council with respect to Bylaw 322D2017.

Moved by Councillor Gondek
Seconded by Councillor Chahal

That Report CPC2017-331 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 610 Panamount Boulevard NW (Plan 0713848, Block 62, Lot 196) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 322D2017.

Against: Councillor Demong and Councillor Keating

CARRIED

Moved by Councillor Gondek
Seconded by Councillor Chahal

That Bylaw 322D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2017 (Land Use Amendment LOC2017-0174), be introduced and read a first time.

Against: Councillor Demong and Councillor Keating

CARRIED

UNCONFIRMED

Moved by Councillor Gondek
Seconded by Councillor Chahal

That Bylaw 322D2017 be read a second time.

Against: Councillor Demong and Councillor Keating

CARRIED

Moved by Councillor Gondek
Seconded by Councillor Chahal

That authorization now be given to read Bylaw 322D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Gondek
Seconded by Councillor Chahal

That Bylaw 322D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0174), be read a third time.

Against: Councillor Demong and Councillor Keating

CARRIED

5.1.14 LAND USE AMENDMENT, HUNTINGTON HILLS (WARD 4), HUNTLEY RD NE AND HUNTLEY WY NE, BYLAW 323D2017, CPC2017-332

The public hearing was called and Shawn Unrau addressed Council with respect to Bylaw 323D2017.

Moved by Councillor Chu
Seconded by Councillor Davison

That Report CPC2017-332 Recommendation be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.04 hectares± (0.09 acres ±) located at 7372 Huntley Road NE (Plan 686LK, Block 73, Lot 7) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 323D2017.

CARRIED

UNCONFIRMED

Moved by Councillor Chu
Seconded by Councillor Davison

That Bylaw 323D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0177), be introduced and read a first time.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Davison

That Bylaw 323D2017 be read a second time.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Davison

That authorization now be given to read Bylaw 323D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Chu
Seconded by Councillor Davison

That Bylaw 323D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0177), be read a third time.

CARRIED

5.1.15 LAND USE AMENDMENT, ACADIA (WARD 9), FAIRMOUNT DR SE AND SOUTHLAND DR SE, BYLAW 328D2017, CPC2017-337

At the request of Administration, a Clerical Correction was noted to the Report title and wherever it occurs in the Report, by deleting the words "Ward 9" and substituting with "Ward 11".

The public hearing was called and Jamie Critchell addressed Council with respect to Bylaw 328D2017.

UNCONFIRMED

Moved by Councillor Farkas
Seconded by Councillor Farrell

That Report CPC2017-337 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 9824 Fairmount Drive SE (Plan 1613JK, Block 27, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 328D2017.

CARRIED

Moved by Councillor Farkas
Seconded by Councillor Farrell

That Bylaw 328D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0176), be introduced and read a first time.

CARRIED

Moved by Councillor Farkas
Seconded by Councillor Farrell

That Bylaw 328D2017 be read a second time.

CARRIED

Moved by Councillor Farkas
Seconded by Councillor Farrell

That authorization now be given to read Bylaw 328D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Farkas
Seconded by Councillor Farrell

That Bylaw 328D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0176), be read a third time.

CARRIED

UNCONFIRMED

5.1.16 LAND USE AMENDMENT, SOUTHWOOD (WARD 11), SOUTHLAND DR SW AND ELBOW DR SW, BYLAW 329D2017, CPC2017-338

The public hearing was called and the following persons came forward to address Council with respect to Bylaw 329D2017:

1. Marc Duval

2. Larry Heather

Moved by Councillor Farkas
Seconded by Councillor Colley-Urquhart

That Report CPC2017-338 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 10308 Elbow Drive SW (Plan 4540HU, Block 2, Lot 10) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 329D2017.

CARRIED

Moved by Councillor Farkas
Seconded by Councillor Colley-Urquhart

That Bylaw 329D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0196), be introduced and read a first time.

CARRIED

Moved by Councillor Farkas
Seconded by Councillor Colley-Urquhart

That Bylaw 329D2017 be read a second time.

CARRIED

Moved by Councillor Farkas
Seconded by Councillor Colley-Urquhart

That authorization now be given to read Bylaw 329D2017 a third time.

CARRIED UNANIMOUSLY

UNCONFIRMED

Moved by Councillor Farkas
Seconded by Councillor Colley-Urquhart

That Bylaw 329D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0196), be read a third time.

CARRIED

5.1.17 LAND USE AMENDMENT, WILLOW PARK (WARD 14), FAIRMOUNT DR SE AND 99 AV SE, BYLAW 330D2017, CPC2017-339

At the request of Administration, a Clerical Correction was noted to the Report title and wherever it occurs in the Report, by deleting the words "Ward 14" and substituting with "Ward 11".

The public hearing was called and the following persons came forward to address Council with respect to Bylaw 330D2017:

1. Imran Khan

2. Larry Heather

Moved by Councillor Farkas
Seconded by Councillor Demong

That Report CPC2017-339 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.08 hectares ± (0.21 acres ±) located at 10011 Fairmount Drive SE (Plan 2348JK, Block 14, Lot 4) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 330D2017.

CARRIED

Moved by Councillor Farkas
Seconded by Councillor Demong

That Bylaw 330D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0197), be introduced and read a first time.

CARRIED

UNCONFIRMED

Moved by Councillor Farkas
Seconded by Councillor Demong

That Bylaw 330D2017 be read a second time.

CARRIED

Moved by Councillor Farkas
Seconded by Councillor Demong

That authorization now be given to read Bylaw 330D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Farkas
Seconded by Councillor Demong

That Bylaw 330D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0197), be read a third time.

CARRIED

5.1.18 LAND USE AMENDMENT, MCKENZIE LAKE (WARD 12), MCKENZIE LAKE WY SE AND MCKENZIE LAKE BA SE, BYLAW 331D2017, CPC2017-340

The public hearing was called and Lindsay Lunhau addressed Council with respect to Bylaw 331D2017.

Moved by Councillor Gondek
Seconded by Councillor Woolley

That Report CPC2017-340 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 771 McKenzie Lake Bay SE (Plan 9212457, Block 14, Lot 27) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 331D2017.

CARRIED

UNCONFIRMED

Moved by Councillor Gondek
Seconded by Councillor Woolley

That Bylaw 331D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw (Land Use Amendment LOC2017-0191), be introduced and read a first time.

CARRIED

Moved by Councillor Gondek
Seconded by Councillor Woolley

That Bylaw 331D2017 be read a second time.

CARRIED

Moved by Councillor Gondek
Seconded by Councillor Woolley

That authorization now be given to read Bylaw 331D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Gondek
Seconded by Councillor Woolley

That Bylaw 331D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw (Land Use Amendment LOC2017-0191), be read a third time.

CARRIED

5.1.19 LAND USE AMENDMENT, CHARLESWOOD (WARD 7), 26 ST NW NORTH OF CAPRI AV NW, BYLAW 332D2017, CPC2017-341

At the request of Administration, a Clerical Correction was noted to the Report title and wherever it occurs in the Report, by deleting the words "Ward 7" and substituting with "Ward 4".

The public hearing was called and Louise Shotton addressed Council with respect to Bylaw 332D2017.

UNCONFIRMED

Moved by Councillor Chu
Seconded by Councillor Farrell

That Report CPC2017-341 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4604 - 26 Street NW (Plan 658JK, Block 1, Lot 46) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 332D2017.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Farrell

That Bylaw 332D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0184), be introduced and read a first time.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Farrell

That Bylaw 332D2017 be read a second time.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Farrell

That authorization now be given to read Bylaw 332D017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Chu
Seconded by Councillor Farrell

That Bylaw 332D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw (Land Use Amendment LOC2017-0184), be read a third time.

CARRIED

UNCONFIRMED

5.1.20 LAND USE AMENDMENT, BRENTWOOD (WARD 7), BRENTWOOD GR NW AND BRISEBOIS DR NW, BYLAW 333D2017, CPC2017-342

At the request of Administration, a Clerical Correction was noted to the Report title and wherever it occurs in the Report, by deleting the words "Ward 7" and substituting with "Ward 4".

The public hearing was called and Michael Murray addressed Council with respect to Bylaw 333D2017.

Moved by Councillor Chu
Seconded by Councillor Farrell

That Report CPC2017-342 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.06 hectares ± (0.12 acres ±) located at 4252 Brentwood Green NW (Plan 734JK, Block 9, Lot 43) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 333D2017.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Farrell

That Bylaw 333D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0189), be introduced and read a first time.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Farrell

That Bylaw 333D2017 be read a second time.

CARRIED

Moved by Councillor Chu
Seconded by Councillor Farrell

That authorization now be given to read Bylaw 333D2017 a third time.

CARRIED UNANIMOUSLY

UNCONFIRMED

Moved by Councillor Chu
Seconded by Councillor Farrell

That Bylaw 333D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0189), be read a third time.

CARRIED

Moved by Councillor Demong
Seconded by Councillor Chahal

That the requirement to provide written notice be waived in order to introduce an item of Urgent Business to today's Agenda, Item 7.1, entitled "Calgary Police Commission Appointment (Verbal), VR2017-0039.

CARRIED

5.1.21 LAND USE AMENDMENT, DOWNTOWN COMMERCIAL CORE (WARD 8), SOUTH EAST CORNER OF 8 ST SW AND 7 AV SW (NORTHWEST CORNER OF CENTURY GARDENS PARK), BYLAW 320D2017, CPC2017-329

The public hearing was called; however, no one came forward to address Council with respect to Bylaw 320D2017.

Moved by Councillor Woolley
Seconded by Councillor Carra

That Report CPC2017-329 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.03 hectares ± (0.08 acres ±) located at 827 – 7 Avenue SW (Portion of Plan 8050EJ, Block 46, Lots B to E) from Special Purpose – Recreation (S-R) District to Commercial Residential District (CR20-C20/R20), in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 320D2017.

CARRIED

Moved by Councillor Woolley
Seconded by Councillor Carra

That Bylaw 320D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2015-0216), be introduced and read a first time.

CARRIED

UNCONFIRMED

Moved by Councillor Woolley
Seconded by Councillor Carra

That Bylaw 320D2017 be read a second time.

CARRIED

Moved by Councillor Woolley
Seconded by Councillor Carra

That authorization now be given to read Bylaw 320D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Woolley
Seconded by Councillor Carra

That Bylaw 320D017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2015-0216), be read a third time.

CARRIED

5.1.22 LAND USE AMENDMENT, SADDLERIDGE (WARD 3), 52 ST NE AND 84 AV NE, BYLAW 324D2017, CPC2017-333

At the request of Administration, a Clerical Correction was noted to the Report title and wherever it occurs in the Report, by deleting the words "Ward 3" and substituting with "Ward 5".

The public hearing was called and the following persons came forward to address Council with respect to Bylaw 324D2017:

1. Saifuddin Syed
2. Aziza Hakda
3. Tahir Latif
4. Khalil Kurbani
6. Mohan Balachandran
7. Larry Heather
8. Farhad Mortezaee

UNCONFIRMED

Moved by Councillor Chahal
Seconded by Councillor Carra

That Report CPC2017-333 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 1.78 hectares ± (4.39 acres ±) located at 8415 – 52 Street NE (Plan 6778AW, Block 24) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Community Institution (S-CI) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 324D2017.

CARRIED

Moved by Councillor Chahal
Seconded by Councillor Carra

That Bylaw 324D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2009-0085), be introduced and read a first time.

CARRIED

Moved by Councillor Chahal
Seconded by Councillor Carra

That Bylaw 324D2017 be read a second time.

CARRIED

Moved by Councillor Chahal
Seconded by Councillor Carra

That authorization now be given to read Bylaw 324D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Chahal
Seconded by Councillor Carra

That Bylaw 324D017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2017 (Land Use Amendment LOC2009-0085), be read a third time.

CARRIED

UNCONFIRMED

Moved by Councillor Gondek
Seconded by Councillor Woolley

That with respect to Report CPC2017-333, the following Motion Arising be adopted:

That Council direct that all Development Permits associated with this file be considered by the Calgary Planning Commission.

CARRIED

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

The public hearing was called and the following persons came forward to address Council with respect to Bylaws 60P2017 and 325D2017:

1. Sterling Karlsen

DISTRIBUTION

At the request of Sterling Karlsen and with concurrence of the Mayor, the Acting City Clerk distributed copies of the following documents with respect to Report CPC2017-334:

- A collection of coloured maps and photographs; and
- 11x17 coloured renderings of the proposed development.

2. Steve Norris

3. DJ Kelly

4. Kris Dietrich

Moved by Councillor Farrell
Seconded by Councillor Colley-Urquhart

That Report CPC2017-334 be postponed to the call of the Chair.

MOTION CARRIED

That Report CPC2017-334 be brought forward and dealt with at this time, by General Consent.

UNCONFIRMED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Report CPC2017-334 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 60P2017; and
3. ADOPT the proposed redesignation of 0.14 hectares ± (0.34 acres ±) located at 502, 508 and 512 - 17 Avenue NE (Plan 3182FU, Block 3, Lots 15 to 17) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 325D2017.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 60P2017, Being a Bylaw of The City of Calgary to Amend the Winston Heights/ Mountview Area Redevelopment Plan Bylaw 20P2006, be introduced and read a first time.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 60P2017 be read a second time.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That authorization now be given to read Bylaw 60P2017 a third time.

CARRIED UNANIMOUSLY

UNCONFIRMED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 60P2017, Being a Bylaw of The City of Calgary to Amend the Winston Heights/ Mountview Area Redevelopment Plan Bylaw 20P2006, be read a third time.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 325D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0100), be introduced and read a first time.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 325D2017 be read a second time.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That authorization now be given to read Bylaw 325D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 325D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0100), be read a third time.

CARRIED

UNCONFIRMED

5.1.24 POLICY AMENDMENT AND LAND USE AMENDMENT, TUXEDO PARK (WARD 9), EAST OF CENTRE ST N AND NORTH OF 24 AV NE, BYLAWS 61P2017 AND 326D2017, CPC2017-335

The public hearing was called and Manu Chugh addressed Council with respect to Bylaws 61P2017 and 326D2017.

Moved by Councillor Farrell
Seconded by Councillor Carra

That Report CPC2017-335 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed amendment to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 61P2017.
3. ADOPT the proposed redesignation of 0.25 hectares ± (0.62 acres ±) located at 2510 and 2520 Centre Street NE (Plan 2617AG, Block 5, Lots 17 to 26) from DC Direct Control District and Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District to Mixed Use – Active Frontage (MU-2 f4.0h23) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 326D2017.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 61P2017, Being a Bylaw of The City of Calgary to Amend the North Hill Area Redevelopment Plan Bylaw 7P99, be introduced and read a first time.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 61P2017 be read a second time.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That authorization now be given to read Bylaw 61P2017 a third time.

CARRIED UNANIMOUSLY

UNCONFIRMED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 61P2017, Being a Bylaw of The City of Calgary to Amend the North Hill Area Redevelopment Plan Bylaw 7P99, be read a third time.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 326D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw (Land Use Amendment LOC2016-0305), be introduced and read a first time.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 326D017 be read a second time.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That authorization now be given to read Bylaw 326D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 326D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2016-0305), be read a third time.

CARRIED

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

DISTRIBUTION

At the request of Administration and with concurrence of the Mayor, the Acting City Clerk distributed copies of a letter written by Michael Wilson, Director of Development, Rosscarrock Community Association, with respect to Report CPC2017-336.

UNCONFIRMED

The public hearing was called and Gurmail Singh addressed Council with respect to Bylaw 327D2017.

Moved by Councillor Woolley
Seconded by Councillor Chahal

That Report CPC2017-336 Recommendations be adopted, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1102 – 40 Street SW (Plan 3136GF, Block C, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation, and
2. Give three readings to the proposed Bylaw 327D2017.

Against: Councillor Keating

CARRIED

Moved by Councillor Woolley
Seconded by Councillor Chahal

That Bylaw 327D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0180), be introduced and read a first time.

Against: Councillor Keating

CARRIED

Moved by Councillor Woolley
Seconded by Councillor Chahal

That Bylaw 327D2017 be read a second time.

Against: Councillor Keating

CARRIED

Moved by Councillor Woolley
Seconded by Councillor Chahal

That authorization now be given to read Bylaw 327D2017 a third time.

CARRIED UNANIMOUSLY

UNCONFIRMED

Moved by Councillor Woolley
Seconded by Councillor Chahal

That Bylaw 327D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0180), be read a third time.

Against: Councillor Keating

CARRIED

Council recessed at 5:59 p.m. and reconvened at 7:17 p.m. with Mayor Nenshi in the Chair.

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

The public hearing was called and Alkarim Derani addressed Council with respect to Bylaw 334D2017.

Moved by Councillor Woolley
Seconded by Councillor Sutherland

That Report CPC2017-343 Recommendations be adopted, as follows:

1. ADOPT the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 2804 - 25A Street SW (Plan 5661O, Block 46, Lots 35 to 37) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 334D2017.

Against: Councillor Keating

CARRIED

Moved by Councillor Woolley
Seconded by Councillor Sutherland

That Bylaw 334D2017, Being A Bylaw Of The City Of Calgary To Amend The Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0172), be introduced and read a first time.

Against: Councillor Keating

CARRIED

UNCONFIRMED

Moved by Councillor Woolley
Seconded by Councillor Sutherland

That Bylaw 334D2017 be read a second time.

Against: Councillor Keating

CARRIED

Moved by Councillor Woolley
Seconded by Councillor Sutherland

That authorization now be given to read Bylaw 334D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Woolley
Seconded by Councillor Sutherland

That Bylaw 334D2017, Being a Bylaw of The City of Calgary To Amend The Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0172), be read a third time.

Against: Councillor Keating

CARRIED

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

The public hearing was called; however, no one came forward to address Council with respect to Bylaw 335D2017.

Moved by Councillor Farrell
Seconded by Councillor Colley-Urquhart

That Report CPC2017-344 Recommendations be adopted, as follows:

1. ADOPT the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2201 Broadview Road NW (Plan 5151O, Block 30, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 335D2017.

CARRIED

UNCONFIRMED

Moved by Councillor Farrell
Seconded by Councillor Colley-Urquhart

That Bylaw 33D2017, Being A Bylaw Of The City Of Calgary To Amend The Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0179), be introduced and read a first time.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Colley-Urquhart

That Bylaw 335D2017 be read a second time.

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Colley-Urquhart

That authorization now be given to read Bylaw 335D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Farrell
Seconded by Councillor Colley-Urquhart

That Bylaw 335D2017, Being A Bylaw Of The City Of Calgary To Amend The Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0179), be read a third time.

CARRIED

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

The public hearing was called and the following persons came forward to address Council with respect to Bylaw 336D2017:

1. Rick Grohl

2. Heather Sorensen

UNCONFIRMED

Moved by Councillor Farrell
Seconded by Councillor Farkas

That Report CPC2017-345 Recommendations be adopted, as follows:

1. ADOPT the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 1201 and 1302 – 19 Avenue NW (Plan 3150P, Block 13, Lots 39 and 40; Plan 3150P, Block 17, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 336D2017.

Against: Councillor Chu

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Farkas

That Bylaw 336D2017, Being A Bylaw Of The City Of Calgary To Amend The Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0132), be introduced and read a first time.

Against: Councillor Chu

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Farkas

That Bylaw 336D2017 be read a second time.

Against: Councillor Chu

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Farkas

That authorization now be given to read Bylaw 336D2017 a third time.

CARRIED UNANIMOUSLY

UNCONFIRMED

Moved by Councillor Farrell
Seconded by Councillor Farkas

That Bylaw 336D2017, Being A Bylaw Of The City Of Calgary To Amend The Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0132), be read a third time.

Against: Councillor Chu

CARRIED

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

The public hearing was called and the following persons came forward to address Council with respect to Bylaw 337D2017:

1. Brian Horton

2. Servejit Massey

Moved by Councillor Farrell
Seconded by Councillor Carra

That Report CPC2017-346 Recommendations be adopted, as follows:

1. ADOPT the proposed redesignation of 0.87 hectares ± (2.16 acres ±) located at 2634 – 12 Avenue NW (Plan 0313499, Block R, Lot 2) from DC Direct Control District to Residential – Contextual One Dwelling (R-C1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 337D2017.

Against: Councillor Chu

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 337D2017, Being A Bylaw Of The City Of Calgary To Amend The Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0194), be introduced and read a first time.

Against: Councillor Chu

CARRIED

UNCONFIRMED

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 337D2017 be read a second time.

Against: Councillor Chu

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Carra

That authorization now be given to read Bylaw 337D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Farrell
Seconded by Councillor Carra

That Bylaw 337D2017, Being A Bylaw Of The City Of Calgary To Amend The Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0194), be read a third time.

Against: Councillor Chu

CARRIED

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

The public hearing was called and the following persons came forward to address Council with respect to Bylaw 338D2017:

1. Evan Jon Fer

2. Michael Rolling

3. Bronwyn Goodfellow

Moved by Councillor Woolley
Seconded by Councillor Colley-Urquhart

That with respect to Report CPC2017-347 , the following be adopted:

That Council Receive this Report for Information.

ROLL CALL VOTE

UNCONFIRMED

For: (12): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (3): Mayor Nenshi, Councillor Carra, and Councillor Chahal

CARRIED

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

At the request of Administration, a Clerical Correction was noted to the Report title and wherever it occurs in the Report, by deleting the words "Ward 1 and Ward 6" and substituting with "Ward 6" only.

The public hearing was called and the following persons came forward to address Council with respect to Bylaws 339D2017, 340D2017 and 341D2017:

1. Tim Bardsley

2. Grant Mihalcheon

3. Linda Nesset

DISTRIBUTION

At the request of Linda Nesset and with concurrence of the Mayor, the Acting City Clerk distributed copies of speaker's notes with respect to Report CPC2017-348.

Moved by Councillor Davison
Seconded by Councillor Sutherland

That Report CPC2017-348 Recommendations be adopted, as follows:

1. ADOPT the proposed redesignation of 6.60 hectares ± (16.29 acres ±) located at 8395, 8608, 8610, 8650, 8695 and 8800 Canada Olympic Drive SW and 2200 Na'a Drive SW (Plan 7910494, Block B; Plan 5565AH, Block 51, Lot 8; Plan 1511348, Areas A, B and C; Portion of Plan 8511194, Block 64; Plan 1612946, Block 1, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate commercial development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 339D2017.
3. ADOPT the proposed redesignation of 4.36 hectares ± (10.78 acres ±) located at 924 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate commercial development, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 340D2017.

UNCONFIRMED

5. ADOPT the proposed redesignation of 5.00 hectares ± (12.37 acres ±) located at 923 Na'a Drive SW (Plan 1612946, Block 3, Lot 4) from DC Direct Control District to DC Direct Control District to accommodate commercial development, in accordance with Administration's recommendation; and
6. Give three readings to the proposed Bylaw 341D2017.

CARRIED

Moved by Councillor Davison
Seconded by Councillor Sutherland

That Bylaw 339D2017, Being a Bylaw of The City of Calgary to Amend The Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0118), be introduced and read a first time.

CARRIED

Moved by Councillor Davison
Seconded by Councillor Sutherland

That Bylaw 339D2017 be read a second time.

CARRIED

Moved by Councillor Davison
Seconded by Councillor Sutherland

That authorization now be given to read Bylaw 339D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Davison
Seconded by Councillor Sutherland

That Bylaw 339D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0118), be read a third time.

CARRIED

Moved by Councillor Davison
Seconded by Councillor Sutherland

That Bylaw 340D2017, Being A Bylaw Of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0118), be introduced and read a first time.

CARRIED

UNCONFIRMED

Moved by Councillor Davison
Seconded by Councillor Sutherland

That Bylaw 340D2017 be read a second time.

CARRIED

Moved by Councillor Davison
Seconded by Councillor Sutherland

That authorization now be given to read Bylaw 340D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Davison
Seconded by Councillor Sutherland

That Bylaw 340D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0118), be read a third time.

CARRIED

Moved by Councillor Davison
Seconded by Councillor Sutherland

That Bylaw 341D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0118), be introduced and read a first time.

CARRIED

Moved by Councillor Davison
Seconded by Councillor Sutherland

That Bylaw 341D2017 be read a second time.

CARRIED

Moved by Councillor Davison
Seconded by Councillor Sutherland

That authorization now be given to read Bylaw 341D2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Davison
Seconded by Councillor Sutherland

UNCONFIRMED

#5.1.

That Bylaw 341D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0118), be read a third time.

CARRIED

UNCONFIRMED

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

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

The public hearing was called and Chris Davis addressed Council with respect to Bylaws 53P2017 and 298D2017.

Moved by Councillor Carra
Seconded by Councillor Demong

That Report C2017-1122 Recommendations be adopted, **after amendment,** as follows:

That Council:

1. ADOPT, the proposed amendments to the Inglewood Area Redevelopment Plan, in accordance with Administration's recommendation (Attachment 3);
2. Give **three** readings to the proposed Bylaw 53P2017;
3. ADOPT, the proposed redesignation of 0.11 hectares ± (0.26 acres ±) located at 1335 and 1339 – 10 Avenue SE (Plan A3, Block 5, Lots 30 to 32; Plan 7811390, Block 5, Lot 30A) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate preservation of the Sevenoaks Court building and residential development in a variety of forms, in accordance with Administration's recommendation, as amended (Attachment 3); and
4. Give **three** readings to the proposed Bylaw 298D2017.

CARRIED

Moved by Councillor Carra
Seconded by Councillor Demong

That Bylaw 53P2017, Being a Bylaw of The City of Calgary to Amend the Inglewood Area Redevelopment Plan Bylaw 4P92, be introduced and read a first time.

CARRIED

Moved by Councillor Carra
Seconded by Councillor Demong

That Bylaw 53P2017 be read a second time.

CARRIED

UNCONFIRMED

Moved by Councillor Carra
Seconded by Councillor Demong

That authorization now be given to read Bylaw 53P2017 a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Carra
Seconded by Councillor Demong

That Bylaw 53P2017, Being a Bylaw of The City of Calgary to Amend the Inglewood Area Redevelopment Plan Bylaw 4P92, be read a third time.

CARRIED

Moved by Councillor Carra
Seconded by Councillor Demong

That Bylaw 298D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2015-0042), be introduced and read a first time.

CARRIED

Amendment:

Moved by Councillor Farrell
Seconded by Councillor Colley-Urquhart

That Bylaw 298D2017 be amended on page 4 of 6, Schedule B, by deleting section 9(3) in its entirety and substituting with the following:

"9(3) For a ***comprehensive development***, the maximum ***floor area ratio*** for Site 1 and Site 2 combined is 3.0."

Moved by Councillor Carra
Seconded by Councillor Demong

That Bylaw 298D2017**, as amended,** be read a second time.

CARRIED

Moved by Councillor Carra
Seconded by Councillor Demong

That authorization now be given to read Bylaw 298D2017**, as amended,** a third time.

CARRIED

UNCONFIRMED

Moved by Councillor Carra
Seconded by Councillor Demong

That Bylaw 298D2017**, as amended,** Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2015-0042), be read a third time.

CARRIED

Moved by Councillor Magliocca
Seconded by Councillor Chu

That pursuant to section 6(1) of Procedure Bylaw 35M2017, Section 79 be suspended to allow Council to complete the remainder of today's Agenda.

MOTION CARRIED

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

The public hearing was called and the following persons came forward to address Council with respect to Bylaw 305D2017:

1. Rosina Smith
2. Raymond Smith
3. Kara Hallett
4. Steven Martin
5. Jillian Walsh
6. Amanda Affonso
7. Glenn Allen
8. John Hallett

RECEIVE FOR THE CORPORATE RECORD

At the request of John Hallett and with concurrence of the Mayor, the Acting City Clerk received for the corporate record a document with respect to Report CPC2017-307.

UNCONFIRMED

Moved by Councillor Davison
Seconded by Councillor Demong

That pursuant to section 88 of Procedure Bylaw 35M2017, Council reopen the public hearing with respect to Bylaw 305D2017 in order to consider new information.

Against: Councillor Colley-Urquhart

CARRIED

Amendment:

Moved by Councillor Colley-Urquhart
Seconded by Councillor Farkas

That Recommendation 2 with respect to Report CPC2017-307 be amended by adding the words "and to restrict the lot coverage to 45%." following the words "RC-2 guidelines".

ROLL CALL VOTE

For: (4): Councillor Chu, Councillor Colley-Urquhart, Councillor Farkas, and Councillor Magliocca

Against: (10): Mayor Nenshi, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley

MOTION LOST

Moved by Councillor Farrell
Seconded by Councillor Keating

That with respect to Report CPC2017-307, the following be adopted:

That Council:

1. Give 1st reading to Bylaw 305D2017; and
2. Refer 2nd and 3rd Reading of Bylaw 305D2017 to the 2017 November 13 meeting of Council and direct Administration to return to Council with an Amendment to Bylaw 305D2017 with a new Direct Control district that limits the number of units to 5**, including secondary suites**, and limits the height to RC-2 guidelines.

UNCONFIRMED

ROLL CALL VOTE

For: (8): Mayor Nenshi, Councillor Chahal, Councillor Chu, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, and Councillor Keating

Against: (6): Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

CARRIED

Moved by Councillor Farrell
Seconded by Councillor Keating

That Bylaw 305D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0009), be introduced and read a first time.

ROLL CALL VOTE

For: (8): Mayor Nenshi, Councillor Chahal, Councillor Chu, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, and Councillor Keating

Against: (6): Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

CARRIED

6. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

6.1 CALGARY PLANNING COMMISSION REPORTS

(No Items)

6.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING

(No Items)

6.3 BYLAW TABULATIONS (related to planning matters)

(No items)

UNCONFIRMED

7. URGENT BUSINESS

7.1 PROCEDURAL REQUIREMENT - RESOLUTION OF COUNCIL TO AMEND THE START TIME OF THE 2017 NOVEMBER 16 STRATEGIC MEETING OF COUNCIL , VR2017-0037

Moved by Councillor Colley-Urquhart
Seconded by Councillor Woolley

That with respect to Verbal Report, VR2017-0037 and pursuant to Sections 17(2) and 20(3) of the Procedure Bylaw 35M2017, Council adopt the following:

That the scheduled start time of the 2017 November 16 Strategic Meeting of Council be changed from 9:30 a.m. to 11:00 a.m. and that the location of the Meeting be changed to be held in the Calgary Power Reception Hall.

CARRIED

7.2 CALGARY POLICE COMMISSION APPOINTMENT (VERBAL), VR2017-0039

Moved by Councillor Sutherland
Seconded by Councillor Keating

That Verbal Report VR2017-0039 Recommendations be adopted as follows:

That Council confirm the appointment of Councillor Gondek, as a Member of Council, to the Calgary Police Commission, for a two year term set to expire on 2019 October 31 or until the Councillor's successor is appointed, whichever is later.

CARRIED

8. NOTICE OF MOTIONS

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

NOTE: This Item was originally published on the Agenda as Item 7.1.

Moved by Councillor Keating
Seconded by Councillor Chu

That Councillor Keating's Motion, Free Remembrance Day Transit Service for Veterans, NM2017-41, be adopted, **after amendment,** as follows:

NOW THEREFORE BE IT RESOLVED that veterans and accompanying family members are welcomed to travel free on all Calgary Transit services **annually** on November 11.

CARRIED

UNCONFIRMED

9. CLOSED MEETING

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

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

NOTE: This Item was originally published on the Agenda as Item 7.2.

Moved by Councillor Keating
Seconded by Councillor Demong

That Report C2017-1119 be postponed to the Closed Meeting section of the 2017 November 13 Regular Meeting of Council.

CARRIED

10. ADJOURNMENT

Moved by Councillor Colley-Urquhart
Seconded by Councillor Demong

That this Council adjourn at 10:34 p.m. on 2017 November 06

ROLL CALL VOTE

For: (11): Mayor Nenshi, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Sutherland, and Councillor Woolley

Against: (3): Councillor Farkas, Councillor Keating, and Councillor Magliocca

CARRIED

UNCONFIRMED

MAYOR

CITY CLERK

LAND USE AMENDMENT
RUNDLE (WARD 5)
SOUTH OF RUNDLEHORN DRIVE NE AND EAST OF RUNDLERIDGE DRIVE NE
BYLAW 342D2017 **MAP 27E**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

[Grab your reader's attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.]

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

ADMINISTRATION RECOMMENDATION(S) 2017 September 21

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 342D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.15 acres ±) located at 744 Rundleridge Drive NE (Plan 7510277, Block 8, Lot 31) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 342D2017.

REASON(S) FOR RECOMMENDATION:

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

ATTACHMENT

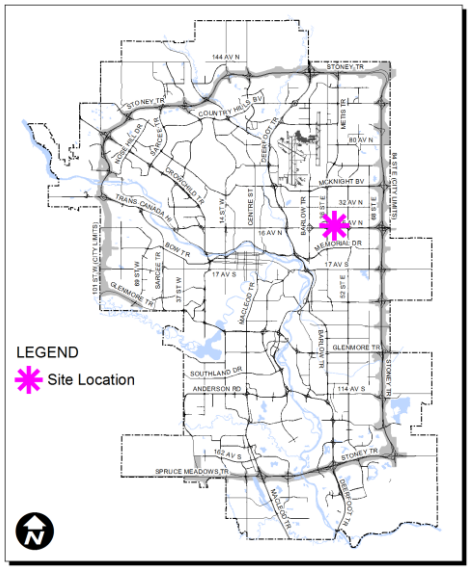
LAND USE AMENDMENT
RUNDLE (WARD 5)
SOUTH OF RUNDLEHORN DRIVE NE AND EAST OF RUNDLERIDGE DRIVE NE
BYLAW 342D2017 **MAP 27E**

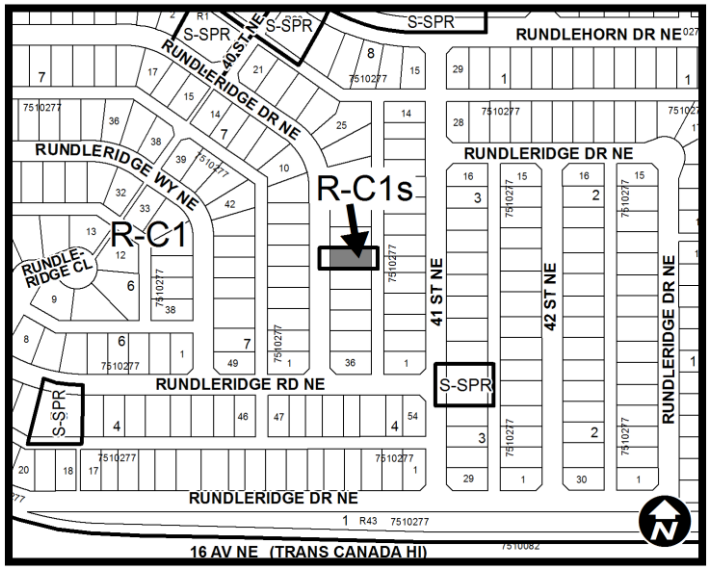
1. Proposed Bylaw 342D2017
2. Public Submission

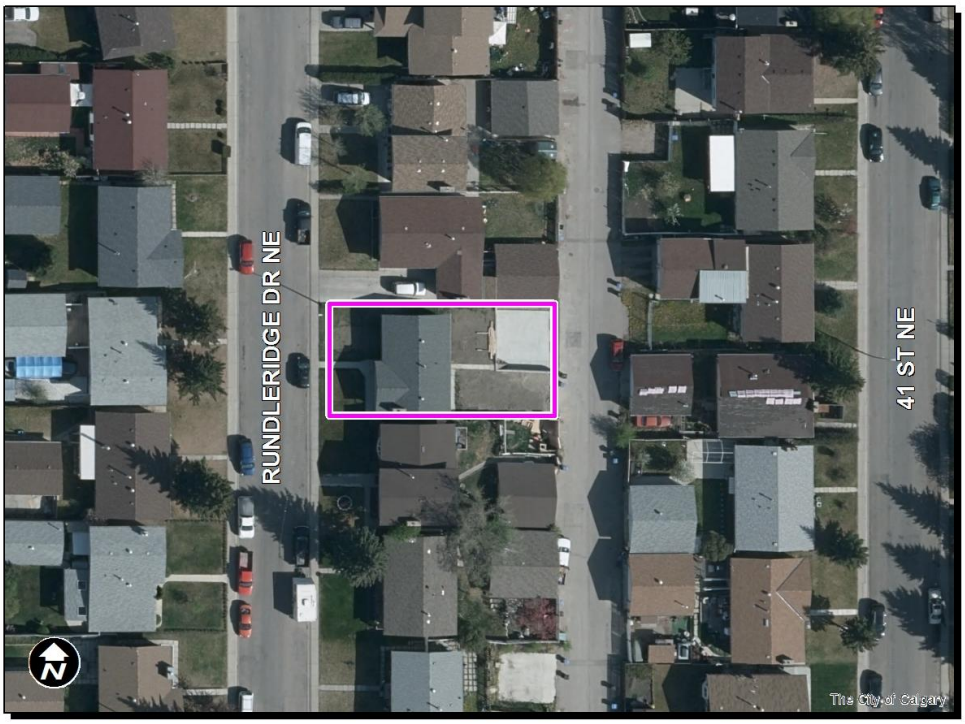
LAND USE AMENDMENT
RUNDLE (WARD 5)
SOUTH OF RUNDLEHORN DRIVE NE AND EAST OF RUNDLERIDGE DRIVE NE
BYLAW 342D2017

MAP 27E

LOCATION MAPS







LAND USE AMENDMENT
RUNDLE (WARD 5)
SOUTH OF RUNDLEHORN DRIVE NE AND EAST OF RUNDLERIDGE DRIVE NE
BYLAW 342D2017 **MAP 27E**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.15 acres ±) located at 744 Rundleridge Drive NE (Plan 7510277, Block 8, Lot 31) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere **Carried: 6 – 0**

LAND USE AMENDMENT
RUNDLE (WARD 5)
SOUTH OF RUNDLEHORN DRIVE NE AND EAST OF RUNDLERIDGE DRIVE NE
BYLAW 342D2017 **MAP 27E**

Applicant:

Barry Duckworth

Landowner:

Barry Duckworth

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Rundle, the site is approximately 15 metres by 30 metres in size and is developed with a one-storey single detached dwelling with a detached 2-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Rundle's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Rundle	
Peak Population Year	1998
Peak Population	11,958
2017 Current Population	11,558
Difference in Population (Number)	-400
Difference in Population (Percent)	-3%

LAND USE DISTRICTS

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

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

LAND USE AMENDMENT
RUNDLE (WARD 5)
SOUTH OF RUNDLEHORN DRIVE NE AND EAST OF RUNDLERIDGE DRIVE NE
BYLAW 342D2017 **MAP 27E**

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

There is no local area plan.

TRANSPORTATION NETWORKS

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

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

LAND USE AMENDMENT
RUNDLE (WARD 5)
SOUTH OF RUNDLEHORN DRIVE NE AND EAST OF RUNDLERIDGE DRIVE NE
BYLAW 342D2017 **MAP 27E**

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

Administration received one letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Increase traffic; and
- Congestion in the lane.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

Would like to apply for a land use redesignation on this property to allow for the secondary suite to be brought up to code. As it has been existing for a number of years, including in the duration that I have owned the property. Some of the other homes in and around are also secondary suited, but would like to have a safe place for not only future tenants but also the neighbourhood.

LAND USE AMENDMENT
RUNDLE (WARD 5)
SOUTH OF RUNDLEHORN DRIVE NE AND EAST OF RUNDLERIDGE DRIVE NE
BYLAW 342D2017 **MAP 27E**

APPENDIX II

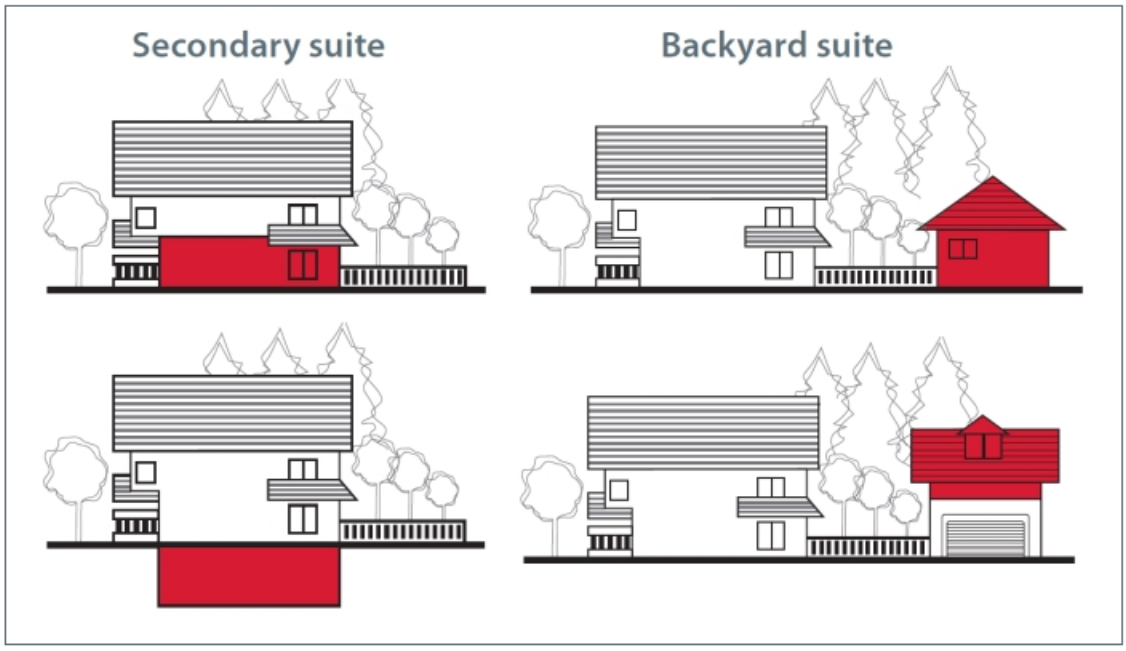
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

BYLAW NUMBER 342D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0198)**
*** ***

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

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

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

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

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

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

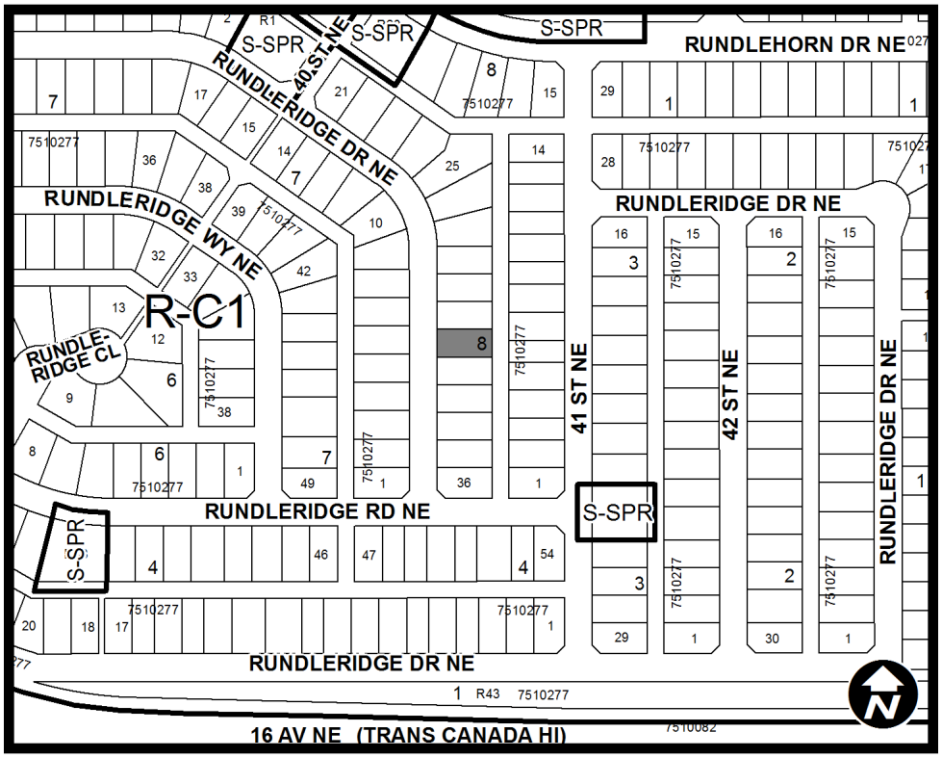
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

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

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

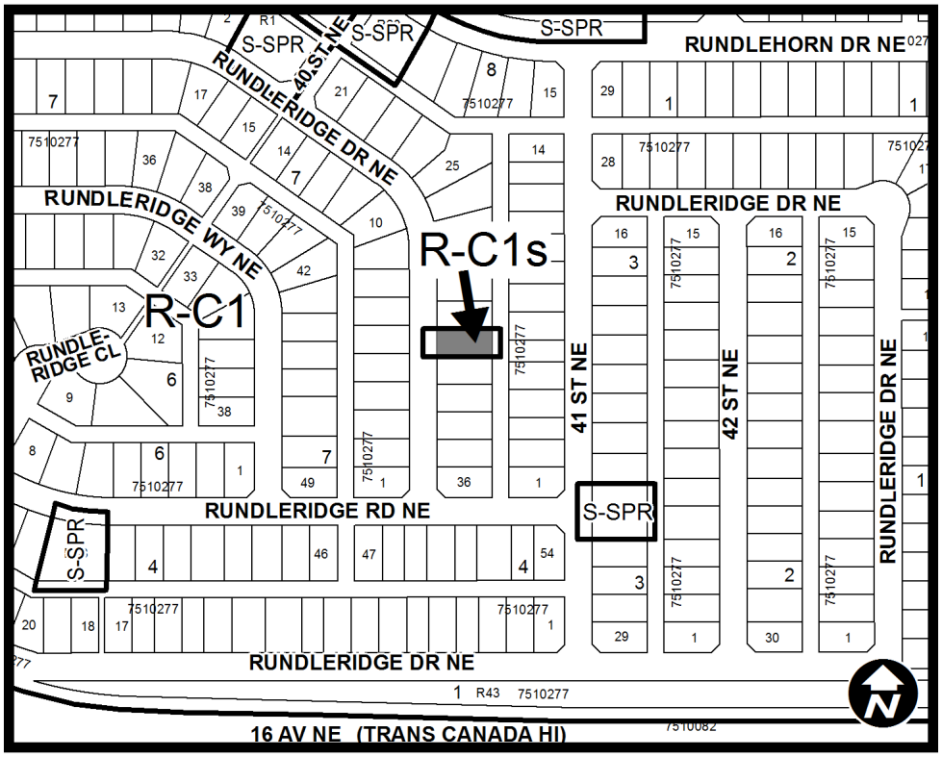
SCHEDULE A


S-SPR
40 ST NE
RUNDLEHORN DR NE
RUNDLERIDGE DR NE
RUNDLERIDGE WY NE
R-C1
RUNDLE-RIDGE CL
41 ST NE
42 ST NE
RUNDLERIDGE RD NE
16 AV NE (TRANS CANADA HI)
7510277

PROPOSED

AMENDMENT LOC2017-0198
BYLAW NUMBER 342D2017

SCHEDULE B



Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Thursday, November 09, 2017 11:54 AM
To: LaClerk
Subject: FW: LAND USE REDESIGNATION CPC2017-351

-----Original Message-----
From: duanewil@telus.net [mailto:duanewil@telus.net]
Sent: Thursday, November 09, 2017 11:45 AM
To: City Clerk <CityClerk@calgary.ca>
Cc: Linda <lindalusney@gmail.com>
Subject: [EXT] LAND USE REDESIGNATION CPC2017-351

I strongly oppose the application by Barry Duckworth.

I have lived in the area for over 41 years. Original owners looked after their residences, raised their children, obeyed the laws of the land and contributed to society. After 41 years the area has turned into a high density second class district. By his own admission Mr. Duckworth writes that he and others in the area are also secondary suited. All a person needs to do is look at the number of vehicles located in front and back of an individual residence to know that there is more than "a single family dwelling". The area is designated R1. I have written to Ray Jones and his office has confirmed this. I have reported people who have disregarded this and have multiple people other that the owner living there. It is common to see 4 to 5 vehicles per house being parked in the front and back.

The residential designation is there for a reason. I strongly disagree with our mayor's vision of a high density area. These individuals do no "off street parking" considerations and often makes parking in front of your residence difficult.

My neighbour across the street is forced to look at the back yards of the house in and around 744 Rundleridge Drive NE. I suggest someone drive down the back alley. One residence has 4 to 6 trucks parked in the alley and this does not count his garage. We need to prevent our area from becoming an even bigger slum.

I am a retired professional accountant with a CPA, CMA designation and have chosen to stay in the district after my children have grown up and moved away.

Please consider my objection to this application..

W. Duane Williams
1760 41 Street NE
Calgary, Alberta
T1Y 2L5
email address duanewil@telus.net

I have discussed this submission with my neighbour referred to above and he concurs with everything I've written. His contact info is:

Ray and Linda Lusney
1763 47 Street NE
Calgary, Alberta
T1Y 2L4
email address lindalusney@gmail.com

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
MARWOOD WAY NE WEST OF MARWOOD CIRCLE NE
BYLAW 343D2017 **MAP 22E**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 September 21

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 343D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 4611 Marwood Way NE (Plan 6689JK, Block 5, Lot 45) from Residential – Contextual One Dwelling (R-C1) **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 343D2017.

REASON(S) FOR RECOMMENDATION:

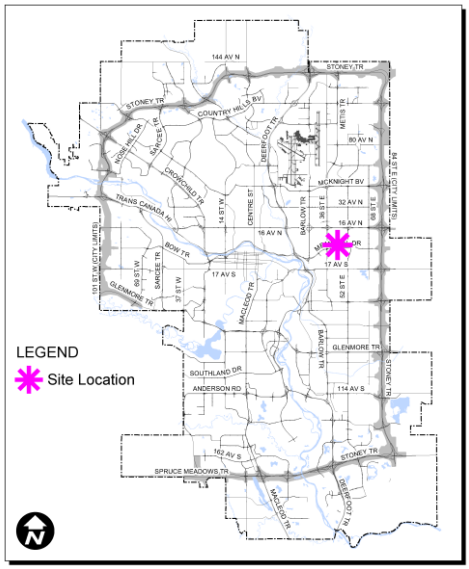
The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for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

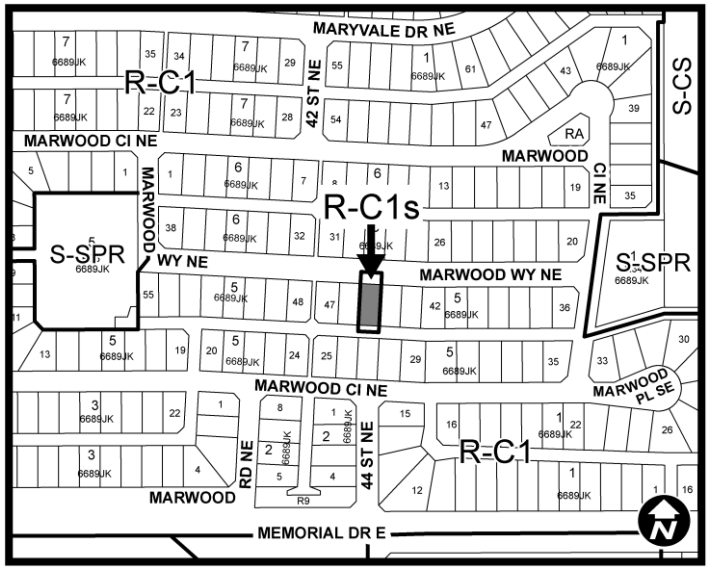
ATTACHMENT

1. Proposed Bylaw 343D2017

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
MARWOOD WAY NE WEST OF MARWOOD CIRCLE NE
BYLAW 343D2017 **MAP 22E**

LOCATION MAPS





LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
MARWOOD WAY NE WEST OF MARWOOD CIRCLE NE
BYLAW 343D2017 **MAP 22E**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 4611 Marwood Way NE (Plan 6689JK, Block 5, Lot 45) from Residential – Contextual One Dwelling (R-C1) **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere **Carried: 6 – 0**

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
MARWOOD WAY NE WEST OF MARWOOD CIRCLE NE
BYLAW 343D2017 **MAP 22E**

Applicant:

Christine Rast

Landowner:

Christine Rast

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Marlborough, the site is approximately 15 metres by 30 metres in size and is developed with a one-storey single detached dwelling with a detached double garage that is accessed from the rear lane. Surrounding development consists of low-density residential to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Marlborough's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Marlborough	
Peak Population Year	1982
Peak Population	10,025
2017 Current Population	9,226
Difference in Population (Number)	-799
Difference in Population (Percent)	-11%

LAND USE DISTRICTS

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

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Marwood Way NE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metre walking distance of the site on Memorial Drive NE. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

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

Reasons stated for opposition are summarized as follows:

- Insufficient parking within community to support densification
- Community amenities and services are designed to service existing population

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

I am applying for Land Use Redesignation (Secondary Suites). I am divorced, living alone in the upstairs of my home. My two adult children moved out four and six years ago. I have a man that has been living in my basement for the past three and a half years. We have separate living quarters. My tenant does not own a vehicle or a driver's licence. My neighbours are aware of him and don't have a problem with him living in my house. My income is quite low, and having a second person living in my house helps me to pay my mortgage. I would like to have a legal suite in my basement. I have space in my house, and it would help me financially to keep my home.

APPENDIX II

LETTERS SUBMITTED

Calgary Marlborough Community Association Response

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

APPENDIX III

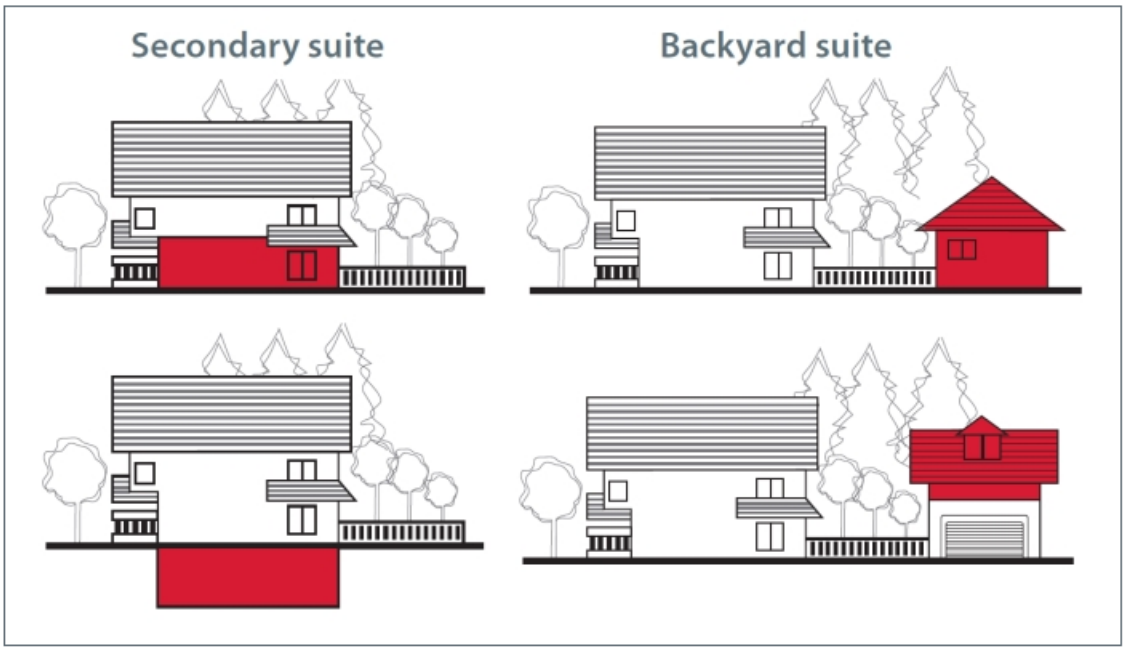
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

CPC2017-352
Attachment 1

BYLAW NUMBER 343D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0202)**
*** ***

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

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

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

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

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

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

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

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

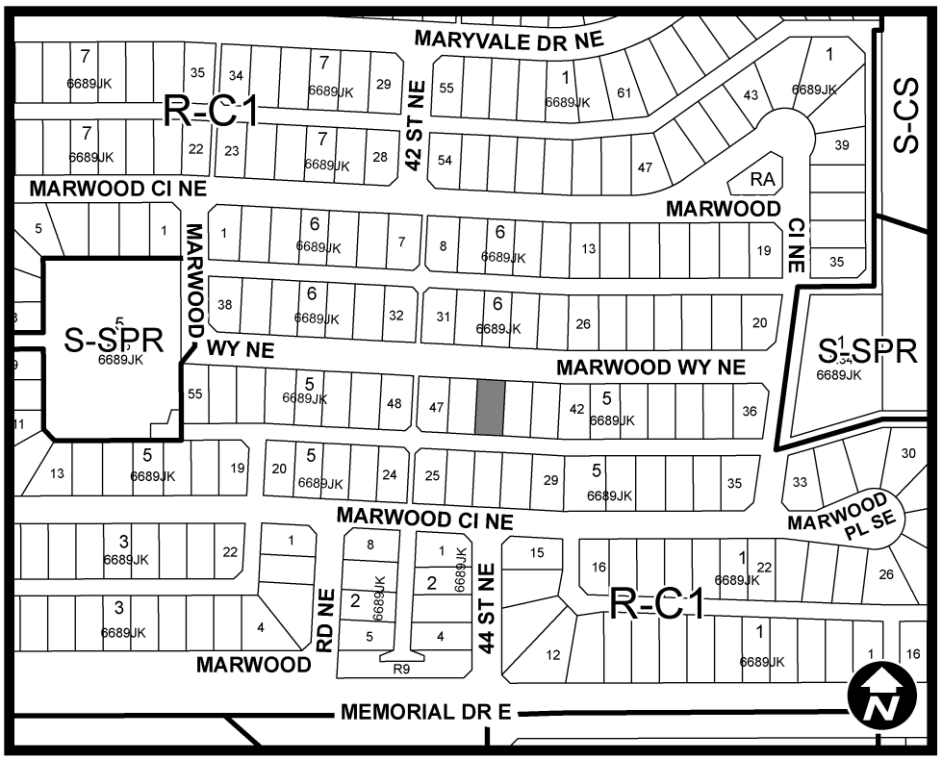
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

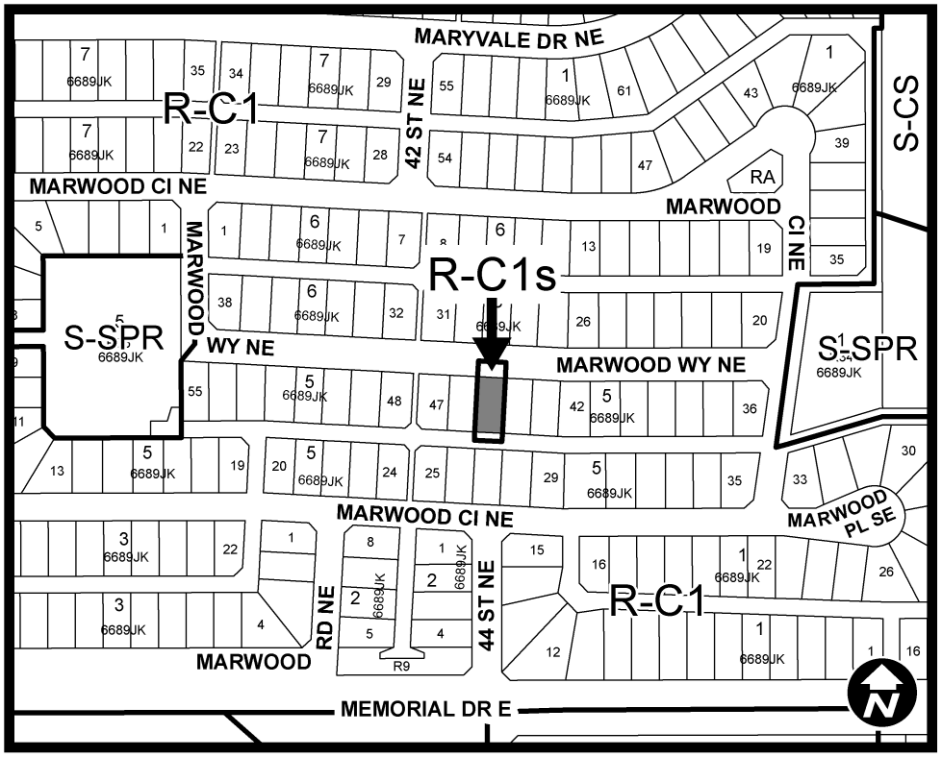
PROPOSED

AMENDMENT LOC2017-0202
BYLAW NUMBER 343D2017

SCHEDULE A



SCHEDULE B


MARYVALE DR NE
R-C1
42 ST NE
S-CS
MARWOOD CI NE
RA
MARWOOD
CI NE
MARWOOD
R-C1s
S-SPR
WY NE
MARWOOD WY NE
S-SPR
MARWOOD CI NE
MARWOOD PL SE
RD NE
44 ST NE
R-C1
MARWOOD
R9
MEMORIAL DR E
N

LAND USE AMENDMENT
MONTGOMERY (WARD 1)
29 AVENUE NW EAST OF 46 STREET NW
BYLAW 344D2017 **MAP 25W**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 September 21

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 344D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 4635 - 29 Avenue NW (Plan 485GR, Block 2, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 344D2017.

REASON(S) FOR RECOMMENDATION:

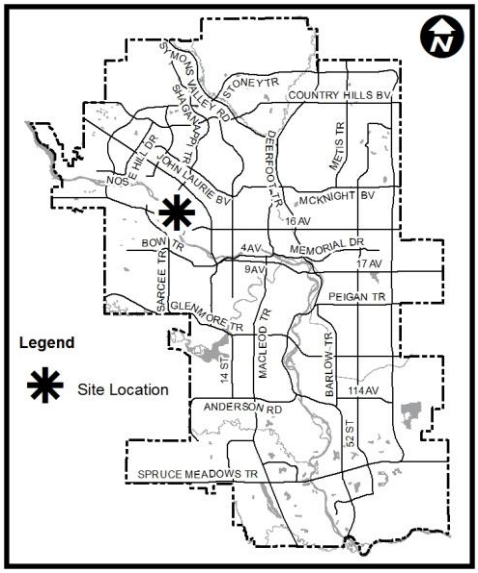
The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and Montgomery Area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

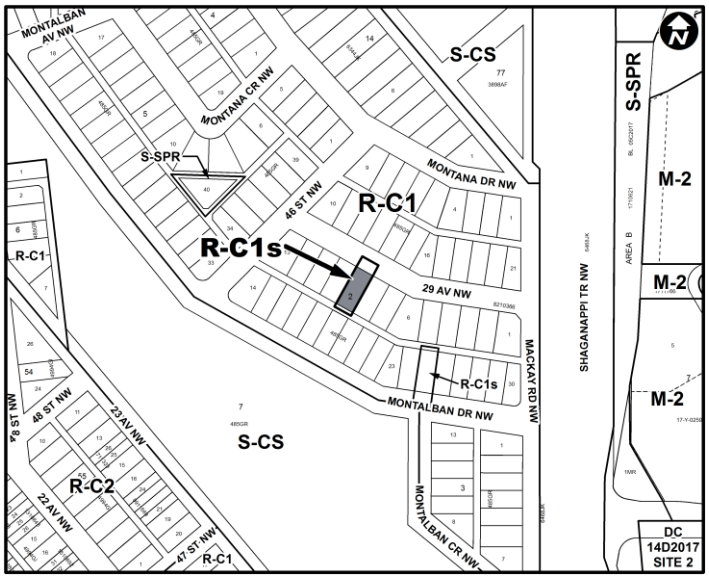
ATTACHMENT

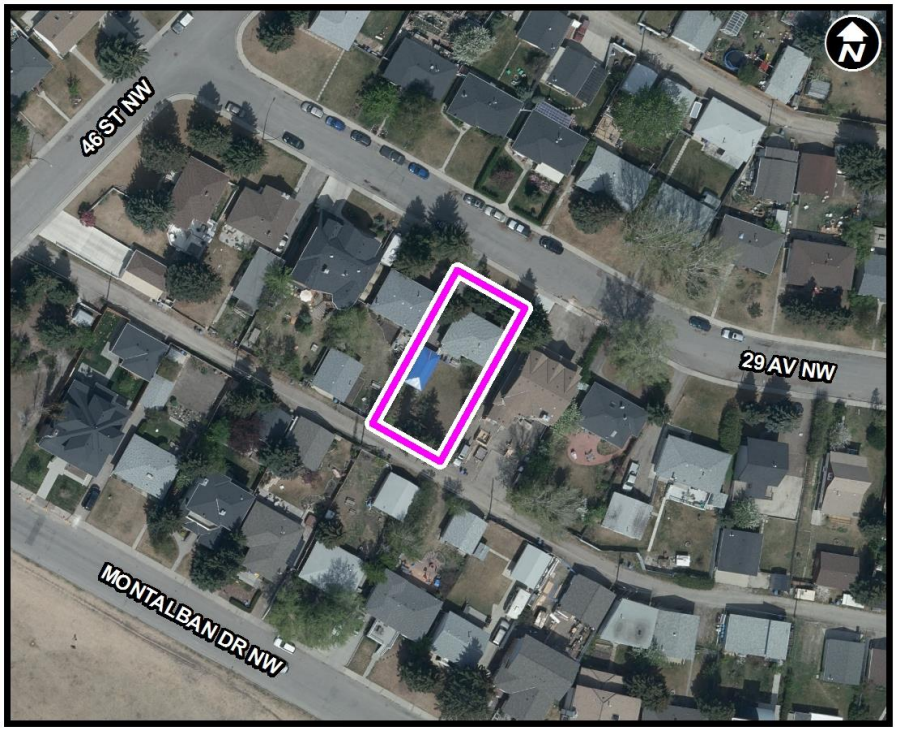
1. Proposed Bylaw 344D2017

LAND USE AMENDMENT
MONTGOMERY (WARD 1)
29 AVENUE NW EAST OF 46 STREET NW
BYLAW 344D2017 **MAP 25W**

LOCATION MAPS







LAND USE AMENDMENT
MONTGOMERY (WARD 1)
29 AVENUE NW EAST OF 46 STREET NW
BYLAW 344D2017 **MAP 25W**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 4635 - 29 Avenue NW (Plan 485GR, Block 2, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere **Carried: 6 – 0**

LAND USE AMENDMENT
MONTGOMERY (WARD 1)
29 AVENUE NW EAST OF 46 STREET NW
BYLAW 344D2017 **MAP 25W**

Applicant:

Stephen R Krause

Landowner:

Stephen R Krause
Robyn L Williams

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Montgomery, the site is approximately 16 metres by 36 metres in size and is developed with a one-storey single detached dwelling with a detached single car garage that is accessed from the street. Surrounding development consists of low-density residential to the north, south, east and west and a park space area 60 metres to the south, adjacent to Montalban Drive NW.

According to data from The City of Calgary 2017 Census, the following table identifies Montgomery's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Montgomery	
Peak Population Year	1969
Peak Population	5,287
2017 Current Population	4,353
Difference in Population (Number)	-934
Difference in Population (Percent)	-18%

LAND USE DISTRICTS

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

The subject site exceeds the R-C1s parcel size requirements. As such, the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls. Relaxations to various land use provisions may also be considered at the development permit stage.

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

Montgomery Area Redevelopment Plan (2005)

The Montgomery Area Redevelopment Plan (The ARP) outlines that residential development should enhance Montgomery as a sustainable and livable residential community by encouraging a variety of housing types that can accommodate a range of ages, household sizes, household types and incomes. Secondary suites achieve the objectives outlined in The ARP by offering a variety of housing options while preserving the low intensity character of the neighborhood.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 29 Avenue NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 450 metre walking distance of the site on 48 Street NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of no objection to the application from the Montgomery Community Association (APPENDIX II).

Citizen Comments

There were four letters received from the surrounding neighbours in opposition to the land use amendment application. The letters expressed concerns with traffic and parking and a desire to keep the neighbourhood as R-C1.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

Land Use Redesignation - Applicant Rationale

To Whom It May Concern:

I would like to provide this written statement providing reasons for our land use redesignation to allow a secondary suite.

Our current garage is in need of replacement and this creates an excellent opportunity to build a new garage that also includes a secondary suite above. This development would create an alternate form of housing in our community near major institutions; specifically the University of Calgary, Children's Hospital and the Foothills Hospital. The community is an excellent location close to many amenities like Market Mall (3 blocks away) allowing for tenants to easily access by foot. Other forms of transportation are also very developed in and around the community connecting residents to the core as well as the rest of the city:

- Convenient bus routes
- Established bike paths connecting to the nearby core and supporting bike system
- Easy vehicle access to Stoney Trail, 16 Avenue (Hwy 1) and Shaganappi Trail

I believe that additional housing in our area is a benefit to increasing rental opportunity in our great community that is near the core and major institutions supporting that housing need.

Thank you for your consideration,

Stephen Krause

APPENDIX II

LETTERS SUBMITTED

MCA
MONTGOMERY
COMMUNITY ASSOCIATION

Working Together for a Better Community

13 August, 2017

Steve Jones
Planning Development and Assessment
City of Calgary
steve.jones2@calgary.ca
403.268.2523

Dear Steve:

RE: LOC2017-0203 4635 29 AV NW

Land Use Amendment from R-C1 to R-C1s

The Planning Committee reviewed the above-noted LOC application for the proposed land use amendment at 4635 29th AV NW

Although not unanimous, the majority of the Planning Committee has no objection to this proposed increase in density via a secondary suite.

Regards,

Janice Mackett,
Planning Committee Chair
Montgomery Community Association
cc: Councillor Ward Sutherland
Executive Assistant Ward 1
Community Liaison – Ward 1
Ms. Marilyn Wannamaker, President, MCA
Members of the MCA Planning Committee

APPENDIX III

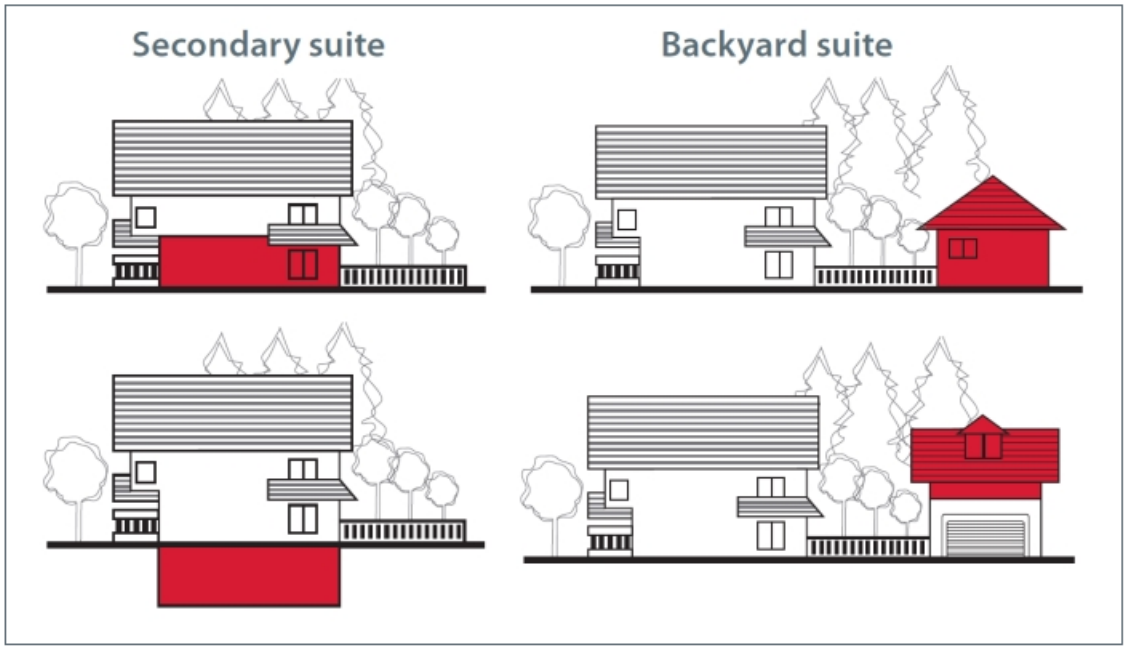
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

CPC2017-353
Attachment 1

BYLAW NUMBER 344D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0203)**
*** ***

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

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

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

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

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

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

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

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

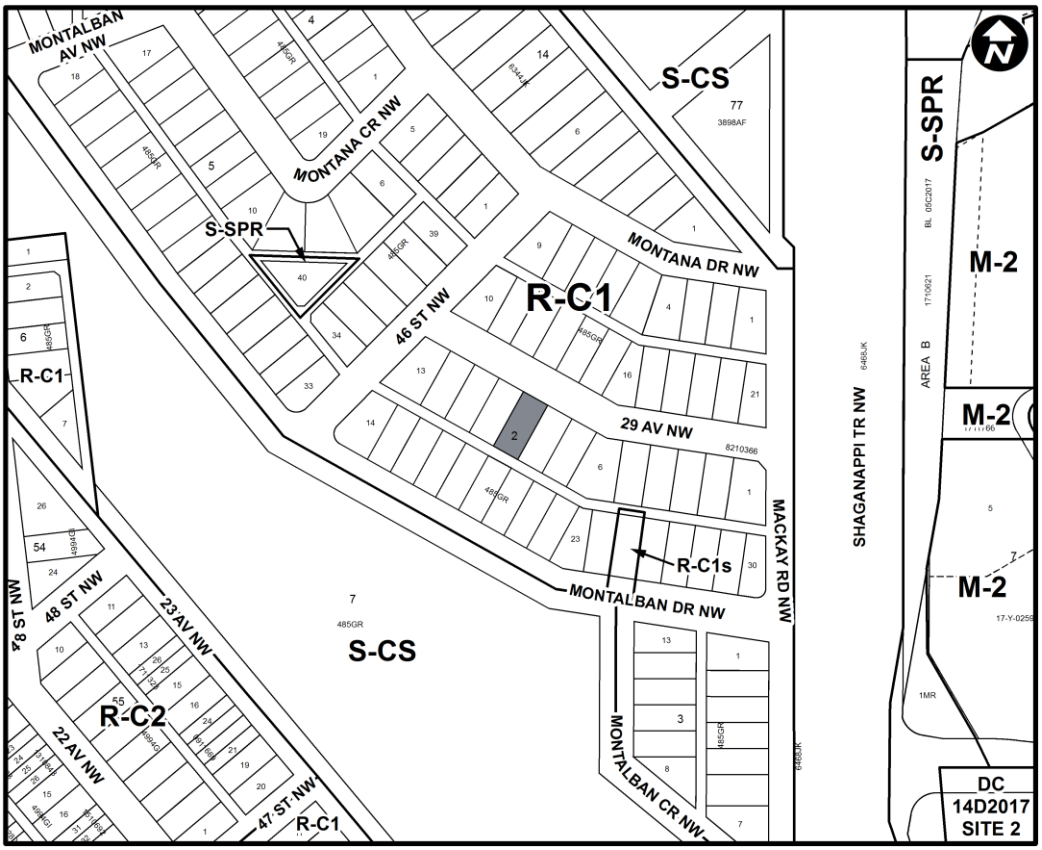
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0203
BYLAW NUMBER 344D2017

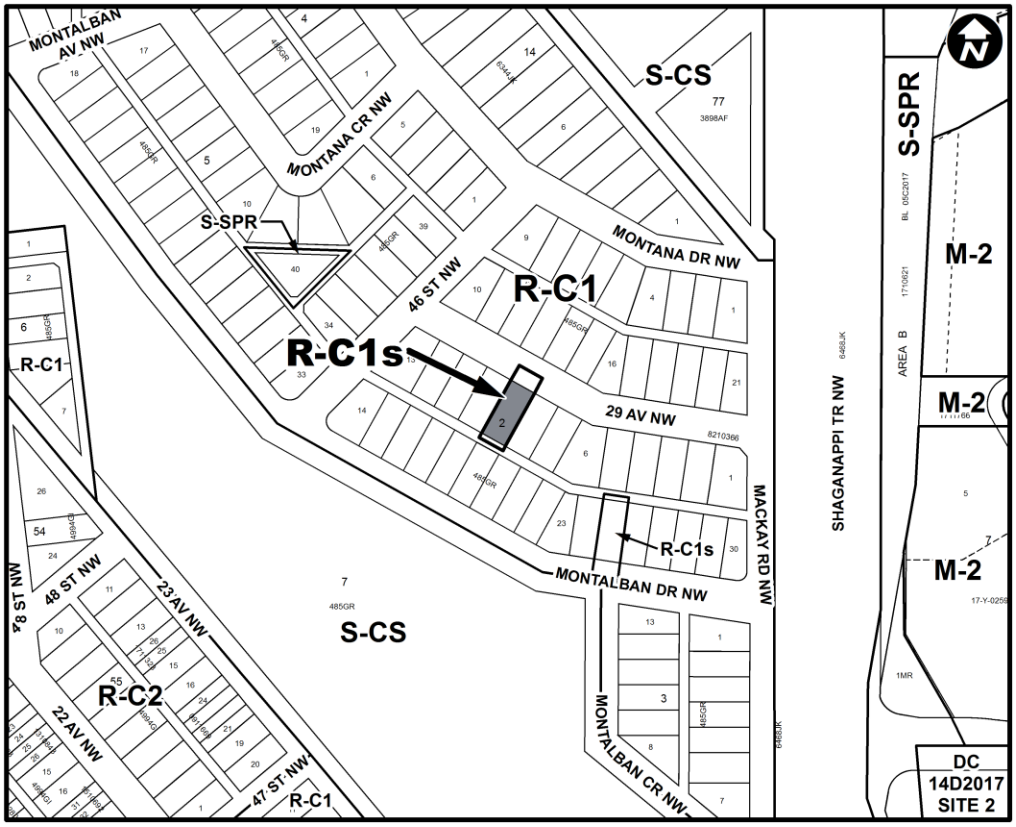
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0203
BYLAW NUMBER 344D2017

SCHEDULE B



LAND USE AMENDMENT
COUGAR RIDGE (WARD 6)
COUGAR RIDGE CLOSE SW
BYLAW 345D2017 **MAP 28W**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 September 21

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 345D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 177 Cougar Ridge Close SW (Plan 1210568, Block 4, Lot 75) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 345D2017.

REASON(S) FOR RECOMMENDATION:

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

ATTACHMENT

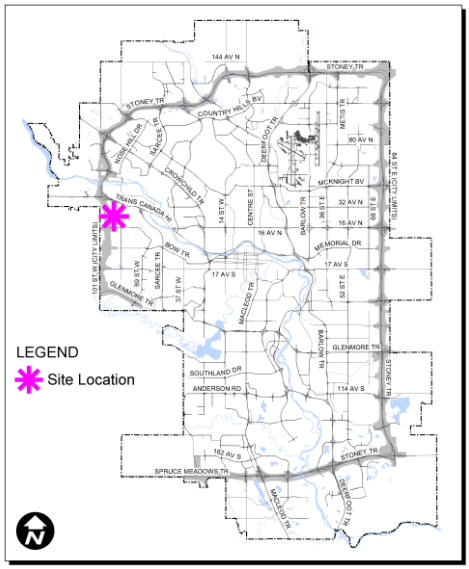
1. Proposed Bylaw 345D2017

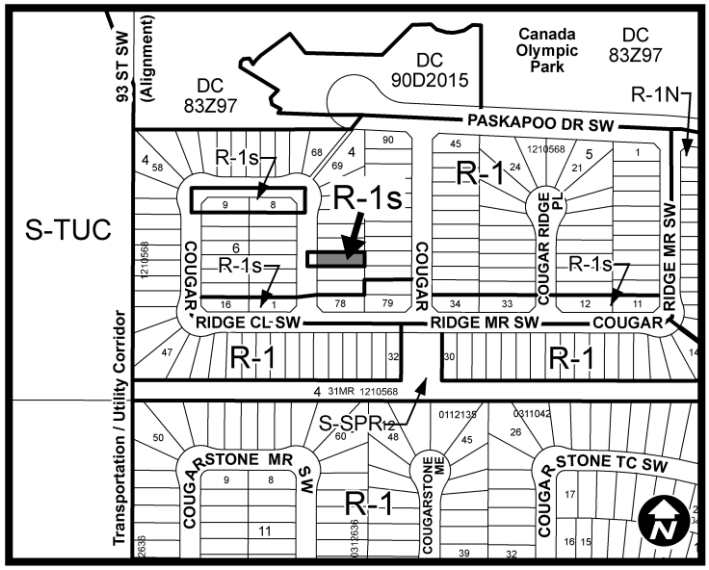
R. D'Souza

LAND USE AMENDMENT
COUGAR RIDGE (WARD 6)
COUGAR RIDGE CLOSE SW
BYLAW 345D2017

MAP 28W

LOCATION MAPS





LAND USE AMENDMENT
COUGAR RIDGE (WARD 6)
COUGAR RIDGE CLOSE SW
BYLAW 345D2017 **MAP 28W**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 177 Cougar Ridge Close SW (Plan 1210568, Block 4, Lot 75) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: A. Palmiere **Carried: 6 – 0**

LAND USE AMENDMENT
COUGAR RIDGE (WARD 6)
COUGAR RIDGE CLOSE SW
BYLAW 345D2017 **MAP 28W**

Applicant:

Hubert Ansu

Landowner:

Hubert Ansu

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Cougar Ridge, the site is approximately 10 metres by 35 metres in size and is developed with a two-storey single detached dwelling with an attached two-car garage that is accessed from Cougar Ridge Close SW. Single detached dwellings exist to the north, east, south, and west of the site. Additionally, existing R-1s designated parcels are located on the corner parcels within the p-loop configuration of Cougar Ridge Close. Currently a similar application proposing a land use amendment to the R-1s district is awaiting public hearing on 2017 September 11 for a site located across the street at 182 Cougar Ridge Close SW.

According to data from The City of Calgary 2017 Census, the following table identifies Cougar Ridge's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Cougar Ridge	
Peak Population Year	2017
Peak Population	7,072
2017 Current Population	7,072
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

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

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

Canada Olympic Park and Adjacent Lands Area Structure Plan (2005)

The site is located within the "Residential" area on Map 2: Land Use Concept. The local area plan does not make any specific reference to secondary suites or backyard suites.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Cougar Ridge Close SW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 675 metre walking distance of the site on Cougar Ridge Drive SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the West Springs/Cougar Ridge Community Association.

Citizen Comments

Administration received one (1) letter in support of the application.

Reasons stated for support are summarized as follows:

- Landowner has one vehicle with an additional empty stall in the attached two car garage.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

177 Cougar Ridge Close, SW
Calgary, Alberta
T3H 0V4

07/10/2017

The City of Calgary
Planning, Development & Assessment (#8108)
800 Macleod Trail SE, Calgary
Alberta T2P 2M5

Dear Sir/Madam,

Re: Application for Secondary Suite – 177 Cougar Ridge Close SW

I am formally writing to support the above application with my reasons as highlighted below. Also see attached for your approval consideration.

My family size is growing and we are currently expecting our fourth child to be born in September 2017. As we need an additional care support for my children, we have planned to bring in my In-laws to support us after the new baby is born. For this reasons, my family now need a larger space for accommodation and more importantly, a privacy for my In-laws to stay with us.

I would appreciate if the Calgary Planning Commission can grant us the necessary approval on this application in order to meet our family responsibilities and requirements.

Thank you for your co-operation.

Yours sincerely,

Hubert Bright Ansu

- Attachment: Reasons for Approval (Summary)

Re: Application for Secondary Suite – 177 Cougar Ridge Close SW
Summary of reasons for approval consideration:

- To have a larger accommodation space for my entire family which will provide a safe and healthy living environment
- To provide a privacy (separate basement suite) for my In-laws and my older daughter
- Having my In-laws staying with my family will provide a strong bond between my children and their grandparents. In addition, it will provide a proper security to our children in our absence for work
- To ensure no obstructions, nuisance or disturbances affects my neighborhood
- There is a double car garage parking in front of the property (see enclosed photo) One vehicle stall/parking space is available as there is 'Two car garage' on the property and my family use only one car.
- Some properties already have R-1s designations as marked up on attached area plan

R. D'Souza

APPENDIX II

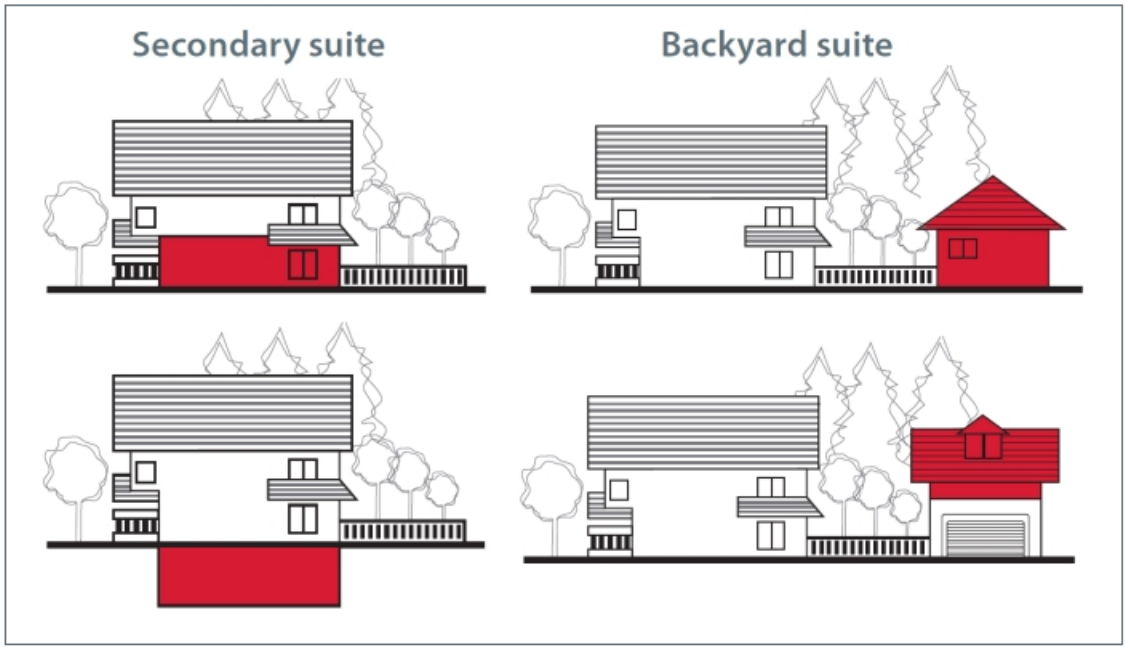
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

CPC2017-354
Attachment 1

BYLAW NUMBER 345D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0201)**
*** ***

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

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

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

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

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

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

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

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

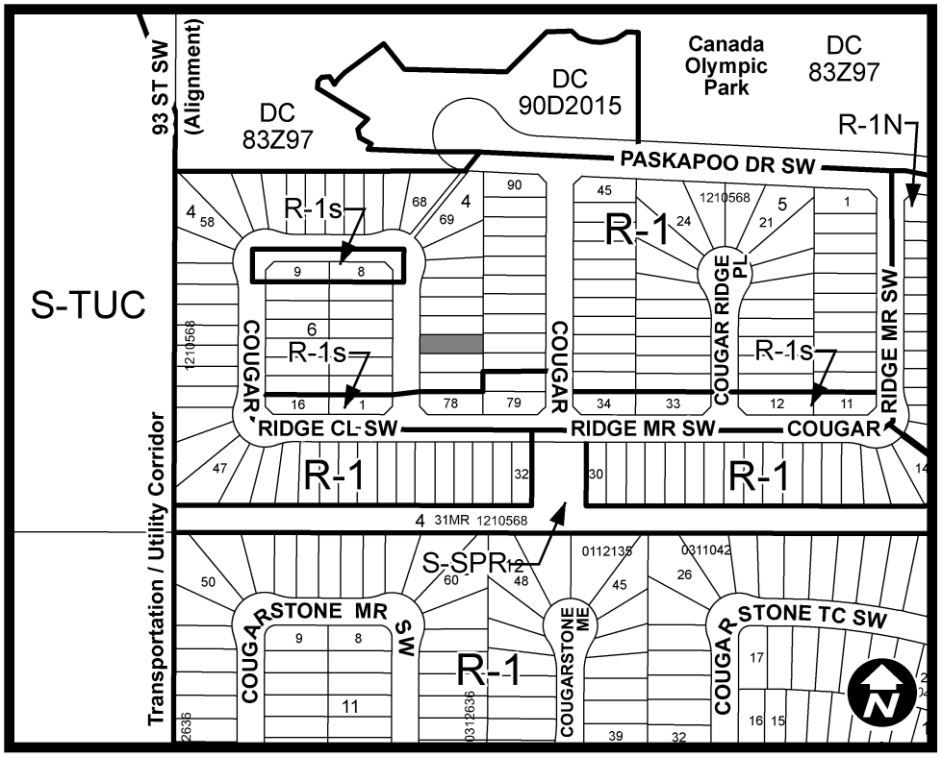
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0201
BYLAW NUMBER 345D2017

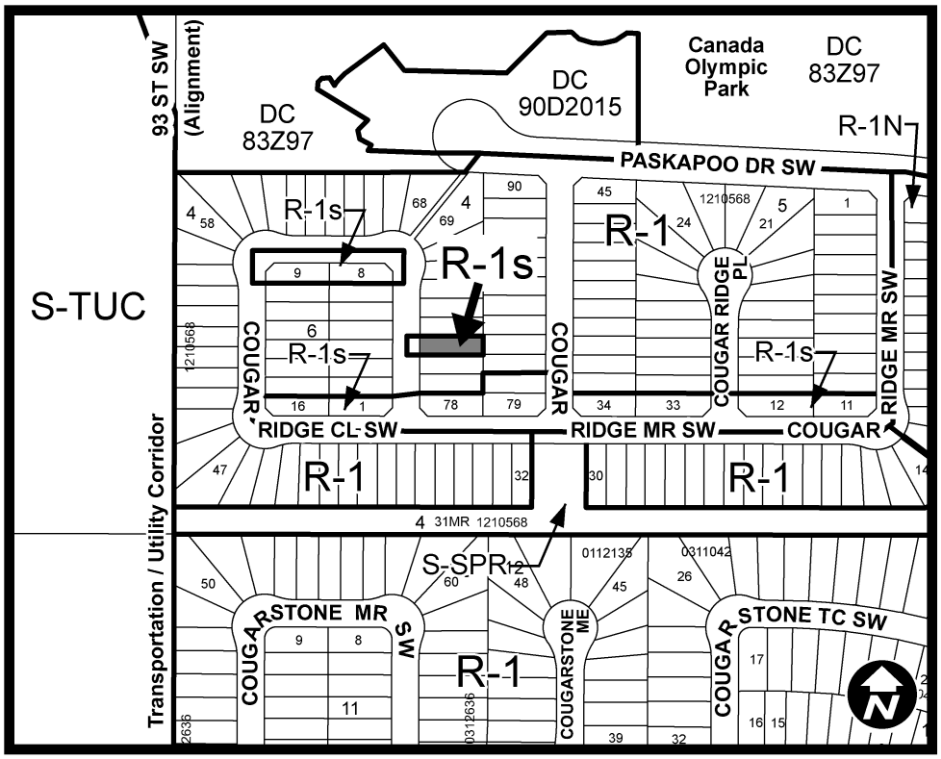
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0201
BYLAW NUMBER 345D2017

SCHEDULE B



LAND USE AMENDMENT
WILDWOOD (WARD 8)
3 AVENUE EAST OF 40 STREET SW **MAP 13W**
BYLAW 346D2017

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 September 21

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 346D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.14 acres ±) located at 4020 - 3 Avenue SW (Plan 7986GW, Block 5, Lot 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 346D2017.

REASON(S) FOR RECOMMENDATION:

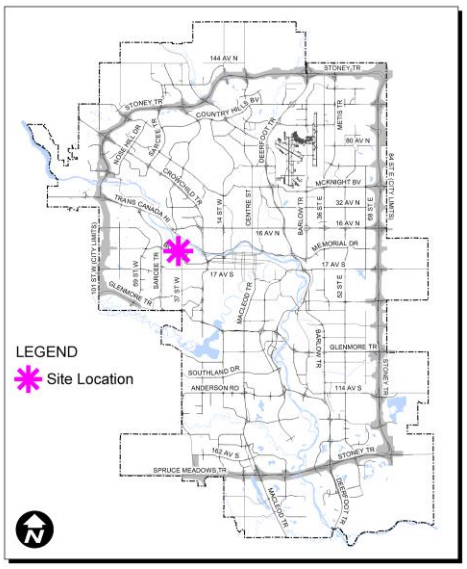
The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for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

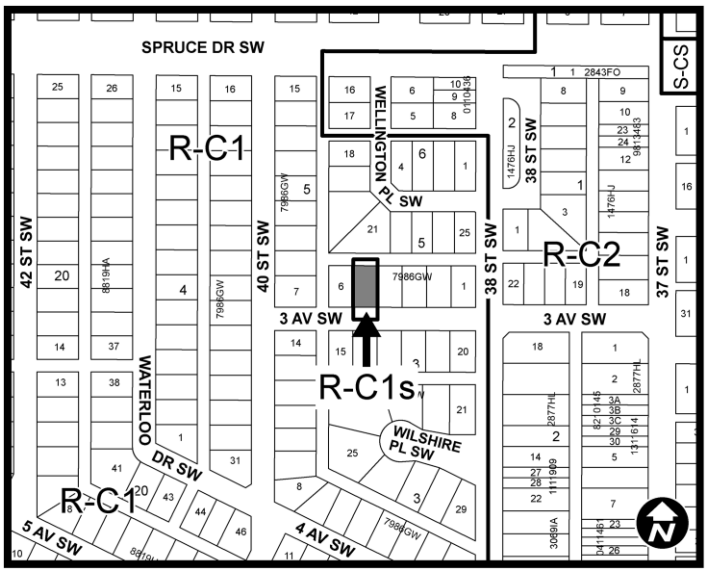
ATTACHMENT

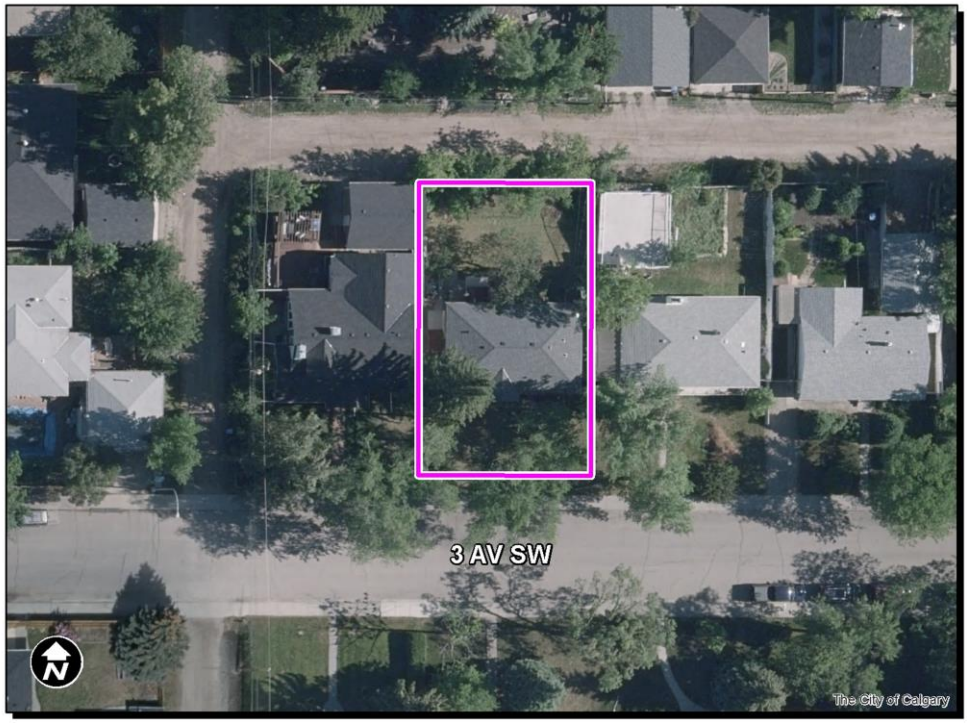
1. Proposed Bylaw 346D2017
2. Public Submissions

LAND USE AMENDMENT
WILDWOOD (WARD 8)
3 AVENUE EAST OF 40 STREET SW **MAP 13W**
BYLAW 346D2017

LOCATION MAPS







LAND USE AMENDMENT
WILDWOOD (WARD 8)
3 AVENUE EAST OF 40 STREET SW **MAP 13W**
BYLAW 346D2017

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.14 acres ±) located at 4020 - 3 Avenue SW (Plan 7986GW, Block 5, Lot 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere **Carried: 6 – 0**

LAND USE AMENDMENT
WILDWOOD (WARD 8)
3 AVENUE EAST OF 40 STREET SW **MAP 13W**
BYLAW 346D2017

Applicant:

Robert W Oulton

Landowner:

Terri J Fisher
Robert W Oulton

PLANNING EVALUATION

SITE CONTEXT

Located in a low-density residential R-C1 setting in the community of Wildwood, the site is approximately 18 metres by 30 metres in size and is developed with a one-storey single detached dwelling. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Wildwood's peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Wildwood	
Peak Population Year	1968
Peak Population	4,294
2017 Current Population	2,629
Difference in Population (Number)	-1,665
Difference in Population (Percent)	-39%

LAND USE DISTRICTS

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

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 3 Avenue SW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metre walking distance of the site on Spruce Drive SW. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to the application from the Wildwood Community Association. Reasons stated for opposition are summarized as follows:

- Previously the community has expressed 95 percent opposition to secondary suites;
- Inconsistency of garage suite with surrounding properties;
- No precedent;
- Both resident and visitor parking would add to traffic in the alley;
- Potential for overlooking; and
- Shadowing concerns.

Citizen Comments

Administration received three (3) letters in opposition to the application. Reasons stated for opposition are summarized as follows:

- Adverse impacts to privacy, light, and aesthetics;
- Higher elevation of main unit relative to northern neighbours;
- Will set a precedent in R-C1 area, R-C2 lots nearby;
- Potential for looming over backyard across alley; and
- Adds to existing threats to property value.

Administration received one (1) letter in support of the application from the neighbour immediately east of the subject site, closest to the proposed development.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

July 4, 2017

Dear the City of Calgary,

I am applying for a backyard suite above the new garage that is going to be built. There is a 7-8ft drop from my house to the alley that would allow for a backyard suite above the garage without becoming an obtrusive building within eyesight. I have a home business and would like to develop the upper suite in the garage for office use, as well for guests if needed. If you have any questions please feel free to contact myself anytime.

Sincerely,

Rob Oulton

APPENDIX II

LETTERS SUBMITTED

Wildwood Community Association
P.O. Box 34161 RPO Westbrook Postal Outlet
Calgary, AB T3C 3W2

August 15, 2017

Circulation Controller
Planning and Development IMC 8201
P.O Box 2100 Station M
Calgary, AB T2P 2M5

Attention: Derek Pomreinke

Re: Land Use application LOC2017-0208 4020 3rd Avenue SW

Wildwood Community Association (WCA) appreciates the opportunity afforded it by the development process to provide comments on specific development or land use applications. As a general policy, the WCA encourages development within Wildwood that is diverse in design yet recognizes our existing RC-1 context and respects people in our community.

We have reviewed the above application and we would like to submit our comments. We have been in communication with many directly affected neighbours. This land use application is causing concerns among the neighbours. We have asked that they also submit their comments to you for review while making your decisions. The Community Association would like to make it clear that we are opposed to this rezoning. Some of our reasoning is listed below:

1. 95% of Wildwood residents who expressed an opinion on the Secondary Suite Bylaw, defeated in 2015, opposed the rezoning of any Wildwood properties from R-C1 to R-C1s.
2. A two storey Garage Suite is the most inconsistent built-form relative to neighbouring properties and the neighbourhood in general.
3. There is no precedent approval for this built form in Wildwood. We have had two other Land use / Development applications for this same type of build, and they have both been denied in our neighbourhood. (DP 2014-1788 and LOC2015-0200).
4. A two storey Garage Suite is the most intrusive form of Secondary Suite:
    a. Adds to alley traffic.
    b. Alley way is not designed to accommodate visitor parking.
    c. Visitor parking would add to street parking
    d. Suite overlooking would reduce rear yard privacy for at least 4 adjacent residences.
    e. Increased shadowing would affect the adjacent residences.
5. Even though this is the change in Land use, the owner has included comments in his application to state that he would be using this space as a home office or additional visitor space. Once the application is approved, if it is, we would have no guarantee that this would be the intended use of this space.

WCA does not support this application. We know that the submission of drawings is not required at this time but we do not want to have an approval of rezoning without seeing the resultant buildings. We hope our comments receive fair consideration from the Board in its deliberations on this matter. Please keep the WCA advised of further progress with this Application. We are prepared to provide further feedback and support with regard to contextual and local knowledge.

Thank you.

RBirdsell

Robyn Birdsell
Wildwood Development Committee

APPENDIX III

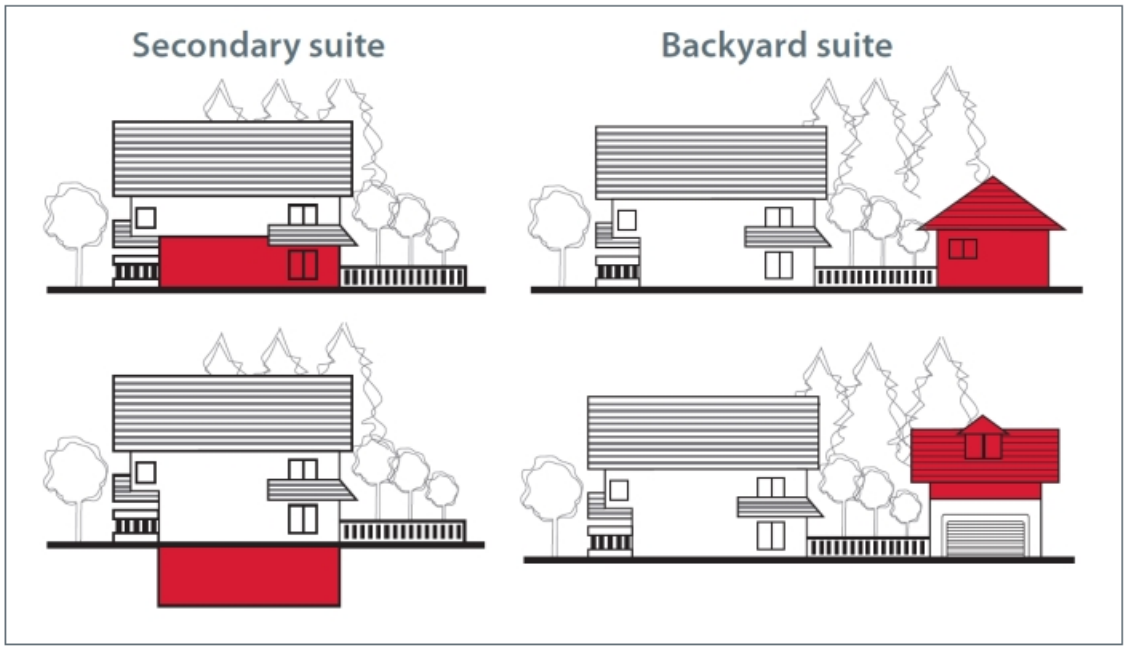
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

CPC2017-355
Attachment 1

BYLAW NUMBER 346D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0208)**
*** ***

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

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

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

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

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

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

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

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

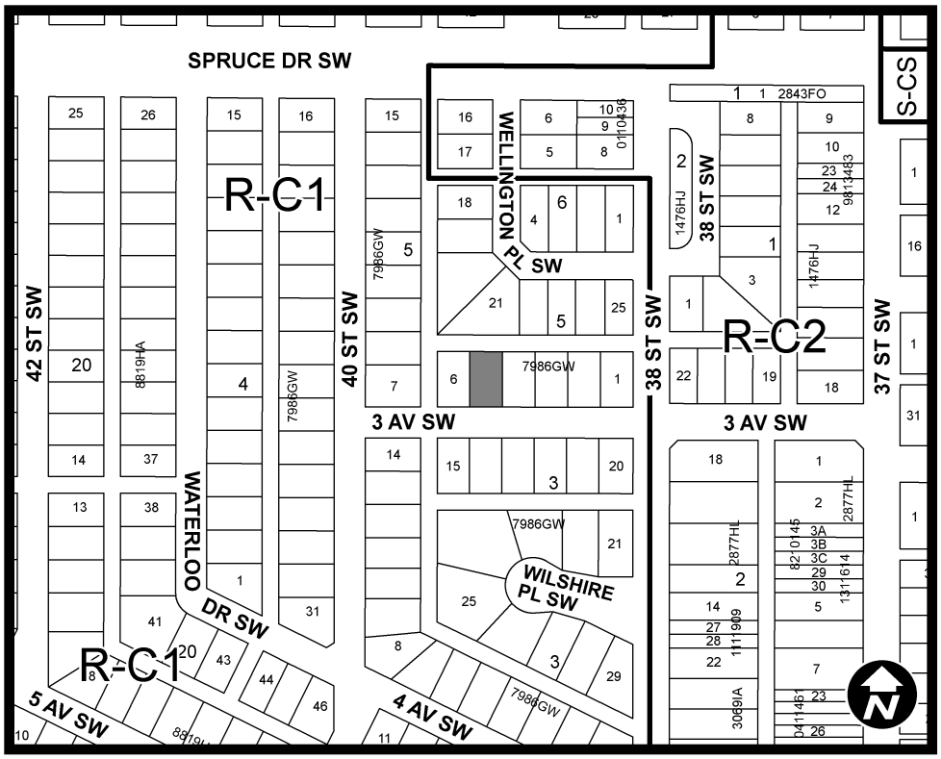
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0208
BYLAW NUMBER 346D2017

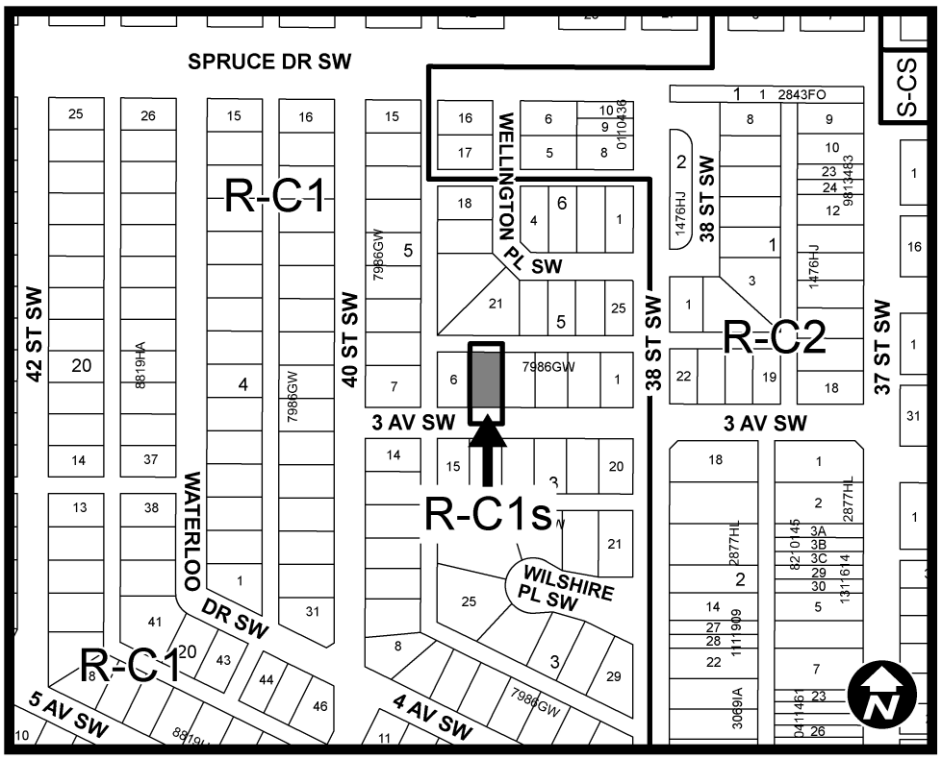
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0208
BYLAW NUMBER 346D2017

SCHEDULE B



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

From: Vernon Daub,
12 Wilshire Place SW
Calgary, Alberta T3C 3M7
Email: vgdaub@gmail.com

November 10, 2017
In regards to Rezoning Application for 4020 - 3Ave SW from R-C1 to R-C1s within the community of Wildwood

---

Dear Council Members

I want to state clearly that I object to any rezoning change. Changing the status to allow a business or rental property to be placed within a residential neighbourhood is not acceptable nor will it provide any benefit to the community.

I moved to this neighbourhood because it's zoning was predominantly R-C1. I have experienced how changes could rapidly occur and degrade a neighbourhood when it's designation allows changes of this type to happen.

The proposal to allow a change from R-C1 could open the door to future requests that would try and use this as justification for blanket approval.

The stated use in the application is that it would be for an office and to house occasional guests. If this is the case why does it need a secondary suite status. R-C1s is a designation that would allow rentals of short (Air BNB's, etc.) or long term to occur if approved.

- Is there no other designation available that would allow this to proceed without changing the land use status and thus preventing its use as a rental income device.

Again. I am strongly opposed to this change as it would go against my own wishes, the position taken by our community members at large and as represented by the Wildwood community association's Development Committee.

I ask council that they REJECT the application as is and consider the wishes of the community.

Sincerely
Vernon Daub
A concerned community member

CPC2017-355
ATTACHMENT 2
LETTER 2

November 11, 20172

The City of Calgary
Office of the City Clerk
700 Macleod Trail SE
PO Box 2100, Postal Station 'M'
Calgary, AB T2P 2M5
E: cityclerk@calgary.ca

Dear Sir or Madam:

Re: Rezoning Application
4020 – 3 Avenue SW, Calgary

Thank you for the opportunity of providing input regarding the rezoning application submitted by Rob Oulton for the above-mentioned property.

As my property is less than 12 m from the lot being proposed for rezoning, I believe that my input on this issue has merit and I wish to express that I strenuously object to this application for the following reasons:

- The height of this building will affect the privacy of my property and, as confirmed by Mr. Oulton's application, the property proposed for rezoning is on a higher elevation which will further increase the impact on my privacy.
- I have concerns regarding the increase in traffic in the back alley for customers/guests which will increase the noise and dust for all properties on the block
- I am concerned as to how parking for customer/guests vehicles be accommodated.

In addition to the concerns with this proposed rezoning property, I would like to identify my property already has a group home two doors to the west. I feel that the approval of the rezoning of this property would be a second negative impact on my property value.

Thank you again for the opportunity of submitting my input.

Sincerely,

Dixie Miquelon
C 403-999-6176
E randd2@shaw.ca

CPC2017-355
ATTACHMENT 2
LETTER 3

REF: Opposition to application for a Land Use Amendment (LOC2017-0208) at 4020 3 Ave SW, a proposal to change the land use from R-C1 to R-C1s.

To Laura Kennedy, City Clerk

His Worship Mayor Nenshi, City Councilors;

Our home is located directly across the lane from the applicant's property. As adjacent land owners we are very concerned with this application and how a lane house would affect our

1. *Enjoyment of our backyard and garden*
2. *The value of our property and…*
3. *The precedent it could set in changing the character of this neighborhood.*

Like many of our neighbors, after years of hard work and planning our family was able to move to this single family home and neighborhood, which we treasure.

Basis of Application

- *The applicant purchased his house just days before this application was made, he has no prior stake in the neighborhood*
- *The applicant wants the lane house for occasional sleepovers and office use… that seems a good reason to finish the basement, and insufficient reason to offset the changes inflicted on neighbors.*
- *The cost of construction including kitchen, water and sanitary hook-up suggests plans for a revenue suite*
- *Lack of community consultation efforts; the owner has never contacted us.*
- *The required back alley signage has not been displayed in a prominent fashion**

**Items marked with an asterisk are backed up with additional information attached to this letter*

Changing the Neighborhood Character

- *Every house on both sides of the lane behind 3rd Ave is a bungalow*
- *A Two story lane house would be the first building on either street backing the alley that is over 1 story.*
- *Character of the neighborhood is wide open spaces between houses.*
    - *The distance from house-front to house-front (across the street) in this area is about 37 meters.*
    - *The distance from house-back to house-back (across the alley) in this area is about 39 meters.*
    - *Distance from a nearby lane house (in R2 Spruce Cliff) to the house of the backyard neighbor is about 27 meters.*
    - *Due to my house positioning on a pie shaped lot, the distance from the proposed lane house to my house will be about 18.5 meters**
- *There are virtually no secondary suites in all of Wildwood, at last check only one is indicated on the City's secondary suite map, and it backs onto Bow Trail*

CPC2017-355
ATTACHMENT 2
LETTER 3

Reduced Enjoyment of my Property

- *Current garages are below obvious sightlines, a 7.5m lane house will change that**
- *Applicant suggests unobtrusiveness of the lane house due to slope. In fact, it would create a completely opposite effect on the downhill side, which is where my home is located.*
- *Upper floor of lane house would loom over my living room windows, patio, and backyard**
- *I moved out of a neighborhood where adjacent houses were peering into my yard, to get a more private and serene backyard.*
- *Shadow study shows there would be 3 months of lane house shadow on my house, 6 months on my property.**
- *Concerns re increased traffic, parking, transient renter issues, and potential future use applications (i.e. air BnB).*

Property Value

- *This lane house will cause the adjacent houses to bear an unfair burden*
- *A Group home on the other side of my property already creates impediment to a future sale*
- *Being sandwiched between impediments will create very real additional downward price pressure*

Densification

- *Reasonable necessity for the densification argument is being applied in a random manner; resulting in uneven impact across communities.*
- *One argument for densification is accessibility to home ownership. In neighboring Spruce Cliff, 550K bungalows are being replaced by two 800k infills. How can this be contributing to home affordability? This suggests increasing the tax base, not affordable housing as the primary reason for densification.*
- *City stats on population shrinkage in older communities are "red herrings". What this really reflects is broad demographic changes in family size, not fewer taxes being collected in the area than previously.*

Community Involvement in Decision Making Process

- *Wildwood community has stated opposition to this type of development*
- *Ward 8 Councilor Wooley's campaign materials clearly stated he was in favor of community involvement in the development process. If adjacent neighbor opposition and community opposition are not clear enough community involvement to sway a vote, please make a clear statement about what is.*

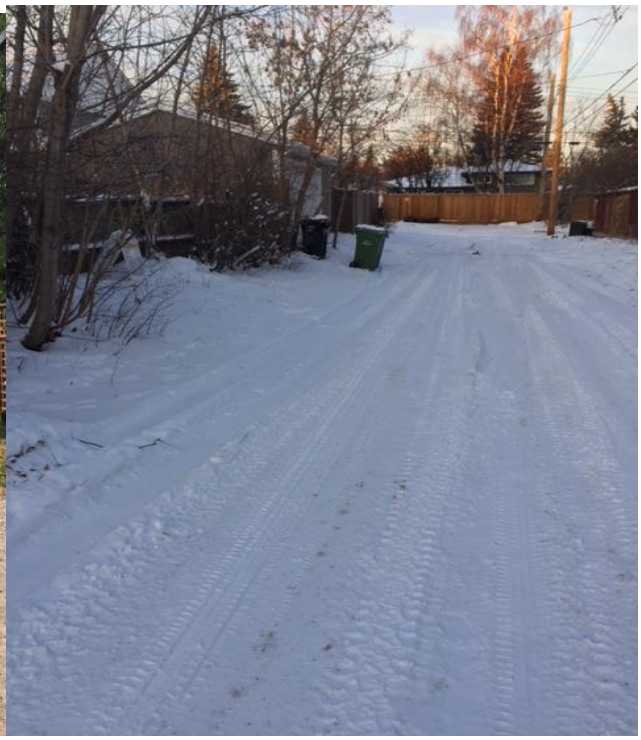
Respectfully

Andy and Carole Taylor
ctaylo@telus.net
Homeowners
17 Wellington Place SW
Calgary
T3C 3C2

CPC2017-355
ATTACHMENT 2
LETTER 3

Attachments

Hidden location of Notice signs in rear alley. Can you see the signs?



CPC2017-355
ATTACHMENT 2
LETTER 3

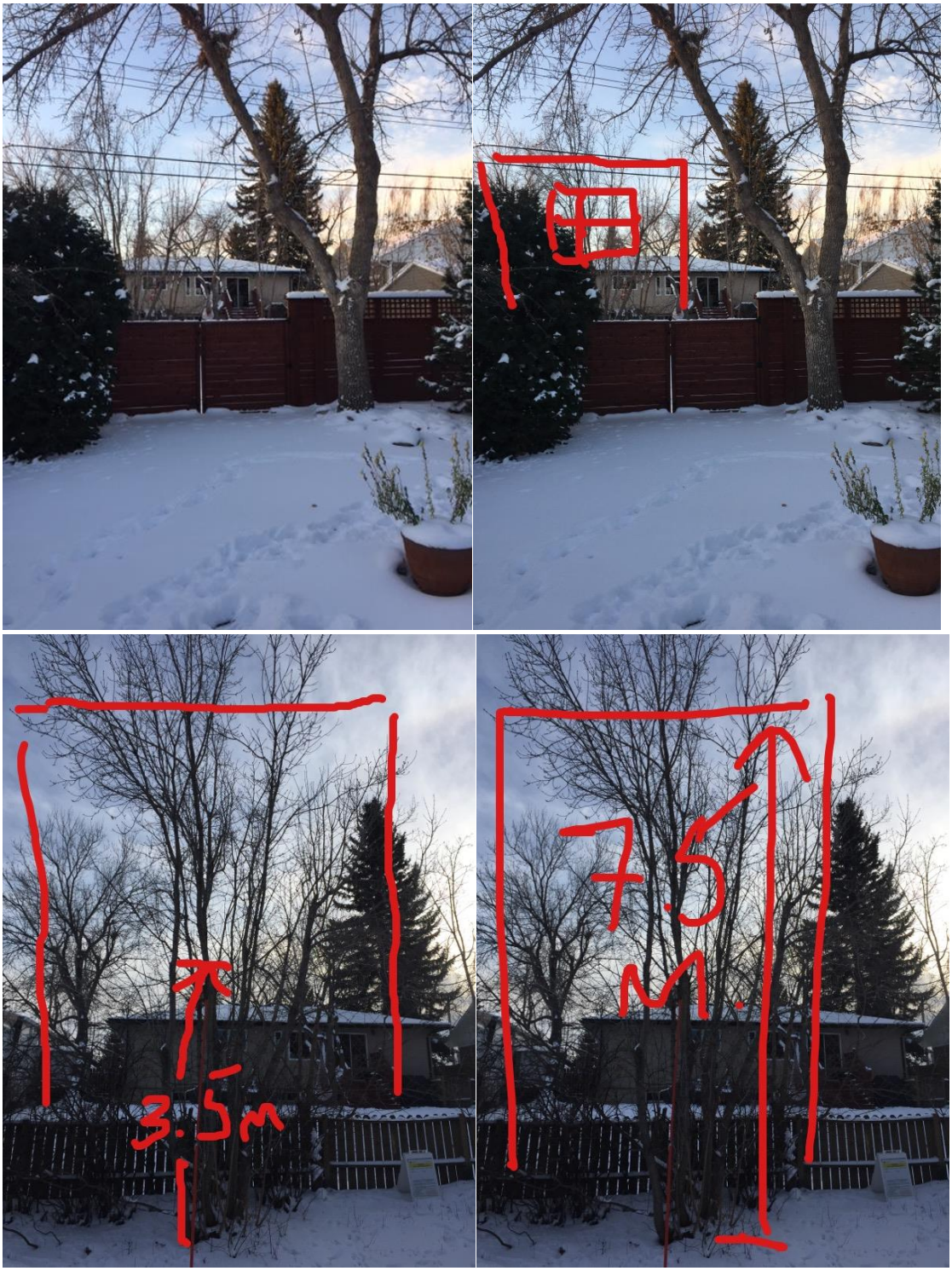
Picture of actual lane house from opposite side of alley 1.5 blocks away in R2 Spruce Cliff

CPC2017-355
ATTACHMENT 2
LETTER 3

Scaled visual appearance of 7.5m lane house/ speaks to character of neighborhood

View from Back Door of my house

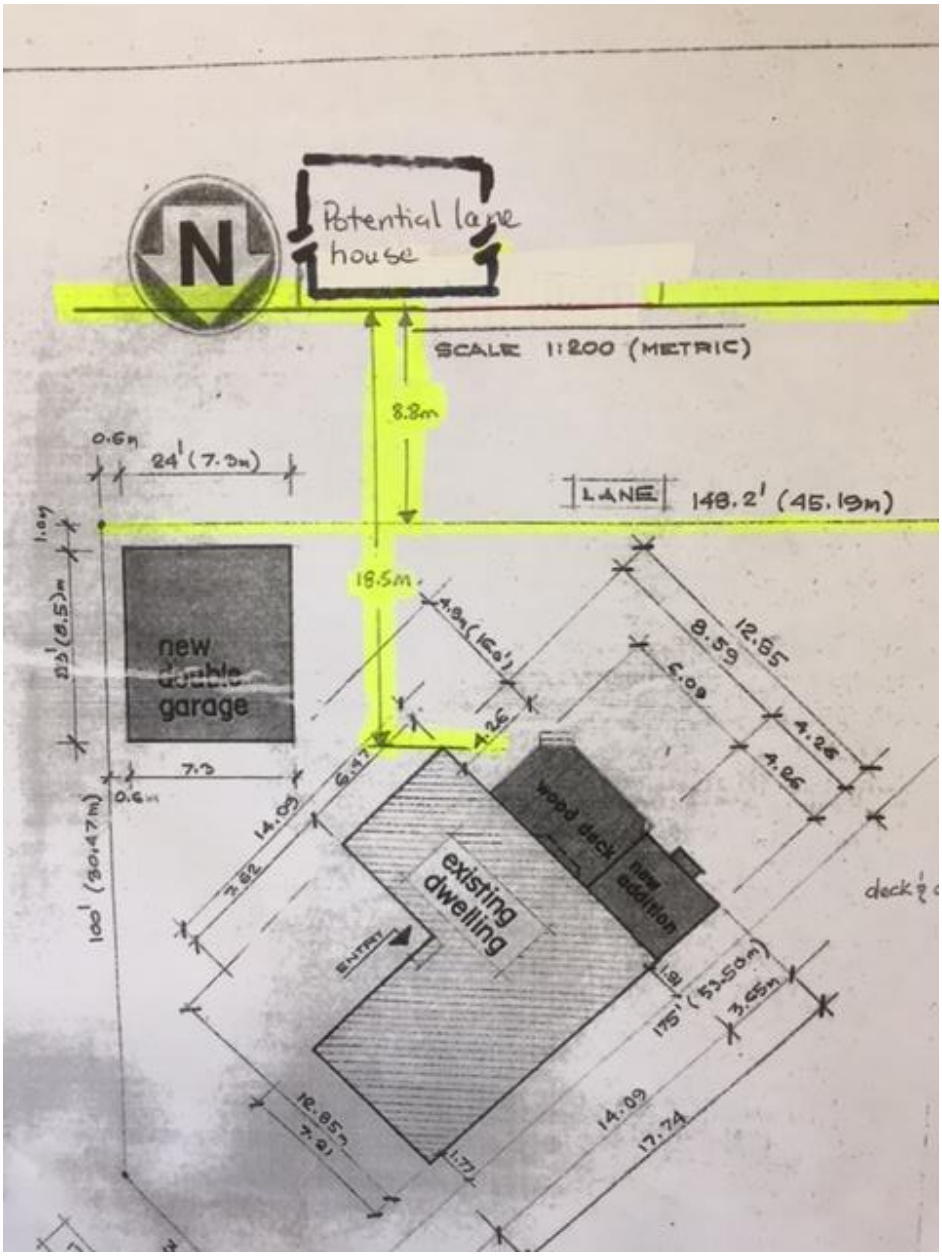
CPC2017-355
ATTACHMENT 2
LETTER 3



View from my Property line (3.5m pole visible bottom center of each for rough scale)

Measurements from blueprints to scale

CPC2017-355
ATTACHMENT 2
LETTER 3



CPC2017-355
ATTACHMENT 2
LETTER 3

Building Shadow Calculations

Using sun angle tables from the National Research Council the shadows of a 7.5m lane home can be calculated using a basic formula. See link for sun angle table example ("Advanced options and Sun Angles"/ choose sun angles, enter date and location, submit)

http://app.hia-iha.nrc-cnrc.gc.ca/cgi-bin/sun-soleil.pl

"*The length of a shadow cast by any object is equal to the height of the object multiplied by the shadow length factor, in last column*".

The following calculations use the sun's highest angle on the 21st of each month, resulting in the **shortest** shadow length of the day.

Conclusion

1. **Every day** for 6 months the shadow of the lane house will cross the property line at its shortest point of the day.
2. **Every day** for 3 months the shadow of the lane house will be **cast across my house** at its shortest point of the day.

Shadow length Calculator			
Date	Factor	Object ht in m	Shadow Length in m
21-Jan	2.91	7.5	21.8
21-Feb	1.87	7.5	14.0
21-Mar	1.24	7.5	9.3
21-Jun	0.52	7.5	3.9
21-Sep	1.2	7.5	9.0
21-Oct	1.85	7.5	13.9
21-Nov	2.88	7.5	21.6
21-Dec	3.6	7.5	27.0

Distance from property line to property line = 8.8m

Distance from applicant's property line to my house = 18.5m

CPC2017-355
ATTACHMENT 2
LETTER 4

12 Wilshire Pl SW
Calgary, Ab T3C3M7
viniyoga@telus.net

Office of the City Clerk
The City of Calgary
700 Macleod Tr SE
T2P2M5

Dear City Clerk

I vehemently oppose the building of the backyard 2 story building at 4020 - 3 AVE SW.

I bought my house in Wildwood's R-C1 zone to ensure I wouldn't have these types of construction.

Keep Wildwood R-C1 zoned. Councillor Woolley. Keep your election promise.

Regards

Rita Gerritzen

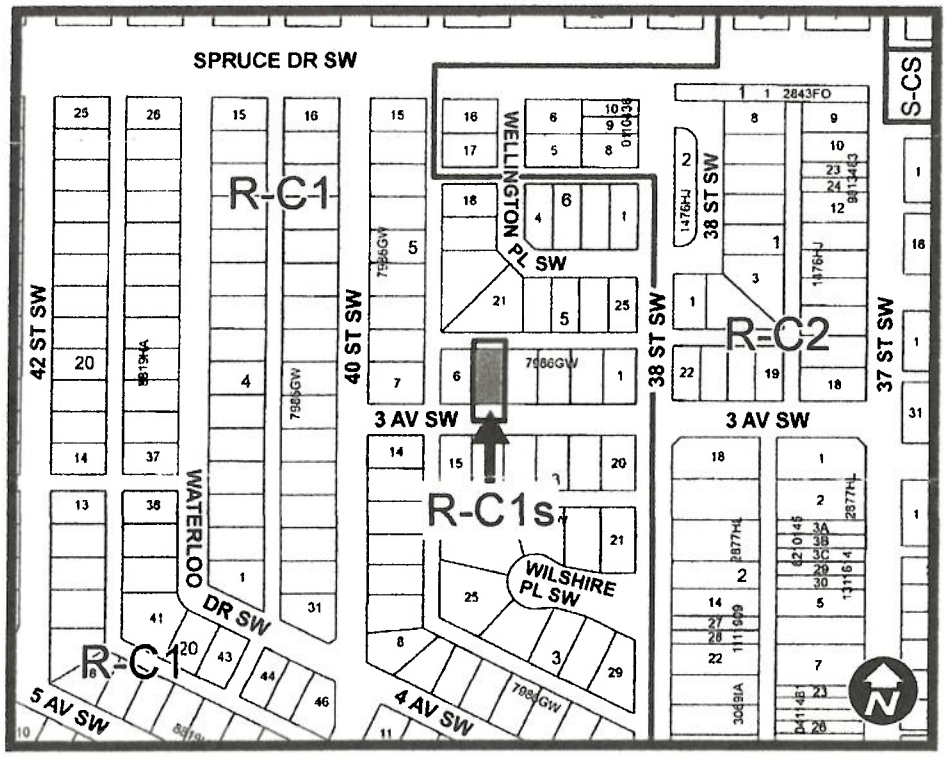
Rita Gerritzen
~~403-21~~

RECEIVED
2017 NOV 10 AM 11:05
THE CITY OF CALGARY
CITY CLERK'S

WILDWOOD
BYLAW 346D2017

PART OF WRITTEN OBJECTION TO APPROVAL OF THE FOLLOWING REQUEST:

To redesignate the land located at 4020 - 3 Avenue SW (Plan 7986GW, Block 5, Lot 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.



CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-356
LOC2017-0215

LAND USE AMENDMENT
SOUTHVIEW (WARD 10)
26 AVENUE SE AND 35 STREET SE
BYLAW 347D2017 **MAP 9E**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 September 21

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 347D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2426 – 35 Street SE (Plan 4857HG, Block 4, Lot 28) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 347D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1 district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

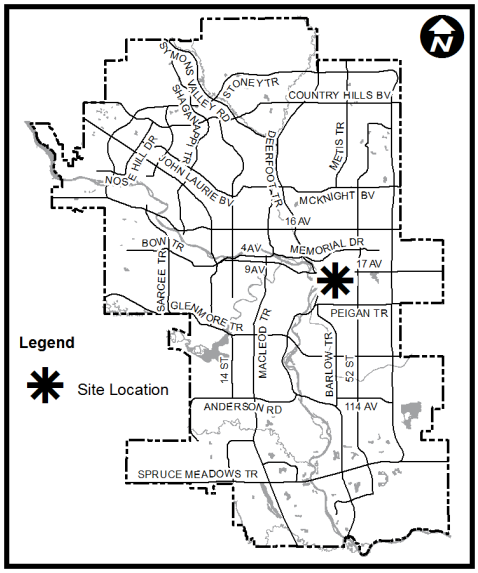
ATTACHMENT

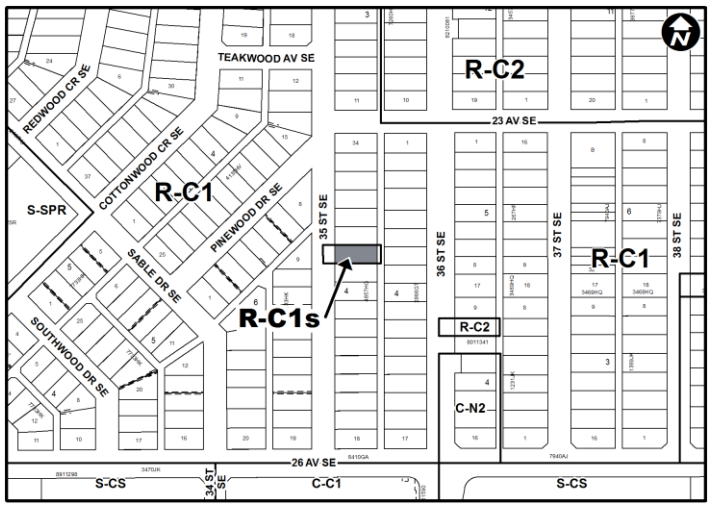
1. Proposed Bylaw 347D2017

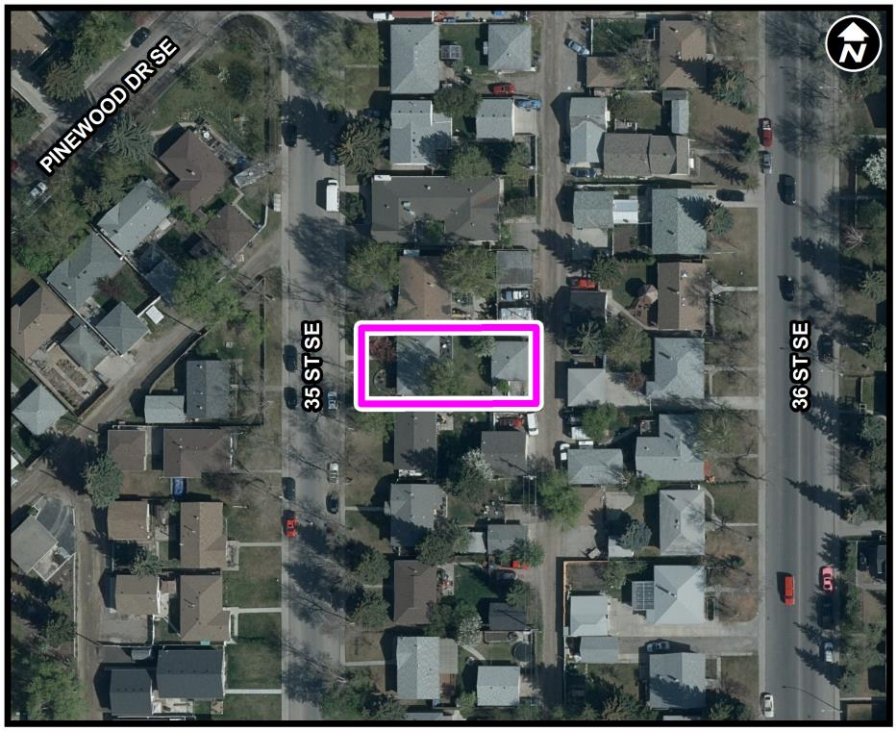
LAND USE AMENDMENT
SOUTHVIEW (WARD 10)
26 AVENUE SE AND 35 STREET SE
BYLAW 347D2017

MAP 9E

LOCATION MAPS







LAND USE AMENDMENT
SOUTHVIEW (WARD 10)
26 AVENUE SE AND 35 STREET SE
BYLAW 347D2017 **MAP 9E**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2426 – 35 Street SE (Plan 4857HG, Block 4, Lot 28) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere **Carried: 6 – 0**

Applicant:

Linda Brook

Landowner:

Linda Brook

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southview, the site is approximately 16 metres by 37 metres in size and is developed with a one storey single detached dwelling. There is a two car detached garage that is accessed from the rear lane. Single and semi-detached dwellings exist to the north, south, east, and west.

According to data from The City of Calgary's 2017 Civic Census, the following table identifies Southview's peak population and year, current population, and the population amount and percentage difference between the peak and current populations.

Southview	
Peak Population Year	1970
Peak Population	3464
2017 Current Population	1841
Difference in Population (Number)	-1623
Difference in Population (Percent)	-47%

LAND USE DISTRICTS

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

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

Calgary International Vicinity Protection Area Regulation (177/2009)

The site is located between the NEF contour 25 and the Airport Vicinity Protection Area boundary. There are no prohibited land uses within this area, however all uses must still comply with the Calgary International Airport Vicinity Protection Area Regulation (177/2009).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 35 Street SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 250 metres walking distance of the site on 36 Street SE. The subject parcel is also served by Bus Rapid Transit (BRT) with the BRT stop located within 900 metres walking distance on 17 Avenue SE. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter responding to the application from the Southview Community Association. They requested that the decision on this application be postponed until a local area redevelopment policy is approved and implemented (APPENDIX II).

Citizen Comments

Administration received one letter of object to the application.

Reasons stated for opposition are summarized as follows:

- on-street parking concerns; and
- proliferation of secondary suites.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

July 31, 2017

Dear Sir/Madame

The following is the reason I would like to be considered and given approval for this land use amendment application for a secondary suite.

There is a great need to help good people in this expensive city to have a chance to have a fair, decent home to live in. This includes myself as it gives me some extra income, which by the way I claim on my yearly taxes and I pay extra house insurance to have a tenant in a separate suite in my home. Southview has relatively large lots for being in the city and they can certainly accommodate a secondary suite without there being a crowding issue.

I would like you to know that with myself being the home owner, and the tenant in a separate suite, there are still only 2 people living on the whole property. I have a double car garage and an extra concrete parking pad. I only have one vehicle and my tenant doesn't drive, so parking is not an issue for this location either.

Thank you for your consideration.

Linda Brook

APPENDIX II

LETTERS SUBMITTED

SOUTHVIEW COMMUNITY ASSOCIATION

2020 33 Street SE
Calgary, Alberta
T2B 0T7

(403) 272-1407
southviewyyc@gmail.com
southviewyyc.com

City of Calgary
Circulation Control
Planning and Development
PO Box 2100, Station M
IMC 8201

Sent via e-mail: cpag.circ@calgary.ca

August 29, 2017

Re: LOC2017-0215
R-C1s Land Use Amendment
2436 35 St SE

To Whom It May Concern:

The Southview Community Association has reviewed the proposed land use amendment and provides the following comments for consideration prior to the approval of this development.

The Southview Community is a neighborhood in transition, experiencing both private redevelopment and invest by the City of Calgary through initiatives such as:

- The 17 Avenue SE Bus Rapid Transit (BRT) Project
- The 17 Avenue SE Multi-use Pathway Corridor
- International Avenue Business Revitalization Zone (BRZ)

As a result of the neighbourhood transition, and the absence of a City of Calgary planning document, such as an Area Redevelopment Plan (ARP), to provide a vision and guidance for redevelopment, the Southview Community Association has no context within which to evaluate and provide comments on the LOC application.

The Southview Community Association respectfully requests that the review and approval of this application be postponed until such planning documents are available to provide a framework for redevelopment.

Sincerely,

Andy Kneubuhler
Vice President
Southview Community Association

APPENDIX III

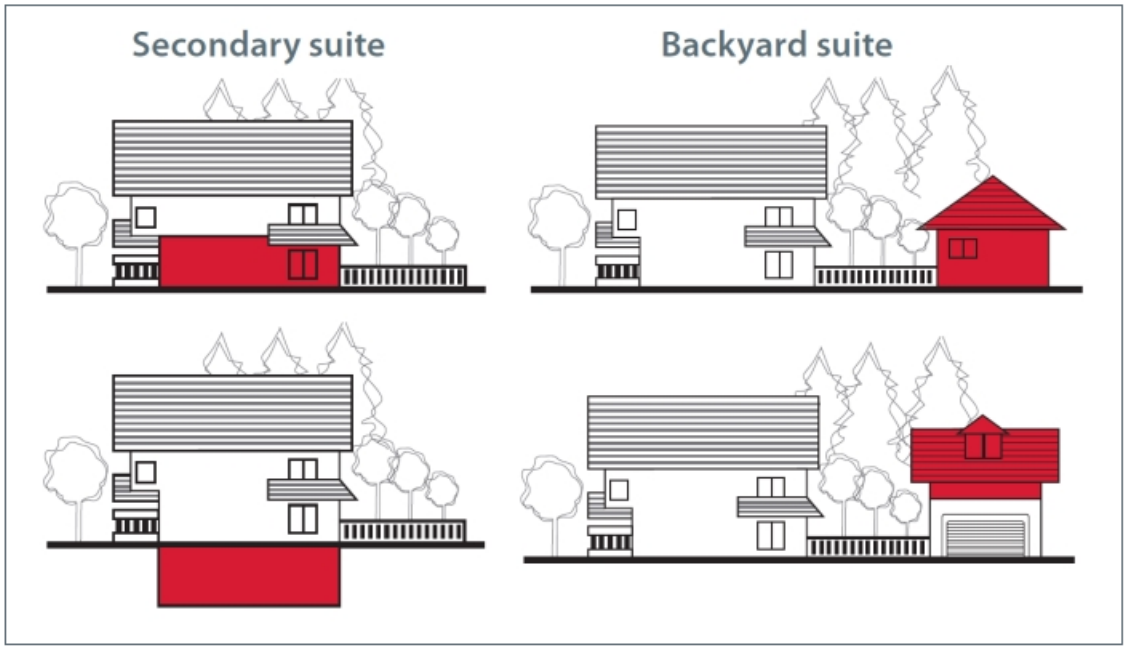
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

CPC2017-356
Attachment 1

BYLAW NUMBER 347D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0215)**
*** ***

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

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

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

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

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

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

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

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

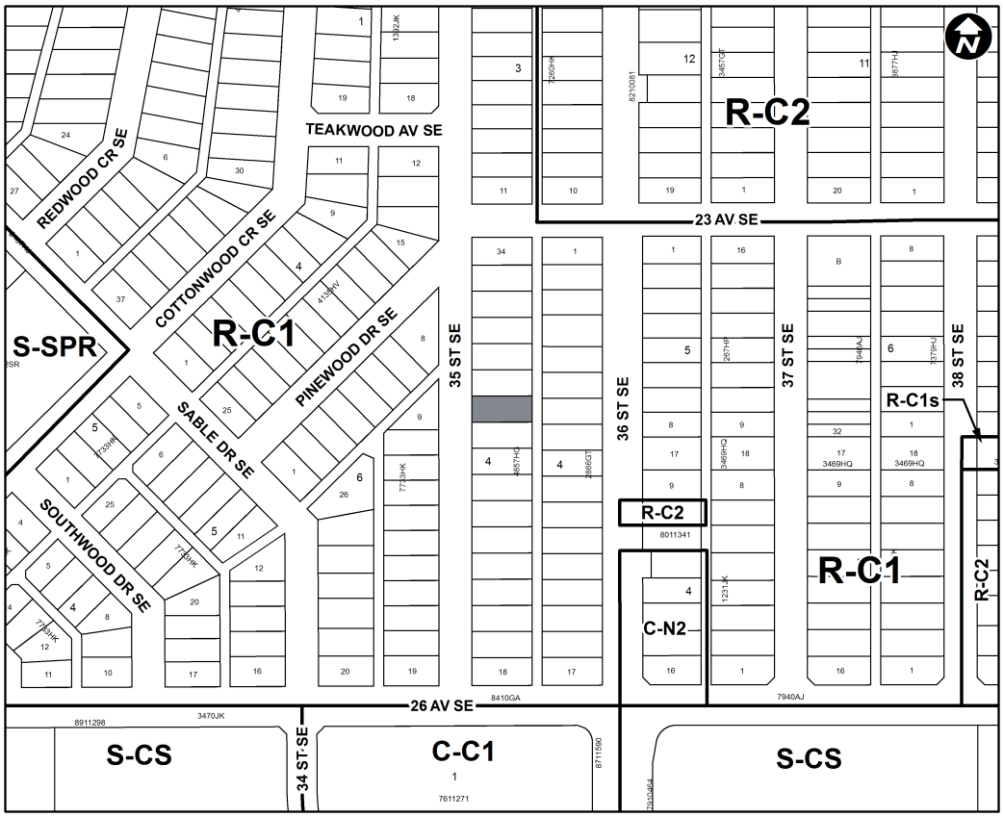
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0215
BYLAW NUMBER 347D2017

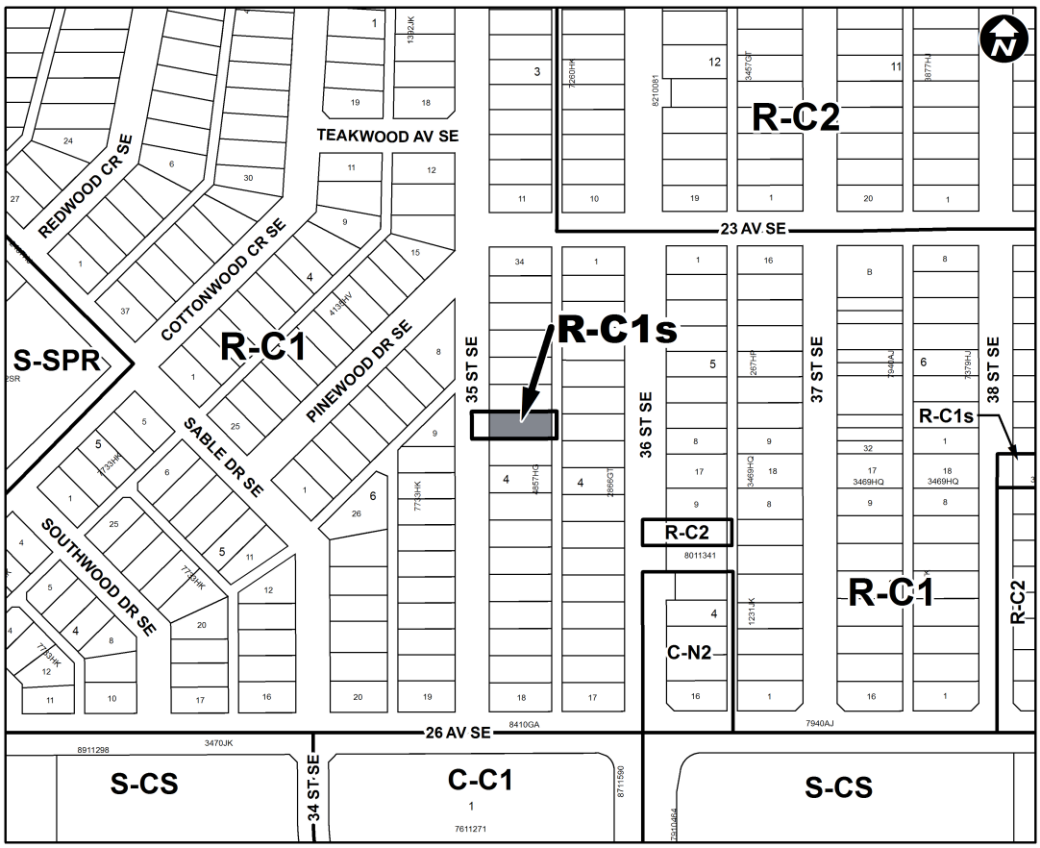
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0215
BYLAW NUMBER 347D2017

SCHEDULE B



CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-357
LOC2017-0222

LAND USE AMENDMENT
DEER RUN (WARD 14)
DEER RUN CRESCENT SE AND DEER RUN PLACE SE
BYLAW 348D2017 **MAP 36SS**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 September 21

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 348D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 239 Deer Run Crescent SE (Plan 7711192, Block 5, Lot 24) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 348D2017.

REASON(S) FOR RECOMMENDATION:

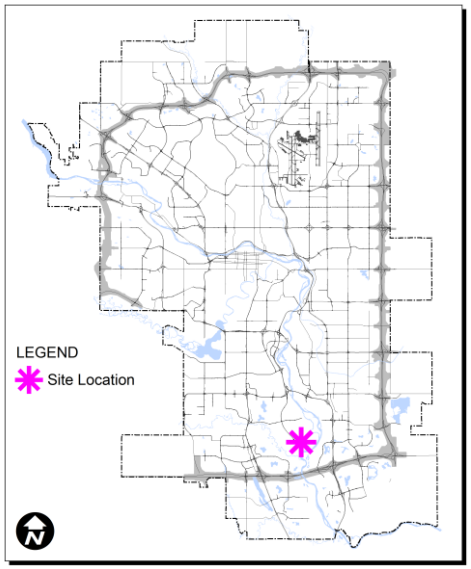
The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for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

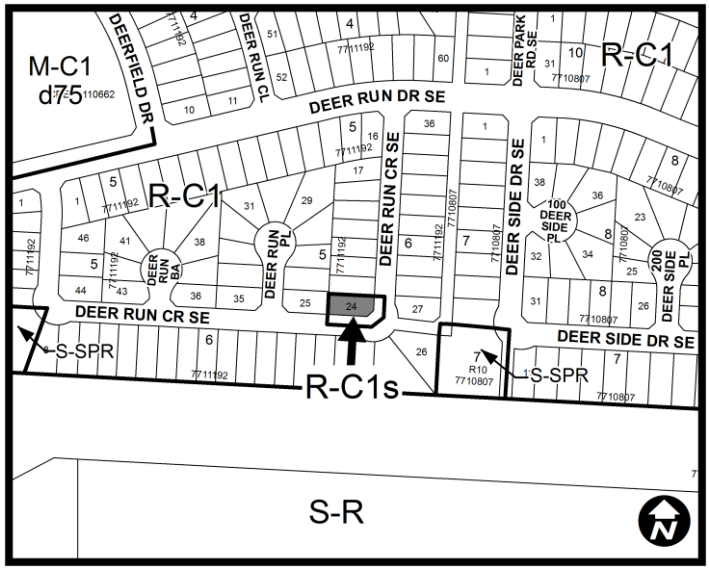
ATTACHMENT

1. Proposed Bylaw 348D2017
2. Public Submissions

LAND USE AMENDMENT
DEER RUN (WARD 14)
DEER RUN CRESCENT SE AND DEER RUN PLACE SE
BYLAW 348D2017 **MAP 36SS**

LOCATION MAPS





LAND USE AMENDMENT
DEER RUN (WARD 14)
DEER RUN CRESCENT SE AND DEER RUN PLACE SE
BYLAW 348D2017 **MAP 36SS**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 239 Deer Run Crescent SE (Plan 7711192, Block 5, Lot 24) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere **Carried: 6 – 0**

Applicant:

Victor Volkhine

Landowner:

Victor Volkhine
Irina Volkhine

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Deer Run, the site is approximately fifteen (15) metres by thirty-three (33) metres in size and is developed with a one-storey single detached dwelling, and a detached two-car garage that is accessed from Deer Run Crescent. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies identifies Deer Run's peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Deer Run	
Peak Population Year	1992
Peak Population	6,631
2017 Current Population	5,111
Difference in Population (Number)	-1,520
Difference in Population (Percent)	-23%

LAND USE DISTRICTS

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

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Deer Run Crescent SE and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metre walking distance of the site on Deer Run Drive SE. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Deer Run Community Association.

Citizen Comments

Administration received twenty-four (24) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- The owner renting the dwelling to two (2) residential tenants;
- The owner renting the garage to one (1) construction business tenant;
- Presence of construction equipment;
- Residential tenant behaviour;
- Residential tenant noise;
- Residential tenant criminal activity;
- Police visits to address residential tenant criminal activity;
- Residential tenant's dog's behaviour;
- Residential tenant's dog's noise;
- Residential and construction business tenants parking on-street;
- Construction business tenant behaviour;
- Decrease of property values;
- Preference for single family residential zoning;
- Preference for quiet neighbourhood;
- Having neighbours that are not families;
- Existing and potential increase in crime;
- Increase in motor vehicle traffic;
- Motor vehicles driving faster than the speed limit, particularly when children and animals exist in the area;
- Lack of on-street and off-street parking;
- Dispute over whether on-street parking is reserved for specific individuals;
- Motor vehicles blocking driveways;
- Motor vehicles parking on-street adjacent to property will create a blind spot;
- Motor vehicle leaking oil on street;

- Lack of property maintenance;
- Lack of lawn mowing;
- Lack of snow removal from sidewalk;
- Littering on property;
- Renters do not look out for neighbours;
- Renters do not have pride of ownership;
- Secondary suites should only be in neighbourhoods close to downtown, university, or transit;
- Deer Run has options for low income housing and doesn't need more low income housing;
- Deer Run has options for rental housing and doesn't need more rental housing;
- Absentee landlord;
- The owner seeking profit by renting the property;
- Setting a precedent for other land use redesignation applications for properties in Deer Run;
- Setting a precedent for other properties to be rented in Deer Run;
- Lack of lane;
- Increase to number of garbage, recycling, and compost bins; and
- Single detached dwelling residents subsidizing waste, recycling, and compost pickup costs for single detached dwelling with secondary suite residents.

Administration received two (2) letters of conditional support/opposition to the application.

Reasons stated for conditional support/opposition are summarized as follows:
- Whether the owner lives on property; and
- Whether a basement suite or backyard suite is proposed.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

My name is Victor Volkhine. I am owner of a house on 239 Deer Run Crescent SE, Calgary AB.

I would like to apply for a Land Use Redesignation from R-C1 to R-C1s to allow for a secondary suite.

I believe it will be a good opportunity for another Calgarian to live in our nice community and enjoy close access to the beautiful park and trail, Deer Run School and community center.

My lot and property are both large enough to apply for the rezoning.
Thank you for your time and cooperation.

Sincerely,

Victor Volkhine

APPENDIX II

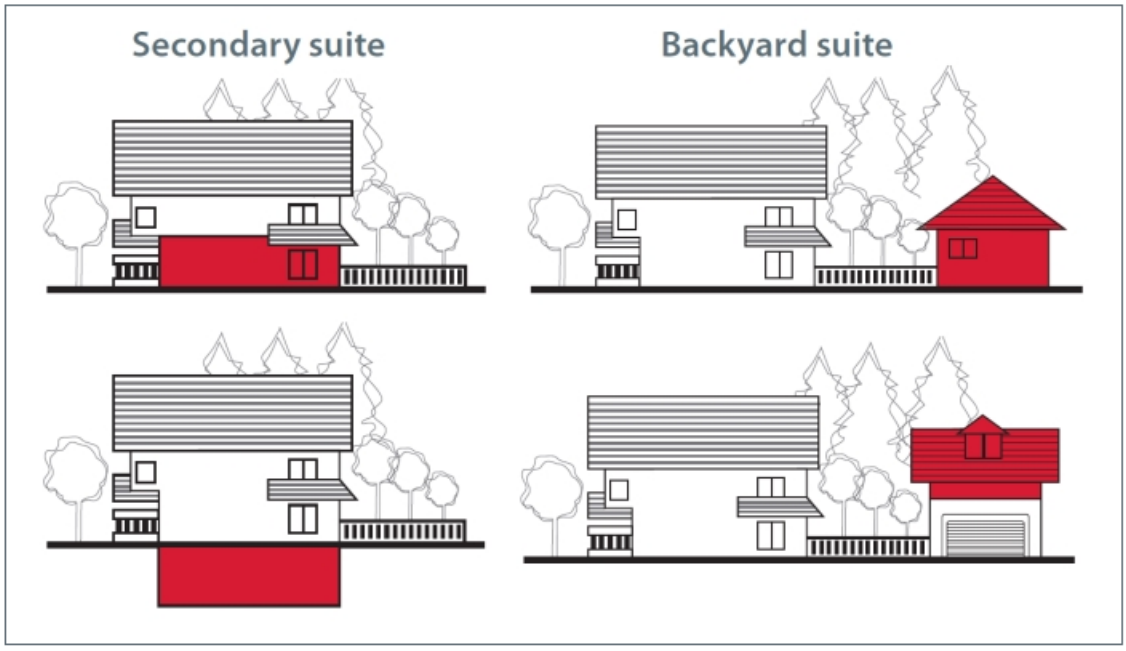
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

CPC2017-357
Attachment 1

BYLAW NUMBER 348D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0222)**
*** ***

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

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

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

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

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

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

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

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

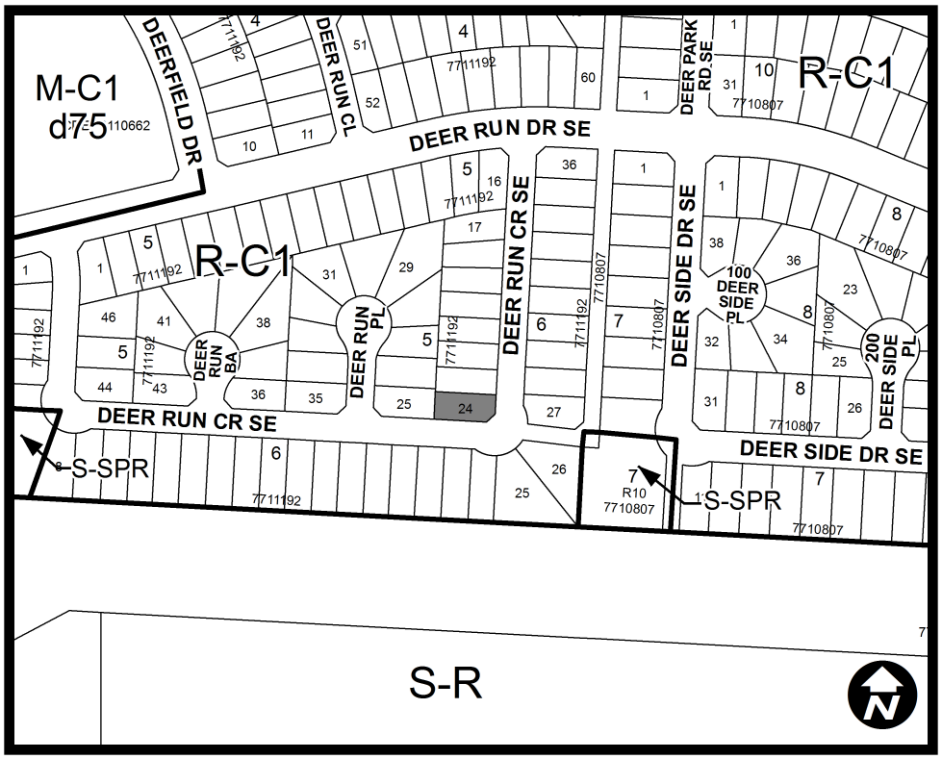
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0222
BYLAW NUMBER 348D2017

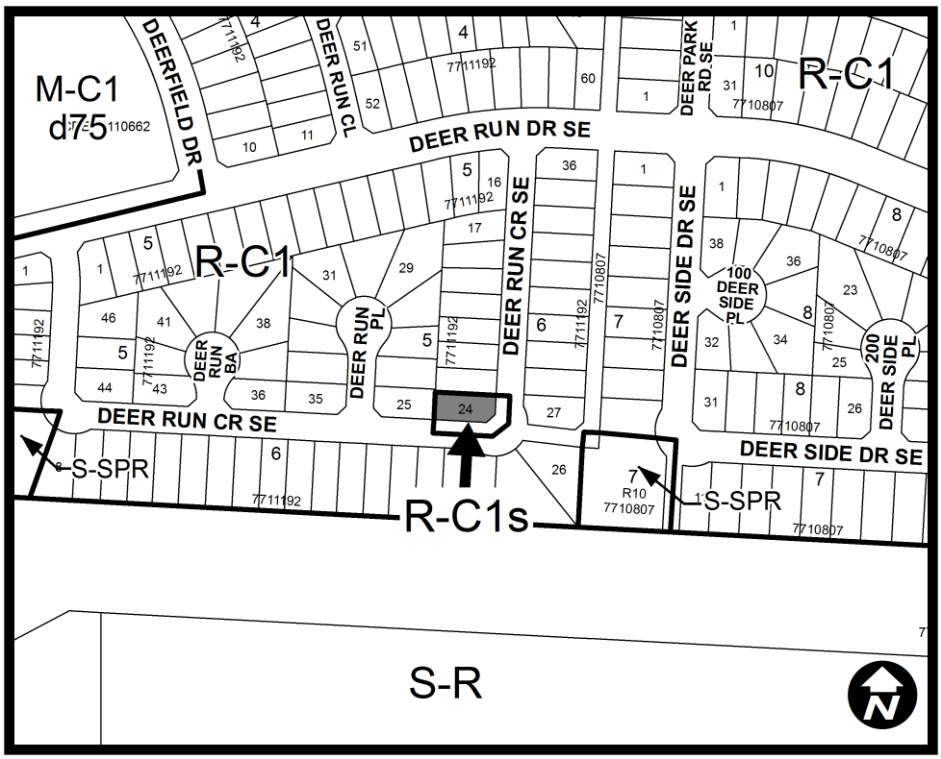
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0222
BYLAW NUMBER 348D2017

SCHEDULE B



Office of the City Clerk November 8, 2017
City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Station 'M'
Calgary, AB T2P 2M5
Re: Secondary Suite LOC2017-222 239 Deer Run Crescent S.E.

Attn Laura M. Kennedy CITY CLERK

We are writing this letter to Calgary City Planning Dept. in response to an application for a zoning change form R-C1 to a R-C1s multiple family housing at a neighboring home in our community. 239 Deer run Crescent S.E./LOC2017-0222, of which we oppose. The owner of 239 Deer Run Crescent is an absentee landlord who immediately upon purchasing the property rented out the illegal basement suite knowing full well that they were breaking the bylaws. We feel they do not care about the neighborhood, seems they are only in it for the money. House is presently rented to two families one up and one down as well as a construction company rents the Garage (they do not live there). The people renting the house are having to park on the street which creates parking concerns, garage renter requires access to the overhead doors to bring his building materials in and out.

Deer Run neighborhood was originally designed as Single Family and never meant to be for more than one family. This was one of the reason we purchased here. Besides issues with parking, we are concerned our property value will fall. Multiple family rental properties already exist in the form of Apartments as well as condominiums in the area so not sure why we really need any more, especially with the high vacancy rate in Calgary. We believe there is enough rental properties in the Deer Run community, without the need for more.

Approximately one year ago another property applied for the same type of rezoning. We as a neighborhood strongly opposed this application and it was turned down.
This application, if approved would set a precedent that may cause further deterioration to this pristine area next to Fish Creek Park. Why should a new "for-profit" land owner have the right to set this precedent which degrades the beauty and care that long term neighbors/owners have maintained in the area?

Regards

Calvin & Catherine Cairns

260 Deer Run Crescent S.E.

Calgary, AB, T2J5N5

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Monday, November 06, 2017 10:23 AM
To: LaClerk
Subject: FW: [EXT] loc 2017-0222 rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

From: wayne berry [mailto:howardberry236@telus.net]
Sent: Monday, November 06, 2017 9:53 AM
To: City Clerk
Cc: tanyakaynes@shaw.ca
Subject: [EXT] loc 2017-0222 rezoning

I have previously sent in my comments on the rezoning to multiple family housing for this residence as did numerous others. You will probably notice less comments about this rezoning application which does not reflect the feelings of the area. The sign which has been missing for weeks has re appeared just recently. This sign is now placed so it is not as visible. With the cold weather and snow, less people are walking so the sign again is not paid attention to, The few neighbours I talked with were not aware that they needed to resubmit their comments a second time. I would not have been aware of this procedure had I not called my Councillor to ensure he was aware of my feelings.

The neighbour hood does not want rezoning as this is opening the door for developers in the future to subdivide other properties as the precident will be set. We bought here because we did not want to live in a transient community.
This property mentioned above is owned by a new absent landlord who does not care about the area, They are in it only for the money. This property is not being maintained to the neighbourhood standard already, and they have just purchased. Tenants generally do not put effort into other peoples property.
With rental properties it is known that the areas where this happens crime levels rise. Look at the news every day to confirm the fact.
This property was and may still be rented to multiple families, They park on the street and block the traffic view on a corner. The garage and driveway was rented to a unregistered construction company. We did not have clogged on street parking until recently.
The present owner bought in our area with the knowledge that this is zoned single family housing. His plan was to subdivide and break the zoning bylaw until he gets his way. Why does one new absent landlord have the right to dictate to the neighhood what they want? This individual also had more than two families in this property until he was caught, I personally feel if this application passes, he will again break the zoning law as it is shown he already broke the law..
I also feel this will affect our property values in the future.
Please check into the turnover of properties in our area, most of my neighbours are original owners or have been here over 20 years. If you interview any of them they will confirm they love our area .

We as a long term community do not want multi family housing as it is not required. We bought in this area because we thought this would never happen. I know how our Mayor feels we all need to allow multiple families into our areas. PLEASE RESPECT OUR FEELINGS . & RIGHTS. DO NOT PASS THIS APPLICATION !.

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Monday, November 06, 2017 12:59 PM
To: LaClerk
Subject: FW: [EXT] loc 2017-0222 rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

From: Tanya Kaynes [mailto:TanyaKaynes@shaw.ca]
Sent: Monday, November 06, 2017 1:23 PM
To: City Clerk
Subject: [EXT] loc 2017-0222 rezoning

Good Morning,

I am writing to follow up on a previous communication in regards to the above rezoning for multiple family housing in my neighbourhood. The sign on the property which has been missing for weeks has reappeared just recently. I am concerned with its reappearance that this matter is not resolved.

I need to make it abundantly clear that myself and my immediate surrounding neighbours do not wish this rezoning to go through. I will reiterate as to why we do not wish this for this neighbourhood.

- Disregard and lack to zero maintenance of the property by renters (not shoveling walkways, throwing cigarette butts all over the property, not cutting grass and letting the weeds take over)
- Parking issues on the street due to overcrowding
- Safety concerns due to lower income families moving into the rental units ie. Break-ins, violence and bi-law violations. (A renter residing in the basement suite of another unit was caught on the street with a gun and was detained by police, another renter had a dog chained in the back yard that constantly barked)
- Increased traffic to the crescent where there are a lot of children and wildlife

My husband and I purchased on this street to get away from the issues associated with renters that we experienced downtown. We are not willing to stand by and let that happen again, especially when we have spent a lot of money to purchase a house in an established neighbourhood where most of the residents have been here for 20 years plus. PLEASE NOT PASS THIS APPLICATION!

Thank you for your consideration,

Tanya and Mervin Van der Spuy
231 Deer Run Crescent SE
403-890-4803

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Tuesday, November 07, 2017 2:24 PM
To: LaClerk
Subject: FW: 239 Deer Run Crescent SE - Land use Bylaw amendment
Attachments: SKM_224e17110711580.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

From: Nicole Cote [mailto:Nicole@BuildersCapital.ca]
Sent: Tuesday, November 07, 2017 2:09 PM
To: City Clerk
Subject: [EXT] 239 Deer Run Crescent SE - Land use Bylaw amendment
Importance: High

Application for Land Use Amendment **LOC 2017-0222**
Location **239 Deer Run Crescent SE Calgary, AB**
Redesignate land use from R-C1 to R-C1s

Attn: Planning & Development

We already responded thru the City website as per the notice that was posted back in July/August 2017 (see attached on August 18, 2017). I'm not sure why we're to do this again however we disagree with the proposal for the secondary suite based on the following;

- The parking is already restricted with current single family homes. A secondary suite will increase parking issues as well as traffic
- This will also double the number of garbage, recycling & compost bins. Again, there is little to no room for this
- Renters may not take care of the exterior of the property or yard which would devalue our property
- I believe the home owner is renting the garage as per the renters (renting upstairs, basement, garage)
- Theirs been at least 6-7 families moving in/out of that property

Thank you

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Tuesday, November 07, 2017 1:16 PM
To: LaClerk
Subject: FW: Rezoning 239 Deer Run Crescent SE Calgary from R-C1 to R-C1s

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

From: El Hreich, Walid [mailto:Walid.ElHreich@encana.com]
Sent: Tuesday, November 07, 2017 12:39 PM
To: City Clerk
Subject: [EXT] Rezoning 239 Deer Run Crescent SE Calgary from R-C1 to R-C1s
Importance: High

Dear Madam/Sir,
My name is Walid El Hreich , my family and I reside in 264 Deer Run Cresc. the house facing 239 Deer Run Crescent .
We do not agree with rezoning 239 Deer Run Crescent from R-C1 to R-C1s.

For the last two years or more this house was used a multi-dwelling property and apparently without the approval of the city.
At first it was fine relatively ; then things went downhill with the current property owner.
The current property owner was not only renting the basement and ground floor but he was renting the garage too, mainly to construction companies.
For some time in the summer we had bobcats and construction materials getting loaded and offloaded in the weekdays in the mornings and evenings; transforming the residential neighborhood into a mini industrial area.
The neighbors including us complained to the city and instead of bobcats , they start using the garage as storage facility for construction materials with construction trucks and trailers parked in the driveway.
Meanwhile the renters parked their cars on the street congesting the area.
That only stopped after various complaints from the neighbors and emails and letters sent to the city.
Currently the neighborhood is back to normal again , and we thought that the case was put to closure ; we are surprised that this has surfaced again.
We bought our house because we liked how the area was quite , not congested and tranquil.
Unfortunately that is something the property owner do not share with us ; his only concern is trying to maximize the profit from his property at the expense of the peacefulness and tranquility of the neighborhood.
Rezoning that house to R-C1s will not only affect the peace in the neighborhood but it will as well affect the property values down.
This is a single dwelling zone and we prefer it stays this way.

Appreciate your understanding,
Thank you and Regards,

Walid El Hreich

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-362
LOC2017-0217

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
EAST OF HARVEST HILLS BOUELVARD NORTH OF COUNTRY VILLAGE ROAD NE.
BYLAW 353D2017 **MAP 27N**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 353D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located 192 Coventry Hills Drive NE (Plan 0511809, Block 24, Lot 130) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 353D2017.

REASON(S) FOR RECOMMENDATION:

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

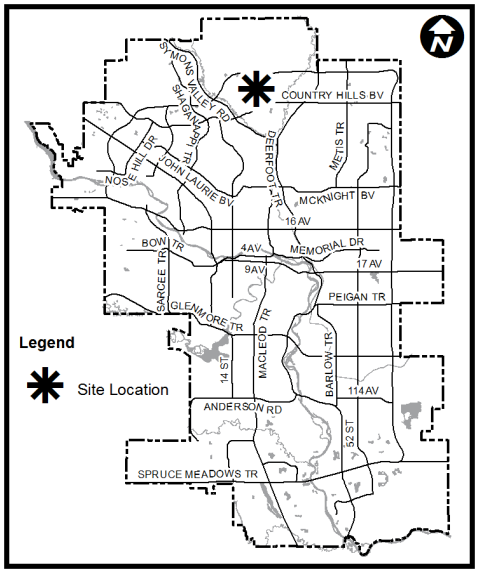
ATTACHMENT

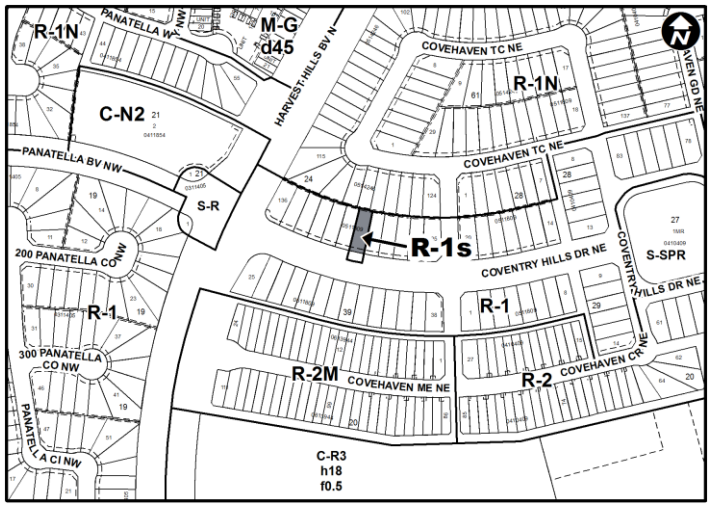
1. Proposed Bylaw 353D2017

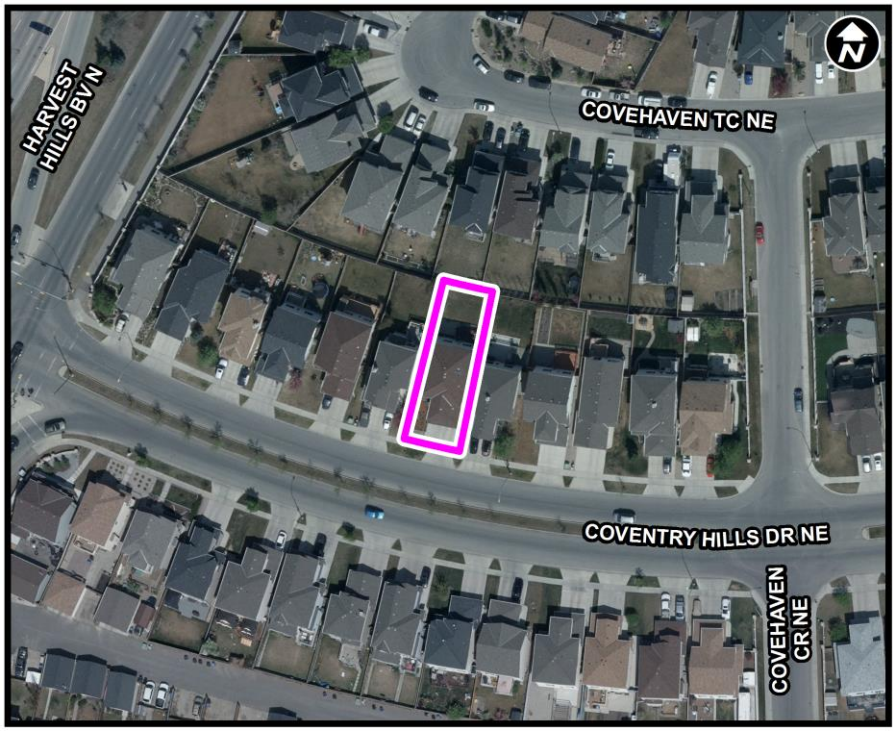
L. Burga Ghersi

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
EAST OF HARVEST HILLS BOUELVARD NORTH OF COUNTRY VILLAGE ROAD NE.
BYLAW 353D2017 **MAP 27N**

LOCATION MAPS







LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
EAST OF HARVEST HILLS BOUELVARD NORTH OF COUNTRY VILLAGE ROAD NE.
BYLAW 353D2017 **MAP 27N**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located 192 Coventry Hills Drive NE (Plan 0511809, Block 24, Lot 130) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: A. Palmiere **Carried: 6 – 2**
Opposed: D. Leighton and M. Foht

Reasons for Opposition from Mr. Foht:

- I opposed the application for a secondary suite because the site does not have the benefit of a rear lane to allow for parking options for the residents of the property.

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
EAST OF HARVEST HILLS BOUELVARD NORTH OF COUNTRY VILLAGE ROAD NE.
BYLAW 353D2017 **MAP 27N**

Applicant:

Gurpreet Kaur Battu

Landowner:

Gurpreet Kaur Battu
Inderdeep Battu

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Coventry Hills, the site is approximately 12.0 metres by 37.0 metres in size and is developed with a two-storey single detached dwelling with two-car garage that is accessed from Coventry Hills Drive NE. Low density residential parcels exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Coventry Hills' peak population and year, current population and the population, amount and percentage difference between the peak and current populations.

Coventry Hills	
Peak Population Year	2017
Peak Population	17,564
2017 Current Population	17,564
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

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

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

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
EAST OF HARVEST HILLS BOUELVARD NORTH OF COUNTRY VILLAGE ROAD NE.
BYLAW 353D2017 **MAP 27N**

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

Calgary North Area Structure Plan – phase 1 (1980)
The parcel is located in an area identified as Residential Area (map 7: Land Use Plan). The plan identifies 12-17 units per hectare (5-7 units per acre) as the maximum density for the area. Secondary suites are excluded from density counts in the Land Use Bylaw 1P2007, hence this application does not represent a change in density for the parcel or the area.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Coventry Hills Drive NE and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop located approximately 200 metre walking distance of the site on Harvest Hills Boulevard N. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Coventry Hills Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
EAST OF HARVEST HILLS BOUELVARD NORTH OF COUNTRY VILLAGE ROAD NE.
BYLAW 353D2017 **MAP 27N**

APPENDIX I

APPLICANT'S SUBMISSION

This letter is to request re-designation of 192 Coventry Hills Drive NE from R-1 to R-1S. The lot number of this parcel is 130, block number is 24, and plan number is 051 1809. We are requesting this re-designation to rightfully establish the basement of this parcel's residential building as a secondary suite. Although it is fully renovated, we have not rented out this basement in the past, nor do we currently. The parcel has one dwelling unit, which is the main residential building and the basement. The parcel width is 12.08m, with 9.14m of this being covered by the building. For more information regarding parcel size please see the attached Real Property Report.

Transit services are located within 1.1km away from the parcel and are at the North Point Park and Ride station. This station offers 900 unreserved stalls. The routes at this stop include the 421, 420, 114, 86, 430, 425, 8, 301. Besides this main stop, there is a 301 stop which is 550m away from the dwelling. There is also a bus shuttle service to Cross Iron Mills at this station.

Commercial areas within a proximity of 175m include Panorama Hills Medical Centre, Northern Hills Dental, OrthoGroup North, Little Caesars, and Mac's Convenience. Additional areas, 600m in distance, are located on Country Village Road. These areas include Staples, Winners, Michael's, and the Royal Bank of Canada. In addition, there are many fast food restaurants on this road. Superstore is also located on this road and is 250m in distance. These commercial areas can be accessed through a side entrance which runs along Superstore. Additional commercial areas with a proximity of 1.5km include Landmark Cinema, Vivo, and Country Hills Towne Centre, which hosts many restaurants as well as stores such as Home Depot.

Public areas in proximity include a park that is 500m away, which is accessible via a walkway that runs along Harvest Hills Blvd. This park has a soccer field, baseball diamond and pathway. Additional trails are located in Panorama Hills and are within 2km. There is an elementary school which is within 1km and is next to this field. There is also Notre Dame High School which is within 1km and is next to Vivo. Additional public areas include the Calgary Public library, which is within 1km and is located inside of Vivo and The Calgary Police Department which is 500m away.

Based on the 2014 census, the population of Coventry Hills was 16,941. According to population change projected by the City of Calgary, there is expected to be an increase of 10% by 2018. This predicts total population of 18,635. For reasons related to population growth of this community and proximity to commercial and public areas, we believe offering tenancy through a secondary suite will be good use of our renovated basement.

Thank you for your time and consideration of my request.

L. Burga Ghersi

APPENDIX II

IMPORTANT TERMS

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

Important terms

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

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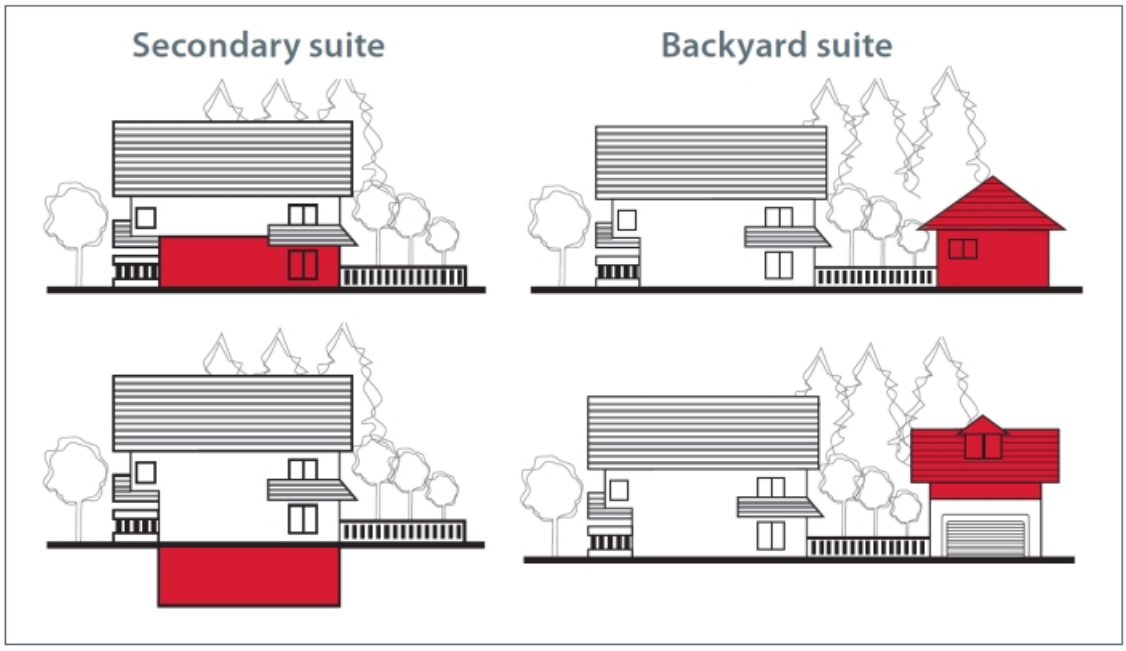


PROPOSED

CPC2017-362
Attachment 1

BYLAW NUMBER 353D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0217)**
*** ***

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

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

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

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

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

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

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

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

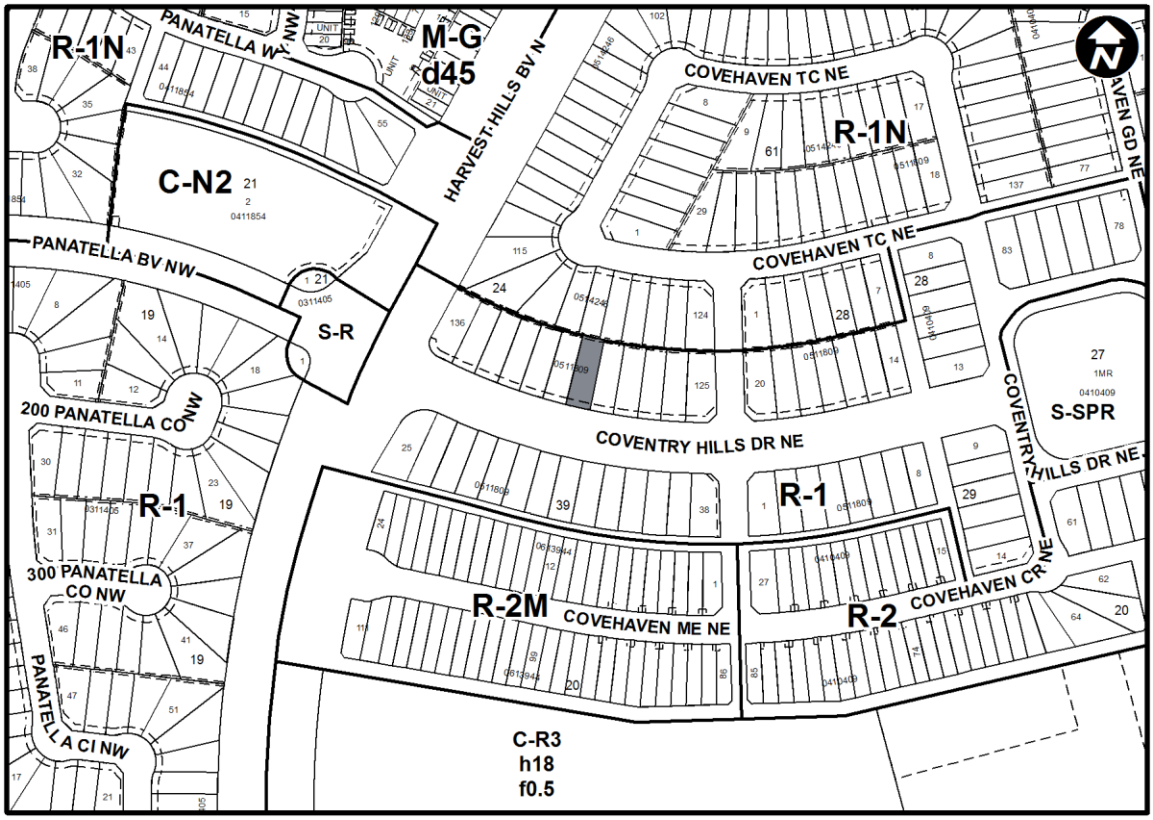
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0217
BYLAW NUMBER 353D2017

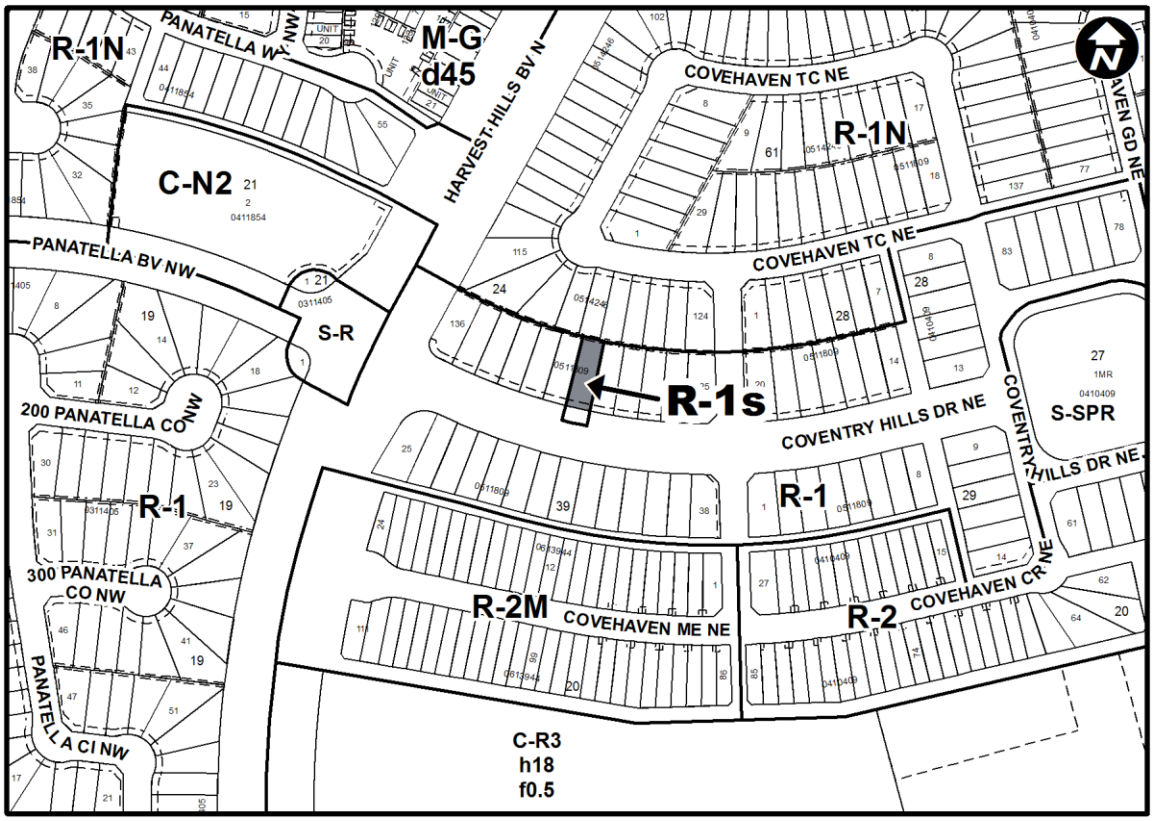
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0217
BYLAW NUMBER 353D2017

SCHEDULE B



LAND USE AMENDMENT
EDGEMONT (WARD 4)
SOUTH OF COUNTRY HILLS BOULEVARD NW AND WEST OF SHAGANAPPI TRAIL NW
BYLAW 354D2017 **MAP 13NW**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 354D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 132 Edgevalley Circle NW (Plan 9110318, Block 12, Lot 19) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 354D2017.

REASON(S) FOR RECOMMENDATION:

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

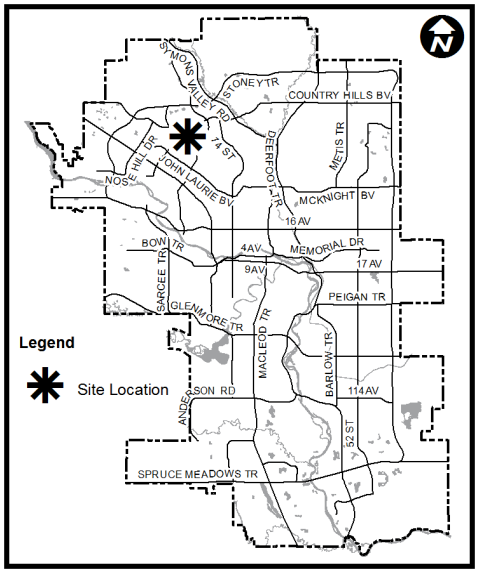
ATTACHMENT

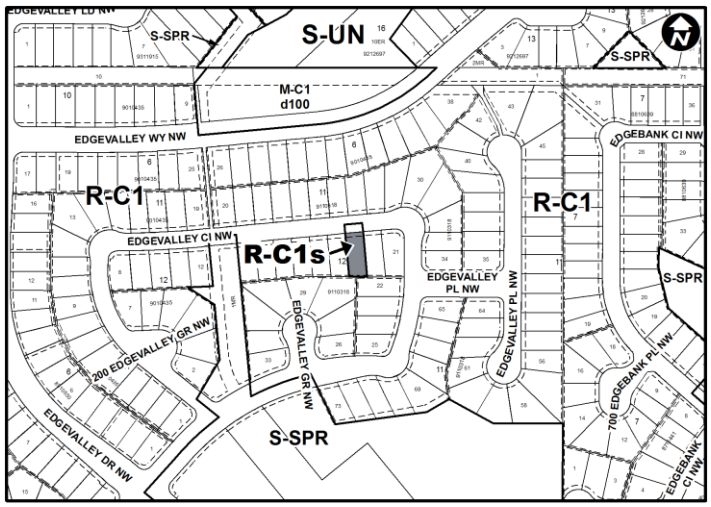
1. Proposed Bylaw 354D2017

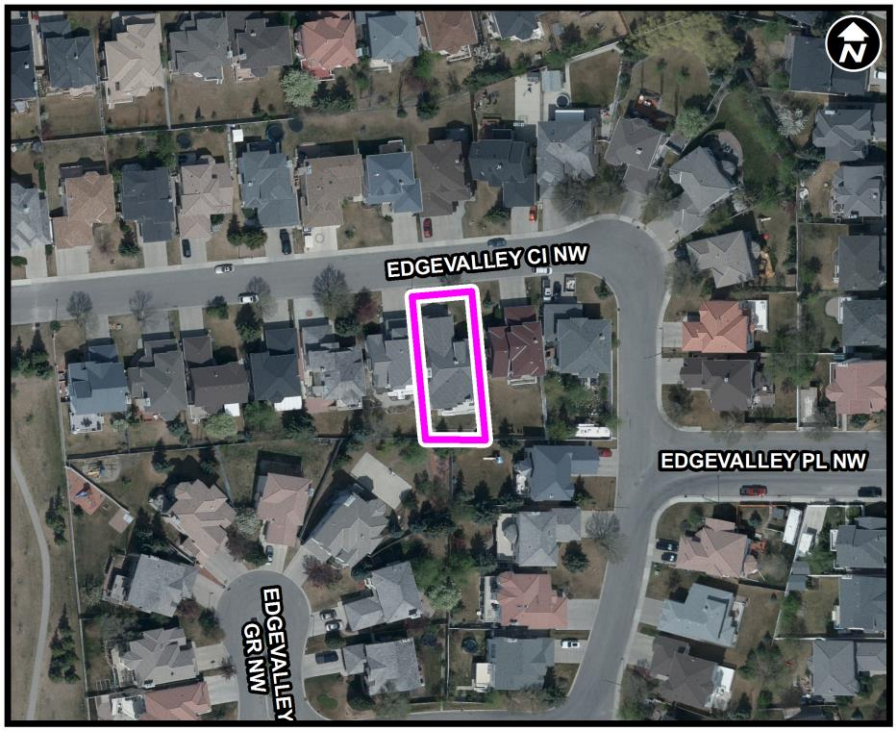
LAND USE AMENDMENT
EDGEMONT (WARD 4)
SOUTH OF COUNTRY HILLS BOULEVARD NW AND WEST OF SHAGANAPPI TRAIL NW
BYLAW 354D2017

MAP 13NW

LOCATION MAPS







LAND USE AMENDMENT
EDGEMONT (WARD 4)
SOUTH OF COUNTRY HILLS BOULEVARD NW AND WEST OF SHAGANAPPI TRAIL NW
BYLAW 354D2017 **MAP 13NW**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 132 Edgevalley Circle NW (Plan 9110318, Block 12, Lot 19) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Foht **Carried: 8 – 0**

LAND USE AMENDMENT
EDGEMONT (WARD 4)
SOUTH OF COUNTRY HILLS BOULEVARD NW AND WEST OF SHAGANAPPI TRAIL NW
BYLAW 354D2017 **MAP 13NW**

Applicant:

Helen Ang

Landowner:

Benedict Ang
Helen Ang

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Edgemont the site is approximately 15 metres by 37 metres in size and is developed with a bungalow style single detached dwelling, a two-car garage that is accessed from the front of the site.

According to data from The City of Calgary's 2017 Census, the following table identifies Edgemont peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Edgemont	
Peak Population Year	2003
Peak Population	17,667
2017 Current Population	15,701
Difference in Population (Number)	-1966
Difference in Population (Percent)	-11%

LAND USE DISTRICTS

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

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

LAND USE AMENDMENT
EDGEMONT (WARD 4)
SOUTH OF COUNTRY HILLS BOULEVARD NW AND WEST OF SHAGANAPPI TRAIL NW
BYLAW 354D2017 **MAP 13NW**

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Edgevalley Circle and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 250 metres walking distance of the site on Edgevalley Way NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
EDGEMONT (WARD 4)
SOUTH OF COUNTRY HILLS BOULEVARD NW AND WEST OF SHAGANAPPI TRAIL NW
BYLAW 354D2017 **MAP 13NW**

APPENDIX I

APPLICANT'S SUBMISSION

0216

To whom it may concern,

We would like to apply for the secondary suite designation of R-C1s for the purpose of accommodating our aging parents. They have lived in Edgemont for the past 27 years and are about two blocks away for our home. They wish to stay in the community as they are familiar with the area. All of the family members (5 children & 14 grand children) are also residing in the community of Edgemont which makes it convenient for all to be close by. They currently live in a 2 storey house with curved stairs and sunken living and family rooms that is increasingly more difficult to navigate. Mom has had a hip surgery a couple years ago and has slowed since then. Dad has annual driver's test and we anticipate soon that this privilege will inevitably put an end to his driving.

We live in a bungalow and this would be a good opportunity for them to age near their current home. We have a double garage and a 7.9m triple wide driveway. Parking will not be a problem as we will only have two vehicles. Our own plan is to retire in this home so our intent is not to create a rental property.

Thank you for your consideration,

HELEN ANG

APPENDIX II

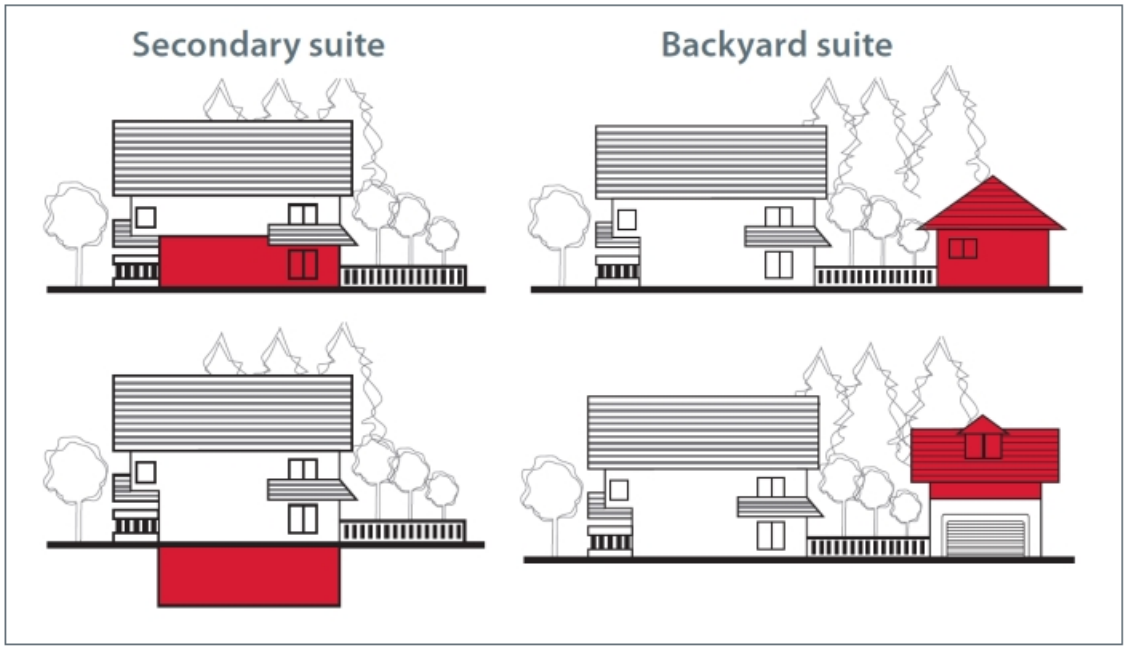
SECONDARY AND BACKYARD SUITE DEFINITIONS

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

Important terms

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

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



PROPOSED

CPC2017-363
Attachment 1

BYLAW NUMBER 354D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0216)**
*** ***

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

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

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

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

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

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

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

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

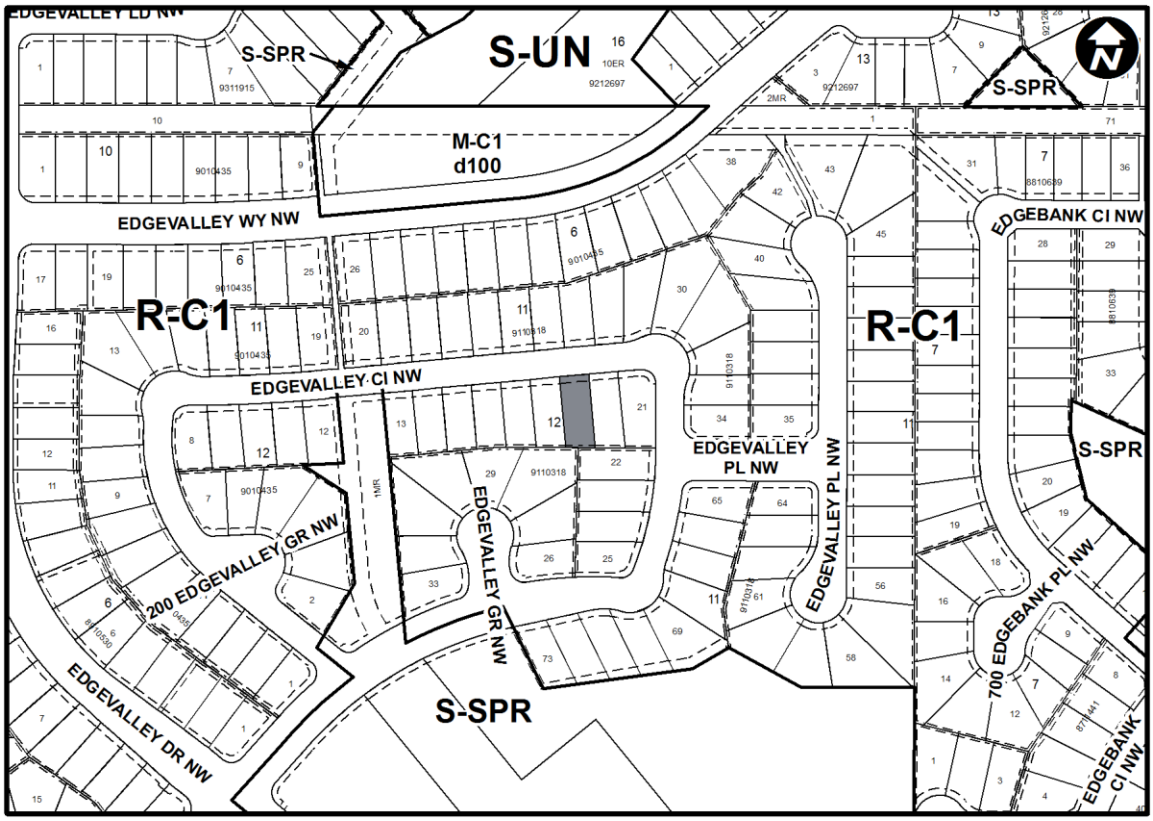
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0216
BYLAW NUMBER 354D2017

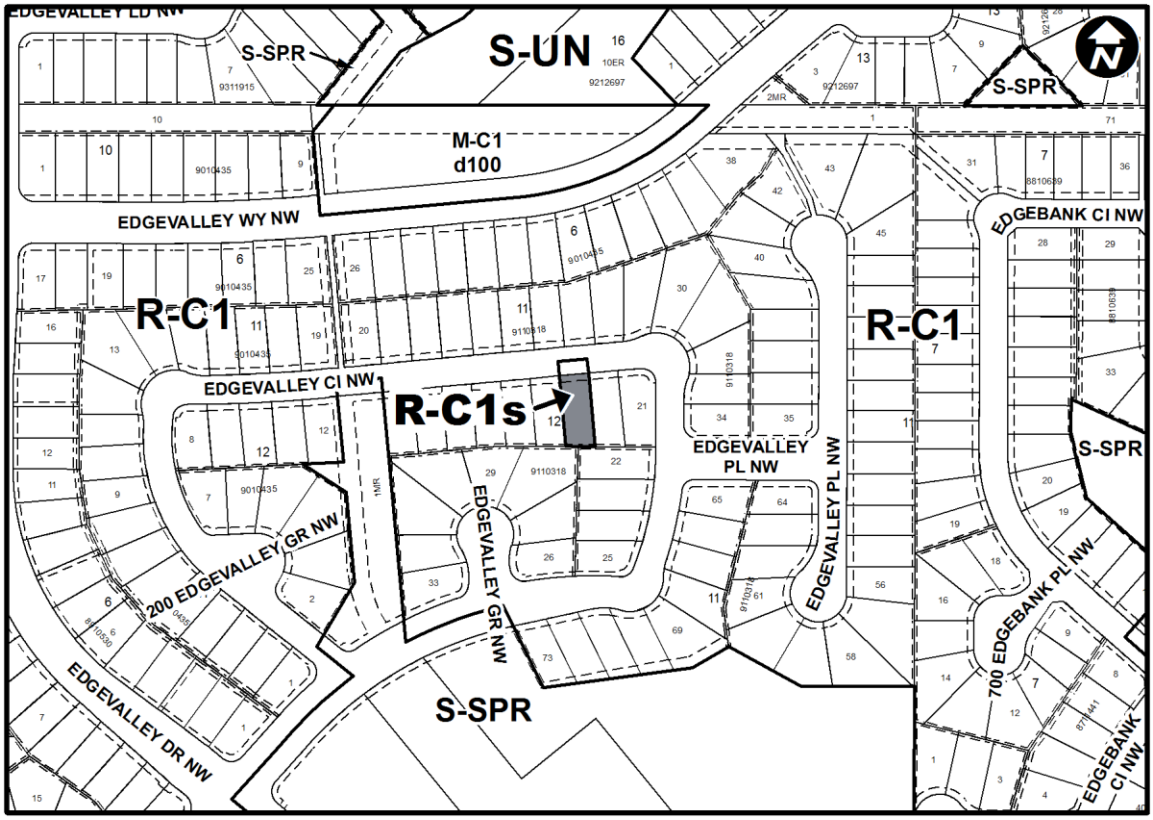
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0216
BYLAW NUMBER 354D2017

SCHEDULE B



CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-364
LOC2017-0218

LAND USE AMENDMENT
THORNCLIFFE (WARD 4)
TRAFFORD PLACE NW AND TRAFFORD DRIVE NW
BYLAW 355D2017 **MAP 4N**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 355D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4 Trafford Place NW (Plan 8474GY, Block 3, Lot 1) from Residential – Contextual One Dwelling (R-C1) **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 355D2017.

REASON(S) FOR RECOMMENDATION:

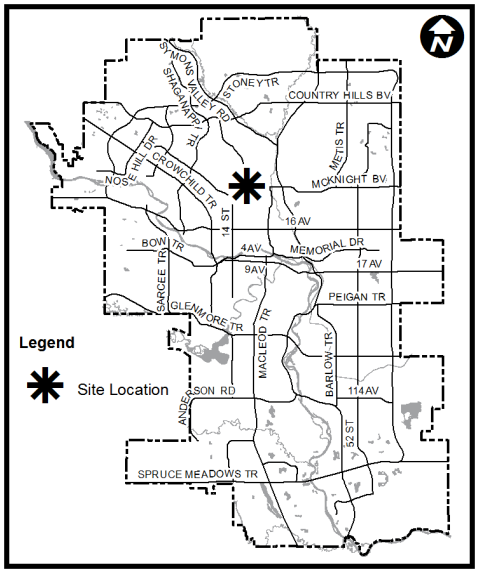
The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for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

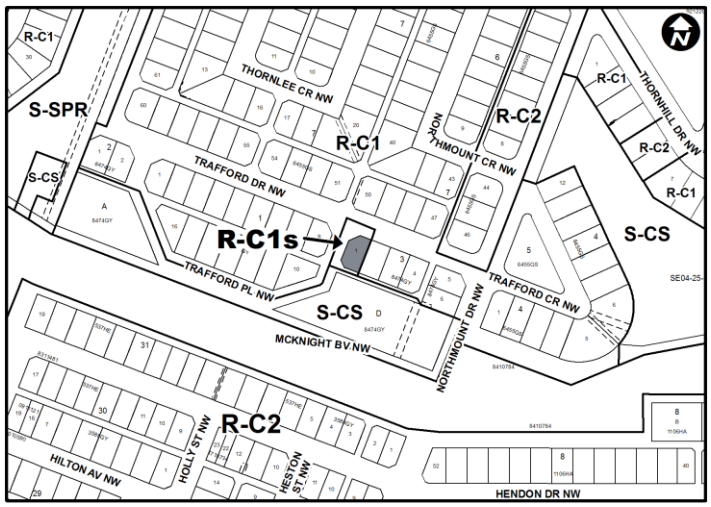
ATTACHMENT

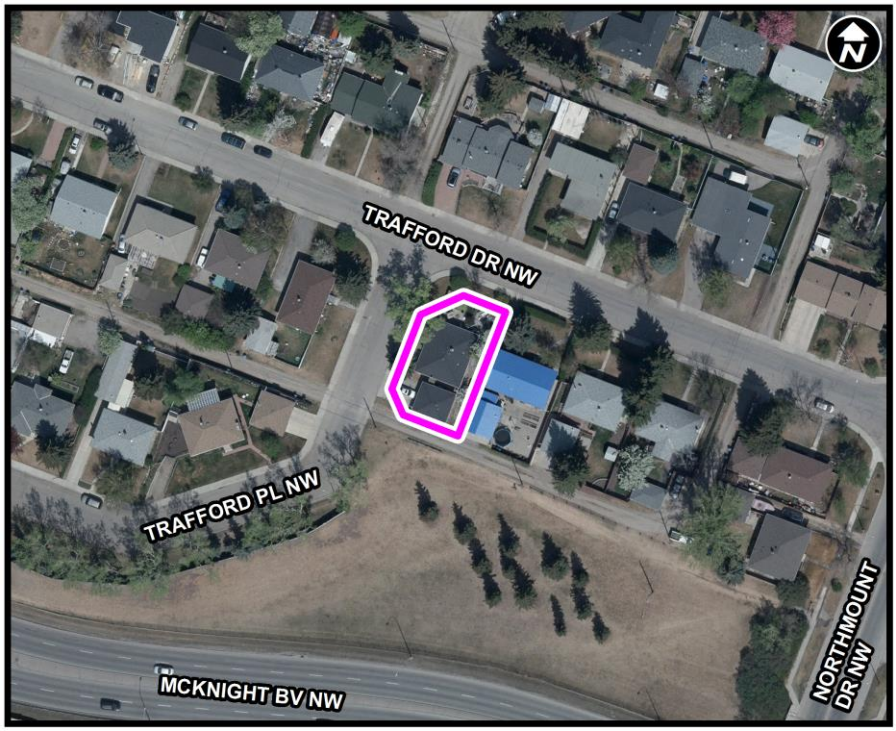
1. Proposed Bylaw 355D2017

LAND USE AMENDMENT
THORNCLIFFE (WARD 4)
TRAFFORD PLACE NW AND TRAFFORD DRIVE NW
BYLAW 355D2017 **MAP 4N**

LOCATION MAPS







LAND USE AMENDMENT
THORNCLIFFE (WARD 4)
TRAFFORD PLACE NW AND TRAFFORD DRIVE NW
BYLAW 355D2017 **MAP 4N**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4 Trafford Place NW (Plan 8474GY, Block 3, Lot 1) from Residential – Contextual One Dwelling (R-C1) **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright **Carried: 8 – 0**

Applicant:

Shelly Williams

Landowner:

Barry Christopher Quinn

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Thorncliffe, the site is approximately 17 metres by 30 metres in size and is developed with a one-storey single detached dwelling and a detached, two-car garage that is accessed from Trafford Place NW. Single detached dwellings exist to the north, west and east of the site and a lane, adjacent to a park/greenspace exists to the south of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Thorncliffe's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Thorncliffe	
Peak Population Year	1977
Peak Population	11,379
2017 Current Population	8,474
Difference in Population (Number)	-2,905
Difference in Population (Percent)	-26%

LAND USE DISTRICTS

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

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Trafford Place NW and the rear lane. The area is served by Calgary Transit route 20 with a bus stop pairing located within approximately 200m walking distance of the site on Northmount Drive NW. On-street parking adjacent to the site is unregulated

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

To whom it may concern,

The motive behind my decision to buy a property with a basement suite is to help support my income so that I may scale back my hours at work and return to school on a part time basis as a Residential and Commercial Appraiser.

Additional benefits to permitting this Land Use Amendment include:

- Another safe, legal suite, built to meet the safety standards of 2017; and one that will be added to Calgary's secondary suite registry list.

- A quality and affordable living accommodation for tenants that will be managed by a responsible and experienced landlord living above them.

- This property is uniquely positioned on a corner lot facing west and provides four parking spaces. With only one immediate neighbor who is adjacent to the east and facing north, parking on the street will be highly unlikely. With very few immediate neighbors, the possibility of a secondary suite interfering with others is low.

- I have reached out via telephone to the Thorncliffe Community Association and have spoken with Marvin Quashnick. I have also reached out to Councillor Sean Chu (Ward 4) to discuss my intentions for the property. Both were very supportive of my plan to develop a secondary suite in my basement and in my community.

Finally, I'd like to take this opportunity to thank you for reviewing my application. I look forward to hearing from you regarding your decision.

M. Bussiere

APPENDIX II

LETTERS SUBMITTED

August 8, 2017

The Thorncliffe/Greenview Community Association fully supports this application. If possible could you let us know when this goes to council.

Thanks
Marvin Quashnick
TGCA

APPENDIX III

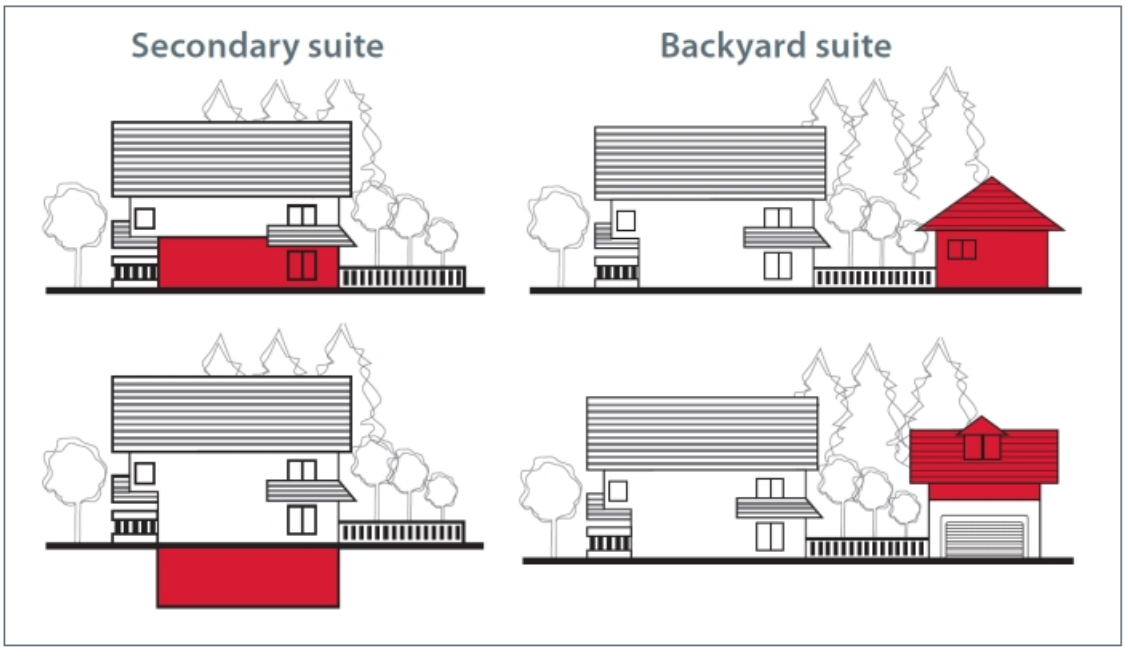
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

CPC2017-364
Attachment 1

BYLAW NUMBER 355D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0218)**
*** ***

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

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

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

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

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

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

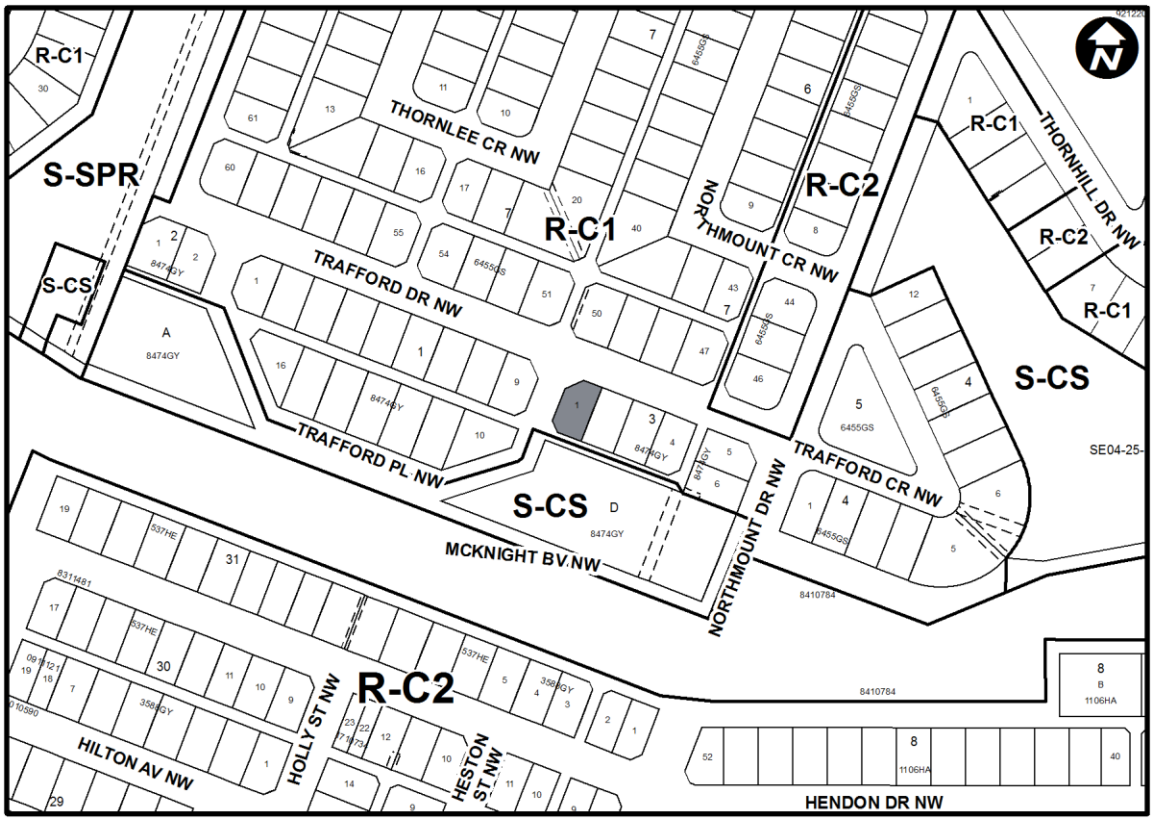
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

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

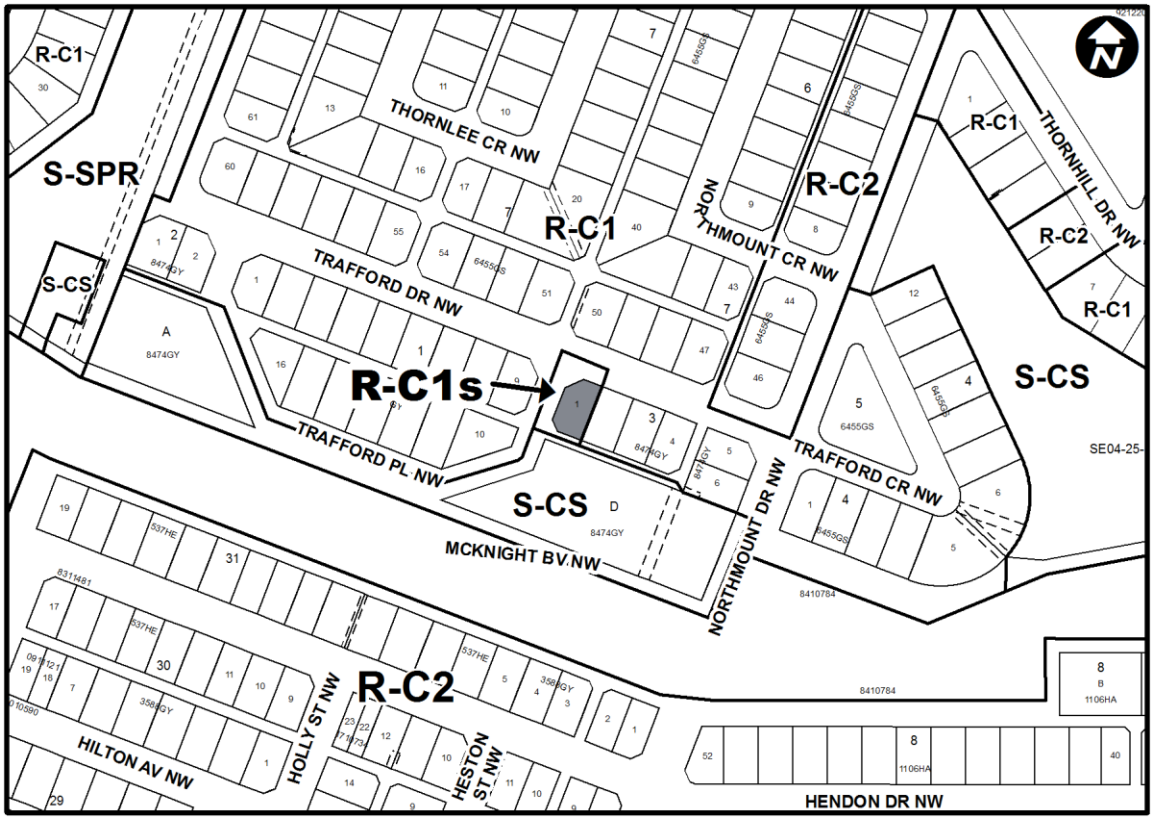
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


R-C1
S-SPR
S-CS
THORNLEE CR NW
TRAFFORD DR NW
R-C1
NORTHMOUNT CR NW
R-C2
THORNHILL DR NW
R-C1
R-C2
R-C1
S-CS
TRAFFORD PL NW
S-CS
MCKNIGHT BV NW
NORTHMOUNT DR NW
TRAFFORD CR NW
SE04-25-
R-C2
HILTON AV NW
HOLLY ST NW
HESTON ST NW
HENDON DR NW

SCHEDULE B


R-C1
S-SPR
S-CS
THORNLEE CR NW
TRAFFORD DR NW
R-C1
R-C2
NORTHMOUNT CR NW
R-C1
THORNHILL DR NW
R-C2
R-C1
S-CS
R-C1s
TRAFFORD PL NW
S-CS
TRAFFORD CR NW
NORTHMOUNT DR NW
MCKNIGHT BV NW
R-C2
HOLLY ST NW
HESTON ST NW
HILTON AV NW
HENDON DR NW

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-365
LOC2017-0240

LAND USE AMENDMENT
GLAMORGAN (WARD 6)
40 AVENUE SW EAST OF 50 STREET SW
BYLAW 356D2017 **MAP 1W**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 356D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 5027 – 40 Avenue SW (Plan 7429JK, Block 15, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 356D2017.

REASON(S) FOR RECOMMENDATION:

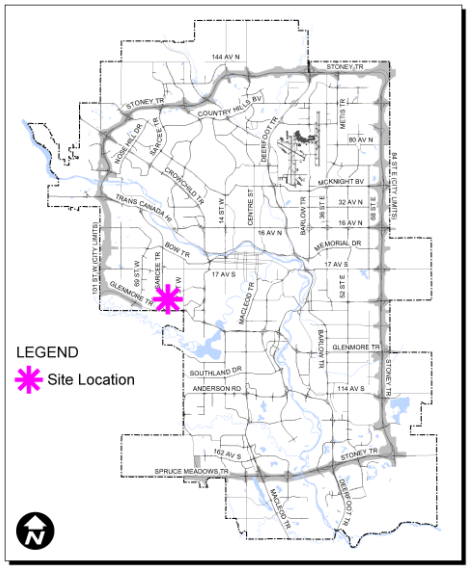
The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for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

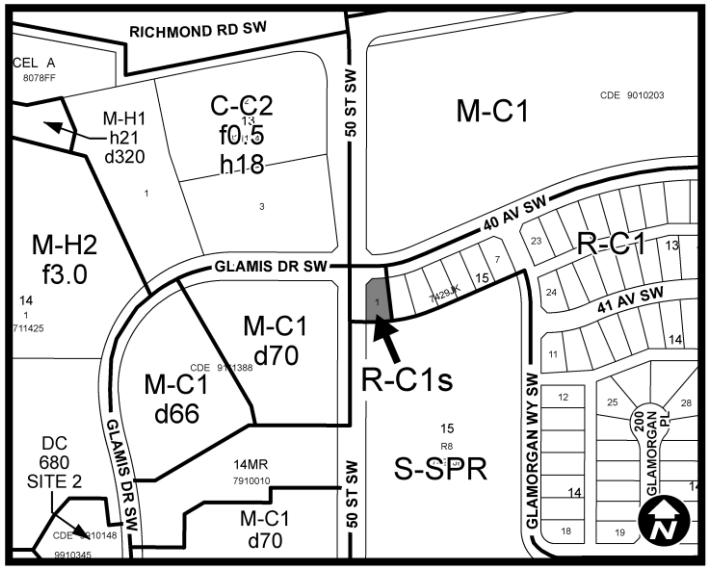
ATTACHMENT

1. Proposed Bylaw 356D2017

LAND USE AMENDMENT
GLAMORGAN (WARD 6)
40 AVENUE SW EAST OF 50 STREET SW
BYLAW 356D2017 **MAP 1W**

LOCATION MAPS





LAND USE AMENDMENT
GLAMORGAN (WARD 6)
40 AVENUE SW EAST OF 50 STREET SW
BYLAW 356D2017 **MAP 1W**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 5027 – 40 Avenue SW (Plan 7429JK, Block 15, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright **Carried: 8 – 0**

Applicant:

Michal Wieczorek

Landowner:

Michal Wieczorek

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Glamorgan, the site is approximately 16 metres by 34 metres in size and is developed with a one-storey single detached dwelling, a detached two-car garage that is accessed from 50 Street SW, and a two-car parking pad that is accessed from 40 Avenue SW. Single detached dwellings exist to the east, multi-residential development to the north and west, and a park to the south of the site.

According to data from The City of Calgary 2017 census, the following table identifies Glamorgan's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Glamorgan	
Peak Population Year	1980
Peak Population	7,258
2017 Current Population	6,385
Difference in Population (Number)	-873
Difference in Population (Percent)	-12%

LAND USE DISTRICTS

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

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 40 Avenue SW and 50 Street SW, and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 100 metre walking distance of the site on 50 Street SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

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

Reasons stated for opposition are summarized as follows:
- Loss of R-C1 zoning
- Goes against planning principles laid out for community
- Despite objection, there is minimal impact to adjacent neighbour, and there is good access to transit and shopping

Citizen Comments

Administration received two (2) letters in support of the application and two (2) letters in opposition.

Reasons stated for support are summarized as follows:
- No reasons provided, just a statement of support.

Reasons stated for opposition are summarized as follows:
- Area already has multiple multi-residential buildings, there is no need to further densify;
- Want area to remain R-C1, as that is reason for purchasing home there; and
- Concerns with increased traffic congestion, hazards, noise, and parking.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

This application proposes the re-designation of a dwelling at 5027 – 40 Ave SW from R-C1 to R-C1s to allow for a legal and safe secondary suite. The lot is currently occupied by an oversized bungalow measuring 1180 sq. ft. which was originally constructed in 1971. The lot is located on one of the busiest intersections in the Glamorgan neighbourhood at the corner of 50 St. SW and 40 Ave. SW. The property only has one direct neighbour to the East at 5023 – 40 Ave. SW. To the North of the property is 40 Ave. SW and across is a large MC-1 zoned townhouse complex. To the West is 50 St. SW with another large MC-1 zoned townhouse complex. The property backs onto the large Glamorgan park to the South.

This property is ideal for R-C1s zoning for the following factors:

- Oversized bungalow built in 1971 in great shape. There is a side entrance with access to the basement allowing for the future construction of a fully legal and permitted basement suite that can meet all building safety codes.
- The lot is approximately 7,000 sq. ft. in size or about 40% larger than a regular 50 x 100 bungalow lot. The approximate measurements are 66 ft. by 110 ft., although the lot is not perfectly rectangular.
- On the land use map 1P2007 last updated on July 31, 2017 (section 1W), there are already cases of R-C1s spot zoning that have been approved. The applicant counts seven cases of spot zoning approvals. At first glance, they appear to be on smaller lots, with likely less available parking and on quieter streets where additional traffic and parking could become an issue.
- There is limitless street parking on both sides of 50 St and on the North side of 40 Ave.
- The property is adjacent to high density townhouse developments to the North and West.
- The property is located on a street with multiple bus stops. The 112 bus route travels along 50 St SW seven days per week. It is a popular downtown commuter connection.
- The property is located just off Richmond Road which has bus stops for the 93 bus which travels directly to the 45 St. C-Train stop. The C-Train station is located 2.8km away.
- The property is walking distance to three shopping plazas which could provide potential employment for residents: London Place West, Richmond Square and Co-op Richmond Road. Westhills and Signal Hill shopping centers are located a walking-distance away on the west side of Sarcee Trail.
- The property is a 2.2km walk to Mount Royal University. Future residents may include faculty or students.
- With a grocery store and bus stops and other shopping located meters away, a fully car-free lifestyle is completely possible. However, parking issues are often a concern for neighbours and others in the neighbourhood. This parcel features parking for up to 8 vehicles. There is a large pavement driveway on the North side of the property that can accommodate 4 cars. There is a double garage (at the south side of the parcel) with a driveway in front of it that can fit two additional cars. Access is off 50 St. SW.

APPENDIX II

COMMUNITY ASSOCIATION COMMENTS

Hi Madeline - I am responding on behalf of the Glamorgan Community Association for LOC 2017-0240. The Glamorgan Community Association formally opposes this land use application in principal, as it is another example of the loss of our R-1 zoning. The Glamorgan Community Association formally objects to the application but more importantly to the Land Use change from R-C1 to R-C1 S. This designation along with the suite location goes against the planning principals that were laid out for our community. We are aware of and have received copies of objections to this Land Use by community residents.

Having said that, this is the very first application of it's kind within our community that makes sense. There is minimal impact to the adjacent neighbour and good access to shopping, bus and other resident needs. What is most unusual is the fact that the actual homeowner who resides in the home is making the application and will continue to reside in his home in the forseeable future. That has not been the case with previous applications.

As always, if you require more information or further clarification, please let us know.

Respectfully submitted,

Beryl Ostrom
President,
Glamorgan Community Association.

Submitted September 17, 2017 via email

APPENDIX III

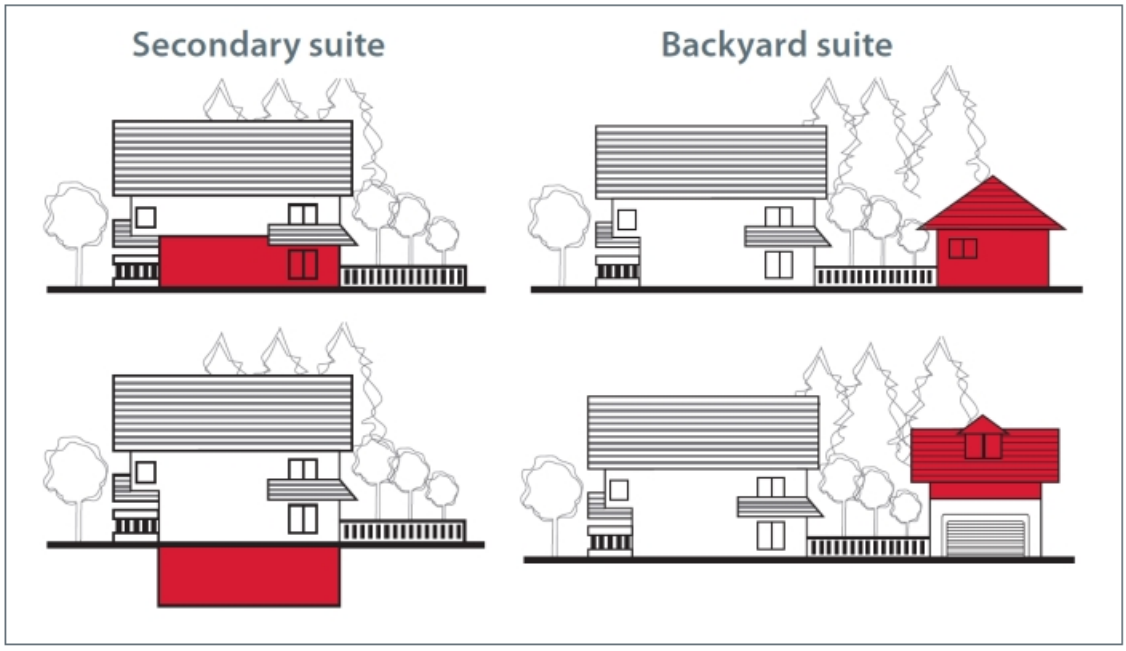
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

CPC2017-365
Attachment 1

BYLAW NUMBER 356D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0240)**
*** ***

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

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

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

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

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

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

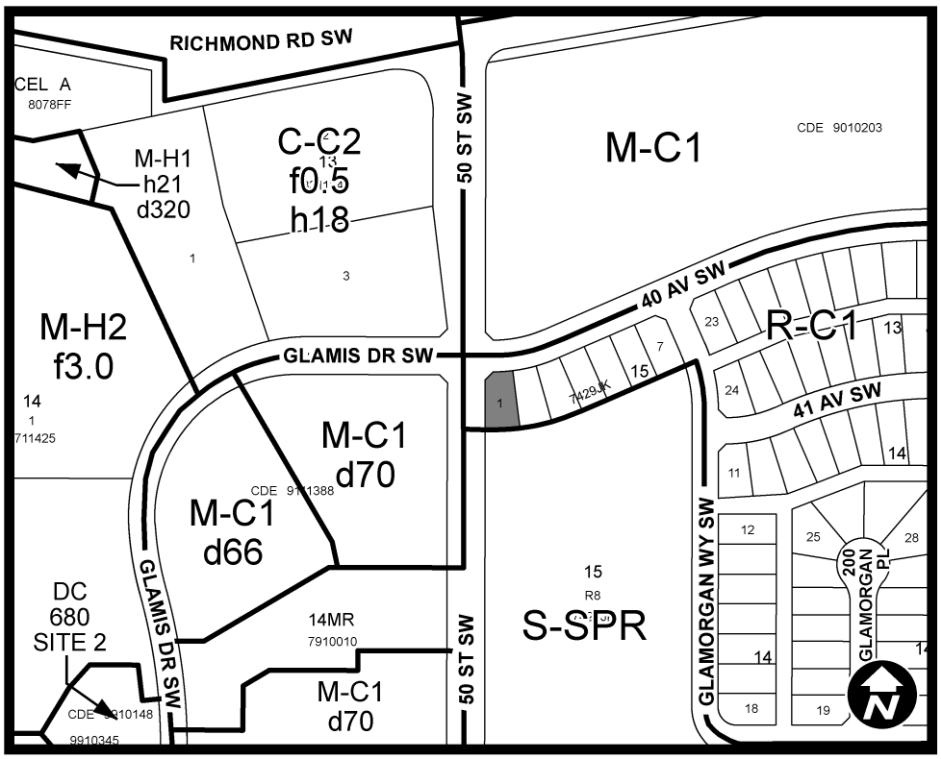
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

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

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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CEL A
8078FF
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h21
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C-C2
f0.5
h18
50 ST SW
M-C1
CDE 9010203
40 AV SW
R-C1
M-H2
f3.0
GLAMIS DR SW
14
1
711425
M-C1
d70
CDE 9111388
M-C1
d66
41 AV SW
GLAMIS DR SW
DC
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SITE 2
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GLAMORGAN
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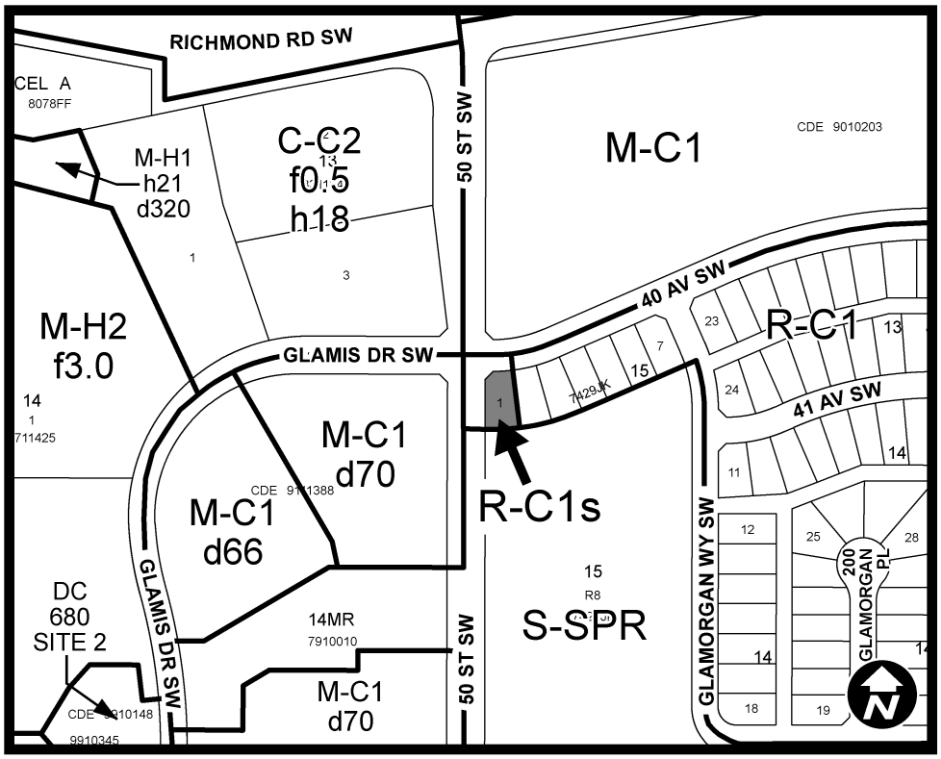
N

SCHEDULE B


RICHMOND RD SW
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f0.5
h18
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M-C1
CDE 9010203
40 AV SW
R-C1
M-H2
f3.0
GLAMIS DR SW
14
1
711425
M-C1
d70
CDE 9111388
M-C1
d66
R-C1s
41 AV SW
GLAMIS DR SW
DC
680
SITE 2
14MR
7910010
M-C1
d70
50 ST SW
15
R8
S-SPR
GLAMORGAN WY SW
200
GLAMORGAN
PL
N

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-366
LOC2017-0211

LAND USE AMENDMENT
ST. ANDREWS HEIGHTS (WARD 7)
KINGSTON STREET NW AND TORONTO CRESCENT NW
BYLAW 357D2017 **MAP 19C**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 357D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 2636 Toronto Crescent NW (Plan 359GP, Block 6, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 357D2017.

REASON(S) FOR RECOMMENDATION:

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

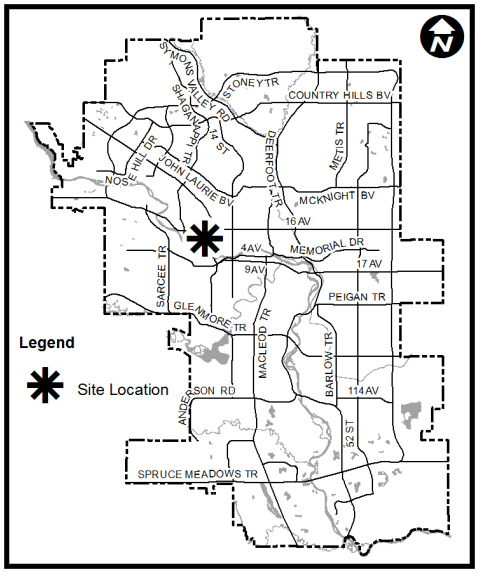
ATTACHMENT

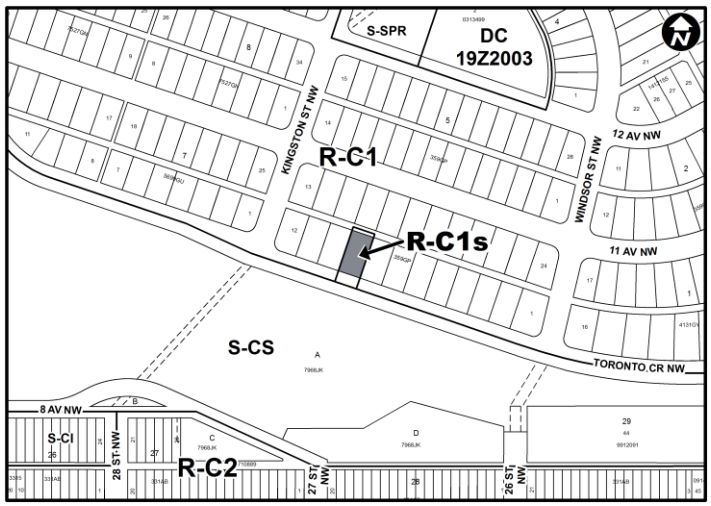
1. Proposed Bylaw 357D2017
2. Public Submissions

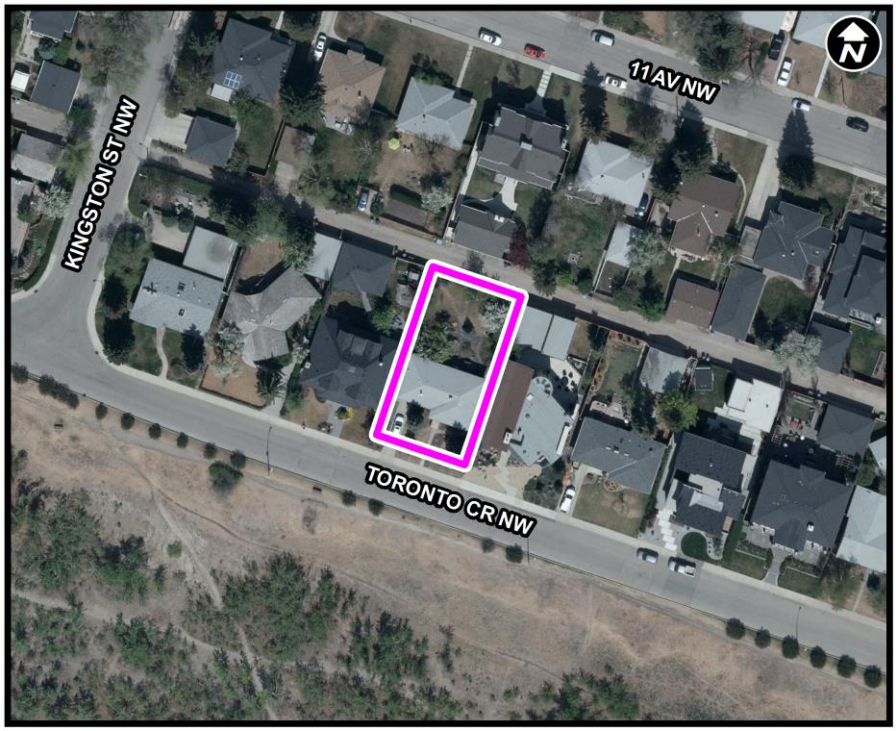
J. Quigley

LAND USE AMENDMENT
ST. ANDREWS HEIGHTS (WARD 7)
KINGSTON STREET NW AND TORONTO CRESCENT NW
BYLAW 357D2017 **MAP 19C**

LOCATION MAPS







LAND USE AMENDMENT
ST. ANDREWS HEIGHTS (WARD 7)
KINGSTON STREET NW AND TORONTO CRESCENT NW
BYLAW 357D2017 **MAP 19C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 2636 Toronto Crescent NW (Plan 359GP, Block 6, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright **Carried: 8 – 0**

LAND USE AMENDMENT
ST. ANDREWS HEIGHTS (WARD 7)
KINGSTON STREET NW AND TORONTO CRESCENT NW
BYLAW 357D2017 **MAP 19C**

Applicant:

Asghar Mesbah-Nejad

Landowner:

Asghar Mesbah-Nejad
Maryam Nasr-Esfahani

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of St. Andrews Heights, the site is approximately 20 metres by 37 metres in size and is developed with a single storey single detached dwelling, and a single attached car garage that is accessed from the street. Single detached dwellings exist to the north, east, and west of the site. A city owned greenspace (S-CS) parcel exists to the south of the site, across Toronto Crescent NW.

According to data from The City of Calgary 2017 Census, the following table identifies St. Andrews Heights peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

St. Andrews Heights	
Peak Population Year	1970
Peak Population	2484
2017 Current Population	1717
Difference in Population (Number)	-767
Difference in Population (Percent)	-31%

LAND USE DISTRICTS

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

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

South Shaganappi Communities Area Plan (2011)

The community of St. Andrews Heights is located within the South Shaganappi Communities Area Plan. One of the strategic objectives within the Plan is to "create successful communities with strong neighbourhoods" (Strategic Objective 3). In order to achieve this objective, the Plan makes reference to "providing a suitable mix of house types e.g. secondary suites."

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Toronto Crescent NW and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within approximately 800 metres walking distance of the site on both 13 Avenue NW and 29 Street NW. On-street parking adjacent to the site is restricted to two hours at all times.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

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

Reasons stated for opposition are summarized as follows:
- Based on a community survey completed in 2014, the community does not support secondary suites

Citizen Comments

Administration received 2 letters in opposition to the application.

Reasons stated for opposition are summarized as follows:
- desire to keep the community zoned as R-C1; and
- parking and traffic issues.

Administration received 3 letters in support of the application.

Reasons stated for support are summarized as follows:
- no parking issues along Toronto Crescent NW;
- addition of backyard suite is appropriate use of property;
- proposed use is appropriate for applicant's situation; and
- addition of suite will provide greater density and vibrancy for community.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

Reasons for making this application:
The main reason for making this application is that a young adult disabled person diagnosed with Autistic disorder, borderline intellectual function, obsessive compulsive disorder and generalized anxiety disorder is living in this household. A backyard suit will help this person to be more independent by providing a private living space while receiving required care (food, shelter, clothing, transportation, decision making, medical care and social interactions) simultaneously.

LAND USE AMENDMENT
ST. ANDREWS HEIGHTS (WARD 7)
KINGSTON STREET NW AND TORONTO CRESCENT NW
BYLAW 357D2017 **MAP 19C**

APPENDIX II

COMMUNITY ASSOCIATION LETTER

Adev Ahluwalia
VP Residential Development
St Andrews Heights Community Association
2915 14th Ave. N.W.
Calgary, Alberta
T2N 1N3

Aug 16, 2017

File Manager
LOC2017-0211 (by email)
City of Calgary
P.O. Box 2100 Station M
Calgary Alberta
T2P 2M5

Dear Jeff Quigley,

I am writing on behalf of the **St. Andrew's Heights Community Association** regarding LOC2017-0211 which is an application under the current Land Use Bylaw for 2636 Toronto Cr. NW

Our community has developed a document entitled "St. Andrews Heights Development Expectations" that highlights the importance that any development fit into the neighbourhood. I have reviewed the application wish to make the following comments.

COMMUNITY COMMENTS

Based on a St Andrews Heights community survey completed in 2014 that showed the community does not support secondary suites, the St Andrews Heights Community Association cannot support this rezoning application.

Sincerely,

Adev Ahluwalia
V.P. Planning (Residential)
St. Andrews Heights Community Association

cc: Mr. Jacques Gendron (President, St. Andrews Heights Community Association)
Ms. Lea Meadows (Secretary, St. Andrews Heights Community Association)
St. Andrews Heights Community Development Committee
Attachments: St. Andrews Heights Development Expectations

APPENDIX III

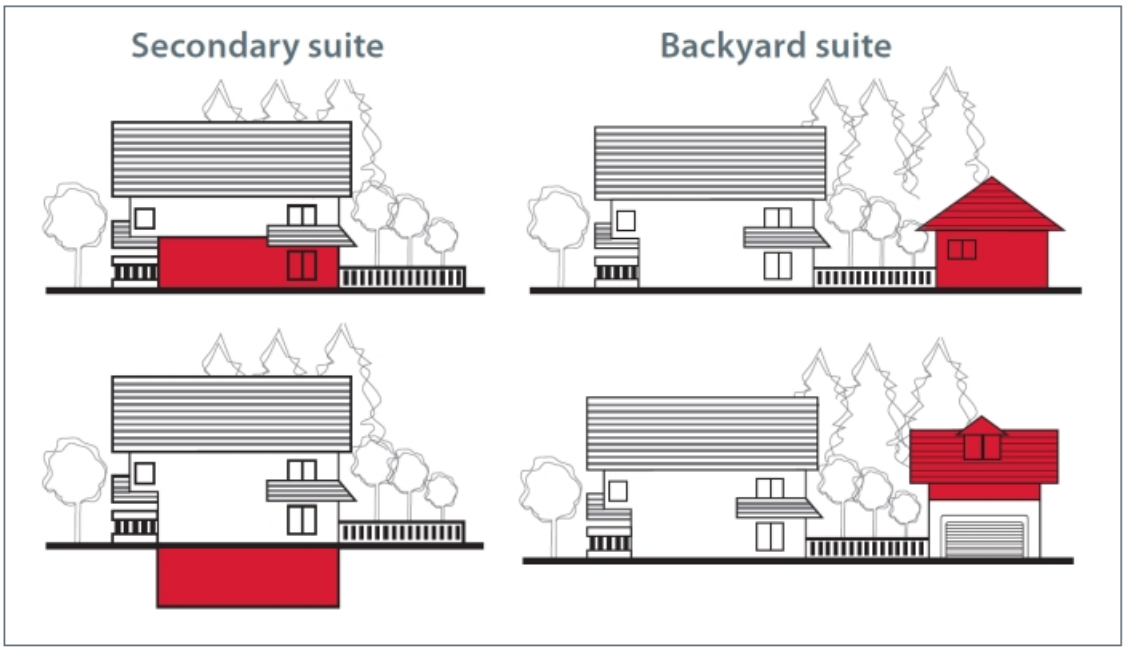
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

CPC2017-366
Attachment 1

BYLAW NUMBER 357D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0211)**
*** ***

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

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

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

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

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

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

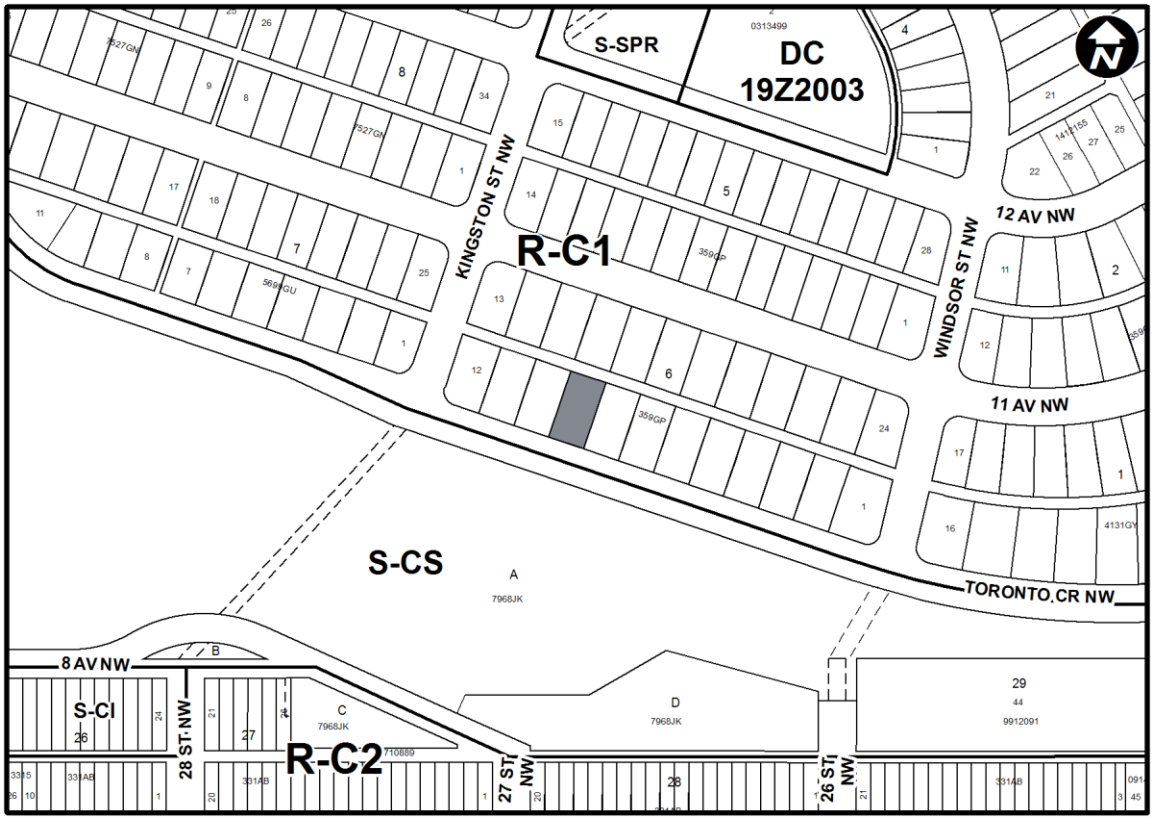
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

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

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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DC
19Z2003
KINGSTON ST NW
R-C1
WINDSOR ST NW
12 AV NW
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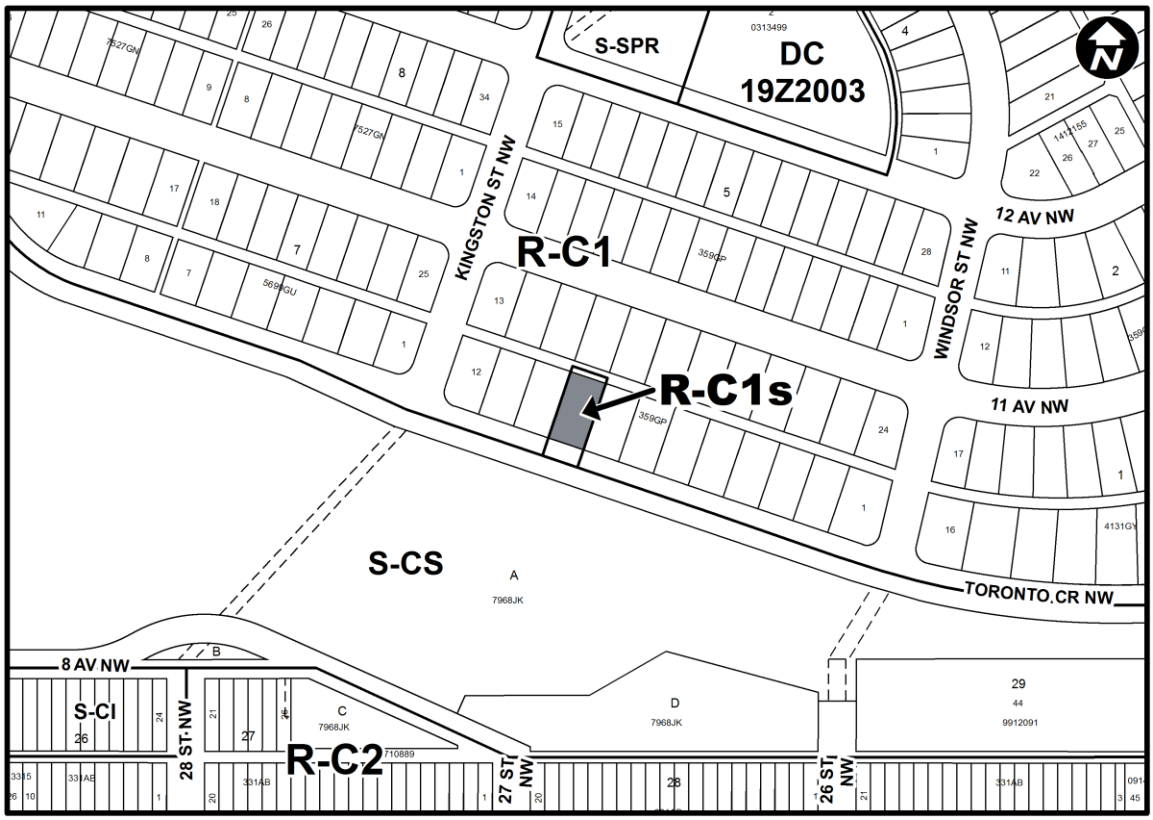
S-CI
28 ST NW
R-C2
27 ST NW
26 ST NW

SCHEDULE B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WINDSOR ST NW
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11 AV NW
TORONTO CR NW
S-CS
8 AV NW
S-CI
28 ST NW
R-C2
27 ST NW
26 ST NW

Williams, Debbie D. (City Clerk's)

From: Albrecht, Linda
Sent: Monday, November 13, 2017 11:57 AM
To: LaClerk
Subject: FW: Rezoning of 2636 Toronto Cr NW - objection

From: Richard Morgan [mailto:aurelius3@hotmail.com]
Sent: Monday, November 13, 2017 11:53 AM
To: City Clerk
Cc: Richard Morgan
Subject: [EXT] Rezoning of 2636 Toronto Cr NW - objection

To the city of Calgary,

As the resident an owner of 2640 Toronto Cr NW, I felt compelled to comment on the application to rezone the property next door at 2636 Toronto Cr NW from R-C1 to RC1s.

We are not in favour of this application as we specifically bought in St Andrews Heights for the fact that it was a small community that was zoned for single family housing and did not allow for either secondary suites or infill development. Having lived within the community for a number of years in a old bungalow we fairly recently made a significant investment in St Andrews Heights by purchasing our house on Toronto Cr NW. Given the location of the community relative to the University of Calgary and in particular the Medical School there has been significant demand for rental accommodation within the community. In fact for a period of ten plus years we lived next to a house with an illegal secondary suite. To say the least the experience at times was particularly unpleasant, especially once the owner of the property moved and both units became rentals. While I understand the applicants request is specifically related to family - the rezoning would not restrict the use of the secondary street to family members and if the property were to be sold we could be in a similar situation without a legal recourse to shut it down.

When one looks at what has been occurring on Toronto Cr in terms of redevelopment, this application simply does not fit in. Numerous properties have changed hands and the lots have been redeveloped as single family homes. The community association has fought any changes to zoning, including this application, representing the majority of residents who do not want secondary suites or infill development.

In the supporting document there is a couple of comments that I feel are inaccurate:

1. Parking on Toronto Cr - I find parking in front of my house quite congested especially since parking restrictions were tightened further up the street earlier this year. During the summer months there were consistently cars parked on both sides of Toronto Cr in front of our house.
2. Suite will provide greater density and vibrancy: Denstiy yes, vibrancy not necessarily. As I noted previously, the addition of secondary suites can allow for a much more transient population that consistently changes year to year and based on our experience negatively impact ones enjoyment of their property.

My final concern would be with respect to setting a precedent. Once this application is approved the community will have accepted that St Andrews Heights is, by default, a R-C1s community as any future secondary suite application would have to be approved due to the ability to challenge any rejection in court using this approval.

I am a little disappointed in the process that my neighbour was not required to formally discuss his application with us and am put in a situation that could strain our relationship. While I understand that there is some support for a secondary suite within the community, the city should respect what the majority or the community wants (as represented by the community association at this time) and deny the application.

Sincerely,

Richard and Melanie Morgan
2640 Toronto Cr NW
Calgary AB, T2N 3W1

LAND USE AMENDMENT
DOVER (WARD 9)
SOUTH OF 34 AVENUE SE AND EAST OF 26 STREET SE
BYLAW 358D2017 **MAP 4E**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 358D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 152 Dovely Crescent SE (Plan 7510649, Block 24, Lot 42) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 358D2017.

REASON(S) FOR RECOMMENDATION:

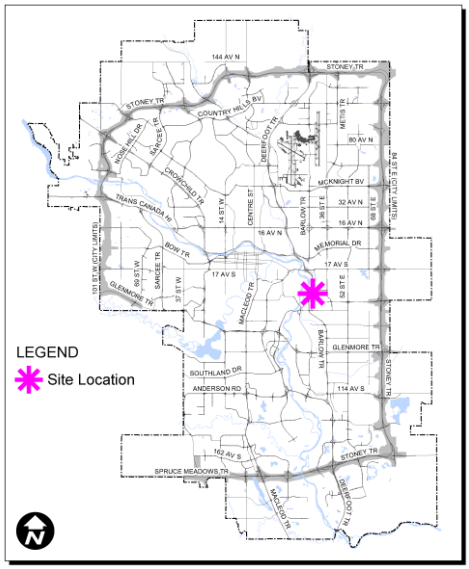
The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and the Dover Land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

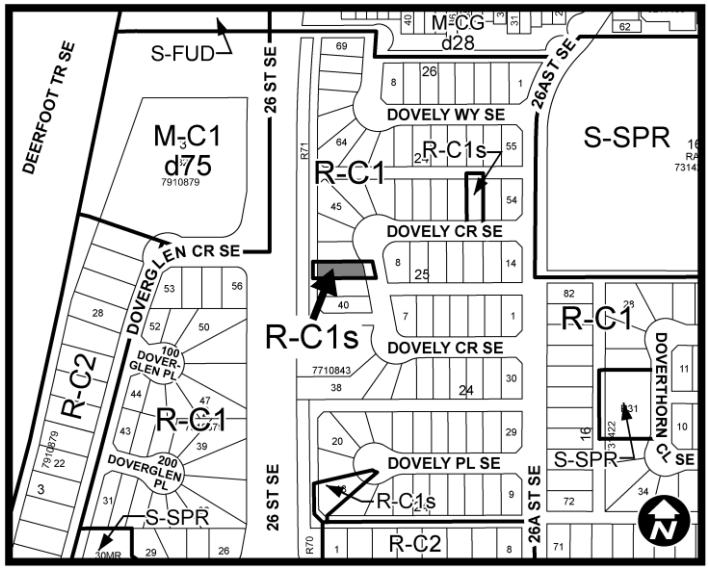
ATTACHMENT

1. Proposed Bylaw 358D2017

LAND USE AMENDMENT
DOVER (WARD 9)
SOUTH OF 34 AVENUE SE AND EAST OF 26 STREET SE
BYLAW 358D2017 **MAP 4E**

LOCATION MAPS





LAND USE AMENDMENT
DOVER (WARD 9)
SOUTH OF 34 AVENUE SE AND EAST OF 26 STREET SE
BYLAW 358D2017 **MAP 4E**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 152 Dovely Crescent SE (Plan 7510649, Block 24, Lot 42) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere **Carried: 8 – 0**

Applicant:

Gedeon Embaye

Landowner:

Gedeon Embaye
Shewit Woldeyohaness

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Dover, the site is approximately 12 metres by 35 metres in size and is developed with a one-storey single detached dwelling two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Dover's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Dover	
Peak Population Year	1982
Peak Population	11,953
2017 Current Population	10,484
Difference in Population (Number)	-1,469
Difference in Population (Percent)	-12%

LAND USE DISTRICTS

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

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

Dover Land Use Study (1995)

The Dover Land Use Study makes no specific mention of secondary suites. The land use plan allows for future development to consist of a range of residential dwellings which could include single-detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, family-oriented apartments and senior citizen housing.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Dovely Crescent SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 200 metres walking distance of the site on 36 Street SE. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

Administration received one (1) letter in opposition the application.

Reasons stated for opposition are summarized as follows:

- Not enough parking is being provided for all the renters currently living at the house;
- Double garage is being used for a business; and
- There are already too many renters on this crescent.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

Land Use Redesignation
Reasons for making this application

Here are the reasons for making this application for the following premises;

152 Dovely Crescent SE, Calgary, Alberta

- The house is walking distance to Transportation, Strip Mall, School, Green space, community hall, ample parking space (double garage, one more parking stall back as there is an ally in the back.);
- Affordable housing option – Reduce home less – Serving families to locate in areas close to Transit, parks, schools, recreation facilities and commercial nodes;
- Stop / minimize urban sprawl and reduces high rise construction;
- Great option for elderly (in-law suite), students who want quiet space, and quiet singles;
- Ideal first home for couples;
- Alleviate family/home owner economics;
- Increase economic activity as more people will live in the same area, increase density;
- Financially advantageous use of excess home space;
- Increased city revenue (from taxes);
- Better apartments (as they will be competing with a more homey housing option);
- Lower college expenses for students;
- Provide a second income to the owner;
- Accommodate temporary housing needs;
- Promote Calgary as an academic city (student housing);
- Affordable housing will attract more residents, city investors, entrepreneurs, etc.;
- Increased available home space anywhere in city ;
- The provision of an adequate supply of rental accommodation across the city that is affordable to low-and moderate-income households;
- Eliminate illegal housing;
- Will help conserve nature and the environment surrounding the city;
- Increase the market value of the property;
- Safer housing for renters and students;
- Makes your house more affordable because a renter is paying down part of your mortgage;
- Adding a secondary suite typically adds a lot of value to once property;
- When done legally and safely, these types' properties attract tenants everywhere;
- Use Transit instead of owning vehicle when legal suite is close to City Transit;

- CMHC rule – CMHC will allow 100% of the rental income from legal secondary suites to be used when qualifying for a mortgage. Facilitate affordable housing choices for Calgarians; and
- Some of the City of Calgary goals:
    1. "Direct future growth of the city in a way that fosters a more compact, efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods."
    2. "A dispersed population creates some social, economic and environmental challenges. In a more compact city, balancing growth between new and developed areas builds vibrant, thriving communities. A compact city is made up of complete communities that provide a broad range of housing choices and services. It also supports high quality transit and transportation choices to get around."

Thank you,

Gedeon Embaye

APPENDIX II

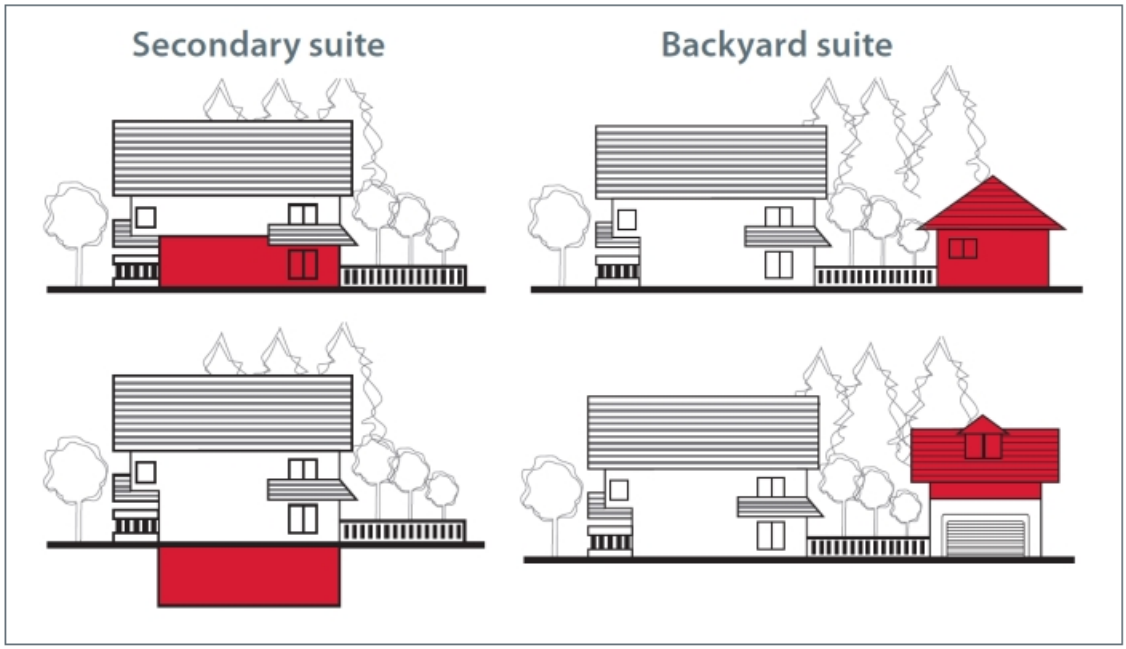
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

CPC2017-367
Attachment 1

BYLAW NUMBER 358D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0199)**
*** ***

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

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

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

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

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

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

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

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

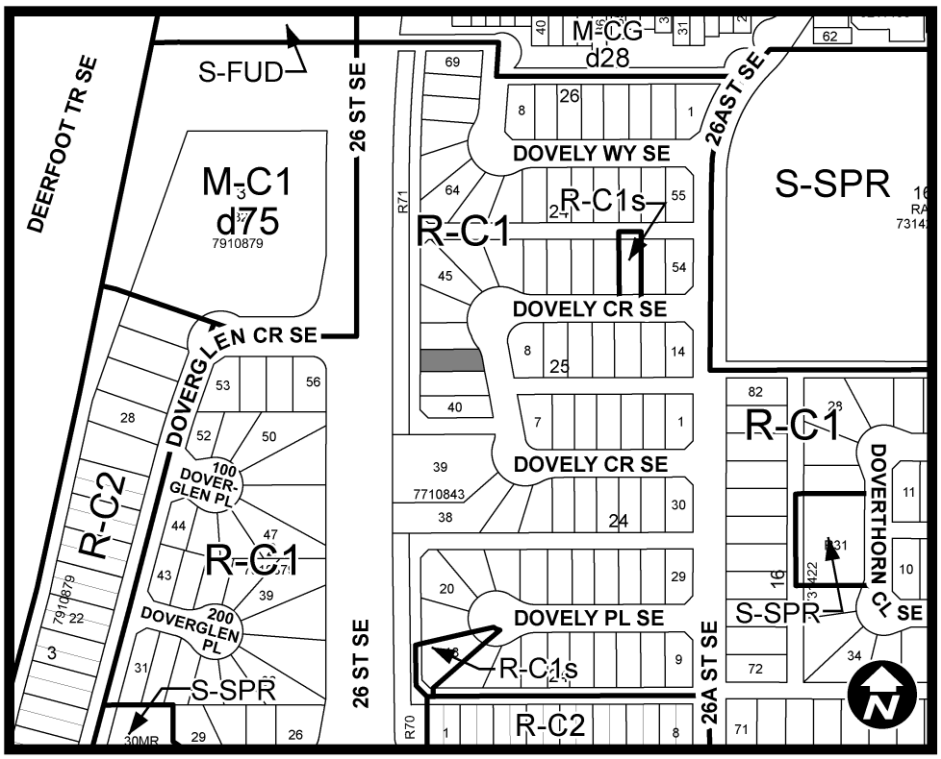
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

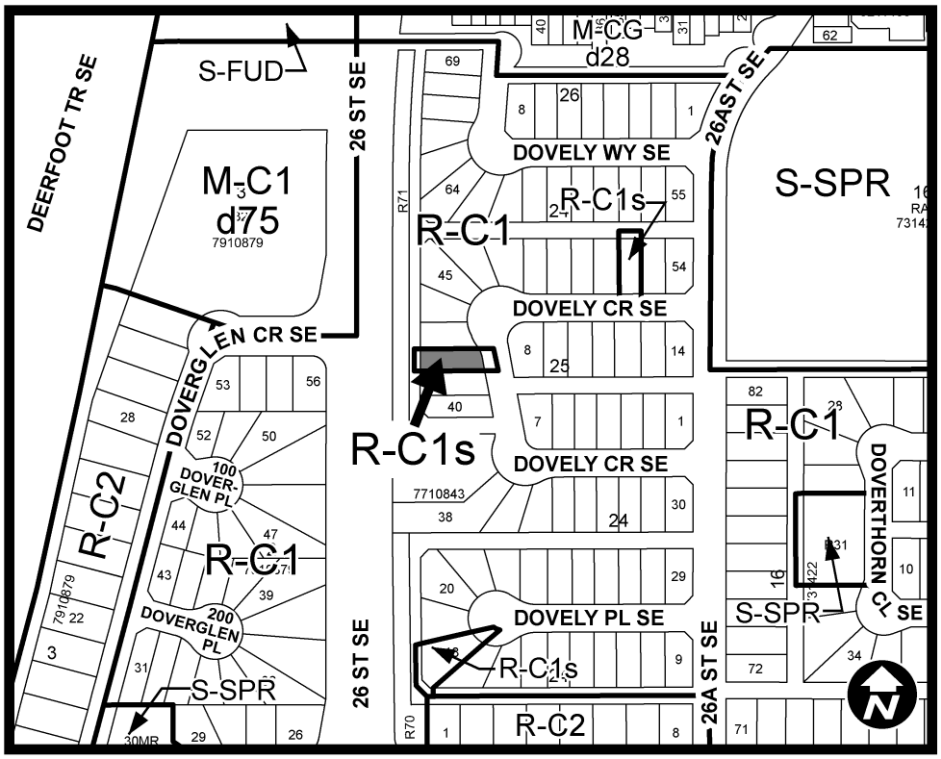
PROPOSED

AMENDMENT LOC2017-0199
BYLAW NUMBER 358D2017

SCHEDULE A



SCHEDULE B


M-CG
d28
S-FUD
DEERFOOT TR SE
26 ST SE
M-C1
d75
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DOVERGLEN CR SE
DOVELY WY SE
R-C1s
R-C1
DOVELY CR SE
26A ST SE
S-SPR
R-C1s
DOVELY CR SE
R-C1
DOVERTHORN CL SE
R-C2
100 DOVER-GLEN PL
R-C1
200 DOVERGLEN PL
S-SPR
DOVELY PL SE
R-C1s
S-SPR
R-C2
26 ST SE
26A ST SE

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-368
LOC2017-0178

LAND USE AMENDMENT
FAIRVIEW (WARD 9)
FLAVELLE ROAD SE, NORTH OF HERITAGE DRIVE SE
BYLAW 359D2017 **MAP 27S**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling, with an illegal basement suite and the application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION'S RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 359D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 85 Flavelle Road SE (Plan 3323HR, Block 8, Lot 34) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 359D2017.

REASON(S) FOR RECOMMENDATION:

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

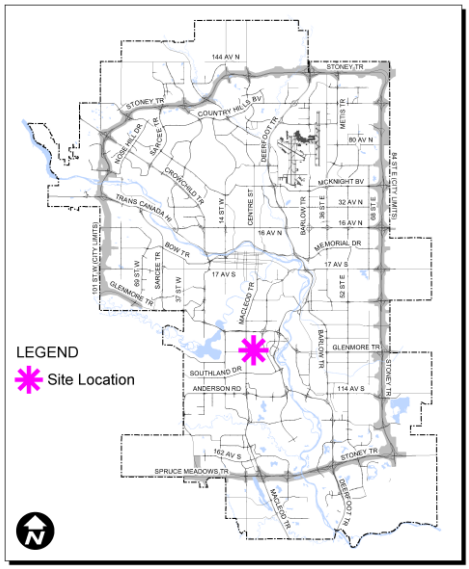
ATTACHMENT

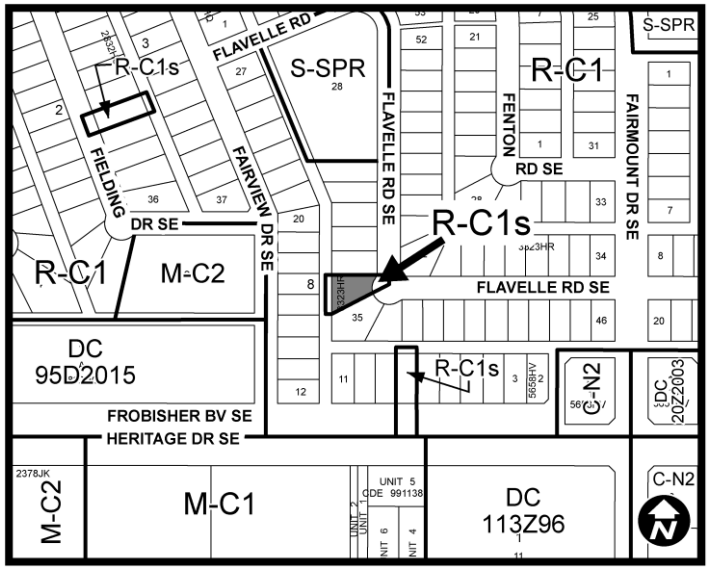
1. Proposed Bylaw 359D2017
2. Public Submissions

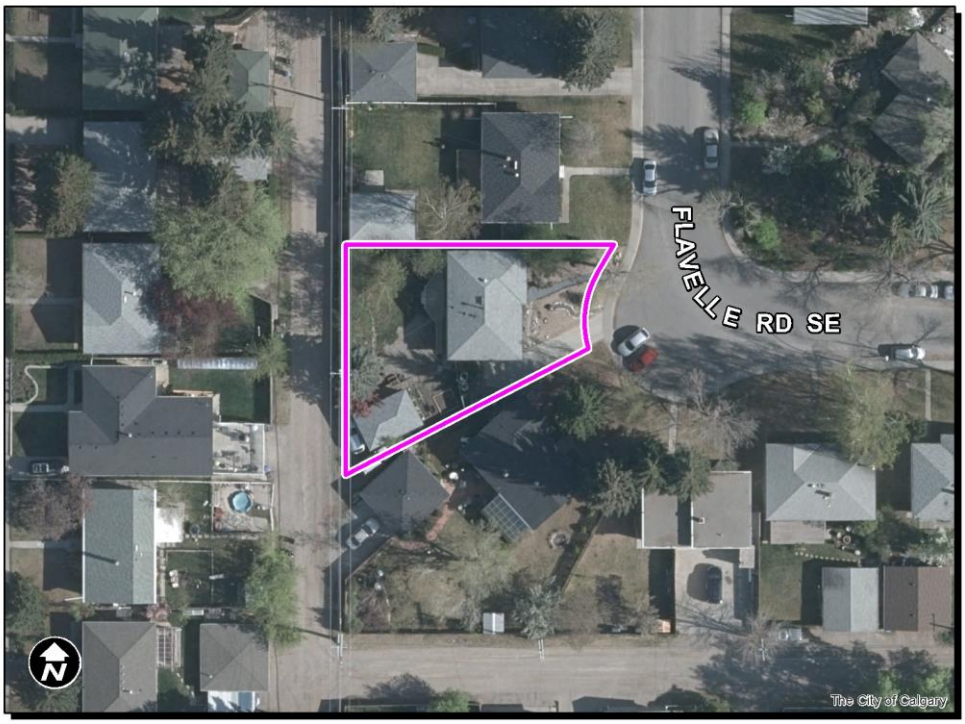
L. Burga Ghersi

LAND USE AMENDMENT
FAIRVIEW (WARD 9)
FLAVELLE ROAD SE, NORTH OF HERITAGE DRIVE SE
BYLAW 359D2017 **MAP 27S**

LOCATION MAPS







LAND USE AMENDMENT
FAIRVIEW (WARD 9)
FLAVELLE ROAD SE, NORTH OF HERITAGE DRIVE SE
BYLAW 359D2017 **MAP 27S**

ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 85 Flavelle Road SE (Plan 3323HR, Block 8, Lot 34) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright **Carried: 8 – 0**

LAND USE AMENDMENT
FAIRVIEW (WARD 9)
FLAVELLE ROAD SE, NORTH OF HERITAGE DRIVE SE
BYLAW 359D2017 **MAP 27S**

Applicant:

Rosalie Bruinsma

Landowner:

Rosalie Bruinsma

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Fairview, the site is approximately 13 metres by 30 metres in size and is developed with a one-storey single detached dwelling, a detached one-car garage that is accessed from the rear lane, and a one-car parking pad that is accessed from Flavelle Road SE. Low density residential districts and development exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Fairview's peak population and year, current population, and the population amount and percentage difference between the peak and current populations.

Fairview	
Peak Population Year	1968
Peak Population	6,425
2017 Current Population	3,686
Difference in Population (Number)	-2,739
Difference in Population (Percent)	-43%

LAND USE DISTRICTS

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

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Flavelle Road SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 250 metre walking distance of the site on Fairmount Drive SE. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

Administration received two letters in opposition to the application. One of the letter was signed by three nearby residents

Reasons stated for opposition are summarized as follows:

- Fairview already has a diversity of housing options including affordable housing and rental homes.
- Adverse effect on property value.
- Parking is an issue and is already limited on the street.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

Please consider this letter as justification for my application of a secondary suite. I feel that having a secondary suite will not only benefit myself as a home owner, but also be advantageous to my community, and the city as a whole.

Fairview is a well-established community, with many long term residents in single family homes. Secondary suites can add modest population increases that can rejuvenate local commercial and public services as well as potentially give the community a socio-economic diversity that is not currently present. Secondary suites add to the rental housing stock which will allow for increased population without drastic changes to the character of the neighborhood with condominium and apartment buildings.

The city could benefit from the addition of secondary suites in locations such as Fairview, as it will add to the affordable housing pool in an area that is predominantly single family bungalows. By allowing suites in existing neighborhoods, it makes use of existing infrastructure such as schools, parks, utilities, public transit, and roads instead of requiring potential expansion outwards of the city. Fairview is well situated for amenities such as these, as well as close to many grocery stores, shopping centers such as South Centre and Chinook mall, and lots of restaurants and other businesses along Heritage Drive and McLeod Trail. The city could also benefit by allowing rezoning in these areas with suitable applications, since this could cut down on illegal suites currently existing in Fairview, and surrounding neighborhoods, that may not be up to city safety codes and could be dangerous for renters.

My personal reason for this request of a secondary suite is to assist with my current mortgage to make living in my house more affordable. I bought my house as an investment property, with the goal of fixing it up and having it rented to support the mortgage, insurance, and property tax costs. By allowing a secondary suite, I would be able to live in the house as well as maintain it as an investment.

My home is an ideal location for an additional suite, as there is ample parking including a garage and parking pad in the back, and a driveway that fits up to four vehicles in the front. Additionally, the Heritage LRT train station is a 15 minute walk from the property and there are multiple bus routes within a block. The house contains a back entrance that already supports a separate entrance for a second suite. The house also boasts a very large, fenced in back yard which contains more than enough space for a private area for use by potential occupants of the suite. It would also be an ideal yard for anyone looking for a pet friendly home.

I am committed and willing to spend the money necessary for all permits and work to have the suite meet all city standards, and to spend money to keep the suite well maintained for occupants. Thank you for your consideration.

L. Burga Ghersi

APPENDIX II

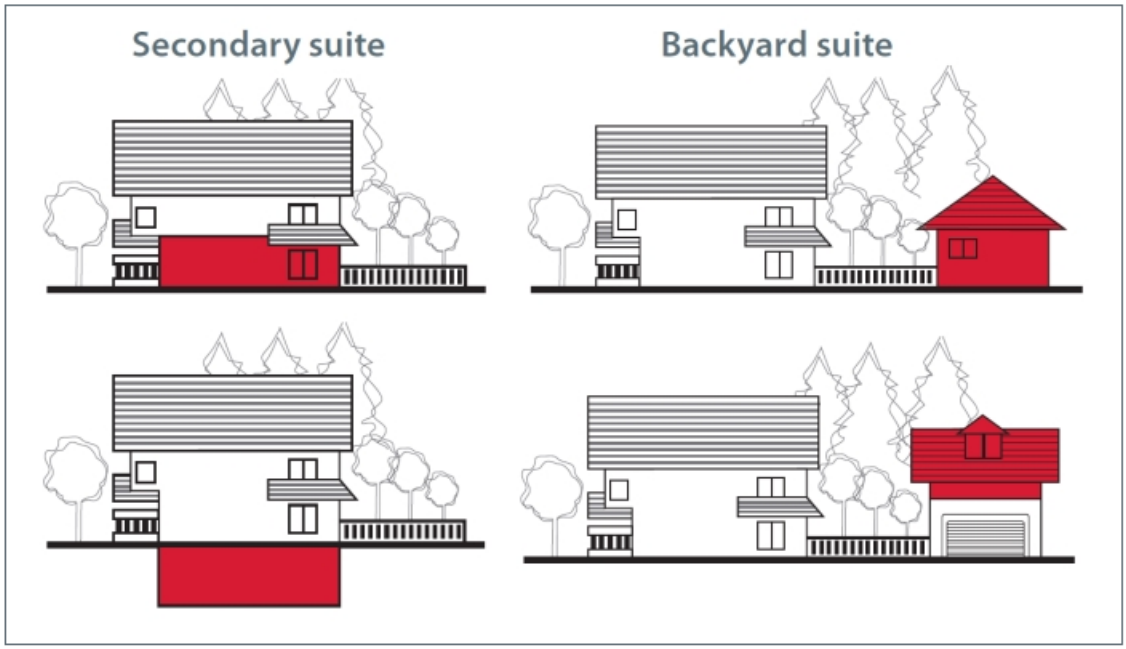
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

BYLAW NUMBER 359D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0178)**
*** ***

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

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

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

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

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

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

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

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

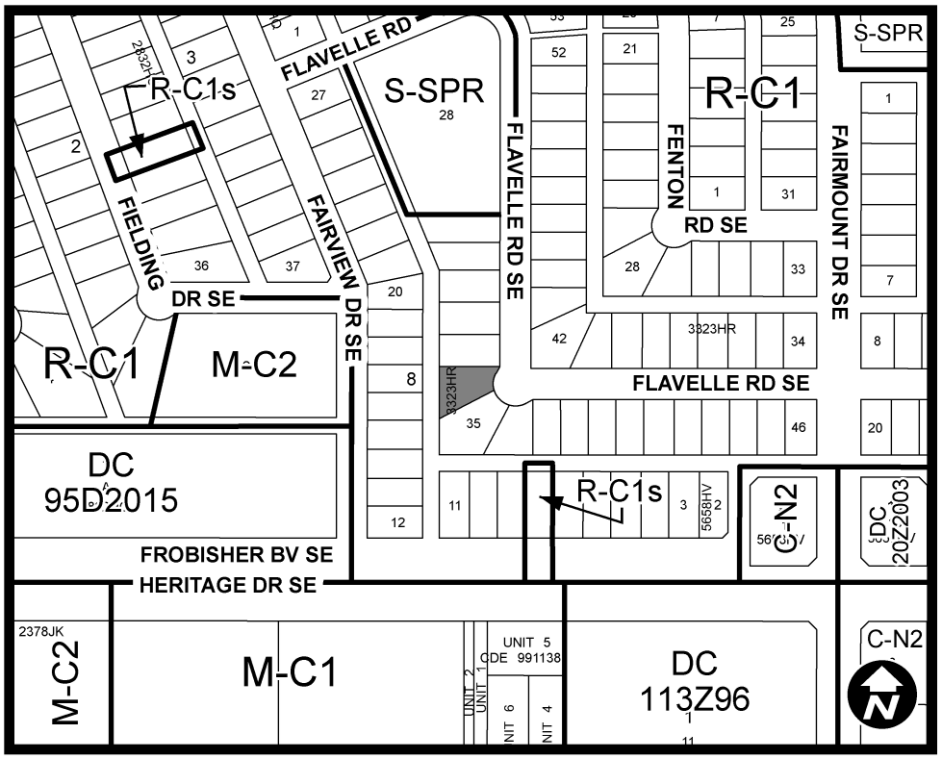
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0178
BYLAW NUMBER 359D2017

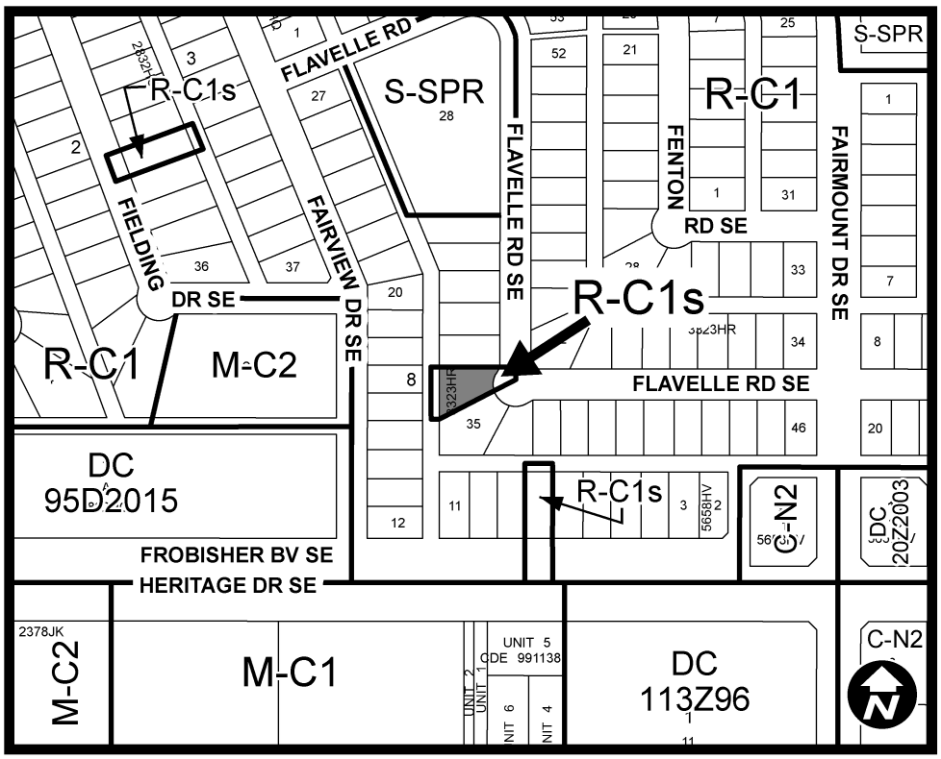
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0178
BYLAW NUMBER 359D2017

SCHEDULE B



November 8, 2017

Re: #359D2017: #85 Flavelle Road S.E. - Application for Re-Designation of Land Use

1. **Parking is limited on the street due to the house rental at #87 Flavelle Road, and the house rental at #95 Flavelle Road, notwithstanding #85 Flavelle Road.**

   We have lived next door to this property since September 2001 (an entire time of which this garage is used for household storage not vehicles). The ill-referred to parking pad is directly behind the garage's vehicle entry door. There is no feasibility of 4 vehicles in the driveway. However, the applicant states:

   My home is an ideal location for an additional suite, as there is ample parking including a garage and parking pad in the back, and a driveway that fits up to four vehicles in the front.

2. **The applicant does NOT reside at 85 Flavelle Road. The applicant states:**

   My personal reason for this request of a secondary suite is to assist with my current mortgage to make living in my house more affordable. I bought my house as an investment property, with the goal of fixing it up and having it rented to support the mortgage, insurance, and property tax costs. By allowing a secondary suite, I would be able to live in the house as well as maintain it as an investment.

PLEASE CONSIDER: The applicant rented out the basement of #85 Flavelle Road as an illegal suite, while she lived on the main level. The applicant has since moved out and is presently renting out both main level and separately, the basement. The applicant was held accountable because of neighbors calling the City of Calgary to inform them of the illegal suite rental – and yet her application states:

The city could also benefit by allowing rezoning in these areas with suitable applications, since this could cut down on illegal suites currently existing in Fairview, and surrounding neighborhoods, that may not be up to city safety codes and could be dangerous for renters.

Jackie Brown
83 Flavelle Road S.E.
Calgary, Alberta T2H 1E8

403-922-2965

RECEIVED
2017 OCT 17 PM 4: 14
THE CITY OF CALGARY
CITY CLERK'S

PLANNING, DEVELOPMENT & ASSESSMENT
OCT 10 2017
RECEIVED
CITY OF CALGARY

Bao-Hoa Hong
87 Flavelle Rd Se
Calgary, Alberta
T2H 1E8
403-619-1167
Resident
Fairview Neighborhood

October 6, 2017

Planning, Development, Assessment
The City of Calgary
3rd Floor, Calgary Municipal Building
800 McLeod Trail SE
P.O. Box 2100, Postal Station M #8108
Calgary, AB T2P 2M5

To Whom It May Concern :

RE: Rezoning of Property for 85 Flavelle Rd SE
File Number: LOC2017-0178

I have recently been approached by Rosie Bruinsma, with respect to the rezoning of her property to allow for a legal secondary suite to be built.
I am aware that positive feedback is strongly considered by the city when making a final determination.

The following are positive aspects of rezoning that are of interest to me: (Please select which apply)

- ☒Increased economic activity in the area
- ☒Providing affordable housing for young professionals
- ☒Increased property value within the neighborhood
- ☒Encouraging economic growth inside the city instead of expansion outwards
- ☒Welcoming new individuals to the neighborhood

The following is additional input and/or concerns I have, that I feel were not addressed:

I have been a resident of the Fairview community for over 20 years. It has been a safe and wonderful neighborhood to grow up in. My parents were refugees and purchased their first home in Fairview. We have been blessed and honoured to be welcomed into neighborhood that is so vibrant, yet established. Affordable housing played a key role in allowing us to achieve the Canadian Dream, so to speak. Living in Calgary has allowed my family to become successful business owners and has allowed us to can give back to a community that fostered the ability to attain comfort and happiness. Fairview is a great representation of the cultural diversity that Calgary strives for. Without hesitation, I support all active measures that allows for Calgary to attain a more effective and affordable housing model. Secondary suites are a cornerstone in a

realistic housing endeavor that allows people from all walks of life, whether it be single parents, newcomers to Canada, or young professionals looking to effectively manage their income. We all start somewhere, and we should all be afforded with the ability to live and succeed while taking advantage of Calgary's expanse. With that, I would like to convey my full support for Ms. Bruisnma to allow her to rezone her property however she wishes, and to allow her to convert her basement into a secondary suite.

Yours truly,

Bao-Hoa Hong

#8.1.14.

Lisette Burga

CPC2017-368
ATTACHMENT 2
LETTER 3

Planning, Development, Assessment
The City of Calgary
3rd Floor, Calgary Municipal Building
800 McLeod Trail SE
P.O. Box 2100, Postal Station M #8108
Calgary, AB T2P 2M5

Dorothy Burton
Name

124 Flavelle Rd SE
Calgary, Al. T2H 1E7

Address

Resident
Fairview Neighborhood

PLANNING & DEVELOPMENT
OCT 13 2017
RECEIVED
CITY OF CALGARY

RE: File Number: LOC2017-0178 - Rezoning of Property for 85 Flavelle Rd SE

To Whom It May Concern,

I have recently been approached by Rosie Bruinsma, with respect to the rezoning of her property to allow for a legal secondary suite to be built.
I am aware that positive feedback is strongly considered by the city when making a final determination.

The following are positive aspects of rezoning that are of interest to me: (Please select which apply)

- ☑ Increased economic activity in the area
- ☑ Providing affordable housing for young professionals
- ☑ Increased property value within the neighborhood
- ☑ Encouraging economic growth inside the city instead of expansion outwards
- ☑ Welcoming new individuals to the neighborhood
- ☑ Other: close to direct bus route and LRT

The following is additional input and/or concerns I have, that I feel were not addressed:

RECEIVED
2017 OCT 30 AM 9:41
THE CITY OF CALGARY
CITY CLERK'S

Regards,

Dorothy Burton
Name

D Burton
Signature

CPC2017-368
ATTACHMENT 2
LETTER 3

Planning, Development, Assessment
The City of Calgary
3rd Floor, Calgary Municipal Building
800 McLeod Trail SE
P.O. Box 2100, Postal Station M #8108
Calgary, AB T2P 2M5

Mouhamad Saeed Dallal Boshi
Name

8235 Fairmount Dr SE
T2H0Y4

Address

RECEIVED
2017 OCT 30 AM 9:41
THE CITY OF CALGARY
CITY CLERK'S

Resident
Fairview Neighborhood

RE: File Number: LOC2017-0178 - Rezoning of Property for 85 Flavelle Rd SE

To Whom It May Concern,

I have recently been approached by Rosie Bruinsma, with respect to the rezoning of her property to allow for a legal secondary suite to be built.
I am aware that positive feedback is strongly considered by the city when making a final determination.

The following are positive aspects of rezoning that are of interest to me: (Please select which apply)

- ☒ Increased economic activity in the area
- ☒ Providing affordable housing for young professionals
- ☐ Increased property value within the neighborhood
- ☒ Encouraging economic growth inside the city instead of expansion outwards
- ☐ Welcoming new individuals to the neighborhood
- ☐ Other: _____

The following is additional input and/or concerns I have, that I feel were not addressed:

Allowing Secondary suits ~~allow~~ is a great asset to have older parents live with me comfortably knowing having two kitchens legally will provide the privacy I need and they need as well ~~help~~ me helping them complete tasks and run errands. this reduces pressure on government resources and senior housing as more people, when encouraged through good laws and tax cuts, will happily host their parents with them. I support Rosie's application!

Regards,

Mouhamad Saeed Dallal Boshi
Name

Signature

CPC2017-368
ATTACHMENT 2
LETTER 3

RECEIVED
2017 OCT 30 AM 9:40
THE CITY OF CALGARY
CITY CLERK'S

Planning, Development, Assessment
The City of Calgary
3rd Floor, Calgary Municipal Building
800 McLeod Trail SE
P.O. Box 2100, Postal Station M #8108
Calgary, AB T2P 2M5

Name

Address

Resident
Fairview Neighborhood

RE: File Number: LOC2017-0178 - Rezoning of Property for 85 Flavelle Rd SE

To Whom It May Concern,

I have recently been approached by Rosie Bruinsma, with respect to the rezoning of her property to allow for a legal secondary suite to be built. Please do NOT allow this to proceed.
~~I am aware that positive feedback is strongly considered by the city when making a final determination.~~
I do not support this. I oppose the rezoning.
The following are positive aspects of rezoning that are of interest to me: (Please select which apply)

- ☐ Increased economic activity in the area
- ☐ Providing affordable housing for young professionals
- ☐ Increased property value within the neighborhood
- ☐ Encouraging economic growth inside the city instead of expansion outwards
- ☐ Welcoming new individuals to the neighborhood
- ☐ Other:

The following is additional input and/or concerns I have, that I feel were not addressed:

Please do not destroy the character of our neighbourhood. I have a fear of this lady as she has behaved poorly in our neighbourhood and thus no name or address. I fear her reprisal.

Regards,

Name

Signature

#8.1.14.

LISETTE BURGA

CPC2017-368
ATTACHMENT 2
LETTER 3

48

RECEIVED

2017 OCT 30 AM 9:40

THE CITY OF CALGARY
CITY CLERK'S

Planning, Development, Assessment
The City of Calgary
3rd Floor, Calgary Municipal Building
800 McLeod Trail SE
P.O. Box 2100, Postal Station M #8108
Calgary, AB T2P 2M5

MR Z. ABBOTT
Name

76 FLAVELLE ROAD SE
CALGARY
T2H 1E7
Address

Resident
Fairview Neighborhood

RE: File Number: LOC2017-0178 - Rezoning of Property for 85 Flavelle Rd SE

To Whom It May Concern,

I have recently been approached by Rosie Bruinsma, with respect to the rezoning of her property to allow for a legal secondary suite to be built.
I am aware that positive feedback is strongly considered by the city when making a final determination.

The following are positive aspects of rezoning that are of interest to me: (Please select which apply)

- ☐ Increased economic activity in the area
- ☐ Providing affordable housing for young professionals
- ☐ Increased property value within the neighborhood
- ☐ Encouraging economic growth inside the city instead of expansion outwards
- ☐ Welcoming new individuals to the neighborhood
- ☐ Other: _____

The following is additional input and/or concerns I have, that I feel were not addressed:

I DO NOT AGREE WITH RE-ZONING IN THIS AREA
RESEARCH SHOWS THAT IT WILL BE DETRIMENTAL TO
PROPERTY VALUE.
I BELIEVE THAT THERE IS NOT ADEQUATE STREET PARKING
THIS AREA IS ALREADY A CULTURALLY DIVERSE, FAMILY
NEIGHBOUR HOOD, TO WHICH A RENTAL SUITED PROPERTY WOULD
NOT ~~BENEF~~ BE OF ANY BENEFIT.

Regards,

Name

ZACHARY ABBOTT
Signature

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-369
LOC2017-0224

LAND USE AMENDMENT
HAYSBORO (WARD 11)
94 AVENUE SW AND ELBOW DRIVE SW
BYLAW 360D2017 **MAP 21S**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 360D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 827 – 94 Avenue SW (Plan 5463HL, Block 30, Lot 87) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 360D2017.

REASON(S) FOR RECOMMENDATION:

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

ATTACHMENT

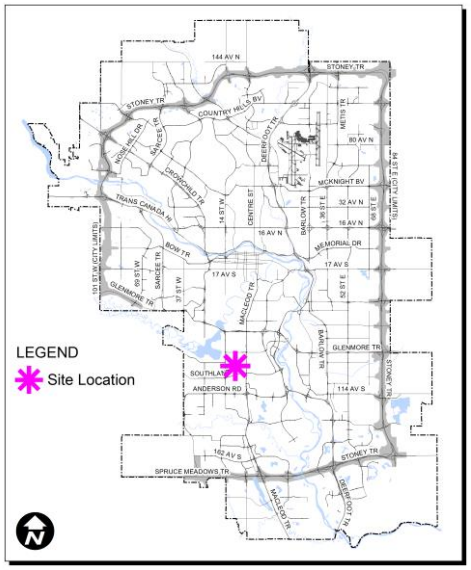
1. Proposed Bylaw 360D2017
2. Public Submission

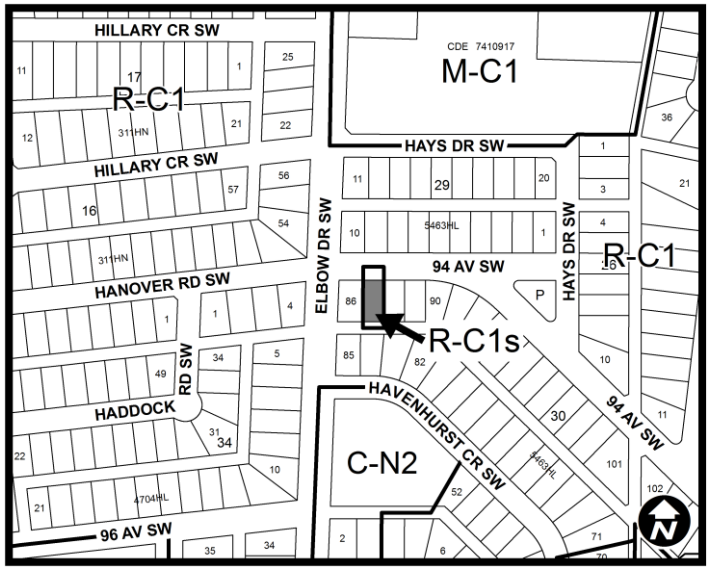
C. Khandl

LAND USE AMENDMENT
HAYSBORO (WARD 11)
94 AVENUE SW AND ELBOW DRIVE SW
BYLAW 360D2017

MAP 21S

LOCATION MAPS





LAND USE AMENDMENT
HAYSBORO (WARD 11)
94 AVENUE SW AND ELBOW DRIVE SW
BYLAW 360D2017 **MAP 21S**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 827 – 94 Avenue SW (Plan 5463HL, Block 30, Lot 87) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright **Carried: 8 – 0**

Applicant:

Darren S Trudeau

Landowner:

Darren S Trudeau

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Haysboro, the site is approximately 15 metres by 30 metres in size and is developed with a one-storey single detached dwelling and two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Haysobro's peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Haysboro	
Peak Population Year	1968
Peak Population	8,044
2017 Current Population	7,076
Difference in Population (Number)	-968
Difference in Population (Percent)	-12%

LAND USE DISTRICTS

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

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 94 Avenue SW and the rear lane. The area is served by Calgary Transit primary transit network route 3 bus service with a bus stop location within approximately 80 metre walking distance of the site on Elbow Drive SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

Administration received two (2) letters in opposition to and one (1) letter in support of the application.

Reasons stated for opposition are summarized as follows:

- Increase in motor vehicle traffic;
- The owner renting the dwelling to two tenants;
- Future tenant behaviour and noise; and
- Preference for single family residential zoning.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

To Whom It May Concern,

Re: Land Use Re-designation Application

The reasons for my application are as follows:

1. To enable the development of the lower level of my property into a rental suite.

2. To have proper guidance and guidelines to do this in accordance with City of Calgary by-laws and regulations.

3. To safeguard the value of my property and ensure a safe rental environment for future tenants.

Thank you for your time.

Sincerely,

Darren Trudeau

APPENDIX II

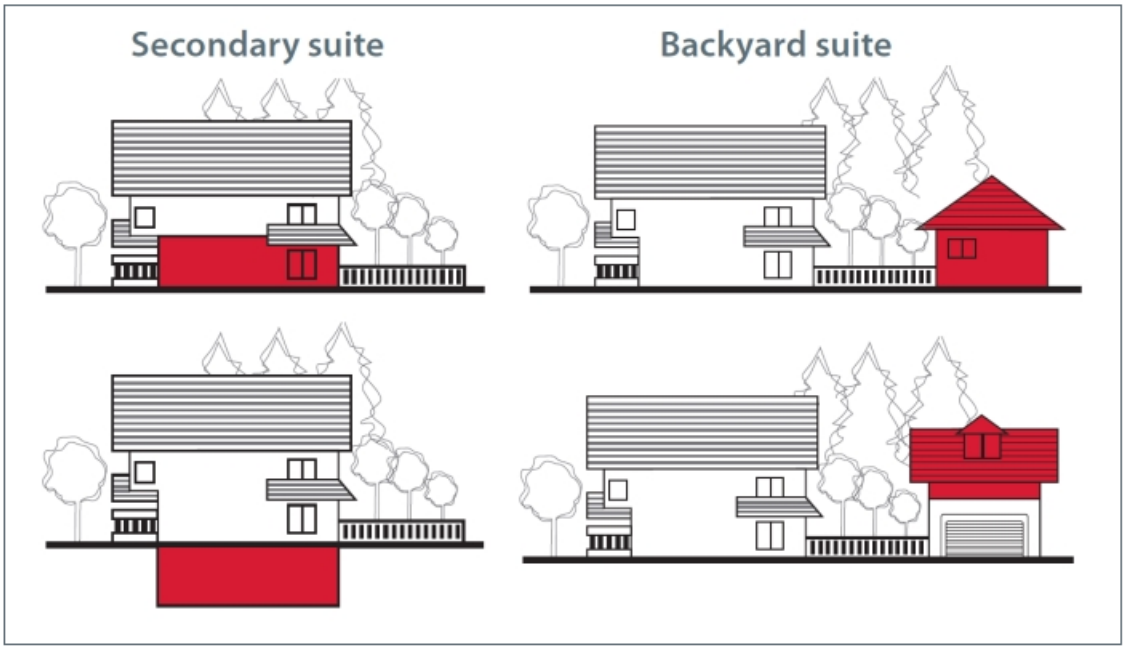
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

CPC2017-369
Attachment 1

BYLAW NUMBER 360D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0224)**
*** ***

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

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

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

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

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

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

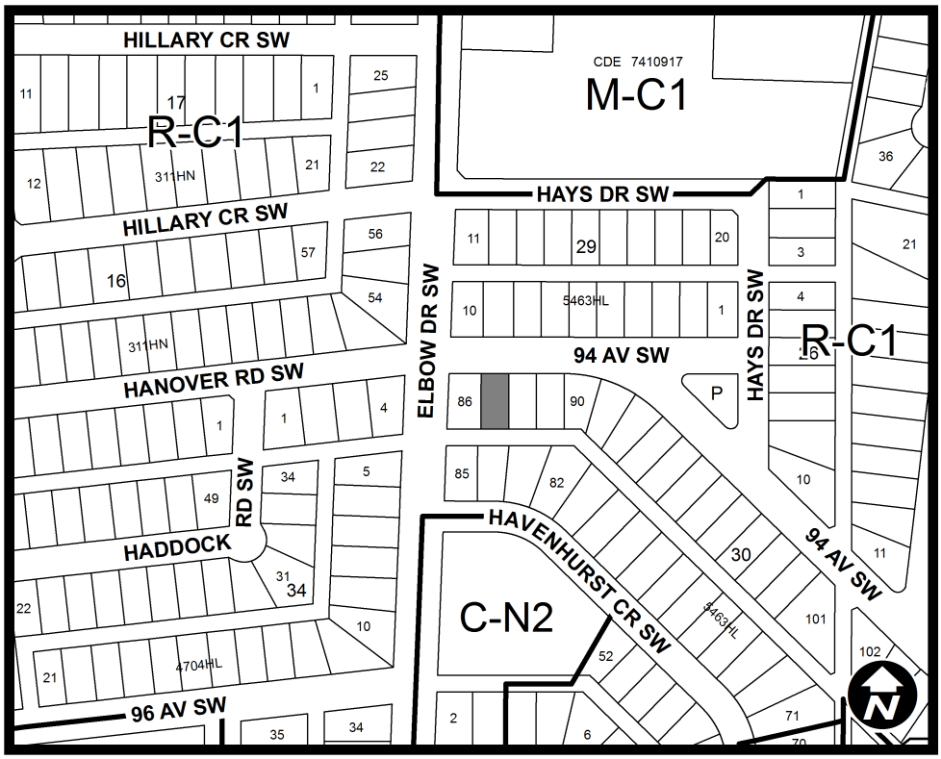
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

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

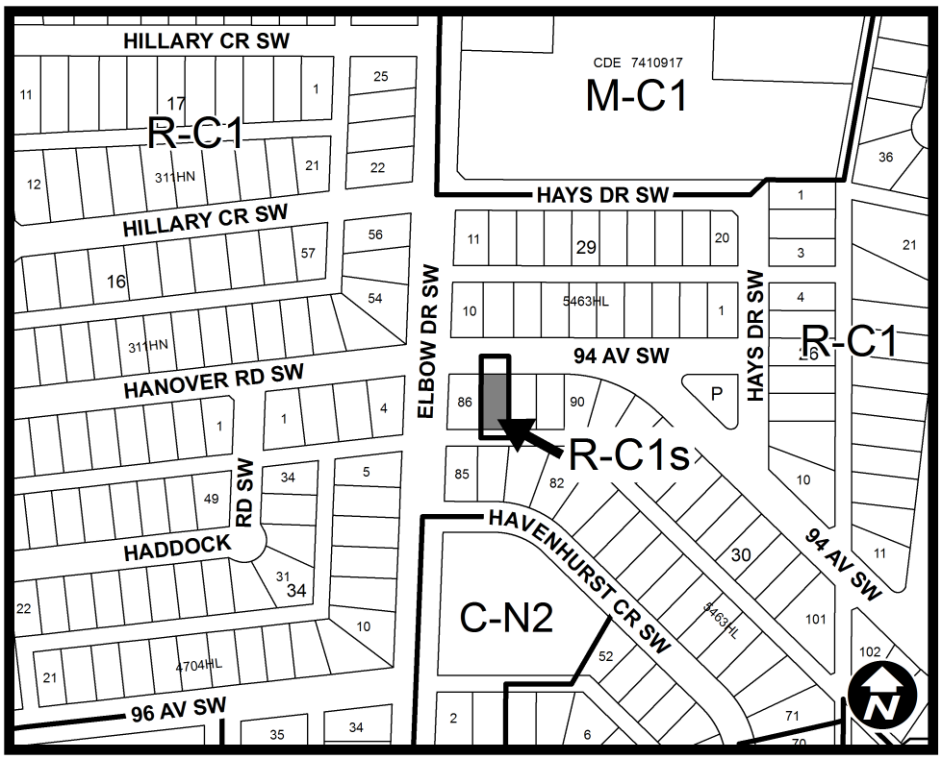
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A


HILLARY CR SW
R-C1
311HN
HILLARY CR SW
311HN
HANOVER RD SW
HADDOCK
RD SW
4704HL
96 AV SW
CDE 7410917
M-C1
HAYS DR SW
ELBOW DR SW
5463HL
94 AV SW
HAYS DR SW
R-C1
HAVENHURST CR SW
C-N2
5463HL
94 AV SW
N

SCHEDULE B


HILLARY CR SW
R-C1
CDE 7410917
M-C1
HAYS DR SW
HILLARY CR SW
ELBOW DR SW
HAYS DR SW
94 AV SW
R-C1
HANOVER RD SW
R-C1s
HADDOCK
RD SW
HAVENHURST CR SW
94 AV SW
C-N2
96 AV SW

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Monday, November 06, 2017 7:47 AM
To: LaClerk
Subject: FW: [EXT] redesignate land located at 827-94 Ave SW - R-C1 to R-C1s

Follow Up Flag: Follow up
Flag Status: Flagged

From: Terry Hesp [mailto:terry.hesp@gmail.com]
Sent: Sunday, November 05, 2017 12:00 PM
To: City Clerk
Subject: [EXT] redesignate land located at 827-94 Ave SW - R-C1 to R-C1s

Good morning Laura,

I have received notice of application to redesignate zoning for the above noted property which is adjacent to property I own at 6 Havenhurst Cr SW.

I wish to state for the record that I am in support of higher density housing in the area and fully support this application.

Please feel free to contact me if you have any questions or require additional information from me in regards to this application.

Sincerely,
Terry

Terry Hesp
403-992-4377

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-370
LOC2017-0219

LAND USE AMENDMENT
SOMERSET (WARD 13)
SOMERSIDE GROVE SW AND SOMERCREST STREET SW
BYLAW 361D2017 **MAP 28SS**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 361D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 104 Somerside Grove SW (Plan 9910669, Block 22, Lot 50) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 361D2017.

REASON(S) FOR RECOMMENDATION:

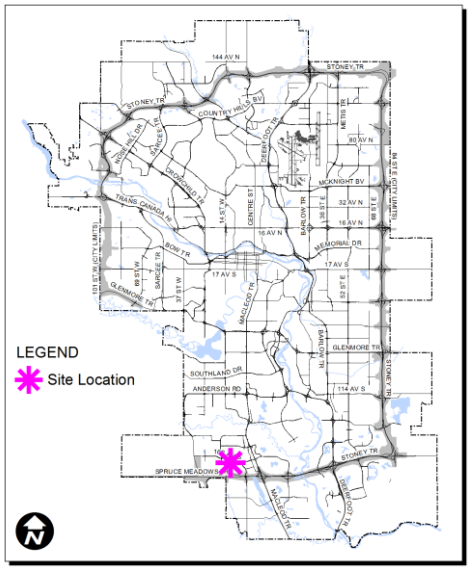
The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for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

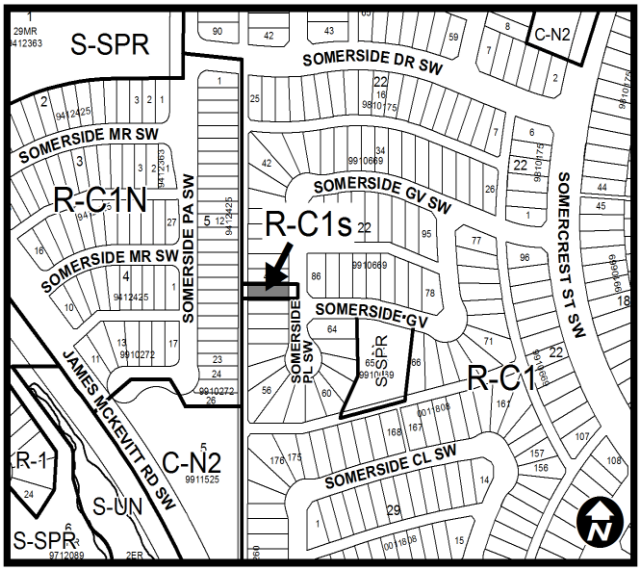
ATTACHMENT

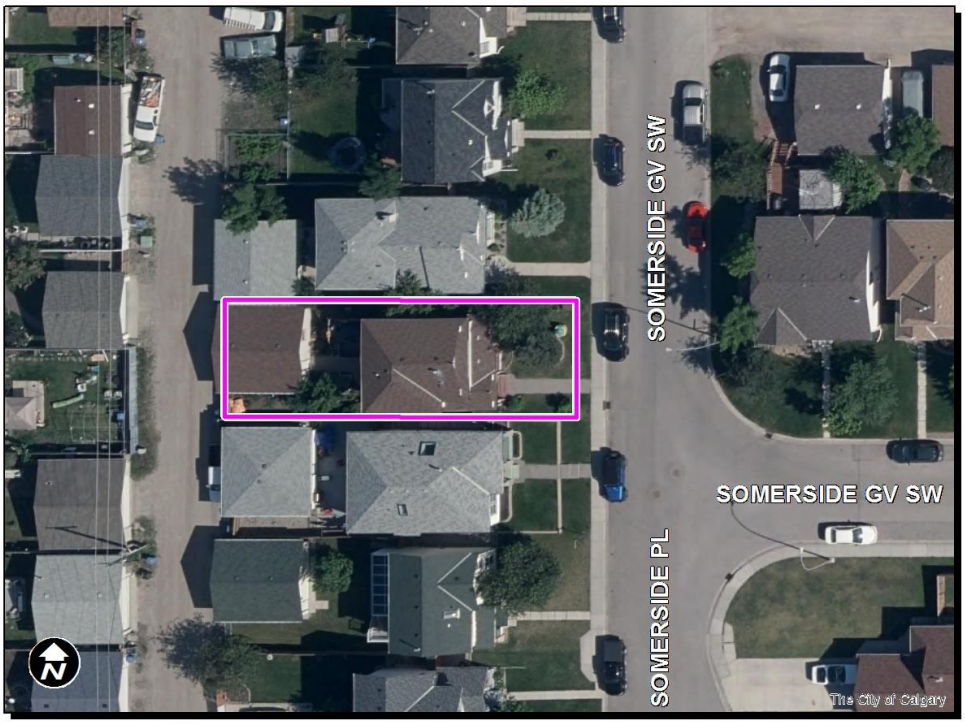
1. Proposed Bylaw 361D2017

LAND USE AMENDMENT
SOMERSET (WARD 13)
SOMERSIDE GROVE SW AND SOMERCREST STREET SW
BYLAW 361D2017 **MAP 28SS**

LOCATION MAPS







LAND USE AMENDMENT
SOMERSET (WARD 13)
SOMERSIDE GROVE SW AND SOMERCREST STREET SW
BYLAW 361D2017 **MAP 28SS**

ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 104 Somerside Grove SW (Plan 9910669, Block 22, Lot 50) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: D. Leighton **Carried: 7 – 1**
Opposed: M. Foht

Reasons for Opposition from Mr. Foht:

- I opposed the application because the width of the lot is one metre less than the minimum width for a secondary suite. The width of the lot will reduce the street parking available to the residents of the property.

Applicant:

Sherry Steele

Landowner:

Sherry Steele

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Somerset, the site is approximately 11 metres by 33 metres in size and is developed with a two-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. The site is surrounded with low density residential to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Somerset's peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Somerset	
Peak Population Year	2014
Peak Population	8,751
2017 Current Population	8,546
Difference in Population (Number)	-205
Difference in Population (Percent)	-2%

LAND USE DISTRICTS

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

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit and building permit processes. The parcel does not conform to all *Land Use Bylaw 1P2007* rules. A development permit is required for the development of a Secondary Suite or a Backyard Suite.

Bylaw Requirement		Provided	Variance (±)	
390 Parcel Width (minimum)	12.0m	11.0m	1.0m	8.3%

The applicants have indicated in their submission that a Secondary Suite is proposed. In Administration's opinion this will not impact the visual appearance of the parcel, so the required relaxation for parcel width does not appear to be a significant issue.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

Revised Midnapore Phase 2 Area Structure Plan

The parcel lies within the 'Residential and related uses' area on Map 2 of this document. Policy 4.1(a) states that 'a variety of dwelling units shall be provided'. There are no specific comments on secondary suites within this document.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Somerside Grove and the rear lane. The area is served by Calgary Transit bus service (Route 14) with a bus stop location within approximately 300 metres walking distance of the site on Somercrest Street SW. The area is served by Calgary Transit Light Rail Transit service with the Somerset/Bridlewood LRT Station within approximately 2.2 kilometres distance (on bus route 14). On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Somerset/Bridlewood Community Association.

Citizen Comments

Administration received one letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Thought that this was already an approved secondary suite;
- The potential for a continued high turn-over of tenants which has already occurred;
- Unacceptable tenant behaviour, and
- No on-site parking provided and the owner uses the existing garage for storage.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

To the Calgary Planning Commission and the City Council:

The reason as to why I am making this application to the City of Calgary is because of the location of my property. This application is for my secondary suite.

My property is in the SW of town. It is a beautiful location that is still in the city but just out of the way of the hustle and bustle of the busy life. It is 2.2 kilometers west of the Shawnessy shopping centre. The shopping centre includes an Urgent care which is only 3.2 kilometers east of my property. There are several walk in clinics, Fire departments, dentist offices, C-Trains, a YMCA, Wal-Mart, Safeway, and Co-op, Shoppers Drug mart, a public water park with tennis courts, basket ball courts and soccer fields. There are many elementary schools and high schools to choose from including the wonderful St. Mary's College. This area also has a plethora of places to shop and restaurants to discover.

My property is just north of Spruce Meadows and 22X which can lead you northeast to Edmonton or northwest to Cochrane, Canmore, Banff, Lake Louise, Jasper etc. It is only 9.3 kilometers south from South Centre Mall and 13 kilometers west of the South Health Campus Hospital. It is the perfect area for someone who wants to have all the amenities of a big city but who does not want to venture out too far.

APPENDIX II

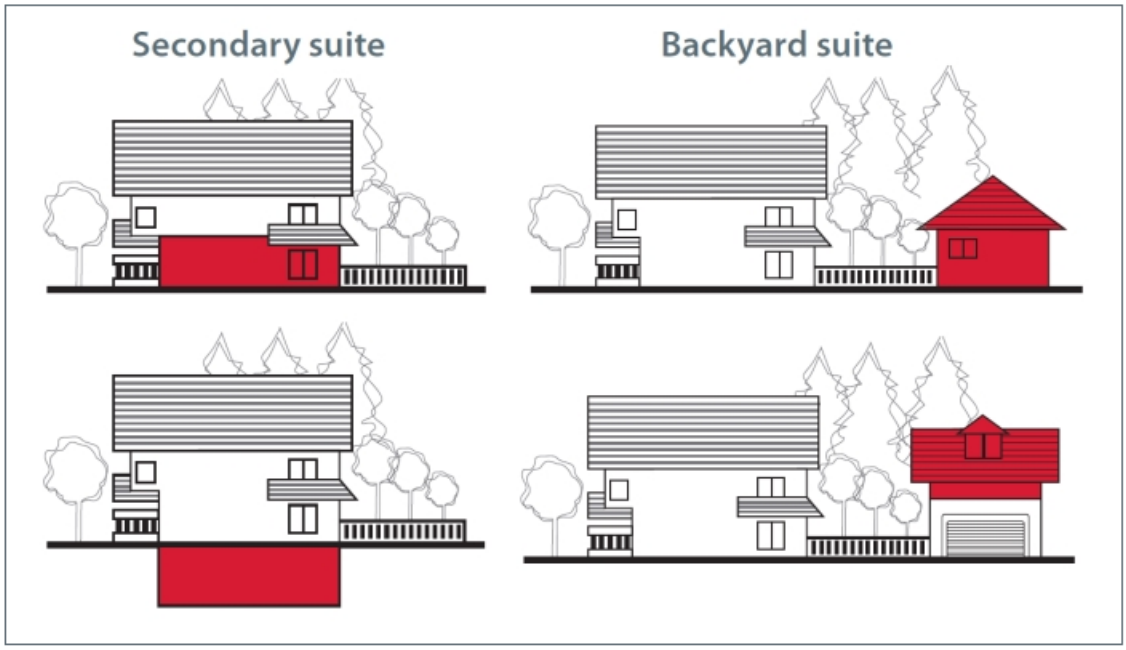
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

BYLAW NUMBER 361D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0219)**
*** ***

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

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

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

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

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

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

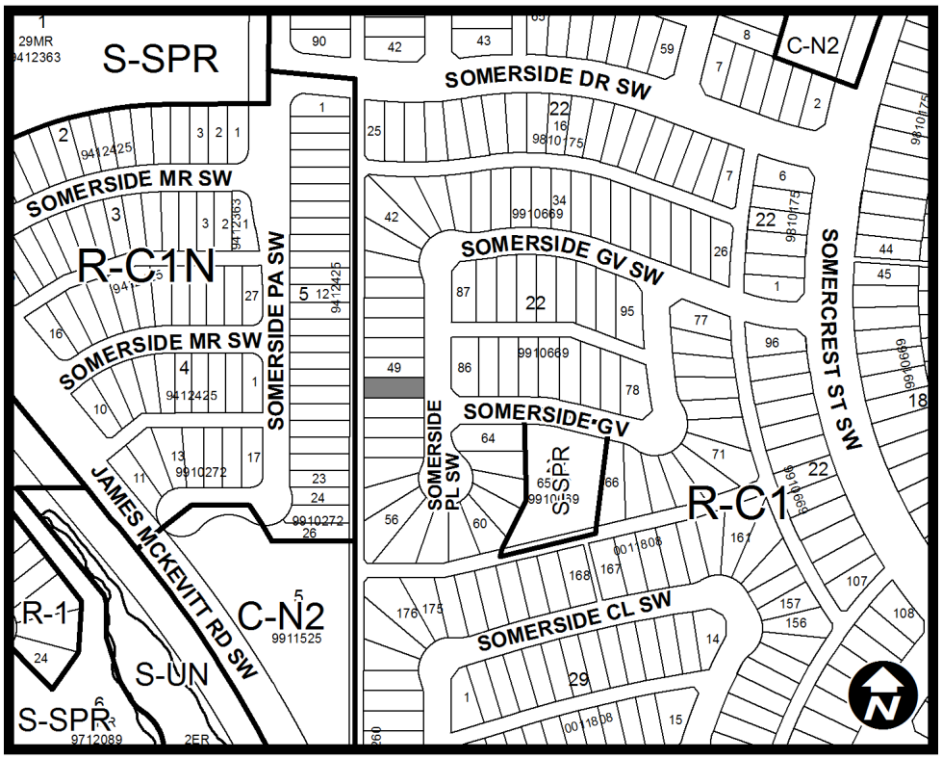
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

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

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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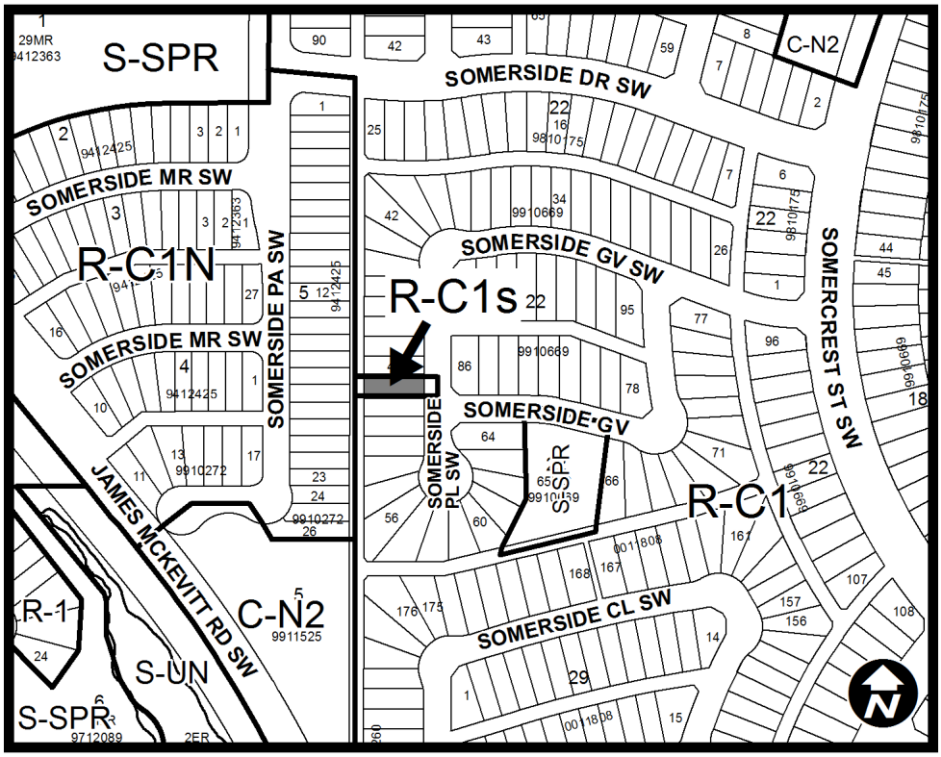
C-N2
SOMERSIDE DR SW
SOMERSIDE MR SW
R-C1N
SOMERSIDE PA SW
SOMERSIDE GV SW
SOMERSIDE GV
SOMERSIDE PL SW
SOMERCREST ST SW
R-C1
JAMES MCKEVITT RD SW
R-1
C-N2
S-UN
S-SPR
SOMERSIDE CL SW

SCHEDULE B


S-SPR
SOMERSIDE DR SW
C-N2
SOMERSIDE MR SW
R-C1N
SOMERSIDE PA SW
SOMERSIDE GV SW
R-C1s
SOMERCREST ST SW
SOMERSIDE GV
SOMERSIDE PL SW
S-SPR
R-C1
JAMES MCKEVITT RD SW
R-1
C-N2
S-UN
S-SPR
SOMERSIDE CL SW

LAND USE AMENDMENT
DEER RUN (WARD 14)
DEER RUN BOULEVARD SE AND 146 AVENUE SE
BYLAW 362D2017 **MAP 1S**

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 362D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 2412 - 146 Avenue SE (Plan 7810750, Block 21, Lot 59) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 362D2017.

REASON(S) FOR RECOMMENDATION:

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

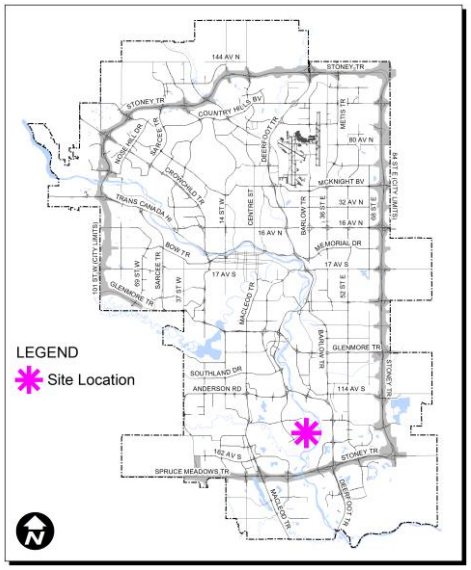
ATTACHMENT

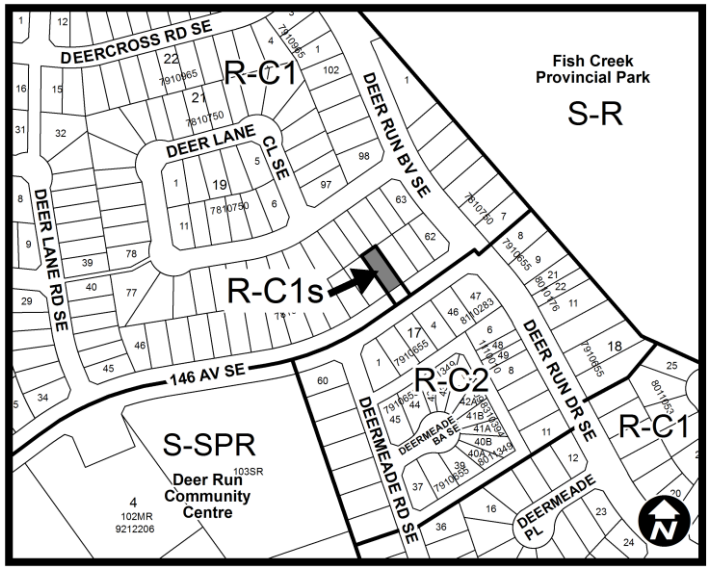
1. Proposed Bylaw 362D2017
2. Public Submission

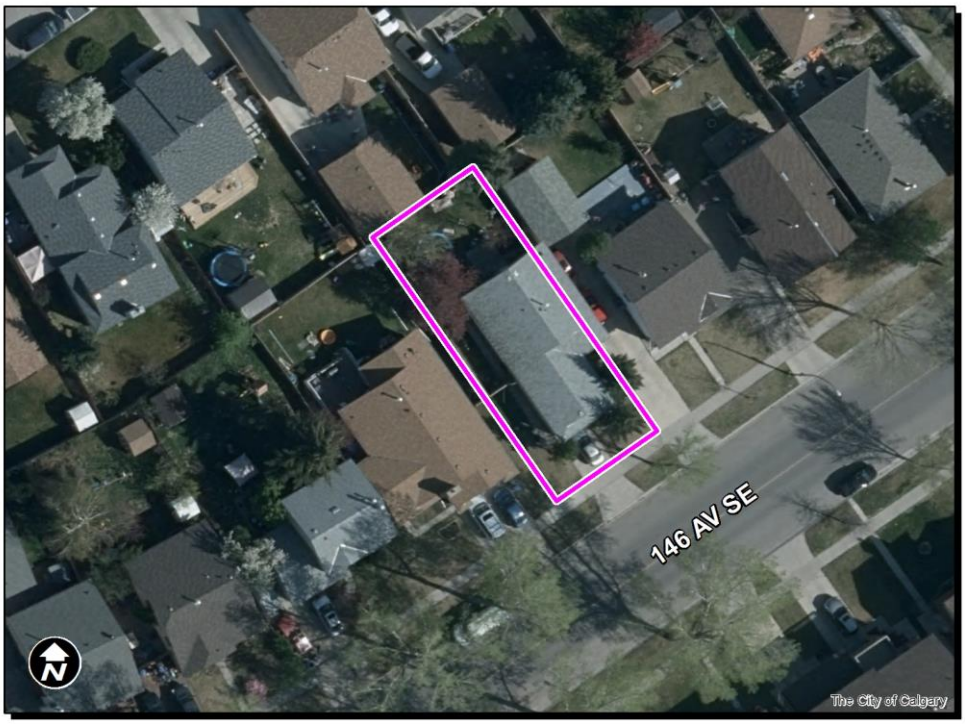
LAND USE AMENDMENT
DEER RUN (WARD 14)
DEER RUN BOULEVARD SE AND 146 AVENUE SE
BYLAW 362D2017

MAP 1S

LOCATION MAPS







LAND USE AMENDMENT
DEER RUN (WARD 14)
DEER RUN BOULEVARD SE AND 146 AVENUE SE
BYLAW 362D2017 **MAP 1S**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 2412 - 146 Avenue SE (Plan 7810750, Block 21, Lot 59) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan **Carried: 6 – 2**

Opposed: D. Leighton and M. Foht

Reasons for Opposition from Mr. Foht:

- I opposed the application for a secondary suite because the site does not have the benefit of a rear lane to allow for parking options for the residents of the property.

LAND USE AMENDMENT
DEER RUN (WARD 14)
DEER RUN BOULEVARD SE AND 146 AVENUE SE
BYLAW 362D2017 **MAP 1S**

Applicant:

Dharanidhar Adhikari

Landowner:

Dharanidhar Adhikari
Arati Bhattarai Adhikari

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Deer Run, the site is approximately 13 metres by 33 metres in size and is developed with a single-storey single detached dwelling and an attached single-car garage that is accessed from 146 Avenue SE. The site is surrounded by low density residential R-C1 development to the north, east and west. R-C2 low density residential development exist to the south, and the Deer Run Elementary School and Community Centre exist south-west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Deer Run's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Deer Run	
Peak Population Year	1992
Peak Population	6,631
2017 Current Population	5,111
Difference in Population (Number)	-1,520
Difference in Population (Percent)	-23%

LAND USE DISTRICTS

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

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

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (2009)

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

There is no local area plan for Deer Run.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 146 Avenue SE. There is no rear lane. The area is served by Calgary Transit bus service Route 28 Deer Run with a bus stop within approximately 250 metre walking distance of the site at Deer Run Boulevard SE. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of no objection to the application from the Deer Run Community Association (APPENDIX II).

Citizen Comments

Administration received one (1) letter in opposition to the application, and one (1) of no objection.

Reasons stated for opposition and concern are summarized as follows:

- potential negative impacts on property values;
- potential negative impacts on quality of life due to renters; and
- concern around potential increased pressures on on-street parking and the importance of communicating to any residents the importance of not blocking existing driveways.

Public Meetings

No public meetings were held by the Applicant or Administration.

APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this application for land zone change (R-C1 to R-C1s) is to make my existing basement suite legal. I do not have any idea how the basement suite was built in the property, but I want to legalize an existing basement suite to help people to rent legal basement suite where they feel sense of security, give awareness to my neighbour about legal suite, and to follow the City's rules and regulations being a new Canadian.

K. van Fraassen

APPENDIX II

LETTERS SUBMITTED

Deer Run Community Association
2223 146th Ave SE, T2J 6P8
403-278-3117,
info@deerruncalgary.com

July 31, 2017

To Whom it May Concern,

The Deer Run Community Association has no objection to the application by Dharanidhar Adhikari for a change in zoning for his property at 2412 146 Ave. SE Calgary. Mr. Adhikari is requesting a change of zoning from R-C1 to R-C1s. The Associations understanding is that this change is to facilitate a legal suite on his property.

If we can help in any other way please let us know.

On Behalf of Kim Semeniuk

President of DRCA

Susan Read

SRead

Manager

APPENDIX III

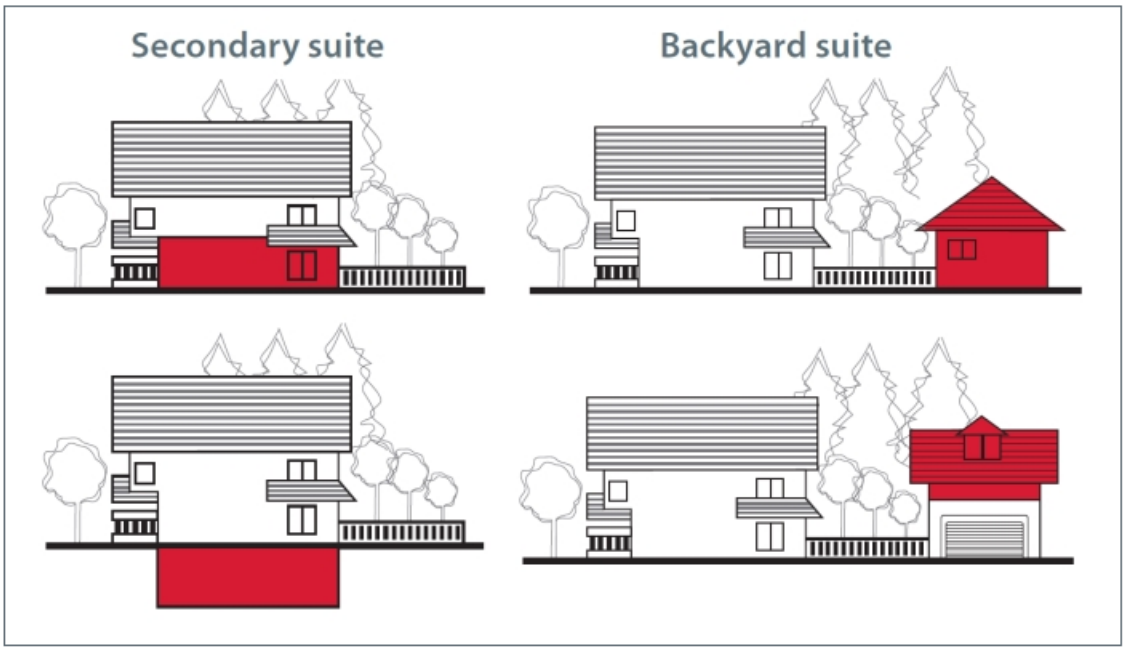
IMPORTANT TERMS

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

Important terms

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

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



PROPOSED

CPC2017-371
Attachment 1

BYLAW NUMBER 362D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0225)**
*** ***

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

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

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

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

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

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

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

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

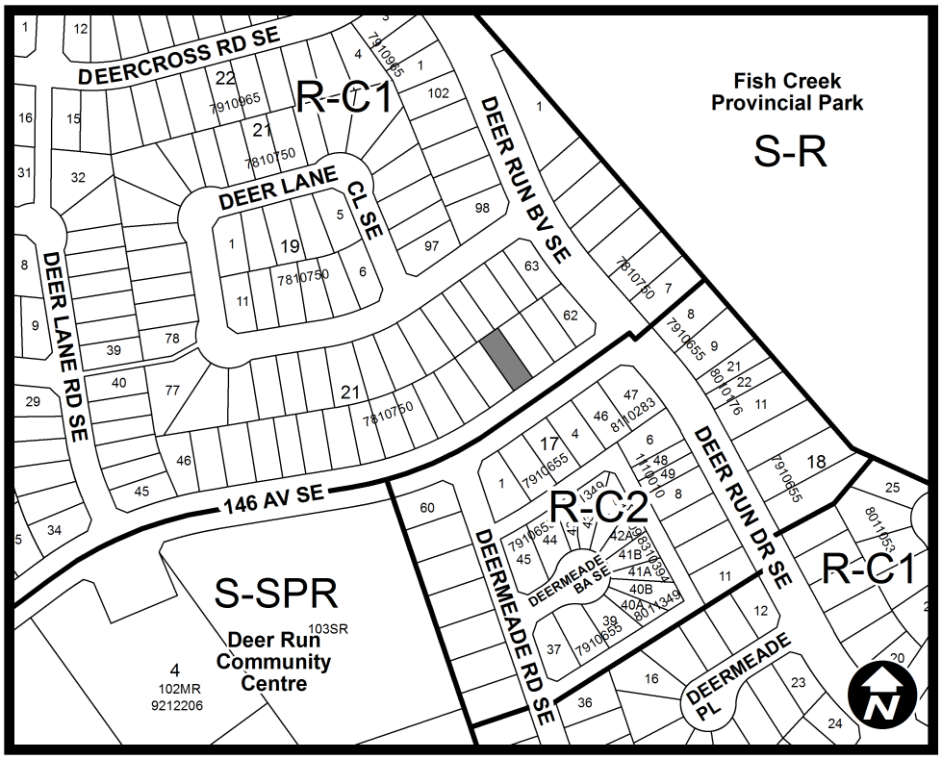
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

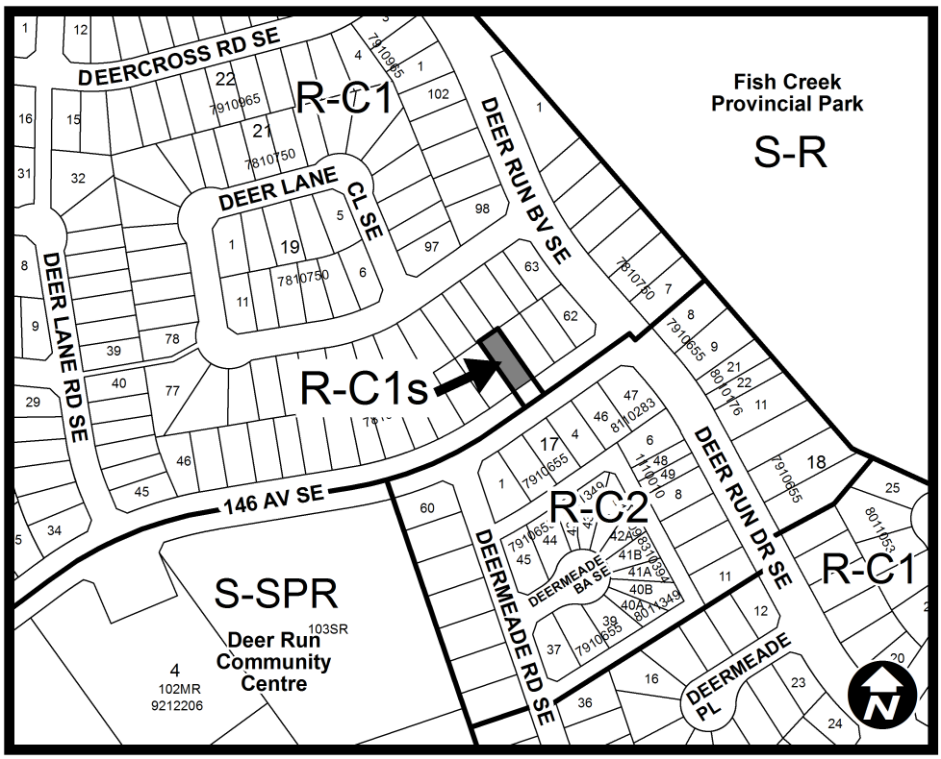
PROPOSED

AMENDMENT LOC2017-0225
BYLAW NUMBER 362D2017

SCHEDULE A



SCHEDULE B


DEERCROSS RD SE
R-C1
DEER LANE
CL SE
DEER RUN BV SE
Fish Creek
Provincial Park
S-R
DEER LANE RD SE
R-C1s
146 AV SE
R-C2
DEER RUN DR SE
DEERMEADE RD SE
DEERMEADE BA SE
DEERMEADE PL
R-C1
S-SPR
Deer Run
Community
Centre
103SR
102MR
9212206

Smith, Theresa L.

From: van Fraassen, Kate G.
Sent: Thursday, October 12, 2017 1:19 PM
To: City Clerk; Holberton, Kimberly
Cc: Dharani Adhikari
Subject: Letter from Applicant for November 20 Public Hearing (LOC2017-0225)
Attachments: LOC2017-0225 Applicant Letter for Nov 20 Public Hearing.docx; LOC2017-0225 Applicant Letter for Nov 20 Public Hearing.pdf

Hello,
I am the file manager for LOC2017-0225, a Land Use Amendment from R-C1-R-C1s. The applicant, Dharani Adhikari, is unable to attend the Public Hearing on November 20, for which the application is tentatively scheduled. He has already prepared a letter (attached) to be submitted and included in the agenda package. As PD Map is not yet receiving submissions for this public hearing I offered to forward the letter to the Clerk's Office. Can you please ensure that Dharani's letter is included in the agenda package for Council.

Thank you,
Kate

Kate van Fraassen RPP **I** MCIP **I** MEDes
Planner | South Area
Community Planning
Planning & Development
The City of Calgary | Mail code: #8073
T 403.268.5947 | **E** kate.vanfraassen@calgary.ca | **W** calgary.ca
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

RECEIVED
2017 OCT 12 PM 2:30
THE CITY OF CALGARY
CITY CLERK'S

To
The City Council of Calgary,

I have submitted an application for a Land Use Zone Change for my modest three-bedroom home on an active secondary road in the community of Deer Run South East, Calgary. I am writing this letter to support my application to make my basement suite legal by changing the zoning from R-C1 to R-C1s as per the rules for legal secondary suites.

My home has a very comfortable and clean 1000 square feet two-bedroom basement suite. The suite has proper egress windows, a separate rear entrance, separate furnace with separate thermostat, separate laundry equipment and a large level backyard. I am willing to make a gravel parking pad for an extra vehicle at the front side of my home, if necessary. I would like to rent it to a couple or small family.

My wife and I are both Day Care Workers here in Calgary, we came to Canada as Permanent Residents from Nepal where we were both teachers in 2011. We saved diligently to be able to afford a down payment on our home that we bought in 2014 and were delighted by the mortgage helping suite in the basement. We now understand we did not know the by-laws and did not realize the suite was illegal.

My dream is to continue ownership of this home for my family and to make my suite legal for another family.

Thank you very much for your kind consideration.

Yours Truly

Dharanidhar Adhikari

2412 146 Ave SE Calgary

T2J 5X6, Alberta

RECEIVED
2017 OCT 12 PM 2:30
THE CITY OF CALGARY
CITY CLERK'S

emailed to Kate.VanFrassen@Calgary.ca. Nov 6.2017

~~Hand Delivered to City Clerk November 6, 2017~~

CPC2017-371
ATTACHMENT 2
LETTER 2

To: The City of Calgary-Planning and Development –City Counsel Hearing

November 20, 2017 – Regarding rezoning of the property located at

2412 146 Avenue SE, Calgary, AB, (Ward 14 – Peter Demong).

Applicant Adhikari, Dharanidhar, file # LOC2017-0225

Application to change zoning from R-C1 to R-C1s allowing for a secondary suite.

We the undersigned neighbors are **fully against allowing the rezoning** of the above noted property to pass counsel approval based on the following issues:

The parking issues in the neighborhood have become a huge issue for the residents in this area. Counsel can certainly look up the number of parking infractions in the 146 avenue and Deer Run BLVD and Deer Run Drive locations over the past few years including vehicles being towed. In addition this property is on a snow ban route further compounding the parking congestion when vehicles need to be moved. This property is also close to the intersection of 146 avenue and Deer Run Blvd which clearly has visibility issues in the intersection with people having to drive half way into the intersection to see left of right in order to turn onto Deer Run BLVD or Deer Run Drive. The City actually moved the parking on the corner 100 meters to try to improve visibility on the intersection of 146 avenue SE and Deer Run Blvd.

14644 Deer Run Blvd SE

_____ dated November 5. 2017
Kevin Scott 403 2711720

Jocely Scott 4038051720 dated November 5, 2017
14646 Deer Run Dr.

(403)605-8531
GUY DOROHOY dated 5th Nov. 2017
14648 Deer Run Drive

(403) 2714476 dated 5 NOV 2017

_____ dated _____

_____ dated _____

LAND USE AMENDMENT
LIVINGSTON (WARD 3)
WEST OF 6 STREET NE AND NORTH OF 144 AVENUE NE **MAP 3NN**
BYLAW 349D2017

EXECUTIVE SUMMARY

Livingston Stage 1B Land Use Amendment covers an area of 60.8 hectares ± (150.2 acres ±) located in the northeast quadrant of the city, at the intersection of 6 Street NE and 144 Avenue NE. The proposed land use area constitutes one neighborhood under Community 'B' as identified in the Keystone Hills Area Structure Plan (ASP). This neighborhood lies in the portion of the ASP where the growth management overlay is removed (APPENDIX V).

The land use application proposes redesignating the subject lands from Special Purpose – Future Urban Development (S-FUD) District to an assortment of residential, commercial, and special purpose districts.

This application has been applied for with the support of an Outline Plan application to provide the subdivision layout for the site's development (APPENDIX III). The Outline Plan is for a larger area that exceeds the current Growth Management Overlay removal area (APPENDIX IV). Conditions have been added to the Outline Plan to appropriately deal with the site's development in light of this.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION 2017 September 21

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 349D2017; and

1. **ADOPT** the proposed redesignation of 60.80 hectares ± (150.2 acres ±) located at 300 and 500 - 144 Avenue NE (Portion of Section 3-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 349D2017.

REASONS FOR RECOMMENDATION:

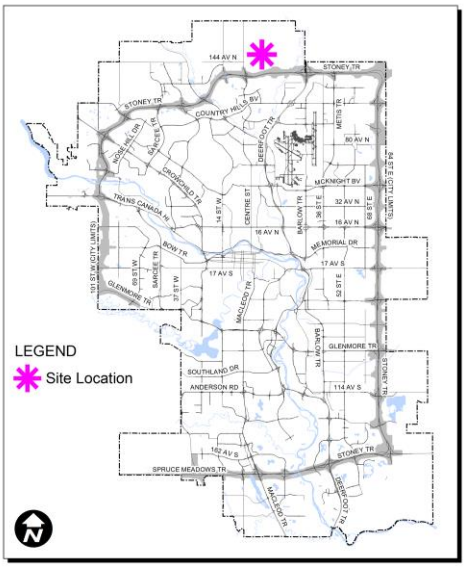
The proposed Land Use Amendment application has been developed in accordance with the Neighbourhood Area Policies as specified in the Keystone Hills Area Structure Plan (ASP). The proposed land uses and their distribution allow for a complete community with provisions for a full range of housing that meet the minimum density requirements as outlined by the ASP. The range of land uses within the proposed Neighbourhood Activity Centre (NAC) not only meet but exceed the minimum intensity targets of the ASP. These land uses will be implemented through the supporting Outline Plan application that provides the subdivision layout and conditions to realize the site's development.

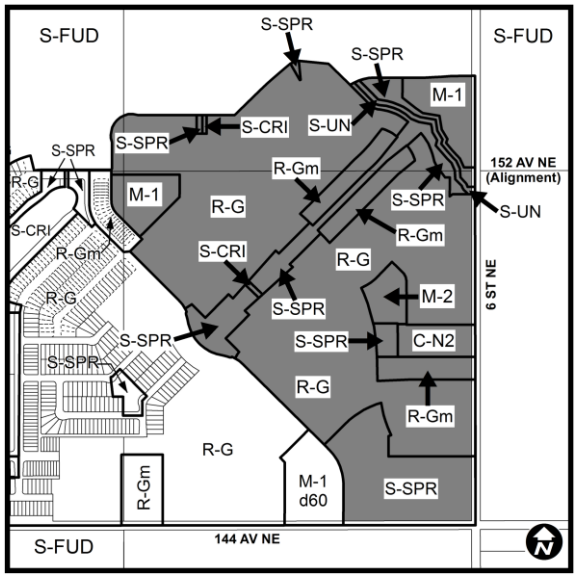
ATTACHMENT

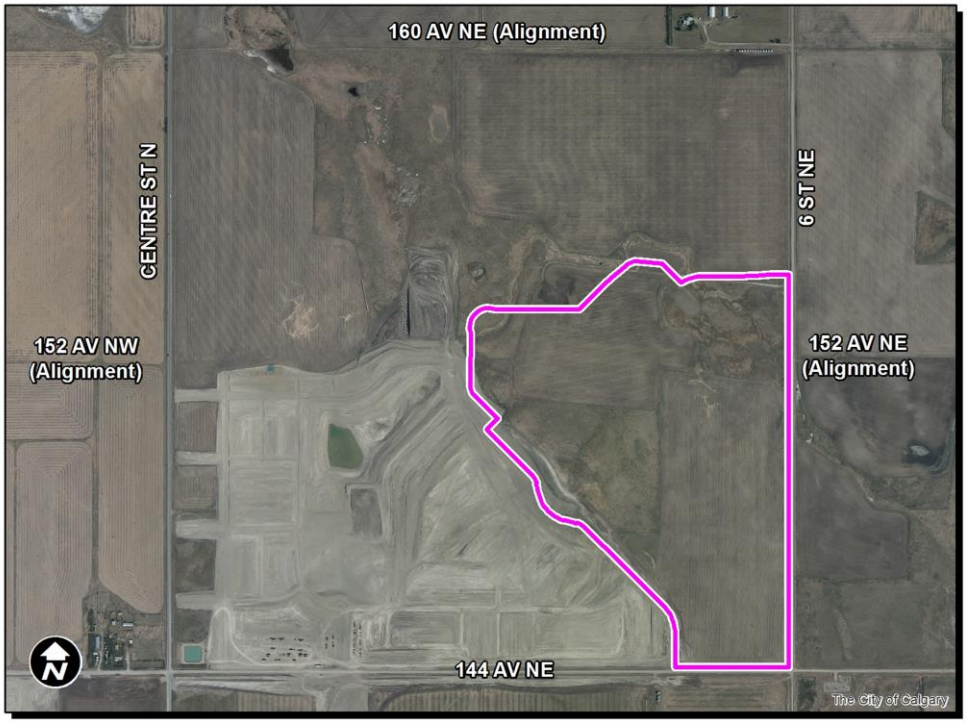
1. Proposed Bylaw 349D2017

LAND USE AMENDMENT
LIVINGSTON (WARD 3)
WEST OF 6 STREET NE AND NORTH OF 144 AVENUE NE **MAP 3NN**
BYLAW 349D2017

LOCATION MAPS







LAND USE AMENDMENT
LIVINGSTON (WARD 3)
WEST OF 6 STREET NE AND NORTH OF 144 AVENUE NE **MAP 3NN**
BYLAW 349D2017

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 60.80 hectares ± (150.2 acres ±) located at 300 and 500 - 144 Avenue NE (Portion of Section 3-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Moved by: R. Wright **Carried: 6 – 0**

LAND USE AMENDMENT
LIVINGSTON (WARD 3)
WEST OF 6 STREET NE AND NORTH OF 144 AVENUE NE **MAP 3NN**
BYLAW 349D2017

Applicant:	***Landowner:***
B&A Planning Group	Carma Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject lands are located in the northeast quadrant of the city, within the Keystone Hills Area Structure Plan (ASP), and are bound by 6 Street NE to the east and 144 Avenue NE to the south.

The lands constitute one of several owned by Brookfield Residential Properties. A portion of these lands immediately west of the subject Land Use Amendment: Livingston Stage 1A, was approved for an Outline Plan and Land Use Amendment in fall of 2014. Other approved Outline Plans and Land Use Amendments in the area include other Brookfield lands west of Centre Street N; Livingston Stage 2, the community of Carrington, by Mattamy directly west of the Livingston Stage 2, and by Genstar/ Hong directly south of Livingston Stage 2. A future Urban Corridor extends along Centre Street N from a Major Activity Centre (MAC) situated south of the ASP, which is where one of the future LRT stations is contemplated (APPENDIX II).

The subject site is characterized by knob and kettle topography, resulting in two distinct high points. The slopes across the entire plan range from four per cent up to 14 percent with a natural drainage course cutting diagonally through the plan in a northwest to southeast direction. This natural drainage course along with riparian areas in the northwest provide opportunities for integration of stormwater facilities and naturalized amenities in an open space system.

An active high pressure gas pipeline with a 30 metre easement diagonally crosses the northeast portion of the subject site, while two abandoned wells are also located within the same quadrant.

An Outline Plan application has been submitted in support of this Land Use Amendment (APPENDIX III). The Outline Plan is however for a larger portion than the land use application. This is because the proposed land use redesignation follows the portion of the Outline Plan area where the Growth Management Overlay (GMO) is removed (APPENDIX IV). This area with GMO removal and hence land use application comes to 60.8 hectares ± (150.2 acres ±).

LAND USE DISTRICTS

The proposed residential land uses provide for a diversity of both low density housing forms and multi-residential developments.

Low density housing forms are provided by the Residential - Low Density Mixed Housing (R-G) District and the Residential - Low Density Mixed Housing (R-Gm) District. The R-G and R-Gm are both intended to allow a greater diversity of housing in a single land use district resulting in a more streamlined way to achieve choice of a greater range of low density housing forms and accommodate intensification of residential neighbourhoods over time. The only difference is that the R-Gm excludes single detached dwelling forms.

The R-Gm is utilized to ensure a degree of intensity and certain built form can be achieved along linear parks, and to ensure a degree of intensity and certain built form is achieved towards the Neighbourhood Activity Centres (NAC).

Multi-residential developments are provided by the Multi-Residential – Low Profile (M-1) District, and Multi-Residential – Medium Profile (M-2) District. The M-2 District is also utilized to provide the medium density requirement for the NAC, while the M-1 Districts provide transit supportive land uses along a collector roadway.

Non-residential land uses can be broken down into commercial and special purpose districts. The single parcel designated as a Commercial – Neighbourhood 2 (C-N2) District is located within the Neighbourhood Activity Centre (NAC).

The special purpose districts include Special Purpose – School, Park and Community Reserve (S-SPR) District, which accommodates all the parks and the single school site, and Special Purpose – Urban Nature (S-UN) District that dedicates the drainage channel turned green corridor and open space landforms as environmental reserve. Finally, a Special Purpose – City and Regional Infrastructure (S-CRI) District accommodates the maintenance access easements required to service the storm pond within the Outline Plan only portion of the application.

Density

Upon full build out of this portion of the land use area, between 1310 residential units with a maximum attainable yield of 1906 units are anticipated. This equates to an anticipated density for the land use areas, of 20.8 units per hectare (8.4 units per acre) with a maximum density yield of 30.3 units per hectare (12.3 units per acre). This exceeds the minimum average residential density of 20 units per hectare (8 units per acre) required by the ASP.

Higher density is distributed within the plan area, within the NAC and along the main collector road of Livingston View NE.

While not part of this application, the future Urban Corridor extending along Centre Street N from the future Major Activity Centre (MAC) will provide a variety of high-intensity uses including housing and commercial opportunities. This is why the housing stock of the proposed Multi-Residential Developments within the land use area is kept to the policy's minimum, so as not to dilute from the higher densities anticipated along the Urban Corridor and MAC.

The proposed intensity within the Neighbourhood Activity Centre (NAC) not only meets but exceeds the minimum intensity targets of the ASP, at 124 people and jobs per gross developable hectare.

LEGISLATION & POLICY

The Municipal Development Plan (MDP), and the Keystone Hills ASP are the main policy documents that guide development of the subject lands. The proposal meets the intent of the policies found in these documents.

Municipal Development Plan

The subject lands are identified under Map 1 'Urban Structure' of the MDP, as Developing Planned Greenfield areas with an existing Area Structure Plan.

The proposed land use application meets the MDP's objectives. These include:

- providing a variable housing mix;
- including an Activity Centre at the neighbourhood scale;
- locating multi residential developments near transit and open spaces; and
- protecting and integrating significant ecological elements into the plan.

Keystone Hills Area Structure Plan

The lands subject to a Land Use Amendment are identified as Community 'B' on Map 6 of the ASP: Community and *Neighbourhood Concept*. This community is further broken down into smaller neighbourhoods, one of which makes up the subject land use area.

The land use area is identified primarily for residential use under the Neighbourhood Area category of Map 5: *Land Use Concept*. The residential areas comply with the Neighbourhood Area Policies by meeting minimum density and intensity requirements, and providing a variety of housing forms within a pedestrian-oriented environment.

As per the ASP, in order to provide residents with a walkable environment the composition of Neighbourhoods shall consist of a Neighbourhood Area and an Activity Centre forming a cohesive and functional arrangement of parks, transit stops and a mix of uses.

Neighbourhood Activity Centres (NAC) provide Neighbourhoods with focal points that contain a mix of transit supportive residential and non-residential uses. Connected to their surrounding Neighbourhood Areas by a network of active modes, NACs are designed to provide a pedestrian environment and establish activity in the public realm. This neighborhood is arranged around a NAC that provides this comprehensively planned Mixed-Use area by providing an

amenity space, a Medium-Density Multi-Residential development and opportunity for non-residential uses in compliance with the ASP policies of the NAC's composition.

As identified by the Neighbourhood Policies, Multi-Residential Developments may be located in the Neighbourhood Area only if they do not compromise the viability of similar development in the Activity Centre. In the land use area Multi-Residential Developments outside the neighbourhood NAC are located to take advantage of transit stop locations and natural features, in compliance with Neighbourhood Policies.

Map 7: *Joint Use Sites* of the ASP, identifies one joint use site within the boundaries of the land use area. Here the joint use site is for a middle school site whose size and composition complies with Joint Use Site Policies and standards as required by the Site Planning Team.

Finally, the application complies with the ASP's Urban Growth Policies by only proposing land uses in the portion of the ASP where the growth management issues have been resolved. Accordingly, the subject area falls under the blue hatch indicating the Growth Management Overlay Removal Area for Map 4: *Growth Management Overlay* (APPENDIX V).

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

TRANSPORTATION NETWORKS

The subject site is bounded by 144 Avenue NE to the south and 6 Street NE to the east, with 160 Avenue NE located further to the north, and 1 Street NE located further to the west. The proposed road network within the Outline Plan boundary is a fused grid and grid pattern, and builds on the network developed as part of the Livingston 1A Outline Plan approved 2014 August (LOC2013-0028).

The transportation network of primary collector and collector streets accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network. The combination of limited block sizes, pathways and park space that are adaptive to the existing topographic features ensure pedestrians and cyclists will enjoy good connectivity within and around the plan area, as well as to the future Urban Corridor.

Staging of the proposed development through to completion is planned to ensure regional network connectivity, with access to Stoney Trail from 14 Street NW and Centre Street N, with connections to 14 Street NW and Centre Street N along 144 Avenue NW. The plan also provides the opportunity to introduce transit service to the area at any stage of development of the subject lands.

Public transit will be introduced in phases over time, and is expected to include several bus routes running through the Keystone ASP lands, providing local and regional service through and around the plan area, and later phased to support the future Green Line extension and cross-town bus services.

Active Modes Mobility

A regional pathway system that establishes both strong east-west and north-south connections both within and adjacent to the plan area is provided.

The regional pathway aligns with the intent of the ASP by providing pedestrian and cycling connections to destinations around and outside the plan area, such as the future adjacent Urban Corridor and adjacent lands. The regional pathway within the plan area runs primarily along the drainage channel, taking advantage of a non-interrupted path of travel with great views and amenities to enjoy along the way. Local pathways strengthen the regional system and provide key linkages to local amenities instead, such as the Resident Association site in the approved Livingston 1A Outline Plan (LOC2013-0028), the natural areas, and programmed parks.

UTILITIES & SERVICING

Sanitary, storm and water servicing infrastructure is available to service the proposed land use area. While storm pond ‘C’ within Livingston Stage 1c is not within the boundaries of the Land Use Amendment area, its build-out can be facilitated under the current S-FUD land use district, by registering a utility right-of-way (URW) until such time that the Growth Management Overlay can be removed from Stage 1c.

ENVIRONMENTAL ISSUES

The Keystone Hills Area Structure Plan (ASP) identified oil and gas infrastructure as potential development constraints within the plan area. The ASP includes policy statements requiring that these potential development constraints be addressed as part of the development process. To determine the impact of the existing oil and gas infrastructure to the proposed plan area, a Quantitative Risk Assessment and environmental site assessments were required.

In the larger Outline Plan area, there were abandoned oil and gas wells, and pipelines. These wells have been properly reclaimed and the pipelines have been removed. The proposed setbacks and land uses around these oil wells have been reviewed and conditions have been added to the Outline Plan to appropriately deal with these.

There is also an existing high pressure ATCO Natural Gas Pipeline that crosses the northeast boundary of the larger Outline Plan area. The Quantitative Risk Assessment undertaken by the Applicant determined zones of suitability for sensitive land uses proposed adjacent to the pipeline. Based on recommendations within the report, several land uses could only locate at

certain setbacks from the pipeline. These included school sites and multi-residential developments. Therefore, the impact of the recommendations from this report had a cascading effect on the overall design of the subject land use area and the greater Outline Plan area.

City Administration has reviewed further environmental aspects, with the Outline Plan appropriately addressing the associating technical aspects.

ENVIRONMENTAL SUSTAINABILITY

Approximately 0.5 hectares ± (1.2 acres ±) of a natural drainage course is proposed for conservation within the land use area, while the storm ponds within the larger Outline Plan area will re-use stormwater for irrigation of park spaces. Low Impact Development (LID) features including bio-retention facilities and absorbent landscaping are proposed to achieve the Nose Creek watershed stormwater volume control targets.

GROWTH MANAGEMENT

A Growth Management Overlay exists over 106.4 hectares ± (262.9 acres ±) portion of the larger Outline Plan area (APPENDIX IV). This Land Use Amendment only includes lands whose Growth Management Overlay has been removed by City Council. In order for further Overlay removal in the ASP to be possible, investments in transportation and emergency response will be required. This includes, but may not be limited to, transportation improvements at 14 Street NW and Stoney Trail, Centre Street and Stoney Trail, and 11 Street NE and Stoney Trail. As well, an emergency response station will be required. None of these investments have been included in the current 2015-2018 Action Plan budget, however, all of the noted transportation investments have been identified for the 2019-2024 period in Investing in Mobility, and the emergency response station has been identified as a priority consideration for the next budget cycle.

PUBLIC ENGAGEMENT

Community Association Comments

Since there is no Community Association for this area, this application was circulated to the adjacent Northern Hills Community Association (NHCA) to the south of Stoney Trail. However, no comments were received by the CPC Report submission date.

Citizen Comments

No comments were received by the CPC Report submission date.

Public Meetings

No public meetings were held for this application.

APPENDIX I

APPLICANT'S SUBMISSION

The 167.2 hectare (413.1 acre) Livingston Stage 1b & 1c Outline Plan is for three neighbourhoods located east of the Centre Street Urban Corridor and Transit Greenway and north of 144 Avenue. The land use redesignation is for Stage 1b only, consisting of 60.8 hectares (150.2 acres), which largely constitutes the SE neighbourhood.

Named after pioneer Sam Livingston, Brookfield's new north Calgary community, Livingston, finds its identity in past honours, the present and paves the way for the future. With the Centre Street Transit Greenway, the mixed-use Major Activity Centre and the Urban Corridor at its core, the Livingston plan is closely aligned with overarching policies of the Calgary Municipal Development Plan, and meets the specific policies of the Keystone Hills ASP and New Community Planning Guidebook. The four key guiding principles for the Livingston neighbourhood design are derived from layering the urban framework on existing topography and natural features that characterize the lands, and include:

> ***Working with the Land***: A key principle of neighbourhood design is to work with natural topography and features of the land by maintaining and celebrating the high points, marking them with public spaces to become memorable landmarks within the community.
>
> ***Interconnected Open Space System:*** Approximately 22% of the Stage 1b & 1c plan area is dedicated in municipal reserve, environmental reserve and public utility lots to create an expansive open space system which threads together environmental, educational and recreational blocks.
>
> ***Connected Street Network and Linkages***: Direct east-west collector roads and transit routes connect neighbourhoods to Centre Street Transit Greenway. The interconnected grid-network within the neighbourhoods adapts to follow the existing topography and natural features and is designed to create terminating vistas and view sheds into the open space system.
>
> ***Distinct Neighbourhoods:*** The neighbourhoods include a range of housing types including a variety of multifamily with potential to provide affordable units. Each neighbourhood and activity centre within the plan area meets the City's requirements for composition as well as density and intensity thresholds.

The proposed land use districts enable implementation of policy direction set out in the ASP.

- The residential uses in each Neighbourhood Area utilize the **R-G /R-Gm** district for low density residential forms and **M-1, M-2 & MU-1** for multi-residential, to achieve a

diversity of housing types. It is anticipated that the R-G / R-Gm district will support the development of four distinct housing forms; a more narrow, starter product; a wider, move-up product; a semi-detached product and a row house building form. 32% of all R-G units are proposed as non-single detached product. And overall, 46% of the total number of anticipated units will be constructed in a form other than single-detached.

- Open Space areas are implemented through **S-SPR (MR), S-UN (ER) and S-CRI (PUL)** for municipal reserve, environmental reserve, stormwater facilities and utility rights of way respectively.
- **CN-2 & M-U1** districts provide non-residential components in the Neighbourhood Activity Centre. Both districts will provide the opportunity for neighbourhood scale retail.

Brookfield has worked closely with City Administration to address the Growth Management requirements. The Growth overlay for the Stage 1b area was removed in December 2014 with Council approval of the Keystone East Construction Financing Agreement (CFA) to advance development. The landowners in the Keystone area continue to work with City Administration to address infrastructure requirements beyond the initial capacity. Offsite CFA utility infrastructure is under construction, which will allow Brookfield to launch Livingston in early 2017 to meet the residential land supply in the North Sector, one of the fastest growing sectors in the City.

LAND USE AMENDMENT
LIVINGSTON (WARD 3)
WEST OF 6 STREET NE AND NORTH OF 144 AVENUE NE **MAP 3NN**
BYLAW 349D2017

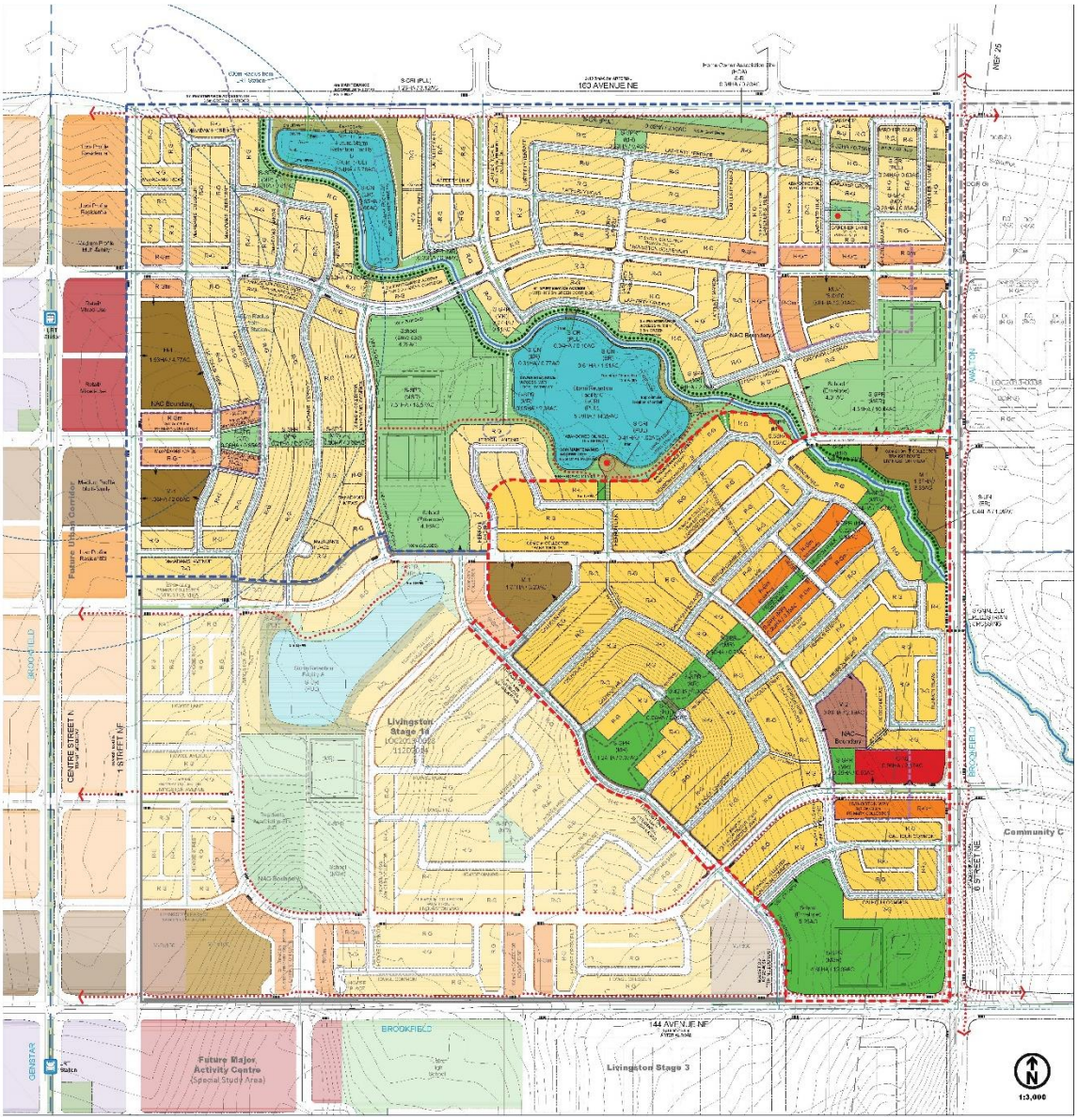
APPENDIX II

CONTEXT MAP

LAND USE AMENDMENT
LIVINGSTON (WARD 3)
WEST OF 6 STREET NE AND NORTH OF 144 AVENUE NE **MAP 3NN**
BYLAW 349D2017

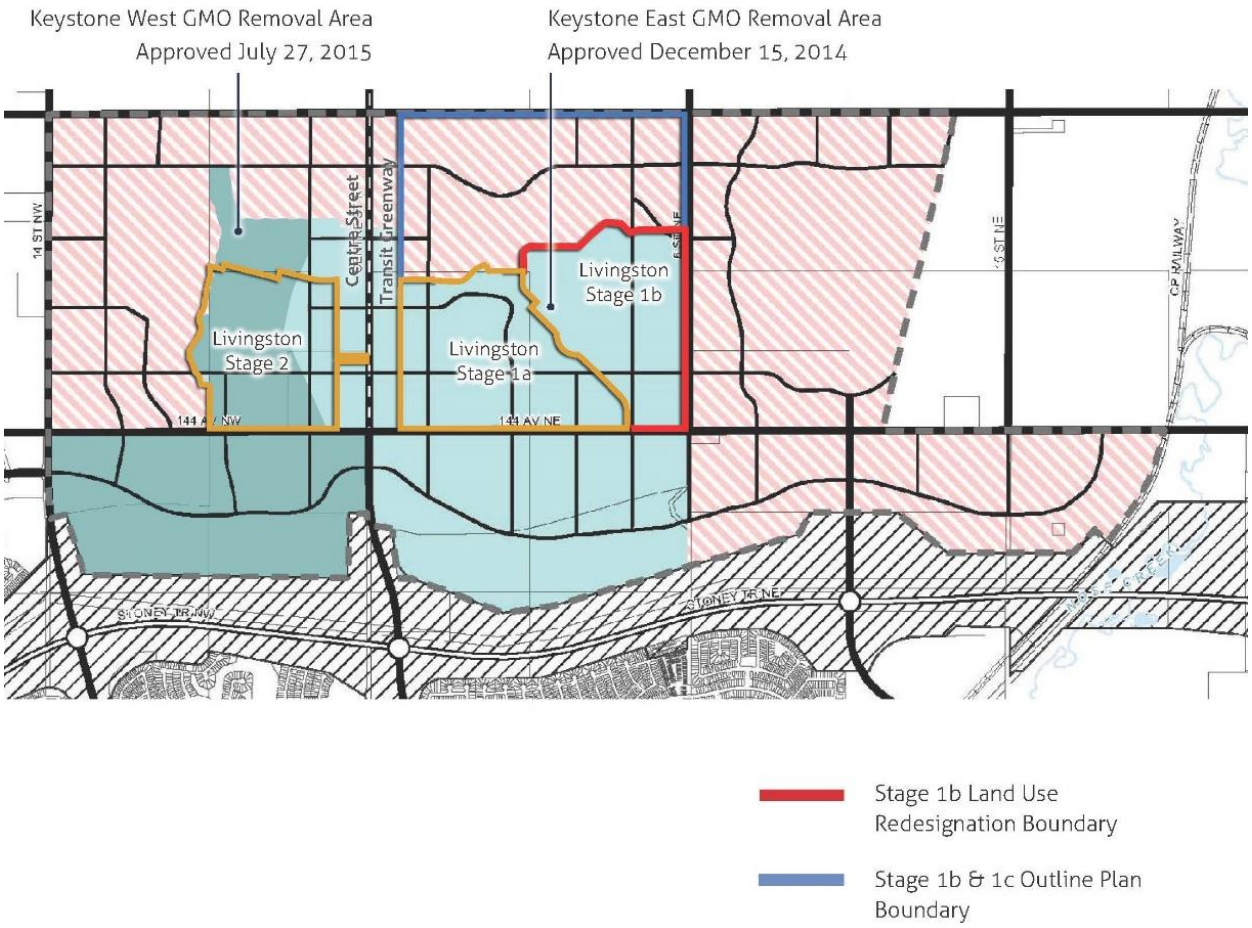
APPENDIX III

OUTLINE PLAN



APPENDIX IV

GROWTH MANAGEMENT OVERLAY

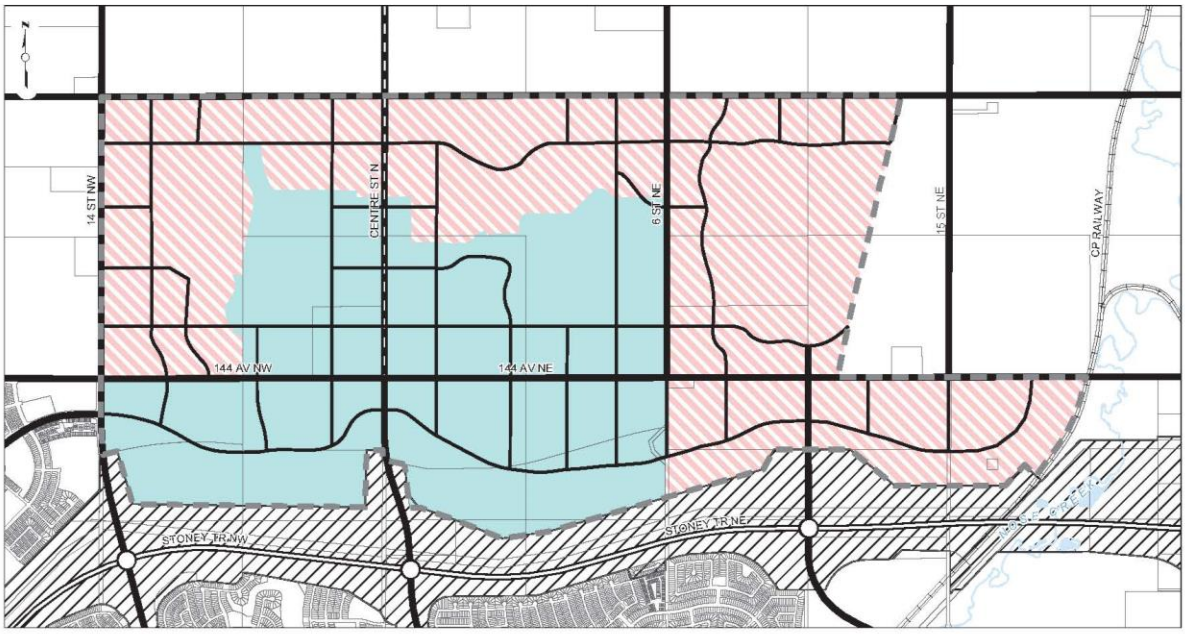


LAND USE AMENDMENT
LIVINGSTON (WARD 3)
WEST OF 6 STREET NE AND NORTH OF 144 AVENUE NE **MAP 3NN**
BYLAW 349D2017

APPENDIX V

GROWTH MANAGEMENT OVERLAY- ASP

A Prosperous Economy



Map 4

Growth Management Overlay

Legend
- Transportation/Utility Corridor
- Plan Area Boundary
- Growth Management Overlay
- Growth Management Overlay Removal Area*
- Skeletal Road
- Arterial Road
- Urban Boulevard
- Primary Collector/Collector
- Interchange

REVISED JULY 2015
APPROVED: 15P2012
AMENDED: 7P2015

*** Outstanding conditions:**
1. The required transportation upgrades are not funded at this time. A 1400 single-family equivalent unit capacity constraint is in place for the entire Keystone Hills ASP.
2. The required fire station is not funded at this time. Portions of the Growth Management Overlay Removal Area are beyond the Alberta Building Code 10-minute fire response area therefore development will be limited.
3. If the 144th Ave NW road alignment is revised, the Growth Management Overlay Removal Area boundary adjacent to 144th Ave NW will match the revised alignment.

0 200 400 600 800 1,000
Metres

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

S. Kassa

PROPOSED

BYLAW NUMBER 349D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0181)**
*** ***

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

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

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

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

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

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

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

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

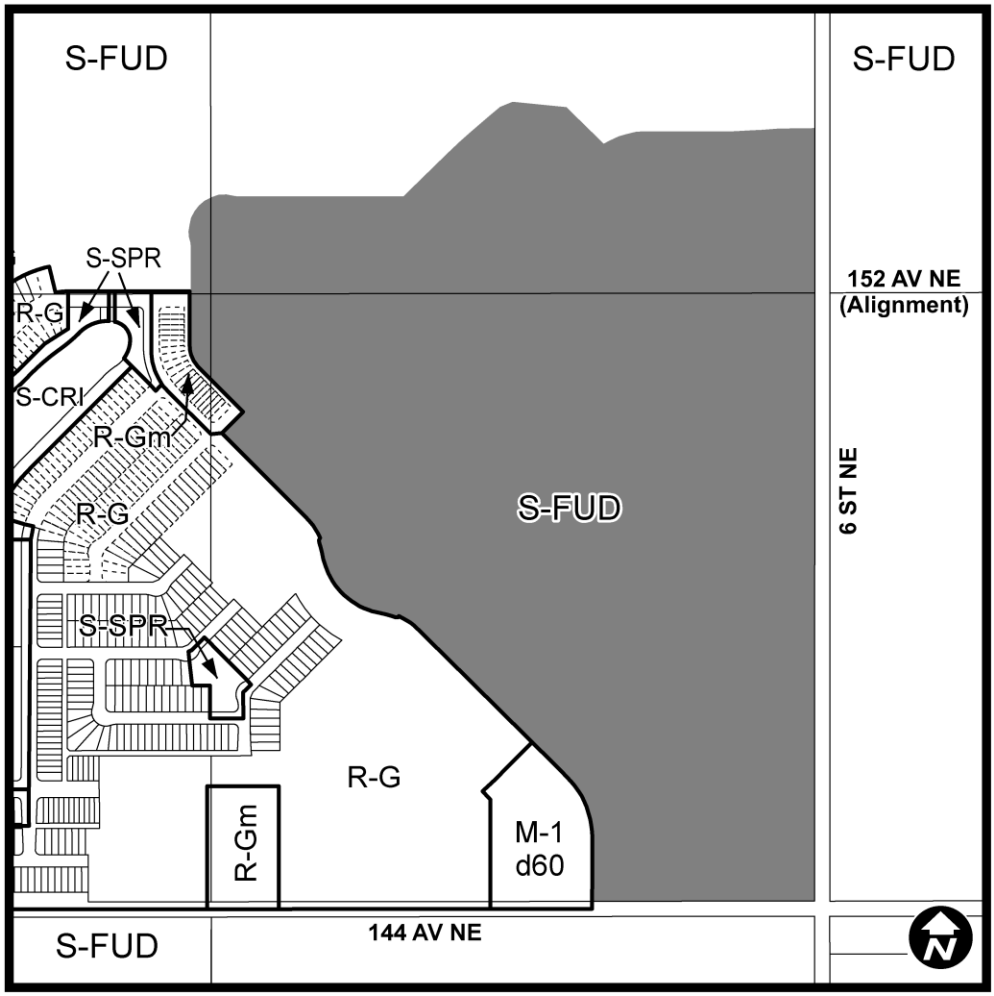
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2016-0181
BYLAW NUMBER 349D2017

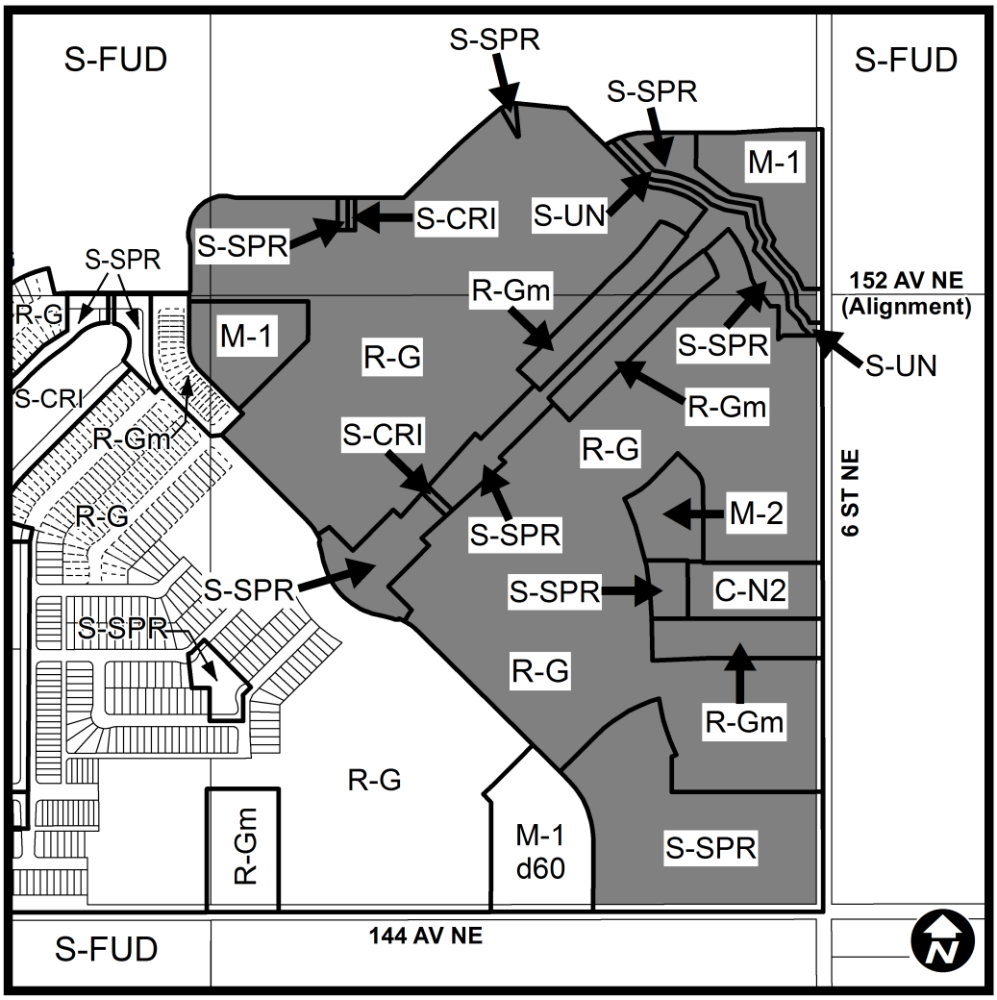
SCHEDULE A



PROPOSED

AMENDMENT LOC2016-0181
BYLAW NUMBER 349D2017

SCHEDULE B



LAND USE AMENDMENT
ROYAL VISTA (WARD 2)
EAST OF ROYAL VISTA DRIVE NW AND NORTH OF STONEY TRAIL NW
BYLAW 350D2017 **MAP 22NW**

EXECUTIVE SUMMARY

This application proposes to redesignate approximately of 0.5 hectares of land in the northwest part of Calgary known as Royal Vista Business Park from Industrial – Business f1.0h24 (I-B f1.0h24) District to Direct Control District to accommodate the additional use of Auto Body and Paint Shop. A development permit application for a new Auto Body and Paint Shop has been also submitted.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 September 21

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 350D2017; and

1. **ADOPT** the proposed redesignation of 0.49 hectares ± (1.21 acres ±) located at 35 Royal Vista Drive NW (Plan 1710547, Block 1, Lot 17) from Industrial – Business f1.0h24 (I-B f1.0h24) District **to** DC Direct Control District to accommodate the additional use of Auto Body and Paint Shop, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 350D2017.

REASON(S) FOR RECOMMENDATION:

This redesignation application represents an expansion of 'auto-oriented' uses (i.e. Auto Body and Paint Shop) into the 'industrial-business' portion of the Royal Vista Business Park (Business Park). Throughout the evaluation of this application the following key aspects were considered by Administration. Those being: 1) use appropriateness and any potential site design impacts that auto body-oriented activities may have on this site and its surroundings; 2) Minimum job intensity thresholds identified in the Municipal Development Plan (MDP) applicable to this area; and 3) Potential for further encroachment of auto-oriented uses into the Business Park.

1) From a use and site design stand point, the proposal is considered acceptable given the specific use rules contained with the Auto Body and Paint Shop use definition of Land

Use Bylaw 1P2007 specifically designed to control outdoor activities related to this use and thereby limit any potential on and off-site impacts.

2) The Business Park lands are subject to the Employee Intensive Area policies of the MDP. Throughout evaluation of the application it was determined that the proposal will likely result in development intensity that would not contribute toward achieving the minimum MDP job intensity targets set in place for the Business Park. Subject to Council decision on this application, however, the minimum intensity threshold may be achievable on a cumulative basis when considered in conjunction with the future development of the adjacent industrial business parcel located to the south.

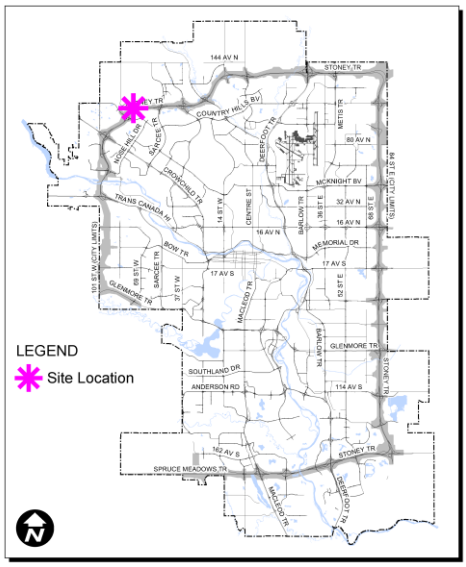
3) With the exception of the adjacent parcel to the south, lands in the immediate vicinity of the subject site, have been already developed which together with the green space located to the southwest represents a natural boundary beyond which additional encroachment of auto-oriented uses/development may not be appropriate at this time.

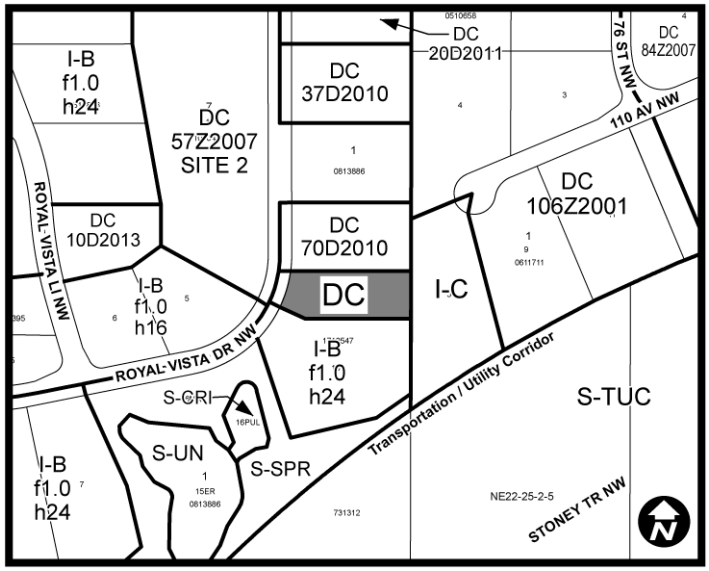
ATTACHMENT

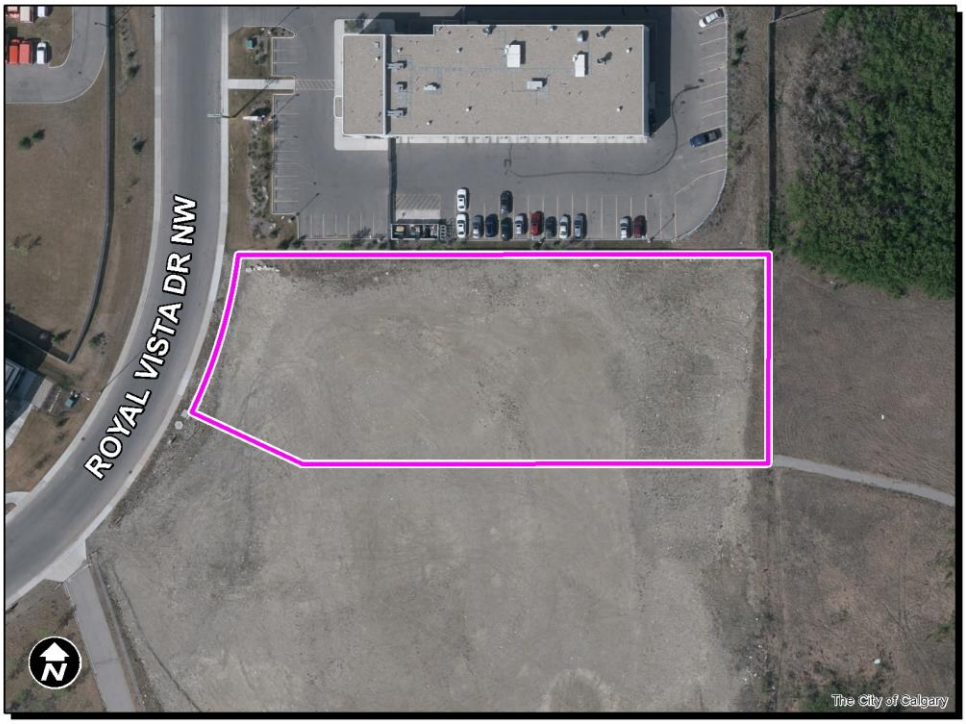
1. Proposed Bylaw 350D2017
2. Public Submissions

LAND USE AMENDMENT
ROYAL VISTA (WARD 2)
EAST OF ROYAL VISTA DRIVE NW AND NORTH OF STONEY TRAIL NW
BYLAW 350D2017 **MAP 22NW**

LOCATION MAPS







LAND USE AMENDMENT
ROYAL VISTA (WARD 2)
EAST OF ROYAL VISTA DRIVE NW AND NORTH OF STONEY TRAIL NW
BYLAW 350D2017 **MAP 22NW**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.49 hectares ± (1.21 acres ±) located at 35 Royal Vista Drive NW (Plan 1710547, Block 1, Lot 17) from Industrial – Business f1.0h24 (I-B f1.0h24) District **to** DC Direct Control District to accommodate the additional use of Auto Body and Paint Shop, with guidelines (APPENDIX II).

Moved by: L. Juan **Carried: 6 – 0**

LAND USE AMENDMENT
ROYAL VISTA (WARD 2)
EAST OF ROYAL VISTA DRIVE NW AND NORTH OF STONEY TRAIL NW
BYLAW 350D2017 **MAP 22NW**

Applicant:

Rick Balbi Architect

Landowner:

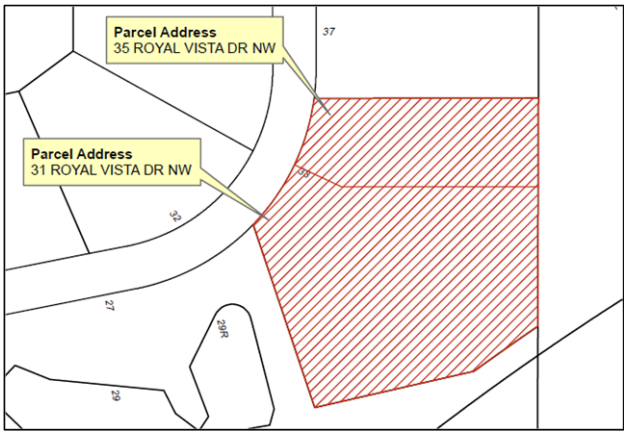
1905234 Alberta Inc (Mike Robinson)

PLANNING EVALUATION

SITE CONTEXT AND BACKGOUND

The subject property is located within an area known as the Royal Vista Business Park (Business Park). Market conditions and the lack of Primary Transit in the area are likely contributors to what has been a relatively limited uptake and growth within the Business Park since its inception in 2007/08. Originally developed and still partially owned by The City of Calgary, the Business Park includes 31 properties. Approximately 60 percent of the Business Park has developed with a range of service, office, warehouse and auto-motive uses. It is worth noting that while these uses are contained within buildings of substantial quality the development intensity is far below the minimum policy targets contained in the MDP.

The Business Park is situated on lands bounded by Stoney Trail NW to the south, 122 Avenue NW to the north and Country Hills Boulevard NW to the west. As mentioned in the preceding section of this report, the Business Park includes a range of office, warehouse, service and auto-motive uses within high quality buildings. The subject site is located on the south-east end of Royal Vista Drive NW, a loop road connecting the Business Park to 122 Avenue NW. Though formally outside of the setback area, the site is relatively close to the Spyhill Landfill. The eastern end of the undeveloped subject site slopes upwards considerably toward the eastern property line. No trees or other vegetation exists on the property as the parcel has been previously stripped and graded. Earlier in 2017, the original, larger parcel municipally known as 33 Royal Vista Drive NW was subdivided to create two smaller parcels - 35 Royal Vista Drive NW (subject site) and 31 Royal Vista Drive NW (adjacent site to the south) – see graphic below.



LAND USE DISTRICTS

The Business Park is divided into two general land use areas. The smaller, eastern portion of the Business Park allows for a mix of 'light-industrial and auto-oriented' uses. The remaining, larger area of the Business Park is intended to accommodate 'industrial – business' uses and uses which may generally support the function of the overall business park.

The proposed DC Direct Control District is based on the rules of Industrial – Business District and allows for the additional use of Auto Body and Paint Shop. The DC includes the additional use of Auto Body and Paint Shop as a discretionary use, thereby providing the Development Authority with additional control over the use and site design at the development permit review stage. As already mentioned, the proposed DC retains its original land use of the Industrial – Business District which allows for a maximum building height of 24 metres and a maximum floor area ratio of 1.0. In addition, to I-B District is designed to contain use related activities within buildings.

<u>Auto Body and Paint Shop</u>

The original DC Bylaw approved by Council in 2007 for this Business Park was generally based on the I-2 District of the Bylaw 2P80 and removed uses thought to be incompatible with the business park vision (including auto body related uses). Land Use Bylaw 2P80's definition of Auto Body and Paint Shop provided for a description of the use but did not control outdoor components related to the use. The Auto Body and Paint Shop use definition of the Land Use Bylaw 1P2007 has a number of design and site planning rules intended to limit any potential impacts related to auto body activities. That includes, but is not limited to the following:

- Building orientation on the parcel to minimize any potential adverse effects on adjacent uses;
- Operational aspects related to bay doors (i.e. doors must be closed, except when being used by vehicles to exit or enter the service bays);
- storage of vehicles outside of a building must screened and kept outside for a limited period of time; and
- any outdoor related activities (e.g. storage or equipment and parts) must be appropriately screened to the satisfaction of the Development Authority.

<u>Encroachment of auto-oriented uses</u>

The proposed expansion of 'auto-oriented uses' into the 'industrial-business' portion of the Business Park is deemed appropriate and logical given the recently approved subdivision. In addition, the proposal allows for development consistent and compatible with development on the adjacent site to the north and does not prevent the adjacent I-B parcel to the south to develop in manner consistent with the MDP policies and the existing Industrial-Business District guidelines.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan

The Business Park is subject to the Employee Intensive Area policies of the Municipal Development Plan (MDP) which call for land uses and development that may facilitate a minimum of 100 jobs per hectare. Given the relatively low build-out of the area to date, the job related intensity targets within the Business Park are currently below the 100 jobs/hectare minimum identified in the MDP.

Generally speaking, the proposed redesignation does not preclude the subject site and the overall Business Park from achieving and/or exceeding the minimum required intensity targets. It is recognized, however, that if the parcel develops with the intended use of Auto Body and Paint Shop the intensity requirement will not be met on this specific site as the intended use/development would result in approximately 30 jobs/hectare. While the minimum employment intensity target may not be achievable on the subject site, if the property develops as anticipated, the minimum intensity threshold may be achievable on cumulative basis with the adjacent industrial-business parcel located to the south.

In summary, the existing development and land use context, size and location of the subject site, use rules contained within the proposed DC and I-B guidelines, render the proposal supportable by Administration at this time.

North Regional Context Study

The North Regional Context Study also identifies this parcel within an “industrial/ employment area”. The proposed application is in keeping with this non-statutory policy direction.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required given the relatively minor scope of this application. Public Transit is available along 122 Avenue NW with a regular bus service (route 157). While site access is available from Royal Vista Drive NW, its exact location and design will be determined at the development permit stage.

UTILITIES & SERVICING

No site servicing issues were identified for the purposes of this application. All regional stormwater management facilities had been established as part of the original outline plan for this area, dedicated through subsequent subdivision and constructed by the area developer.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the development permit stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

There is no community association for this area of Calgary.

Citizen Comments

One letter of objection was received opposing the application on the following grounds:

- The anticipated employment intensity on 35 and 31 Royal Vista DR NW of 155 jobs per hectare is beyond the recommended intensity of 100 jobs per hectare in this area.
- This “density” may result in additional issues with on-street parking along Royal Vista Drive NW, which is congested already.
- Lack of parking in this area will be further exacerbated the future Memorial Disc Golf park located at the south edge of the Royal Vista Business Park.

Public Meetings

No meetings were held the Applicant or Administration in response to this application.

LAND USE AMENDMENT
ROYAL VISTA (WARD 2)
EAST OF ROYAL VISTA DRIVE NW AND NORTH OF STONEY TRAIL NW
BYLAW 350D2017 **MAP 22NW**

APPENDIX I

APPLICANT'S SUBMISSION

This application is for a proposed Land Use Redesignation within the Royal Vista Business Park, from the current land use designation of Industrial – Business (I-Bf1.0h24) to Direct Control based on the Industrial – Business District to accommodate the additional use of an Auto Body and Paint Shop operated by Carstar.

The site is located at 35 Royal Vista Drive NW, and has been recently subdivided. The subject lot has a total area of approximately 1.22 acres, and is accessed by Royal Vista Drive NW. The site is currently vacant, and is bounded to the North by an existing Auto Body use, to the West by light industrial uses and to South by Special Purpose lands and Stoney Trail. It should be noted that directly to the East is the existing Northwest Auto Mall, which has influenced development along the Eastern leg of Royal Vista Drive NW, where the uses are primarily automotive repair and supply. The business park is currently partially developed with a variety of light industrial uses, and several lots have undergone similar redesignations to accommodate specific uses, including Auto Body and Paint Shop.

The business park is identified within the Municipal Development Plan (MDP) as Industrial – Employee Intensive, which encourages minimum employment thresholds and predominantly industrial uses. It should be noted that each property within the business park is specifically governed by a prescriptive set of design controls, which inform site design, landscaping and quality of the development in general. These design controls were initially based on two designations – I-B and a 2007 Direct Control based on the I-2 (General Light Industrial) District of Land Use Bylaw 2P80. The I-2 designation is most closely resembled by the I-G (Industrial – General) District of the current Land Use Bylaw 1P2007. The I-B designation encompasses the majority of the business park, with the Direct Control located at the northeast corner of the park, with modifications to several site designations occurring since.

The intent of this application is to accommodate a new two-storey building for Carstar, who currently operate several locations within the City of Calgary. The functions of the business will occur within the building, similar to the existing Auto Body operations in the area and to existing Carstar operations elsewhere in within the City. The employment intensity threshold is recommended to meet 100 jobs per gross developable hectare, with the intended development at approximately 30. While this is lower than the recommended intensity, it should be noted that the parcel to the south at 31 Royal Vista Drive NW has been subdivided by the same owner with the intent of developing a multi-building industrial condominium development on the southern parcel (31 Royal Vista Drive NW) that will entertain a mix of uses, including office, medical and retail. The employment intensity of this future development is expected to be in the range of 240 employees per gross developable hectare – significantly more than the threshold identified within the MDP. The combined effective employment threshold of the two parcels, post-development, is expected to be in the range of 155 employees per developable hectare. The southern development is expected to proceed contingent on land use approval on the subject parcel.

Given the compatibility of the proposed designation with existing uses adjacent to the North, the small variance required of the existing division between the Direct Control and I-B districts and the strict enforcement of design guidelines for the business park, we would request your support of the proposed land use district.

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

1 This Direct Control District is intended to:

(a) accommodate the additional ***use*** of **Auto Body and Paint Shop**.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

4 The ***permitted uses*** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Auto Body and Paint Shop**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum ***floor area ratio*** is 1.0.

Building Height

8 The maximum ***building height*** is 24.0 metres.

PROPOSED

CPC2017-359
Attachment 1

BYLAW NUMBER 350D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0088)**
*** ***

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

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

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

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

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

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

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

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

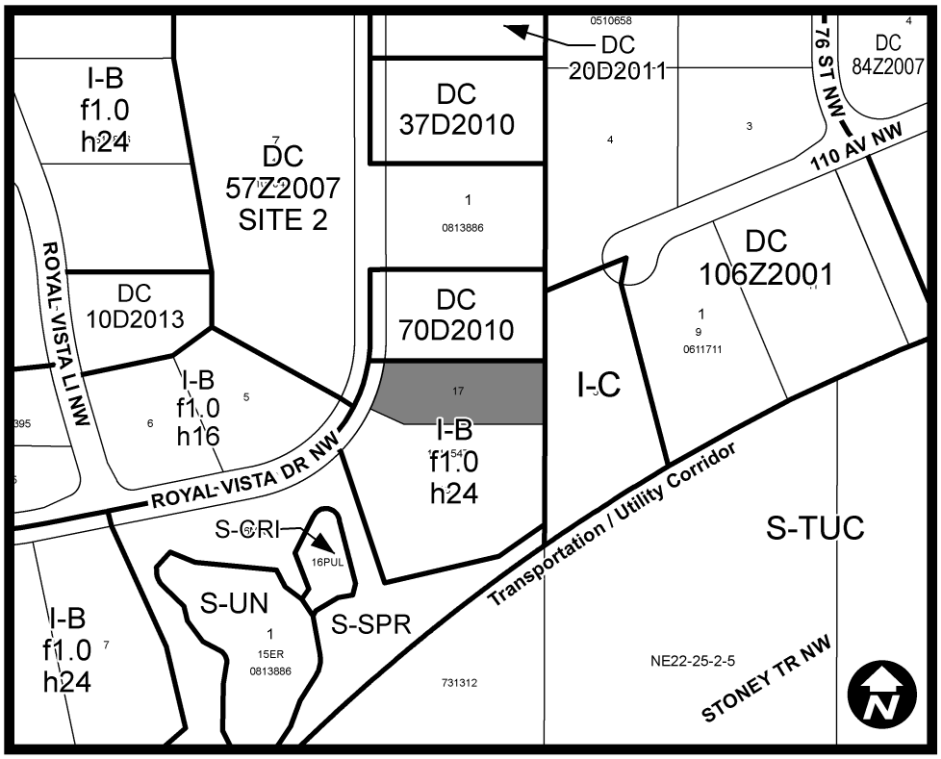
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

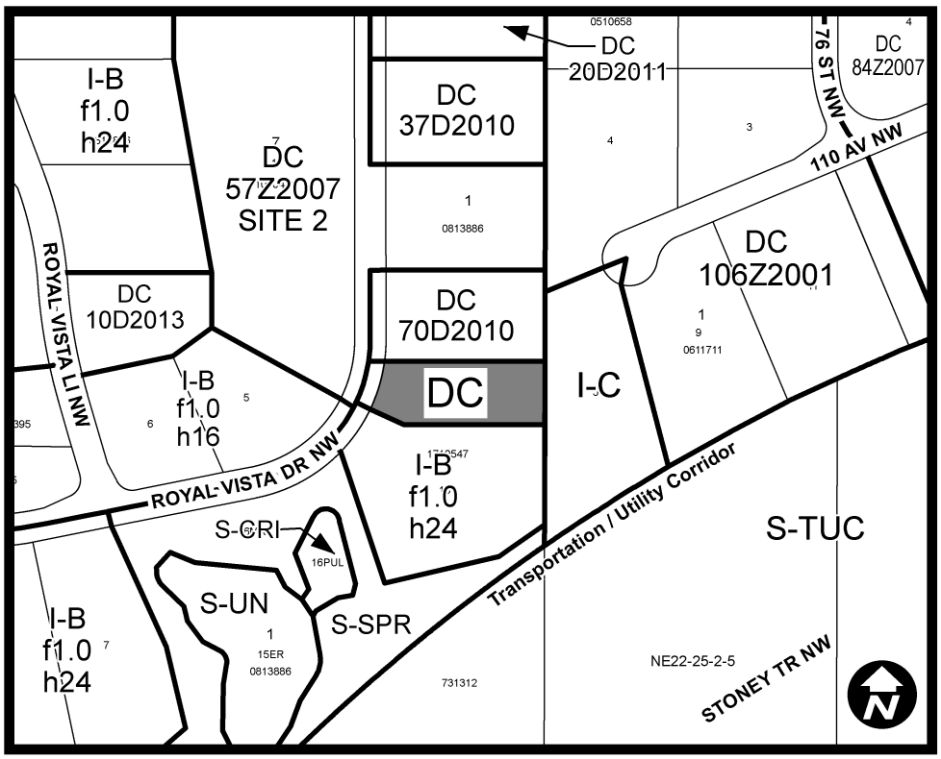
PROPOSED

AMENDMENT LOC2017-0088
BYLAW NUMBER 350D2017

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

(a) accommodate the additional ***use*** of **Auto Body and Paint Shop**.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

4 The ***permitted uses*** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Auto Body and Paint Shop**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum ***floor area ratio*** is 1.0.

Building Height

8 The maximum ***building height*** is 24.0 metres.

Ken Friesen

37 Royal Vista Drive NW.

Calgary, Alberta.

T3R 0H9

403.630-0396

November 10, 2017

City Clerk's Office

Mail Code #8007

P.O. Box 8007, Station M

Calgary, Alberta.

T2P 2M5

Re: Land Use Amendment LOC2017-0088

Dear City Clerk,

During the past several months we have been attentive to the application to redesignate property immediately adjacent to our Royal Oak operations. We appreciate the opportunity to provide comment and wish to appear before Calgary City Council at the November 20 meeting.

We oppose the recommendation of the Calgary Planning Commission in respect of the proposed Land Use Amendment LOC2017-0088. Locating an additional body shop at the Royal Vista Business Park will unfairly penalize our business. The proposed auto-oriented project fails to meet the recommended job intensity threshold per developable hectare and there is insufficient parking for this type of development. In short, the Calgary Planning Commission erred in approving the proposed land use amendment.

We believe the proposed land redesignation does not meet the basic test of fairness. When the Royal Vista Business Park was first considered there was a determination by the City that no auto-oriented uses would be permitted in the park. Our efforts to locate in the park initially failed but through perseverance and much effort we were able to meet all municipal development criteria and build our shop. In fact, there are two collision repair shops now located in the park. We spent a lot of time and money on building design and incorporated several aesthetic and other requirements proposed by City Planners. It was a struggle and time consuming but we finally opened for business in 2012. We made this investment with the understanding that there would be no other collision repair businesses located

at the park. We felt confident that a good business model and hard work would ensure sufficient market share to make the investment worthwhile. We do first-rate work at competitive prices but allowing another body shop to locate next to our shop jeopardizes our business and puts our investment at risk. Changing the rules to allow this development immediately adjacent to our operation is unfair and should not be allowed.

We note that The Business Park lands are subject to the Employee Intensive Area policies of the Municipal Development Plan (MDP) and the report prepared by City Administration states that proposed development will likely result in development intensity that will not contribute toward achieving the minimum MDP job intensity targets set in place for the Business Park. We submit that Council would be wrong to approve the application on the basis that the minimum intensity threshold may be achieved on a cumulative basis when considered in conjunction with future development of an adjacent industrial business parcel located to the south. It is not appropriate and illogical for Council to speculate on the cumulative intensity on the separate parcel especially when the recommendation suggests the minimum intensity may or may not achieve minimal thresholds. There is no guarantee thresholds will be achieve, only wishful thinking.

The parcel being considered for redesignation is too small to accommodate auto-oriented uses. We know this from our own experience. Parking in the area is a problem. When we developed our property, the City of Calgary required us to make space for all the automobiles being repaired at our facility as well as on-sight parking for all of our staff. We made several adjustments to our plan to accommodate that requirement. We understand the body shop proposed for the land adjacent to our business requires a relaxation of parking which is inconsistent with the administrations earlier requirements. There is already insufficient parking for current business activities. The Canada Post Centre and other business activity leaves little roadside parking available and the development of the Memorial Disc golf park will further exacerbate the problem. City Administration is changing the rules we had to follow and this is done to the detriment of our business.

There are challenges to doing business in this economic climate but we have worked hard and persevered to make our collision repair business in Royal Vista Business Park a reasonably good success. We oppose the redesignation of the land adjacent to us. The proposed business does not meet minimum job intensity thresholds, there is insufficient parking available. The land use amendment proposes to change rules that others, ourselves included, were required to follow. It seems rules are now being revised or relaxed so that a competing business can locate on land immediately adjacent to us. This is totally unfair.

I ask Council to reject the Calgary Planning Commission recommendation to approve the proposed Land Use Amendment.

Sincerely,

Ken Friesen

LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
52 STREET NE AND 88 AVENUE NE
BYLAW 351D2017 **MAP 15NE**

EXECUTIVE SUMMARY

This land use amendment application proposes to redesignate two parcels that form a 3.54 hectare (8.75 acre) block of land in the Community of Saddle Ridge (Cell D) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – School, Park and Community Reserve (S-SPR) District, Multi-Residential – High Density Medium Rise (M-H2f4.0h23) District and a DC Direct Control District. The DC District is based on the Commercial – Corridor 1 (C-COR1) District rules and requires a minimum residential density of 80 units per hectare (APPENDIX II).
This application will allow for the development of a range of multi-residential, commercial and mixed-use buildings that will contribute to the growth of the Cell D Residential Area as envisioned by the Saddle Ridge Area Structure Plan (ASP). This specific site is located directly east of the Cell D Neighbourhood Activity Centre (NAC) and directly west of a Joint Use Site at the southwest corner of 52 Street NE and 88 Avenue NE. The site and future development will frame the eastern edge of the Cell D area. Portions of the plan focused around 85 Avenue NE will also form a significant gateway into the future neighbourhood to the west.
This redesignation is accompanied by an outline plan application that contemplates the provision of new streets and infrastructure which will serve the site and future development to the west. The outline plan also provides for the development of a new public park on the southern portion of the site along 84 Avenue NE.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 September 21

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 351D2017; and

1. **ADOPT** the proposed redesignation of 3.54 hectares ± (8.74 acres ±) located at 8607 and 8825 – 52 Street NE (Plan 6778AW, Blocks 8 and 9) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Medium Rise (M-H2f4.0h23) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate a mixed-use development with a minimum residential component, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 351D2017.

M. Davis & S. Kassa

REASON(S) FOR RECOMMENDATION:

The recommended redesignation will allow for a range of commercial and multi-residential land uses and a new park space to serve the developing community of Saddle Ridge. In this regard, the redesignation will contribute to the creation of complete community as supported by the objectives of the Municipal Development Plan (MDP). The recommended land use framework is a logical complement to the planned Neighbourhood Activity Centre in the Cell D and makes an efficient use of land and services. Given the site's location at the edge of the Cell D neighbourhood, the allowable uses and built form are appropriate for the site context as they have the potential to facilitate strong street-oriented development that creates and active edge along 52 Street NE and an inviting gateway to the neighbourhood along 85 Avenue NE. The mix of commercial uses will complement those found in the NAC. Further, the multi-residential requirements will contribute the achievement of minimum residential density targets for Cell D and supports the goal of having a minimum 30 percent of non-single detached housing options.

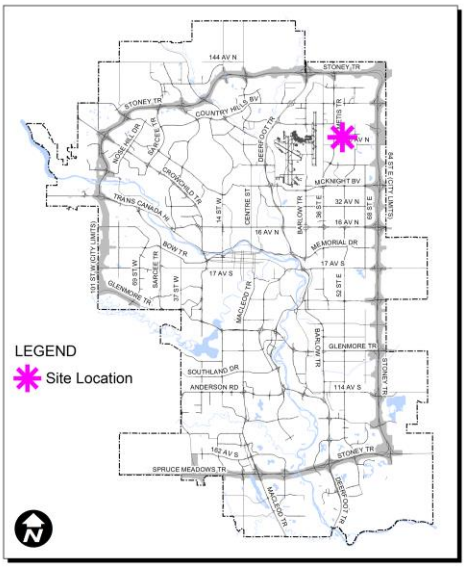
ATTACHMENT

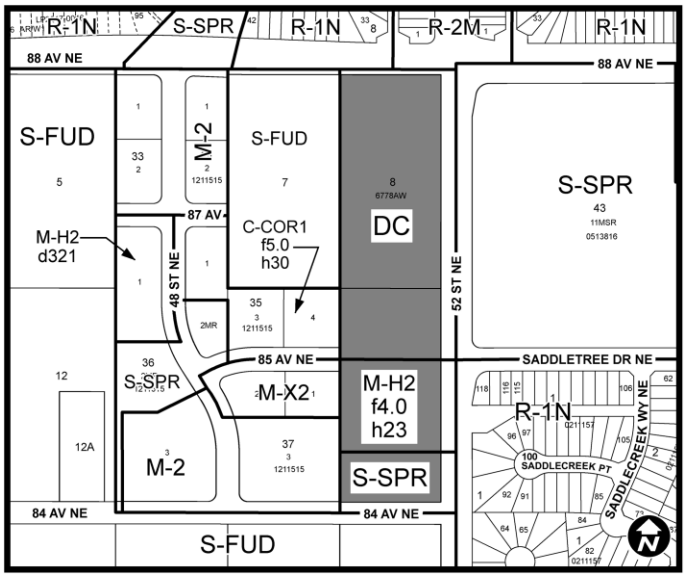
1. Proposed Bylaw 351D2017

LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
52 STREET NE AND 88 AVENUE NE
BYLAW 351D2017

MAP 15NE

LOCATION MAPS





LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
52 STREET NE AND 88 AVENUE NE
BYLAW 351D2017 **MAP 15NE**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.54 hectares ± (8.74 acres ±) located at 8607 and 8825 – 52 Street NE (Plan 6778AW, Blocks 8 and 9) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Medium Rise (M-H2f4.0h23) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate a mixed-use development with a minimum residential component, with guidelines (APPENDIX II).

Moved by: A. Palmiere **Carried: 6 – 0**

LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
52 STREET NE AND 88 AVENUE NE
BYLAW 351D2017 **MAP 15NE**

Applicant:

Seika Architecture

Landowner:

Sahara Development Inc

PLANNING EVALUATION

SITE CONTEXT

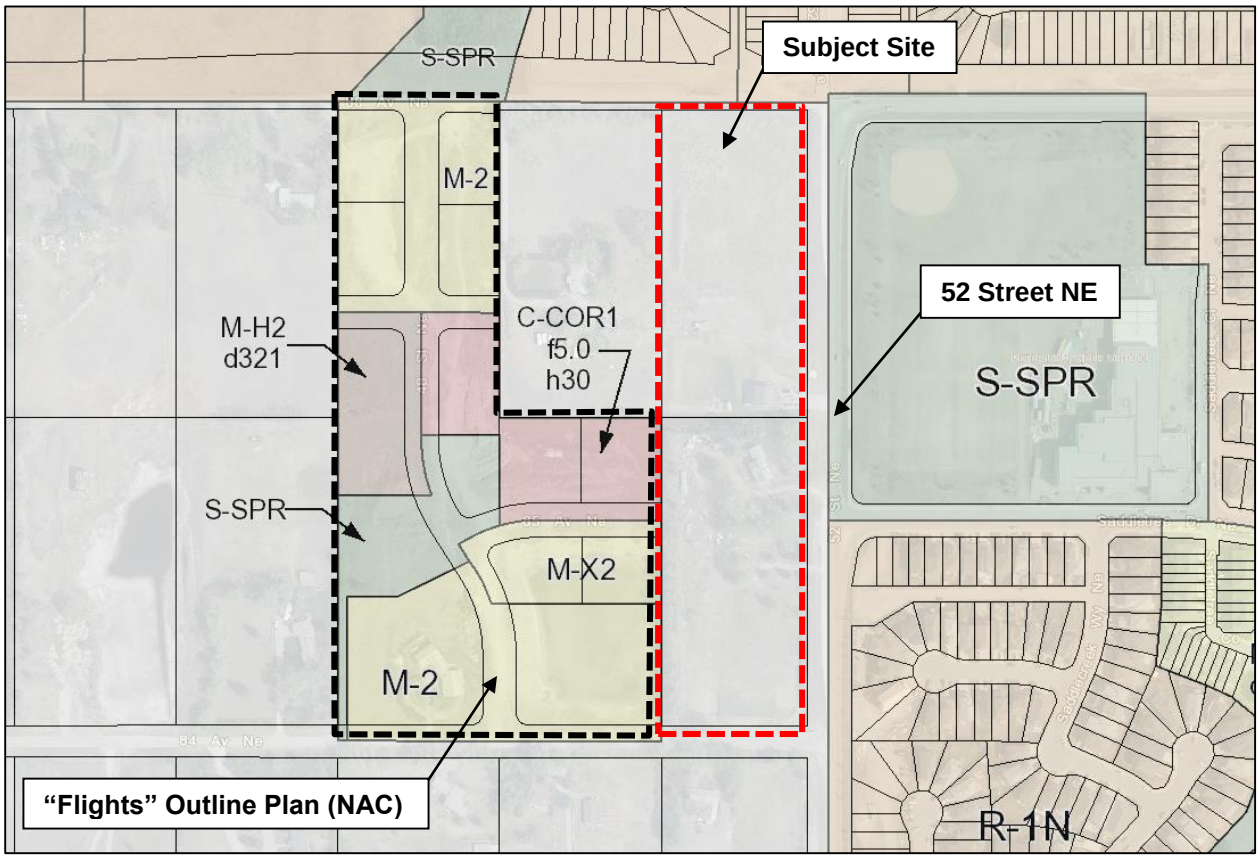
The subject site is approximately 3.54 hectares (8.75 acres) in size and is bounded by 52 Street NE to the east, 88 Avenue NE to the north and 84 Avenue NE to the south. It is located in the developing community of Saddle Ridge in northeast Calgary. The site currently functions as two separate estate residential lots with each containing an existing single detached dwelling and associated outbuildings.

As noted earlier in this report, the site is part of the "Cell D Residential Area" as described in the Saddle Ridge ASP. The Cell D Area ("Cell D") is a quarter section of land which was subdivided in 1914 into 32 individual lots of 4.6-4.9 acres (1.9 hectares) with an internal spine road (84 Avenue NE). The area was annexed by The City of Calgary in 1961. Over the years, the area has been developed for single family homes and various outbuildings. This historical subdivision pattern remains largely in-tact today however, this application is currently one of two applications for outline plans under review by the City which consider comprehensive redevelopments on 10 of the 32 existing parcels. The "Flights" Outline Plan (directly west of subject site) which was approved in 2008 forms part of the Neighbourhood Activity Centre in Cell D and is the only outline plan in Cell D approved to date. Redevelopment of the area has been, and continues to be, complicated by the existing subdivision pattern, small parcel sizes with varying landowner aspirations, and coordination of infrastructure development.

In relation to the subject site, it represents a missing link in the approval of land use permissions for the northeast portion of Cell D. This plan builds upon the framework established by the "Flights" outline plan and presents a logical extension of the subdivision design to fill a portion of the unplanned area that exists east of the NAC to 52 Street NE. For ease of reference, the map (Figure 1) below shows the site context in relation to the existing approved "Flights" outline plan.

LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
52 STREET NE AND 88 AVENUE NE
BYLAW 351D2017 **MAP 15NE**

Figure 1: Site Context Map



LAND USE DISTRICTS

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The intent of this district is to protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land. Most of the lands within Cell D remain within the S-FUD district today. The approval of ASP updates and the construction of the regional stormwater facility in 2016 has led to greater development feasibility within Cell D and applications to change this designation are beginning to come forward.

The recommended land use changes are summarized as follows:

i) Mixed-Use District

Redesignation of approximately 1.92 hectares (4.74 acres) of land within the northern portion of the plan area to a DC Direct Control District which is based on the Commercial – Corridor 1 (C-COR1) district to accommodate new commercial and mixed-use development with a maximum density of 2.5 FAR and a maximum height of 23 metres. This site-specific DC District also requires a minimum residential density of 80 units per hectare.

ii) Multi-Residential District
Redesignation of approximately 0.57 hectares (1.42 acres) of lands within the central portion of the plan area to a Multi-Residential – High Density Medium Rise (M-H2f4.0h23) District to accommodate new multi-residential development.

iii) Park District
Redesignation of 0.36 hectares (0.88 acres) of land on the southern portion of the plan area to Special Purpose – School, Park and Community Reserve (S-SPR) District as dedicated Municipal Reserve to accommodate a new public park.

In general, these land use districts will provide for three distinct character areas within the new outline plan area. The mixed-use DC District, including all of the lands north of 85 Avenue NE, will provide for a variety of commercial uses in both standalone and mixed-use (residential and office above retail) building format. The DC District contains a maximum density of 2.5 FAR and a maximum height of 23 metres (approximately 5-7 storeys). The Multi-Residential District comprising the central portion of the site will provide for a maximum density of 4.0 FAR and 23 metres in height. The Municipal Reserve space on the southern portion of the plan area is proposed to be designated S-SPR to provide for a new public park space.

The recommended land use districts are appropriate in order to implement the vision for each character area outlined above. With respect to the proposed DC District, the City's Land Use Bylaw 1P2007 outlines specific criteria for when the use of a DC is appropriate. Section 20 of the Land Use Bylaw indicates that DC Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. In this case, there is a desire to allow for a wider range and scale of commercial uses than the Multi-Residential – Support Commercial (M-X) Districts or Multi-Residential – High Density (M-H) Districts provide for while also ensuring a minimum number of residential units to contribute to the vision for Cell D as a residential neighbourhood. Given the policy context, the vision for the site and the deficiencies of existing land use districts in providing these requirements, the use of a DC District is recommended.

DENSITY

Section 4.2.3.1 of the Saddle Ridge ASP requires a minimum average residential density of 20 units per gross developable hectare across the Cell D neighbourhood. Based on the minimum residential density requirements contained within the recommended land use districts, the minimum anticipated density within this plan area is approximately 115 units per hectare. This

is significantly higher than the minimum residential density targets for the Cell D area. However, when considered in the context of the continued development of Cell D it is appropriate for a variety of reasons:

- The ASP encourages higher densities and mixed-use development for the sites east of the Neighbourhood Activity Centre.
- Higher density development will help support the achievement of overall residential density targets for Cell D and offset large portions of land being developed for cultural and educational uses.
- The site and planned development can be serviced appropriately through planned infrastructure.

The proposed form and intensity of development is further supported by the objectives of Section 4.2.3.1 wherein the ASP directs that a minimum of 30 percent of the housing units within Cell D shall be non-single detached housing units. The recommended land use districts would ensure that all units within the plan area are in a non-single detached form. This will serve to help the overall development balance in Cell D achieve the minimum 30 percent wherein single detached housing options are expected to be more prevalent west of the subject site.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Municipal Development Plan (MDP)

Map 1 “Urban Structure” of the MDP identifies the subject lands as a Planned Greenfield Area subject to an Area Structure Plan. Section 3.6.1 of the MDP directs that the applicable Area Structure Plan (Saddle Ridge ASP) provides detailed guidance for the review of planning applications. Notwithstanding the direction in 3.6.1, it is worth noting that the proposed redesignation will result in a density for this section of the plan area that achieves the minimum target of 20 units per hectare envisioned for new communities and the plan area includes multi-residential and commercial uses that will contribute to the creation of a complete community in Cell D.

Saddle Ridge Area Structure Plan

As noted previously in this report, the subject site is located within the Cell D Residential Area as per the land use plan (Map 6) of the Saddle Ridge ASP. The Saddle Ridge ASP provides the most direct policy guidance in the consideration of planning and development proposals in

Cell D. The ASP policies relate to three primary categories including *4.2.3.1 Composition of the Cell D Neighbourhood, 4.2.3.2 Design of the Cell D Neighbourhood and 4.2.3.3 Cell D Implementation Policies.* The following sections of this report provide an overview of the application's conformity with these policy areas.

Composition of the Cell D Neighbourhood

Section 4.2.3.1 describes that Cell D is to be designed as an integrated neighbourhood containing a mix of low to medium density housing types, a Neighbourhood Activity Centre, an interconnected grid-based street pattern and new parks. Of specific relevance to this application, higher densities and mixed use development are strongly encouraged for the sites east of the Cell D Neighbourhood Activity Centre in Cell D towards the Joint Use Site. The ASP policy intends that these adjacent lands should be developed in a manner that is compatible with and forms a natural continuation of the Neighbourhood Activity Centre.

The proposed redesignation contemplates a mix of commercial and multi-residential uses that complement those found within the planned NAC. The associated outline plan provides a street design which is a logical continuation/extension of the subdivision design established for the NAC through the Flights outline plan. The northern portion of the site (north of 85 Street) will include mixed use buildings as encouraged by the above referenced policy. Further, Section 4.2.3.1 directs that 30% of new housing in Cell D be within non-single detached dwelling types. This application will contribute to the achievement of that goal.

Design of the Cell D Neighbourhood

As per Section 4.2.3.2 of the ASP, connectivity and mobility throughout Cell D is to be facilitated by a block- based road network comprised of walkable streets fronted by street-oriented development. Multi-residential development may be considered at locations: along the collector streets, adjacent to transit stops, adjacent to parks, adjacent to institutional sites, and in proximity to the Neighbourhood Activity Centre. Complementary Neighbourhood scale commercial and employment uses outside of the Neighbourhood Activity Centre may be considered at: community entrance locations; adjacent to transit stops, along collector streets; or at neighbourhood gathering locations.

In this regard, the proposed redesignation will introduce a range of commercial and multi-residential land uses. This site is located at the edge of the Cell D neighbourhood along 52 Street NE, is in close proximity to the NAC and will include a significant community entrance at 85 Avenue NE which provides access to the NAC. As such, this site is ideally located to accommodate higher intensity residential uses and additional commercial development in a manner which is supported by the neighbourhood design policies for Cell D.

Cell D Implementation Policies

Section 4.2.3.3 of the ASP recognizes that the Saddle Ridge Cell D area is a challenging redevelopment site because of the existing subdivision pattern consisting of ± 2.02 hectares (±

5.0 acre) parcels, the number of parcels within the area, and the technical aspects for extension of necessary servicing infrastructure. Because of these considerations, and to ensure a comprehensively planned neighbourhood, a range of implementation policies were developed to help guide future Outline Plan and Land Use amendment applications. The proposed land use redesignation and outline plan application is generally consistent with these policies in that:

- The boundaries proposed include an application area that achieves an integrated land use concept in harmony with the adjacent "Flights" outline plan;
- The boundaries proposed provide for the necessary extension of servicing infrastructure into the area;
- The site follows existing neighbourhood boundary streets and is adjacent to approved Outline Plan boundaries.

Implementation Challenges

The primary weakness of the proposed plan in relation to the Cell D implementation policies is the exclusion of Block 7 (adjacent parcel – see Figure 2 below) from the plan area. Although the implementation policies would encourage the inclusion of this parcel in this outline plan area, they do recognize that coordinating planning amongst landowners can be difficult as many have different short and long term aspirations for their lands. Despite efforts by the Applicant to encourage the participation of Block 7 within this planning process, the owner has not consented to their lands being made part of the application and the City cannot legally enforce inclusion without that landowner's consent.

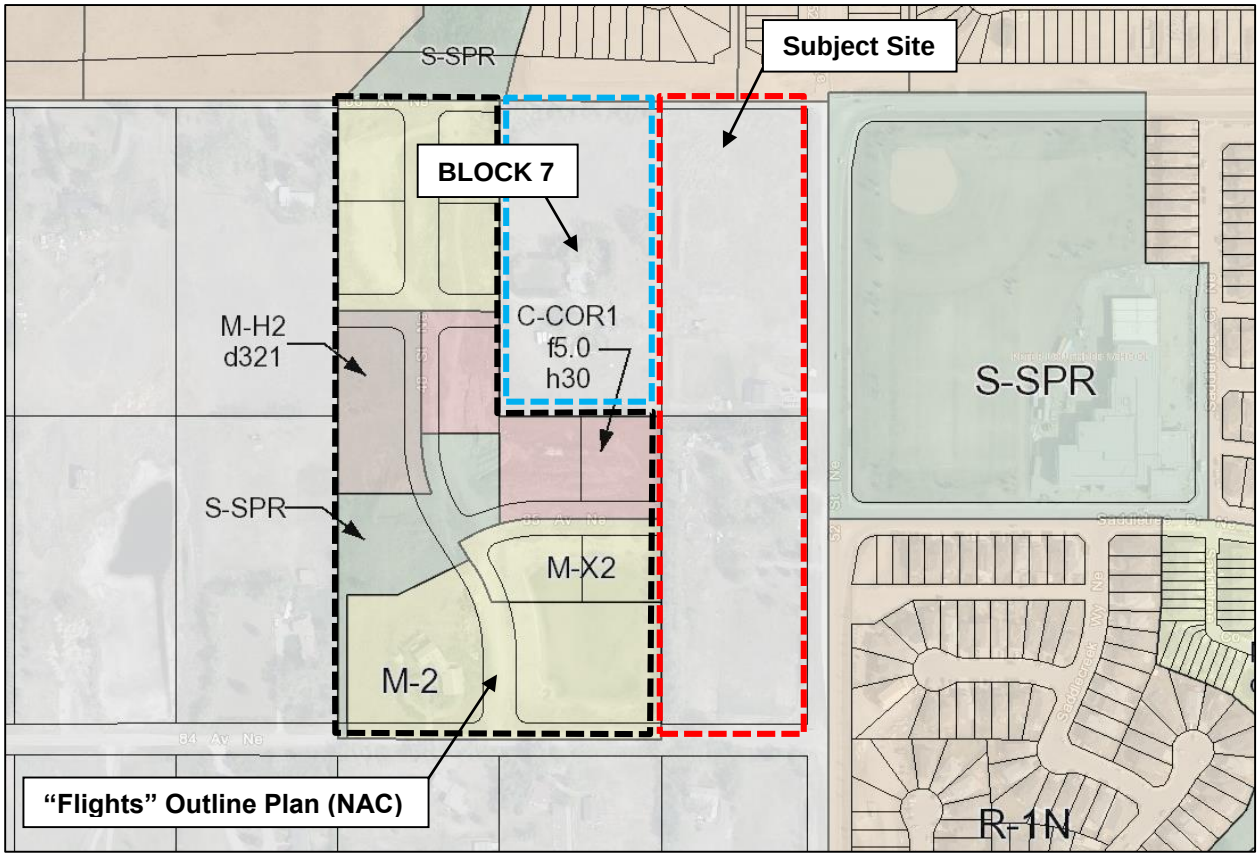
In order to address this deficiency, the Applicant has provided a shadow plan (i.e. concept plan) (APPENDIX IV) that is meant to demonstrate how this parcel could conceivably develop in the future. The purpose of the shadow plan is to demonstrate that approval of this land use redesignation and outline plan will not compromise or hinder a future development of Block 7 that is in harmony with the neighbouring land use permissions and subdivision design. It is important to emphasize that the shadow plan provided by the Applicant does not fortify the eventual design solution which is required to facilitate a comprehensive development form, nor does any reference to this plan represent an endorsement or approval of the concept. It is merely a concept that is intended to demonstrate a required threshold of technical feasibility.

Administration wishes to highlight that the shadow plan submitted by the Applicant does pose some clear challenges specifically with regard to the placement of accesses along 85 Avenue NE and 88 Avenue NE and the design of conceptual internal driveway network. In our view, the conceptual site access from 85 Avenue NE may be better placed along the west property boundary such that it can extend directly northward and provide a consolidated access solution from 88 Avenue NE to serve both the subject site and future development on Block 7. Shifting the access and internal driveway to the west would also provide a more block-based mobility network that would result in better opportunities for street (private and public) oriented development.

Notwithstanding this perspective, Administration also recognizes that this issue can be

effectively resolved during the future tentative plan and/or development permit processes which provide for a range of mechanisms to ensure efficient and safe access points are provided to serve this outline plan as well as the broader area. The internal driveway network and site accesses are conceptual at this stage and approval of the outline plan does not limit the City's ability to achieve the optimal design solution in subsequent steps of the development process. Transportation has also reviewed and approved the Applicant's supporting technical information (Transportation Impact Assessment) and there is already one access available to Block 7 with multiple options available as a secondary access. Given the foregoing, administration is satisfied that approval of the proposed land use and outline plan will not hinder or preclude a comprehensive integrated development of Block 7 and are recommending approval despite the issues with the submitted shadow plan.

Figure 2: Site Context (Block 7)



TRANSPORTATION NETWORKS

The Outline Plan area has connections to the City's broader transportation network through arterial streets that bound the site to the north – 88 Avenue NE – and east – 52 Street NE. A

Collector Street – 84 Street NE – forms the south site boundary. Currently, 84 Avenue NE is a gravel road and 88 Avenue NE and 52 Street NE are constructed to half of their ultimate width. Necessary widening and surface improvements these will be done in conjunction with development.

The plan area is within approximately one kilometer of Saddletowne LRT station. Bus Route 59 currently travels along 52 Street NE past the south part of the site, and further transit service will be added as the community develops.
Given the limited width of the site (approximately 100 metres) and its location along arterial streets, options for locations and configurations of site accesses were reviewed in detail in order to plan for safe and efficient conditions. A Transportation Impact Assessment (TIA) was submitted by the Applicant in order to support this determination and generally evaluate the transportation impacts of the proposal. It was determined through the review of the TIA that safe access conditions can be provided to service the plan area. The exact location of site accesses and associated private driveways will continue to be discussed further and ultimately determined at the Development Permit stage. The ultimate location of such accesses will include a detailed review of technical feasibility in conjunction with an analysis of the optimal neighbourhood design.

UTILITIES & SERVICING

Sanitary, storm and water servicing infrastructure is available to service the development area. The specific arrangements will be discussed and reviewed in detail through the future Subdivision/Development Permit process. Of specific relevance to this proposal, the developer will be required to make payment arrangements with the City of Calgary for part of the cost of the Saddle Ridge Storm Pond for Cell D which was installed by Triovest Realty Advisors through their Saddle Ridge Industrial, Phase 01 (2014-044) subdivision and financed by The City of Calgary. Standard off-site levies, charges and fees will also be applicable.

ENVIRONMENTAL ISSUES

The application was reviewed by the Environmental & Safety Management group at the City of Calgary and no environmental issues were identified.

ENVIRONMENTAL SUSTAINABILITY

The recommended land use framework will provide for a mix and intensity of uses that supports active modes of transportation and makes an efficient use of land and infrastructure.

GROWTH MANAGEMENT

The proposed amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The application materials were circulated to the Saddle Ridge Community Association and they responded by indicating they have no objection to the proposed outline plan and land use redesignation.

Citizen Comments

One letter was received from an adjacent landowner in response to the circulation package. The issues of concern noted in this correspondence included a desire to ensure that the planned commercial uses for the Cell D NAC were not adversely affected by this proposal and concern about the City considering a reduction in the classification of 52 Street NE from an Arterial to a Collector.

Public Meetings

No public meetings were conducted by the Applicant or Administration in direct relation to this site-specific outline plan and land use redesignation.

APPENDIX I

APPLICANT'S SUBMISSION

Land use Re-designation and Outline Plan for site at 8607 & 8825 52nd Street N.E. Calgary.

Existing land use designation- Future Urban Development (S-FUD)
Proposed land use designation- Direct control Commercial Corridor 1 (DC) C-COR1 f2.5 h23, Multi residential- high density medium rise (M-H2) f4 h23 & S-SPR

Site context based on land use designation.
The area adjacent and close to the subject site consists of lands that are zoned commercial, Multi residential- high density medium rise (M-H2), Residential-Narrow parcel one dwelling(R-1N), Special Purpose- Future Urban Development (S-FUD) and Special Purpose-School, park and Community Reserve (S-SPR). The majority of the existing built form in Cell D is currently single detached dwellings and various outbuildings. This specific site is located directly east of the Cell D Neighbourhood Activity Centre (NAC).The site is located very close to of the future LRT Station.

Site Context-
The total land area is 8.75 acres. The north side of the land faces 88th Avenue N.E (Arterial Street). South side of the land faces 84th Avenue N.E. East side of the land faces 52nd Street N.E. (Arterial Street) & west side of the land faces the Flight Project at NE. Both 52nd Street and 88Avenue are designated as Arterial Streets, offering special exposure to the commercial lands proposed in this Land Use.

Site Layout & response to Saddle Ridge Area Structure Plan (ASP) polices
This is an optimal location for commercial development as it is located (intersection of two arterial streets): it extends on approved commercial in the area; and provides a sageway to the NAC and community core. Site is proximity to the NAC and will include a significant community entrance at 85 Avenue NE which provides access to the NAC.

The proposed mixed used development will include commercial, office (mainly medical) and residential (including independent living facility). Majority of the buildings have a commercial area for the podium level and residence and office for the floors above. Specifically the two & three storeys buildings have ground floor commercial and the 2nd & 3rd storeys are office spaces. Most of the 2 to 3 storey buildings will be facing 88 Ave. N.E. (Arterial Street) and 52 street NE (Arterial Street).

The proposed land use re-designation and outline plan application is consistent with policies of saddle Ridge Area Structure plan cell D

1. Proposed site land use concept is consistent with the adjacent "Flights" approved outline plan. Furthermore it also results in an integrated land use concept.

2. Required extension of servicing infrastructure for the area is well provided for by the boundaries proposed.

3. The site boundaries and the approved outline plan boundaries are in accordance with the current neighbourhood boundary streets.

Site Access & Traffic
The site access will be on 88th Avenue (Arterial Street), 52 street (Arterial Street), 85th Avenue & 84th Avenue N.E. Given the limited width of the site (approximately 85 metres) and its location at the intersection of two arterial streets, & primary collector street (85th Ave N.E.) options for locations and configurations of site accesses was reviewed by the transportation consultants (JCB Engineering & Watts Engineering) to plan for safe and efficient conditions. No additional local road along the west boundary of the property is included (connecting the 85 Ave N.E. & 88 Ave N.E) due to the insufficient distance between arterial street & local road (300m requirement as pre city of Calgary transportation guidelines)

Market study
The market study conducted by Colliers confirms a strong need for commercial space as proposed. This is further enforced by the evidence of strong interest through formal reservations for commercial and office spaces in this development as outlined below.

Market response
Over thirty thousand square feet have been reserved for future sale in this project, subject to land use approval. These reservations include a Medical Center, Restaurants, Fast Foods and other small business operations.

Parking
All of the residence and business owners parking is underground with some surface parking for retail uses.

Site servicing for utilities
Water, sanitary and sewer services are available and can accommodate the potential development without the need for off-site improvements at this time.

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

1 This Direct Control District is intended to:

(a) provide opportunities for commercial ***uses*** on the ground floor of ***buildings*** and residential and office ***uses*** on upper floors;

(b) require a minimum ***density*** of residential ***development*** to support the overall residential ***density*** targets for the Cell D Neighbourhood; and

(c) ensure that the minimum residential ***density*** requirements are applied equitably across various phases of ***development.***

(d) require an initial comprehensive ***development permit*** to be submitted for all lands within the Direst Control District.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

4 The ***permitted uses*** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum ***floor area ratio*** is 2.5.

Building Height

8 The maximum ***building height*** is 23.0 metres.

Density

9 The minimum ***density*** is 80 ***units*** per hectare.

Relaxations

10 The ***Development Authority*** may consider relaxations of section 9 of this Direct Control Bylaw provided the test for relaxation outlined in Bylaw 1P2007 is met.

Development Permit Regulations

11 **(1)** The initial ***development permit*** for permanent ***buildings*** and ***uses*** must be a comprehensive ***development permit*** encompassing intended ***development*** for the entire Direct Control District.

(2) The initial comprehensive ***development permit*** requires a decision by the Calgary Planning Commission.

Access Requirements

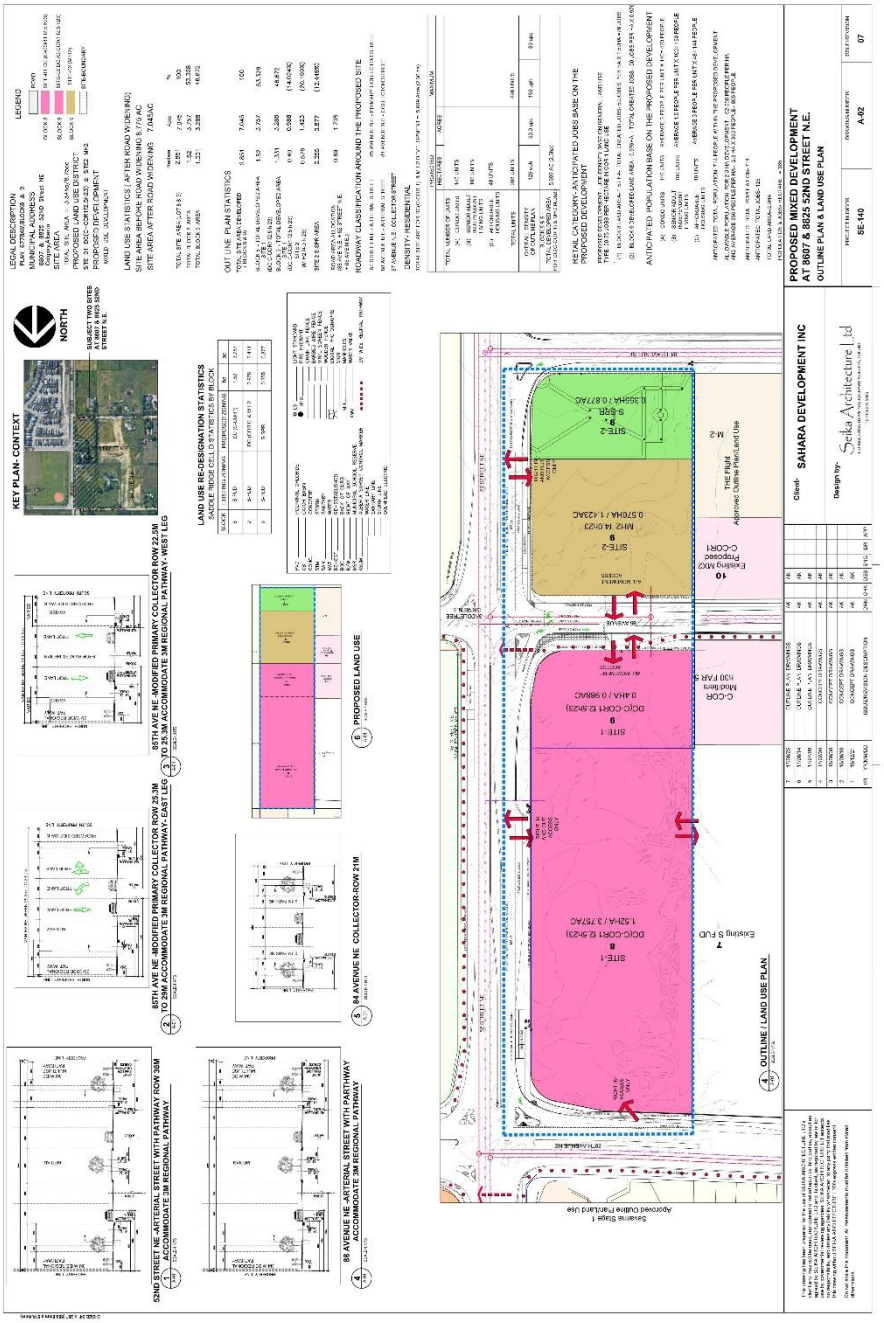
12 The initial comprehensive ***development permit*** must include provisions for access from Plan 6778AW, Block 8 to Plan 6778AW, Block 7, including registration of an access right of way plan and easement, as required, to the satisfaction of the ***Development Authority***.

APPENDIX III

OUTLINE PLAN

LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
52 STREET NE AND 88 AVENUE NE
BYLAW 351D2017

MAP 15NE

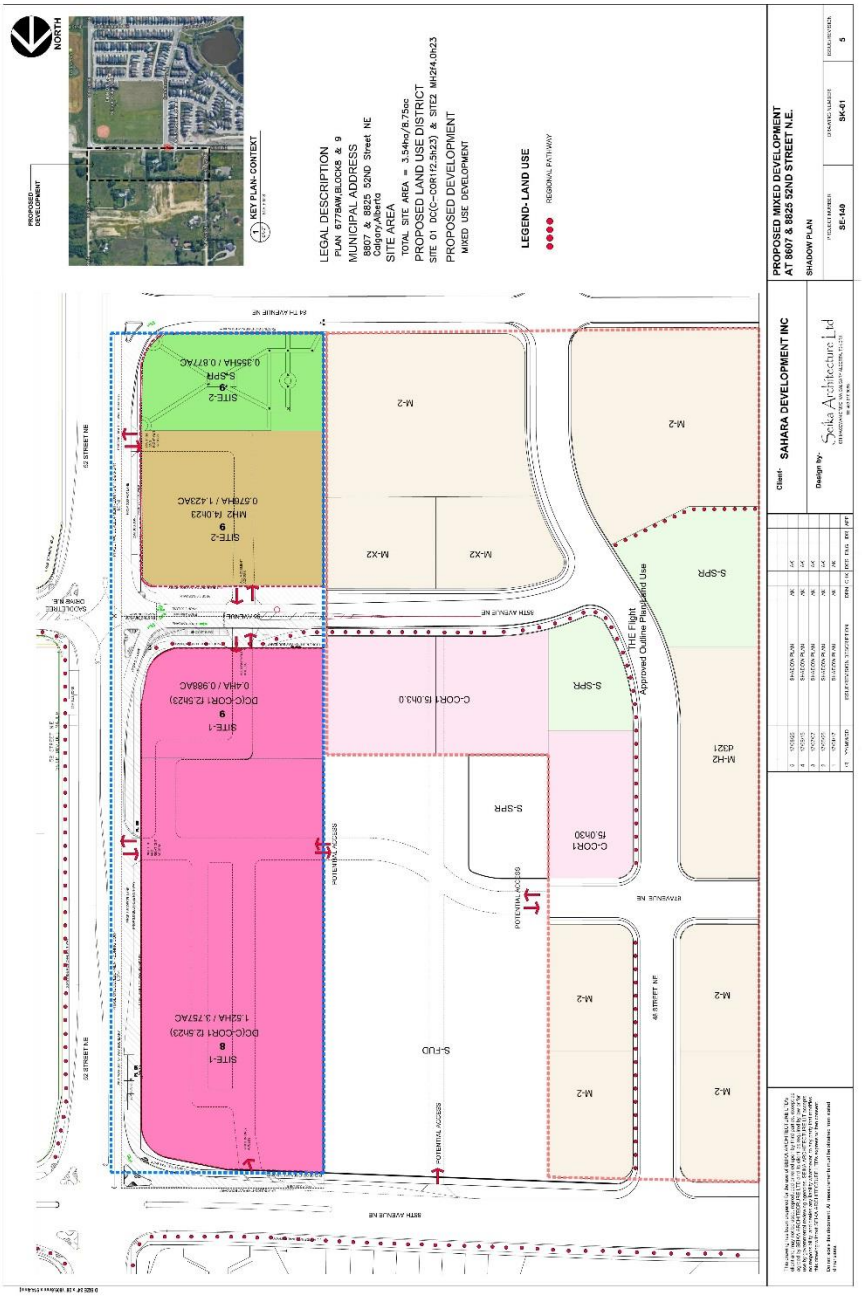


APPENDIX IV

SHADOW PLAN (BLOCK 7)

LAND USE AMENDMENT
SADDLE RIDGE (WARD 3)
52 STREET NE AND 88 AVENUE NE
BYLAW 351D2017

MAP 15NE



PROPOSED

BYLAW NUMBER 351D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0069)**
*** ***

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

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

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

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

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

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

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

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

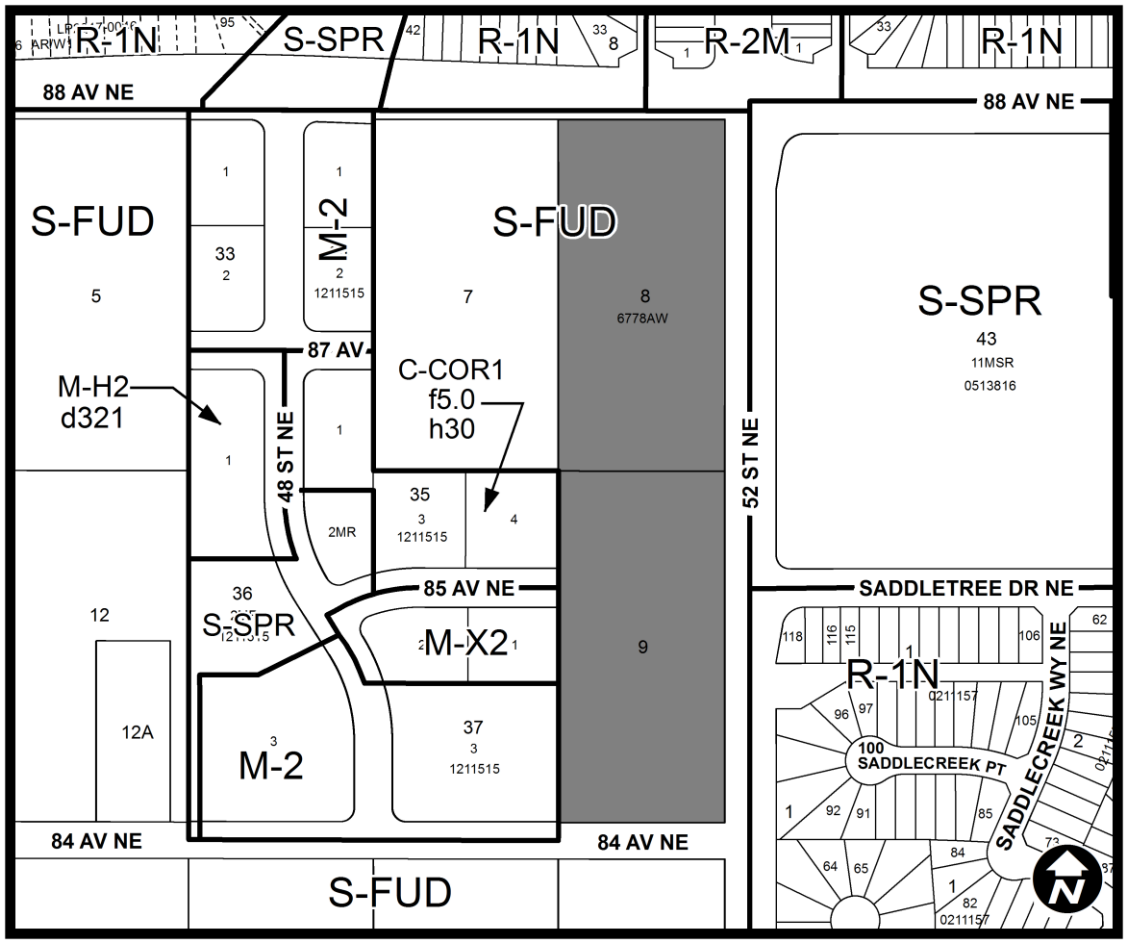
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

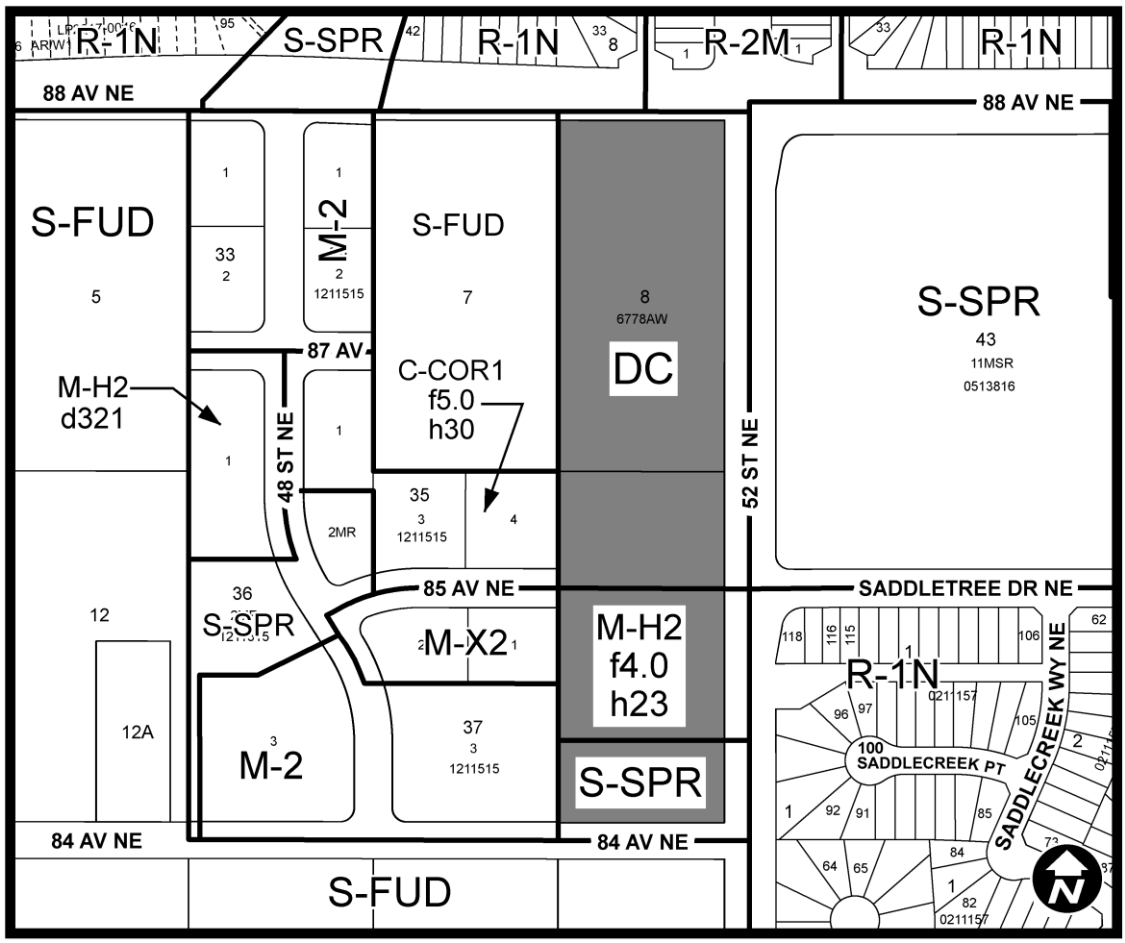
PROPOSED

AMENDMENT LOC2016-0069
BYLAW NUMBER 351D2017

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

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POLICY AMENDMENT AND LAND USE AMENDMENT
BANKVIEW (WARD 8)
19 AVENUE AT 17A STREET SW
BYLAWS 62P2017 AND 352D2017 **MAP 8C**

EXECUTIVE SUMMARY

This application proposes to redesignate 0.10 hectares (2 parcels) of land from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented d60 (M-CG d60) District.

The proposed redesignation is intended to allow for a 6 unit multi-residential building with an increase in height of 2.0 metres. The intent of the district is to facilitate additional units while mitigating the amount of shadowing of the adjacent sites. The proposed M-CG district is also well suited to provide a sensitive transition through chamfer rules and regulations that reflect the immediate context of the area.

The application also includes a proposed amendment to the Bankview Area Redevelopment Plan (ARP) to enable the proposed development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 September 21

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 62P2017 and 352D2017; and

1. **ADOPT** the proposed amendments to the Bankview Area Redevelopment Plan, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 62P2017.

3. **ADOPT** the proposed redesignation of 0.10 hectares ± (0.25 acres ±) located at 2102 and 2108 – 17A Street SW (Plan 3076AB, Block 8, Lots 2 to 5) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 352D2017.

REASON(S) FOR RECOMMENDATION:

Administration recommends approval of this application, and ARP amendment, for a multi-residential development in a location in close proximity to the Neighbourhood Corridor as identified in the Municipal Development Plan (MDP).

Development resulting from this application has the potential to allow more Calgarians to choose to live in a location well served by existing infrastructure and in close proximity to services and employment.

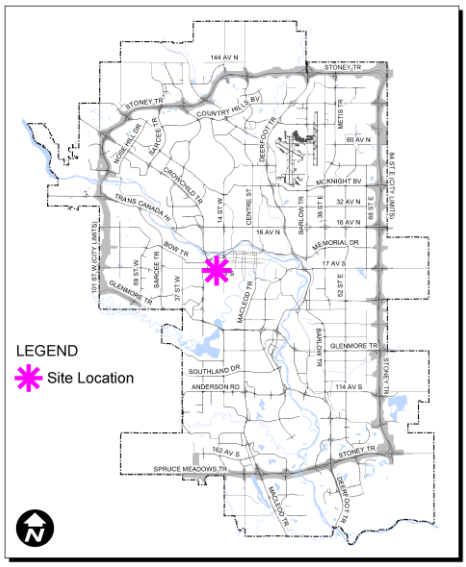
ATTACHMENTS

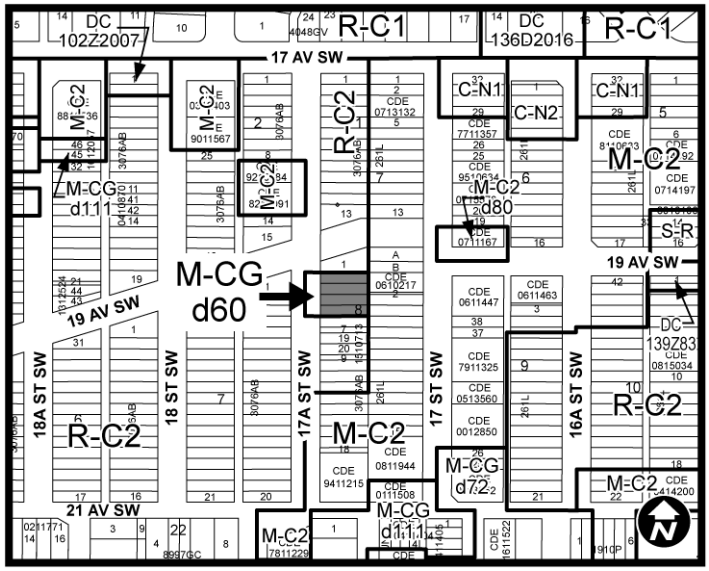
1. Proposed Bylaw 62P2017
2. Proposed Bylaw 352D2017
3. Public Submissions

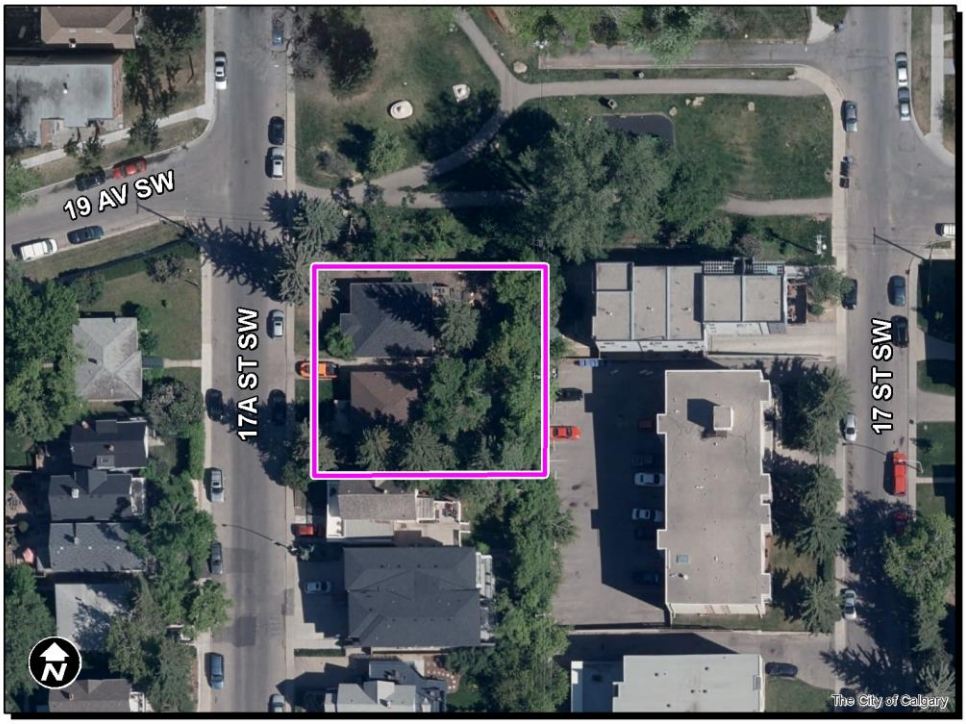
POLICY AMENDMENT AND LAND USE AMENDMENT
BANKVIEW (WARD 8)
19 AVENUE AT 17A STREET SW
BYLAWS 62P2017 AND 352D2017

MAP 8C

LOCATION MAPS







POLICY AMENDMENT AND LAND USE AMENDMENT
BANKVIEW (WARD 8)
19 AVENUE AT 17A STREET SW
BYLAWS 62P2017 AND 352D2017 **MAP 8C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Bankview Area Redevelopment Plan (APPENDIX III).

   Moved by: L. Juan **Carried: 6 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares ± (0.25 acres ±) located at 2102 and 2108 – 17A Street SW (Plan 3076AB, Block 8, Lots 2 to 5) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd60) District.

   Moved by: L. Juan **Carried: 6 – 0**

   Comments from Mr. Wright:
   - While I find the proposed land use is generally acceptable, but initial solutions at the development permit stage appear to be inappropriate in terms of a relationship to the park and to the relation to the street. The Community Association engagement is unfortunate, as part of the engagement occurred in August with no response (even Community Associations deserve a bit of a holiday). This site is very sensitive and the development has to be equally sensitive (and should come back to Calgary Planning Commission and the Community Association for a thorough review).

2017 September 21

MOTION ARISING:

1. To have the Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority.

2. Calgary Planning Commission advises the Applicant to rework the plan to:
   A. Reduce driveway access to the site to one;
   B. Address 17A Street SW with pedestrian/ground-oriented interface; and
   C. Address Nimmons Park with a ground-orientated interface.

Moved by: G.-C. Carra **Carried: 6 – 0**

POLICY AMENDMENT AND LAND USE AMENDMENT
BANKVIEW (WARD 8)
19 AVENUE AT 17A STREET SW
BYLAWS 62P2017 AND 352D2017 **MAP 8C**

Applicant:

TC Design and Consulting

Landowner:

Cody Morris
Emilie Belanger
Kerry Goulard
Ryan Goulard
Kathryn Shaw

PLANNING EVALUATION

SITE CONTEXT

Surroundings
The subject site is comprised of two parcels located mid-block on 17A Street SW. To the north is a small public park (Nimmons Park) which includes a playground and mature trees. To the east are two developments, four and five storeys in height with a land use designation of M-C2. Parcels to the south and west are currently designated R-C2 with a mix of post-war dwellings and newer infill developments.

Current Use
The subject sites are currently zoned R-C2 with two single detached dwellings built in 1948.

Density
The application proposes to increase the density to allow for a total of six units on the subject property. The current land use allows for approximately two units per parcel for a total of four units on the subject property in either a single or semi-detached housing type.

Bankview	
Peak Population Year	1981
Peak Population	5,590
2017 Current Population	5,090
Difference in Population (Number)	-500
Difference in Population (Percent)	-9%

LAND USE DISTRICTS AND DEVELOEPMENT PERMIT

The proposed land use is Multi-Residential - Contextual Grade-Oriented (M-CG) district with a density modifier of 60 units per hectare. The applicant has also submitted a Development Permit application (DP2017-1814) which is currently under review by Administration. The Development Permit is considered staggered and was submitted on 2017 May 03 for a six unit multi-residential building which is currently on hold awaiting amended plans. The application

initially was submitted for a land use amendment to the M-C2 district. The intent was to allow for greater building heights in order to accommodate main floor garages. Through the pre-application process Administration determined that the proposed M-C2 district would allow for a building form that does not provide an appropriate transition to the existing single detached dwellings (R-C2) across the street and the adjacent park. The M-CG district was deemed the most suitable land use by providing a contextual building form to the surrounding development while still being able to align with the proposed development.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject site is located in close proximity to a Neighbourhood Corridor area in the MDP. The proposed redesignation enables development in alignment with the following MDP policies:

- 2.1.1a, b, c relating to housing choice and community diversity, overall housing affordability (supply), and housing choice in relation to the primary transit network.
- 2.1.4a and d relating to optimal use of existing infrastructure.
- 2.2.2a and b relating to transit-supportive density and use.
- 2.2.4 relating to complete communities.
- 2.2.5b and c relating to housing choice and higher densities in proximity to primary transit.
- 2.3.1a relating to housing diversity and choice.
- 3.4.1h relating to building scale and sensitive transition to adjacent areas.
- 3.4.1m promotes a strong pedestrian environment along transit corridors
- 3.5.2a and b, relating to intensification of inner city sites in transition zones adjacent to a corridor/Main Street.

Multi-Residential Infill Guidelines

The subject site is:

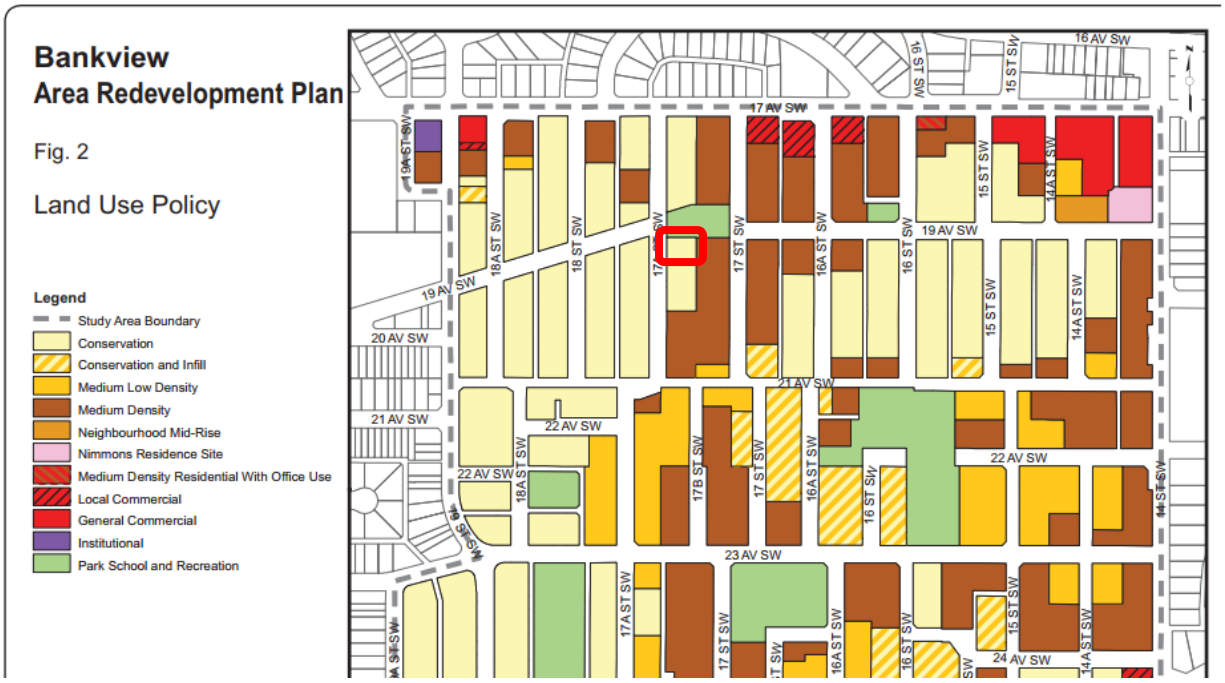
- Within 400 metres of multiple transit stops and 600 metres of multiple primary transit stops, allowing for greater transit use and more mobility options for future residents. This may also reduce motor vehicle usage, thereby minimizing traffic impact on surrounding community.

- Located on a collector roadway, minimizing traffic on local streets.
- Adjacent to existing multi-residential development, creating an appropriate transition between low density and other more intensive land uses or larger scale buildings
- Adjacent to a public park, creating an appropriate transition between low density and other land uses.
- In close proximity to an existing neighbourhood corridor, creating an appropriate transition between low density and other land uses.

Bankview Area Redevelopment Plan (ARP)

This proposal will require an amendment to the Bankview ARP, as set out in Appendix III:

- A minor map amendment to Figure 2 (page 4) of the Bankview ARP to change the designation from “Conservation” to “Medium Low Density”. The subject parcel is currently within the Conservation Area under the Bankview Area Redevelopment Plan.



TRANSPORTATION NETWORKS

Transit

Seventeen A Street SW provides bus service through Route 6, with a short distance to the downtown core. Bus stop locations to the east and west are within 120 metres from the subject site. Additionally, 17 Avenue SW is part of the primary transit network and is serviced by bus routes 2, 6 and 698 with a bus stop location approximately 230 metres from the subject site.

Vehicle Access

The subject lots do not have a rear lane therefore access to the site will be provided from 17A Street.

Parking

Seventeen A Street SW is not considered a restricted parking zone and offers on-street parking in addition to parking within the proposed development.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential development for a six unit dwelling without the need for off-site improvements at this time. Adjustments to on-site servicing may be required at the Development Permit stage.

ENVIRONMENTAL ISSUES

No environmental issues were identified through the proposed application. An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

The proposal represents a modest intensification of an inner-city site that is in keeping with the existing and future planned development of the area.

GROWTH MANAGEMENT

The proposed application does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

Administration circulated the initial proposal to the Bankview Community Association (BCA) for a land use amendment to the M-C2 district. Through the circulation, Administration received feedback (Appendix II) from the Community Association in opposition to the intensification that this land use amendment represents. There were concerns from the community regarding excessive densification, removal of existing trees, height, overlooking and shadowing onto the adjacent Nimmons Park. Ideally the Community Association would like the applicant to retain the current designation and produce semi-detached dwellings for a total of 4 units but are willing to accept a contextual district such as M-CG.

The comments from the BCA informed the CPAG review of the application and the related Development Permit. The BCA had a number of design concerns which were resolved through design changes to the related Development Permit. These included:

- Consolidation to 3 driveways and additional trees within the public boulevard.
- Out of the 22 existing trees on the site, the applicant will be retaining 9 trees plus planting an additional 13 trees.
- Articulation for the north elevation has been improved with a mix of materials and stepbacks.
- Shadow plan was submitted and reviewed by administration. The chamfer rules of the M-CG land use district mitigates the amount of shadow cast upon the park and aligns with the existing four storey development to the east. In addition, no shadows will be cast upon the children playground.

A revised Applicant's Submission letter (APPENDIX I) was recirculated to the Bankview Community Association on 2017 August 14. No comments were received.

Citizen Comments

Administration received two emails from citizens, mainly seeking clarification for the proposed development. One (1) letter of non-support for the initially proposed M-C2 district was received highlighting the following concerns:

- Setting precedence for additional district changes.
- Increase in density will increase parking, traffic and quality of life.
- Destruction of heritage houses.
- Obstruction of downtown views.
- Lower property values.

The application was revised to amend the subject parcels to the M-CG district with a density modifier of 60. Compared to the M-C2 district, The M-CG district allows for a modest increase in density with assurance that the parcels will not develop into a higher density apartment building.

Public Meetings

No public meetings were held by the applicant or administration.

APPENDIX I

APPLICANT'S SUBMISSION

Reference to the above subject and lot, please find enclosed our submission package for your review and approval.

We are requesting to change the lot designation from R-C2 to M-CG. The lot backs onto high residential multifamily projects and adjacent to a City green space. Taking into consideration of this unique location, we believe this proposal will provide an exciting transition between the R-C2 lots and the new developments of the multifamily projects around this location specially the multifamily facing the City Green Park as well.

Therefore, we are looking forward to your approval on the Land use Amendment of our lot above from R-C2 to M-CG.

Thanking you in advance for your cooperation and support.

R. D'Souza

APPENDIX II

LETTERS SUBMITTED

Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8 Tel. (403) 244-2544

Date: 31 May 2017

To: City of Calgary
Development & Building Approvals (Location #8201)
P.O. Box 2100 Station M
Calgary, Alberta T2P 2M5

Attention: Rayner D'Souza, rayner.dsouza@calgary.ca

Dear Mr. D'Souza,

File Reference: LOC2017-0126, DP2017-1814
Subject Address: 2102 & 2108 17A ST SW

The Bankview Community Association Development Committee (BCADC) has reviewed the above noted Land Use By-Law Amendment and concurrent Development Permit Application, and we submit our comments herewith. We note that the development committee was not afforded an opportunity to review this proposal before it was submitted to the City of Calgary.

The BCADC has no objection in principle to development of the subject site, but the proposed land use designation and the intensification of the development on this site (6 units) poses some issues, which are unacceptable to the Bankview Community.

To our knowledge, apart from a very broad intent outlined in the Municipal Development Plan (MDP) for communities in the "Inner City Area", no planning study, as required by the MDP, has been adopted that defines transition zones within our community. Although it is an older document, the Bankview ARP is still a relevant guiding document and should be consulted in this case. The often referenced Main Streets initiative has yet to be presented to Calgary Planning Commission (scheduled for 15 June 2017) and so, in our opinion has no jurisdiction. Thus, no policy currently exists to support the rezoning from R-C2 to M-C2 as proposed.

The subject site is on the eastern edge of a significant residential conservation area and the current land use designation could readily achieve four semi-detached units on the site and be more in context with the existing units to the south on 17A Street.

Should the rezoning proceed, we hereby submit our comments on the proposed development permit application. We note that the LOC application is noted as "tied to plans", which we assume means that any successful M-C2 designation will be constrained to the development proposed in the DP application. We appreciate the City imposing this limit, but we still feel that the R-C2 is most appropriate for this site and do not fully understand why the applicant cannot make the M-CG designation work.

It would be preferable if the garages could be combined into a single garage with shared entrance configuration or, at the very least, if driveways could be consolidated to increase planted area along the street frontage, which is a significant feature of the existing neighbourhood street-scape.

There are at least 20 existing trees over 10m tall, with several measuring up to 19m, and all but one are deleted by the proposed development with only 6 small trees proposed in replacement. The existing trees act as a natural screen between the existing houses and the public park. No such screen will exist in the proposed development.

If the proposed landscaping is deemed acceptable by the City's Parks department, the proposed north elevation could be enhanced by further architectural articulation. It is noted that the proposed roof top patios provide some welcome enhancement to the elevation and potentially some passive surveillance of the adjacent Nimmons Park, but we believe that the roof top patios on units 1 and 2 will unfortunately overlook the existing development to the east. However, there was insufficient information provided in the submitted drawings to fully understand the implications.

The proposed development is situated immediately south of Nimmons Park at the south-west corner. The proposed development increases the height of development from one storey to four storeys with a minimal side set back. Notwithstanding the impact of existing conifers, we believe that the proposed building will cast a significant, long shadow over the park in the afternoons, when the park and children's playground is at its busiest. We request that the City seeks a shadow study so that the impact can be fully understood and mitigation measures imposed if appropriate.

In conclusion, if the existing R-C2 zoning is maintained and four dwellings developed in lieu of the proposed six, we believe that all of our concerns, related to excessive densification, parking access, tree retention, height, overlooking and shadows, could be effectively addressed. If land use re-designation is considered appropriate by the City, the we think that development should be constrained within the M-CG designation and we hope that our comments in relation to the development permit application will be given due consideration when the City is drafting its comments, recommendations and/or conditions.

Respectfully,

Bankview Community Association

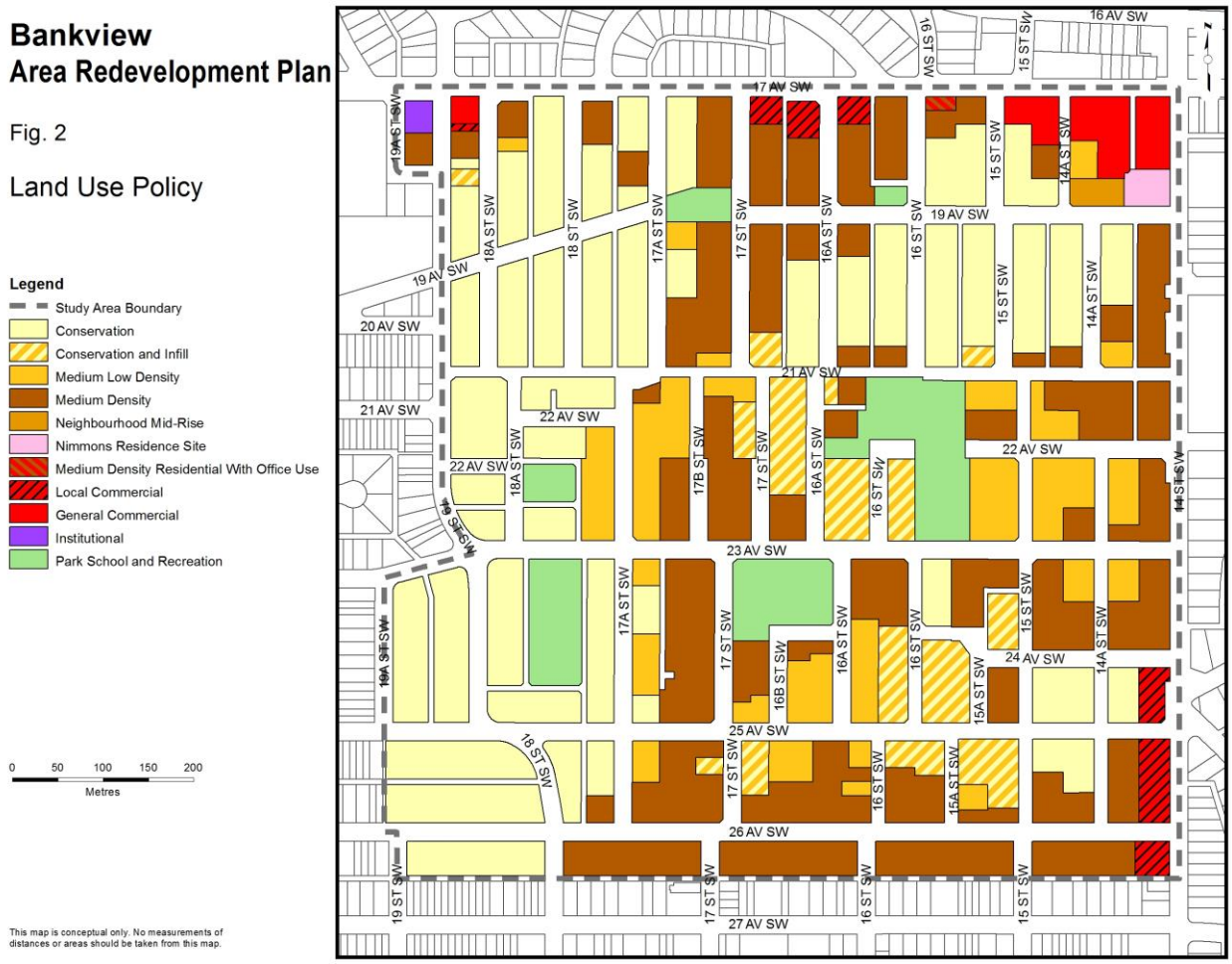
Fergal Duff
Director, Development Committee

cc: Cllr. Evan Woolley, evan.Woolley@calgary.ca, eaward8@calgary.ca
Nathan Berko, President, Bankview Community Association, president@bankview.org
Bankview Development Committee Members

APPENDIX III

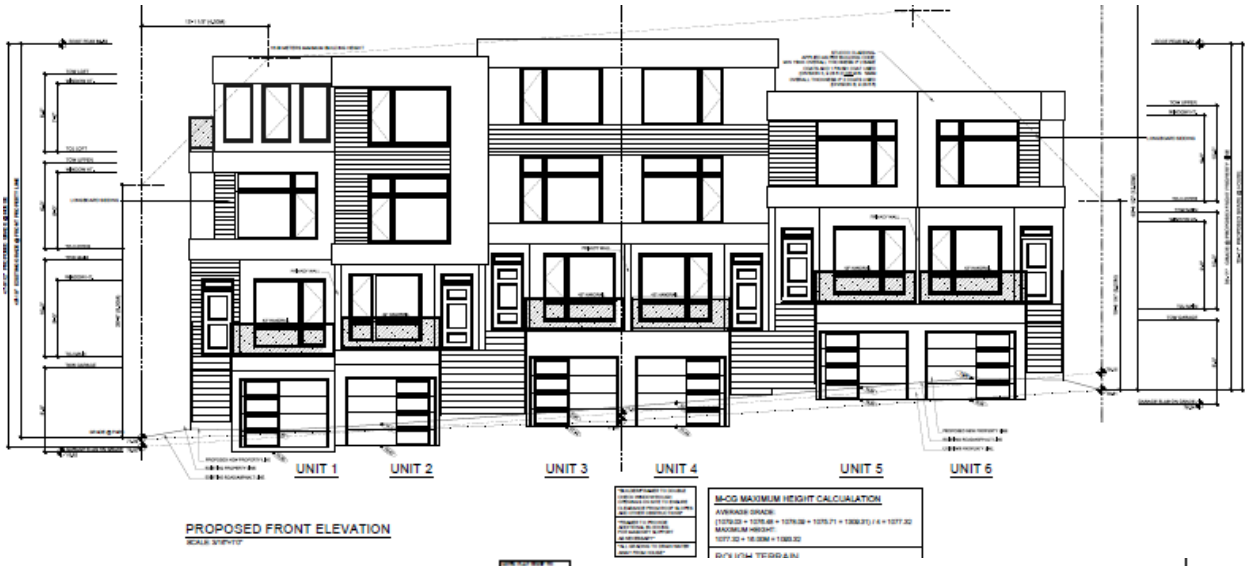
PROPOSED AMENDMENT TO THE BANKVIEW AREA REDEVELOPMENT PLAN

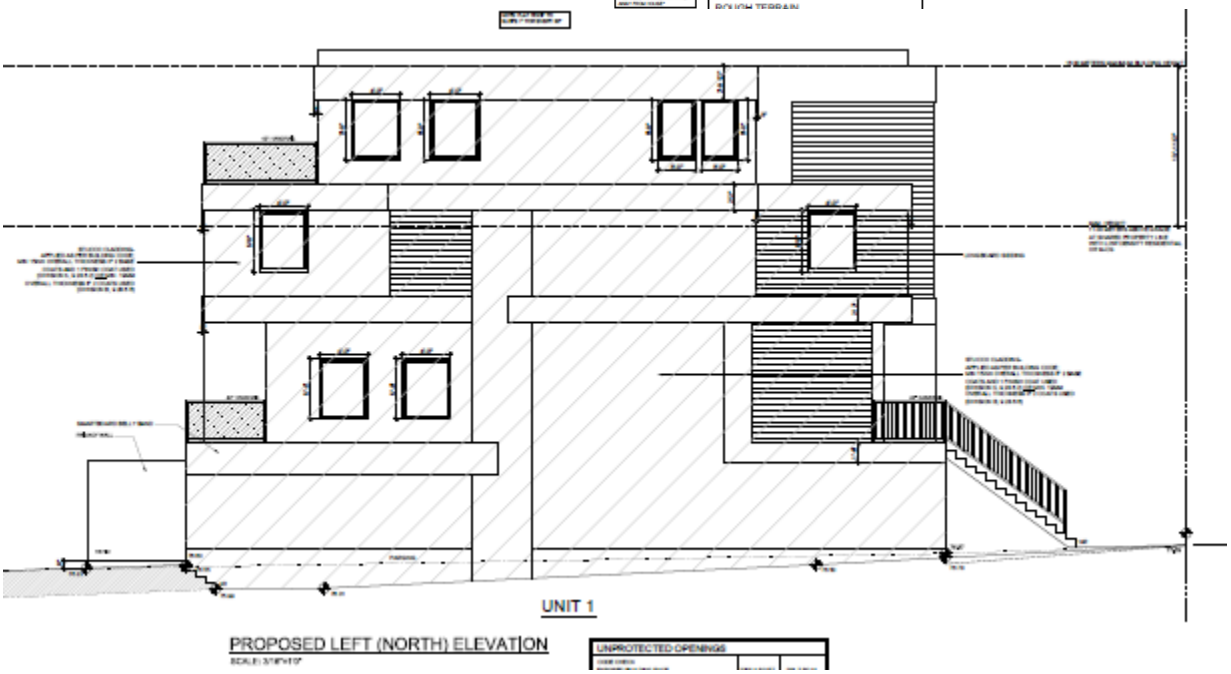
(a) Delete the existing Figure 2 entitled "Land Use Policy" and replace with the revised Figure 2 entitled "Land Use Policy", as follows:



APPENDIX IV

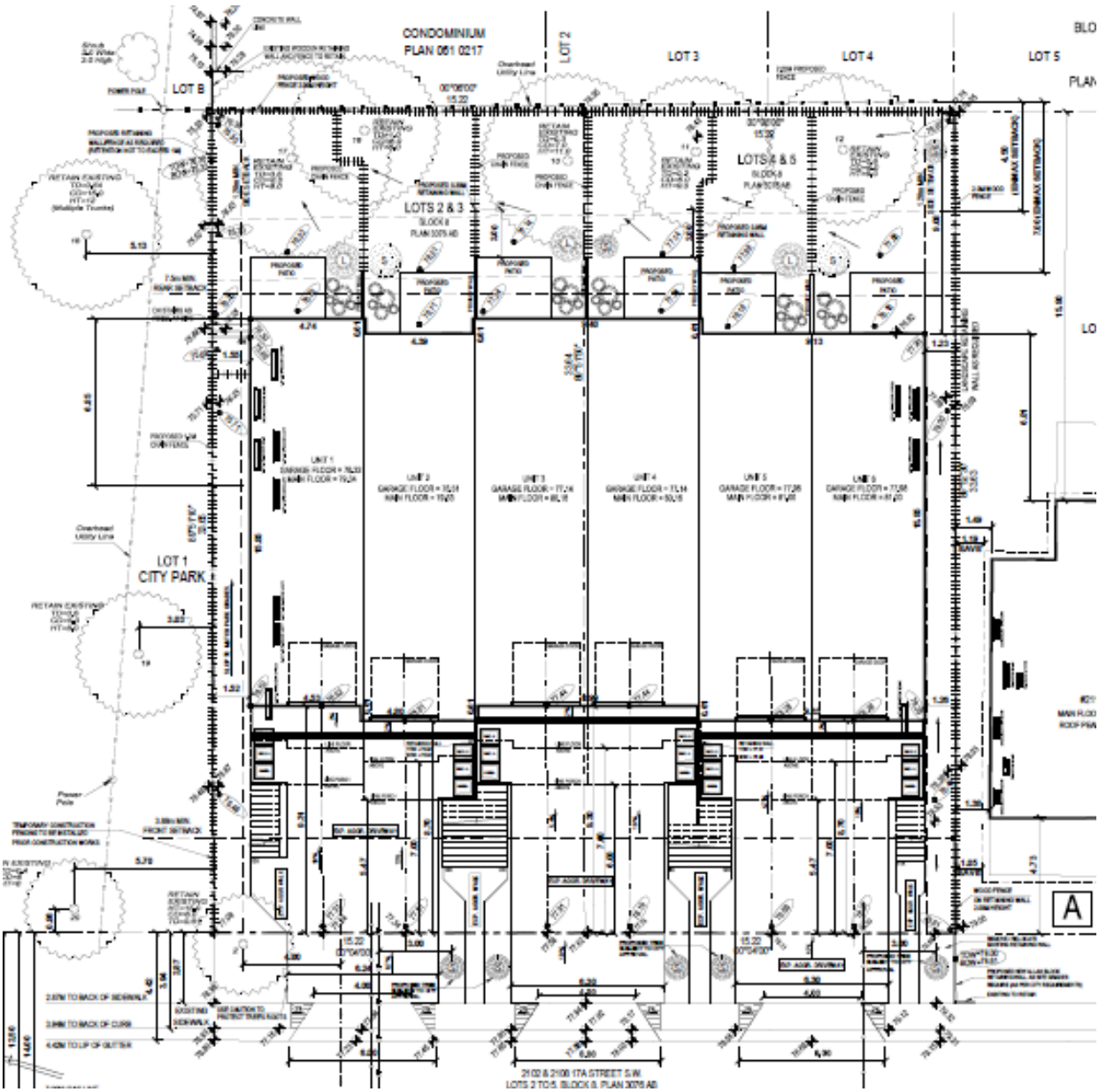
DEVELOPMENT PERMIT PLANS (DRAFT)





POLICY AMENDMENT AND LAND USE AMENDMENT
BANKVIEW (WARD 8)
19 AVENUE AT 17A STREET SW
BYLAWS 62P2017 AND 352D2017

MAP 8C



PROPOSED

BYLAW NUMBER 62P2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE BANKVIEW
AREA REDEVELOPMENT PLAN BYLAW 13P81**
*** ***

WHEREAS it is desirable to amend the Bankview Area Redevelopment Plan Bylaw 13P81, as amended;

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

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

1. The Bankview Area Redevelopment Plan attached to and forming part of Bylaw 13P81, as amended, is hereby further amended as follows:

   (a) Delete the existing Figure 2 entitled “Land Use Policy” and replace with the revised Figure 2 entitled “Land Use Policy”, attached hereto as Schedule A.

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

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

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

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

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

Schedule A

Bankview
Area Redevelopment Plan

Fig. 2

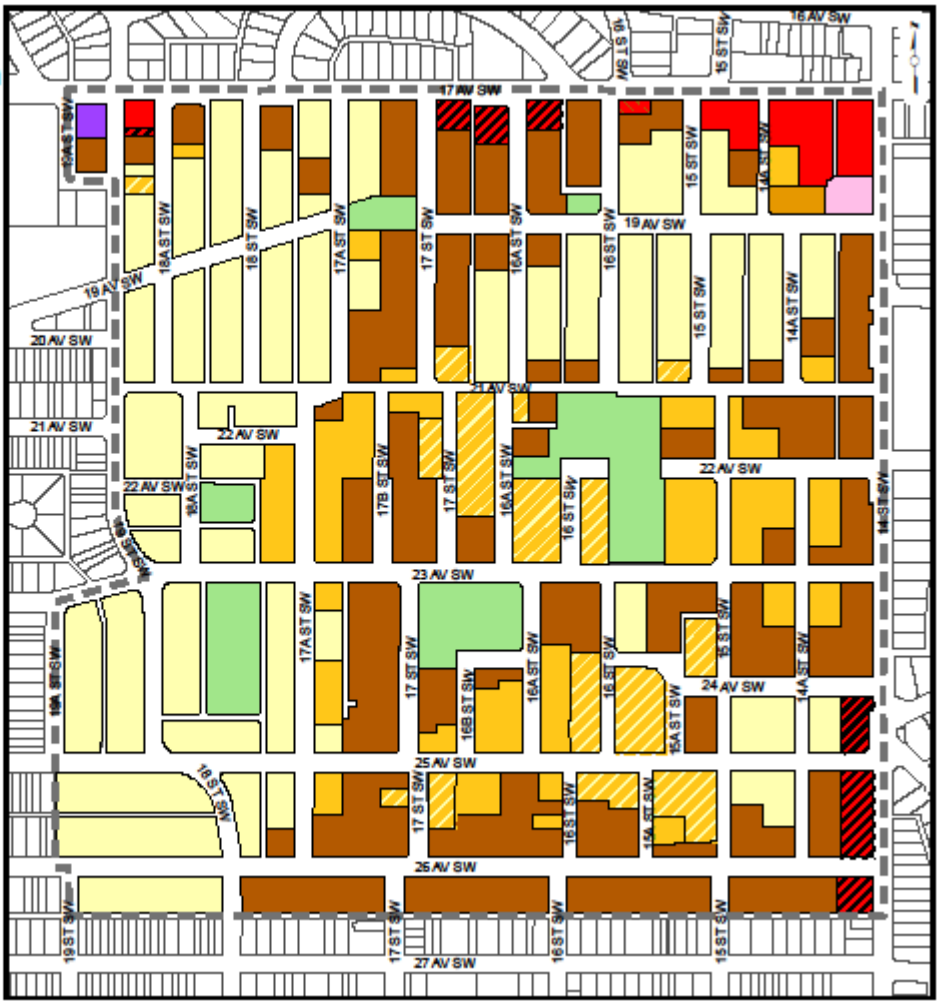
Land Use Policy

Legend

- Study Area Boundary
- Conservation
- Conservation and Infill
- Medium Low Density
- Medium Density
- Neighbourhood Mid-Rise
- Nimmons Residence Site
- Medium Density Residential With Office Use
- Local Commercial
- General Commercial
- Institutional
- Park School and Recreation

0 50 100 150 200
Metres

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



PROPOSED

CPC2017-361
Attachment 2

BYLAW NUMBER 352D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0126)**
*** ***

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

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

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

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

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

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

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

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

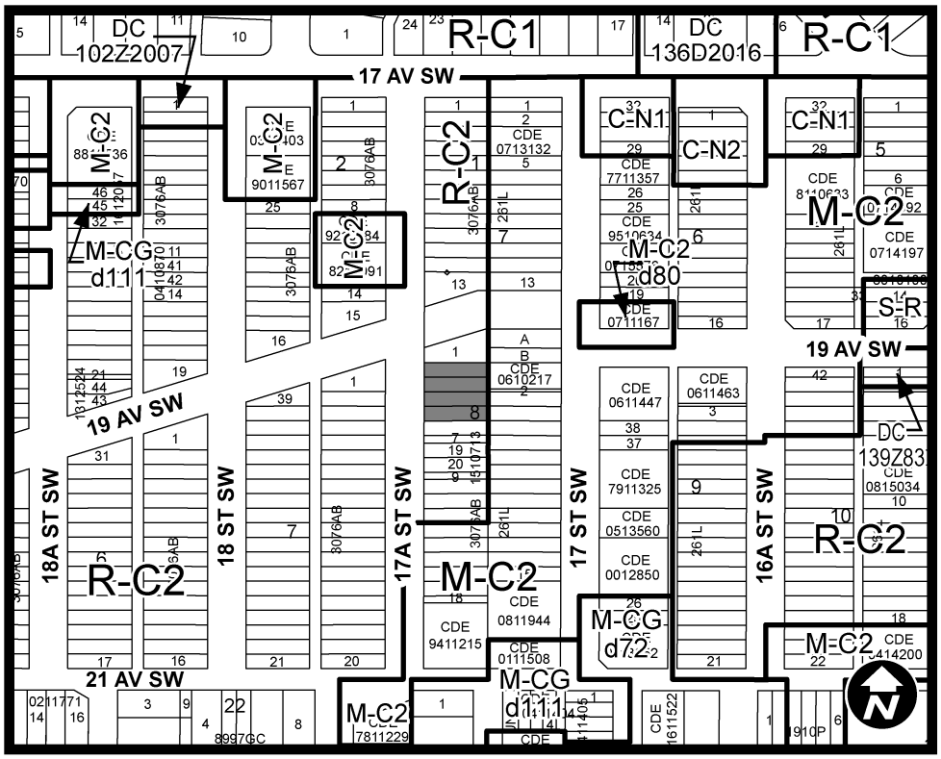
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0126
BYLAW NUMBER 352D2017

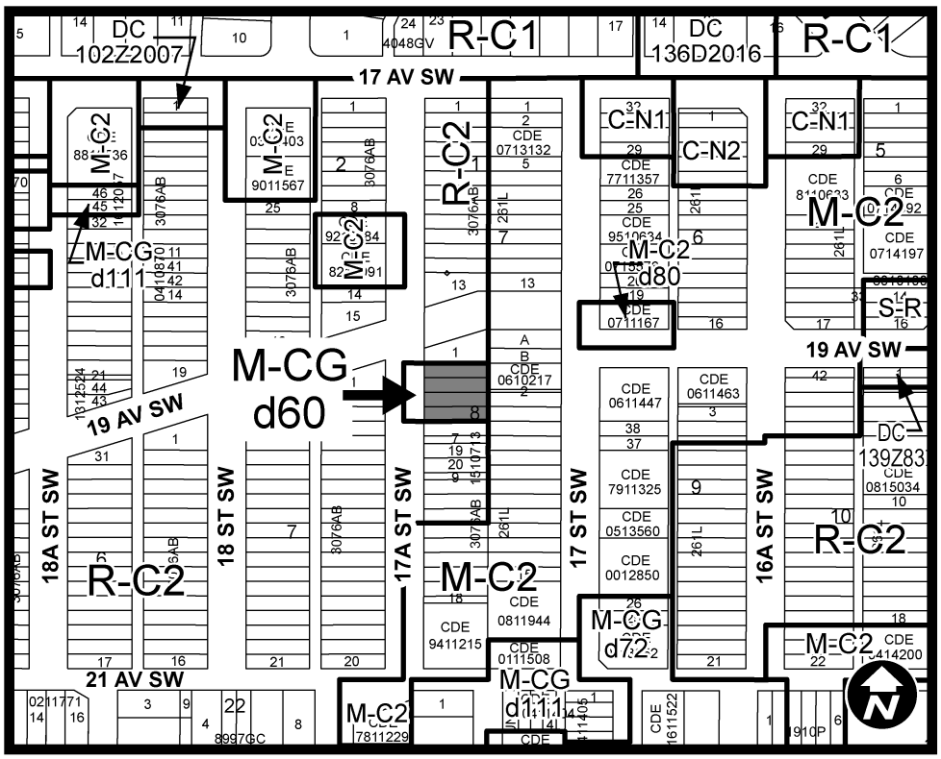
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0126
BYLAW NUMBER 352D2017

SCHEDULE B



Date: November 7, 2017

To: Office of the City Clerk | cityclerk@calgary.ca
cc: Evan Woolley | evan.woolley@calgary.ca
Bankview Community Association Development Committee | development@bankview.org

File Reference: LOC2017-0126 (2102-2018 17A ST SW)

Dear Council,

My name is Sean Kimak. I live across the street from the development proposed at 2102-2108 17A ST SW and write this letter on behalf of myself, my partner and the neighbours I have spoken with.

I was initially hesitant to write a letter of opposition to this land use re-designation as I am not opposed in principle to increased density on our street, but I recently saw the associated Development Permit Application included in the CPC Agenda and felt it necessary to express my opposition to the project and associated rezoning based on these factors:

1) Lack of public engagement

As far as I am aware, there was no attempt by the applicant to notify neighbours directly or engage in any sort of constructive dialog prior to their applications. As noted in the letter from the Bankview Community Association development committee, "the development committee was not afforded an opportunity to review this proposal before it was submitted to the City of Calgary". While this is not formally required, I would hope that a change in zoning to a lot facing a public park would warrant this level of engagement.

2) Misinterpretation of the Bankview Community Association Development Committee (BCADC) Letter at CPC Hearing

During the CPC hearing it was mentioned that the Community Association was in support of the re-zoning to MC-G. This, I believe, is a misrepresentation of the communities response.

To quote the the letter submitted by the BCADC, dated May 31, 2017:

> "…the proposed land use designation and intensification of this site (6 units) poses some issues, *which are unacceptable to the Bankview Community*"

> "we still fully feel that the RC-2 designation is most appropriate for this site"

The BCADC letter later states that MC-G would be preferable over the MC-2 designation that was being proposed at that time, but never that MC-G was acceptable or preferred over the current RC-2 zoning.

3) Shading of the park / Lack of Shadow Study

In their letter, the BCADC requested a Shadow study to be done to determine the effect the development would have on the historic park space directly to the North. So far, I have not seen a shadow study showing the effects of the shading on the park. I can think of no reason why the applicant would not provide one with their initial DP application, given the sensitive context of the site. I believe that any development that is approved on this site should step down towards the North to address this issue.

5) Potential Bylaw infractions

Although I have not seen the full drawing set, from the drawings attached to the CPC agenda I am concerned that even under MC-G zoning the proposed development could require various relaxations, in which case MC-G would be an inappropriate land-use.

Specifically, from the elevation, it doesn't look like the development fits within the height-limit and chamfers of MC-G bylaw. I was initially assured by the planner that the development stepped down in relation to grade, whereas in the provided elevation the height increases towards the North.

Furthermore, the plans provided do not show the space allocations of the ground floor. Land Use Bylaw 1P2007 6;2;581(1) requires that 50% of the area at grade be uses other than private garage, but from the plans provided I cannot determine whether that requirement is being met.

6) Urban design

The entire first level Is comprised of garage doors and stairs. Most of the area in front is therefore paving or hardscape with almost no landscaping provided in the front. I find this disappointing, especially considering the number of mature trees that they are proposing to remove with the associated development.

I appreciate and echo Councillor Carra's requests and the recommendations of the CPC that:
1) driveway access be reduced to one point;
2) 17A ST SW be addressed with a pedestrian ground oriented interface; and,
3) Nimmons park be addressed with a ground-oriented interface prior to the DP or land-use redesignation being approved.

7) Lack of planning document justification

The ARP does not support this land use, and although it is an old document, it is the only document that makes specific reference to the zoning of this site. The Main Streets study has not yet been extended to provide zoning guidelines for this area and until such time I don't believe it should be referenced to either support or oppose this application.

I am not opposed to density or height increases in cases where the proposed project respects basic urban planning and architectural design principals and gives back to the to urban realm in some way. There have been many recent projects in Bankview that fit this description, but I do not believe this project is one of them based on the reasons above. Furthermore, in every case I am aware of where a density increase has been supported by the community, the applicant at least attempted to engage the public. I am disappointed this was not the case in this situation and don't believe that this is the highest and best use of such a prominent site. I understand that the land use application and development permit application are evaluated separately, but I cannot support this proposed land-use when I have little confidence that the future development will benefit the street or community, nor satisfy the intent of the proposed zoning or existing ARP.

I hope that council will also oppose this land-use redesignation until an appropriate design solution has been proposed. Thank you for your consideration,

Sean Kimak

Resident, 2105 17A ST SW

Kate Ellis
2107-17a St SW
Calgary, AB T2T 4R9
403-850-7490
kate.ellis.14@gmail.com

November 6, 2017

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

Dear Council,

RE: BYLAW 352D2017
Subject Address: 2102 & 2108 17a ST SW

My name is Kate Ellis. I live across the street from the proposed development change at 2102 & 2108 17a ST SW.

These properties have witnessed high renter turnover in the past couple of years and the property located at 2102 has become quite problematic with several neighbours witnessing drug activity. The Calgary Police Service makes frequent visits to this house. Obviously, a redevelopment of these properties would be preferential to the current state, however, I have a number of concerns with this proposed development. They are as follows:

- Lack of public engagement: On Nov 2, 2017, I saw Notice of Proposed Bylaw Amendment signs posted on the aforementioned properties and on Nov 6, 2017, I received a letter from the city notifying me of a public hearing. I otherwise was not engaged in this process. Given the location of this property adjacent to a public park I would have thought there would be a higher level of community engagement.

- Bankview Community Association letter dated May 31, 2017: The letter sent by the Bankview Community Association clearly stated that "The BCADC has no objection in principle to development of the subject site, but the proposed land use designation and

the intensification of the development on this site (6 units) poses some issues, which are unacceptable to the Bankview Community."

They further stated: "we still feel that the R-C2 is most appropriate for this site and do not fully understand why the applicant cannot make the M-CG designation work."

It is my understanding that this opposition has not been properly communicated to council. There is no broad community support for this development plan.

- Shadow Study and Loss of Trees – I have a young child who uses the Nimmons park and playground. A development of the proposed nature would surely affect this historic space (increased shade, loss of mature trees). To my knowledge, no such study has been completed.

It is my belief and understanding that a maintenance of the existing R-C2 zoning and a four-dwelling development in lieu of the proposed six would be more beneficial for the Bankview Community while still supporting increased densification.

Sincerely,

Kate Ellis

Cc: Rayner D'Souza, Rayner.dsouza@calgary.ca
Cllr. Evan Wooley, evan.Wooley@calgary.ca

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Monday, November 06, 2017 8:05 AM
To: LaClerk
Subject: FW: [EXT] Re-Zoning of 239 Deer Run Cres SE

Follow Up Flag: Follow up
Flag Status: Flagged

From: Sue Beaulieu [mailto:theresasusanb@gmail.com]
Sent: Monday, November 06, 2017 7:51 AM
To: Wasser, Ezra T. ; City Clerk
Subject: [EXT] Re-Zoning of 239 Deer Run Cres SE

To Whom It May Concern:

I am writing in response to Change of Zoning Request (from R-C1 to R-C1s) at 239 Deer Run Cres SE, Calgary.

I am against to having this change of zone granted at 239 Deer Run Cres.
This is a single family home neighborhood and do not want the value of our house/property to decrease due to transient tenants. (There has already been multiple turn over of tenants on premises.)

Another concern is the property will not be properly maintenanced if tenants do not own equipment to keep up premises i.e. lawn mower for up keep of lawn etc., tenants leaving items on lawn (front or back) that do not belong there.

This is a quiet neighborhood with small children and should there be transient tenants there is a greater possibility of party noise and/or increase in theft etc. in area.

I hope you will take this into consideration when decision making.

With thanks for your attention to this matter.

From: Smith, Theresa L.
To: LaClerk
Subject: FW: [EXT] rezoning of 2102 & 2108 17a street sw Bankview
Date: Friday, November 03, 2017 8:56:37 AM

From: Cheryl & Mike Sewell [mailto:cmsewell@shaw.ca]
Sent: Friday, November 03, 2017 7:50 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] rezoning of 2102 & 2108 17a street sw Bankview

Hello:

Regarding the application to rezone the above properties from RC-2 to M-cgd60. I am against this.

1.I understand that the above properties only meet 3 of 5 criteria for rezoning- barely a pass.
2. The above properties (as opposed to most inner city properties) have no lane access for garages which will push more parking and traffic issues onto the main street
3. There is no reason that 4 units allowed under current R-C2 would not be best in the context of the neighborhood

That being said, I believe if a rezoning is issued I believe **R-CG** with a tied development plan for a maximum 6 units would allow for the row housing but be more in context with the neighborhood.

Regards,

Mike Sewell
2109 17a street sw

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-372
LOC2017-0192

LAND USE AMENDMENT
BELTLINE (WARD 8)
MACLEOD TRAIL SE AND 13 AVENUE SE **MAP 15C**
BYLAW 363D2017

EXECUTIVE SUMMARY

The purpose of this land use amendment is to redesignate the subject parcels from DC Direct Control District to Centre City Mixed Use District (CC-X) to facilitate a comprehensive development of these parcels in keeping with the statutory policies of the Beltline Area Redevelopment Plan.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 363D2017; and

1. **ADOPT** the proposed redesignation of 0.68 hectares ± (1.67 acres ±) located at 1327 and 1331 Macleod Trail SE (Plan 0913182, Block 5, Lots 11 and 12) from DC Direct Control District **to** Centre City Mixed Use District (CC-X), in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 363D2017.

REASON(S) FOR RECOMMENDATION:

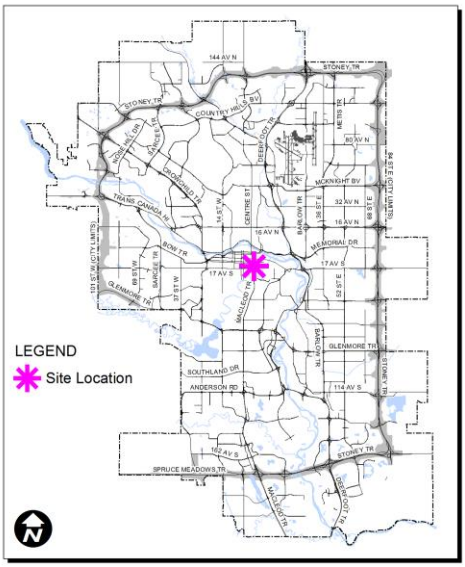
Administration supports the proposed land use as the proposed redesignation of the sites from DC Direct Control District to Centre City Mixed-Use District (CC-X) conforms to the policies and is consistent with the intent of the Beltline Area Redevelopment Plan and Part 11 of Bylaw 1P2007. The redesignation of the subject parcels would facilitate future development that would complement the existing high density mixed-use development on the block.

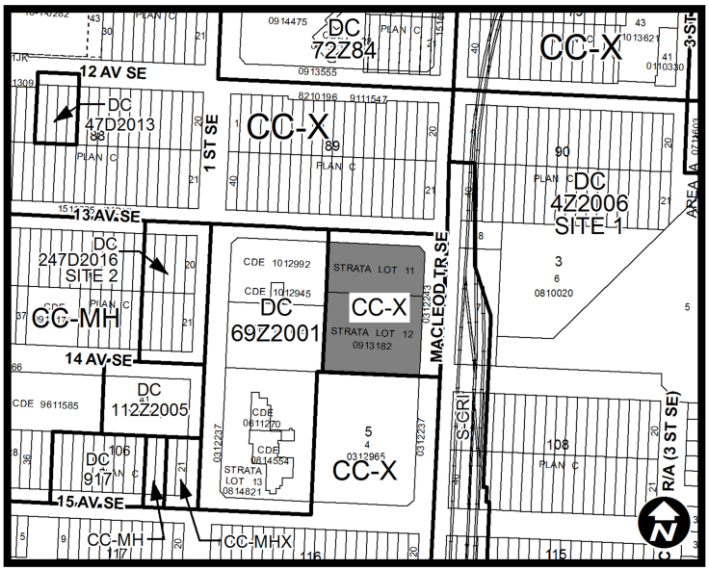
ATTACHMENT

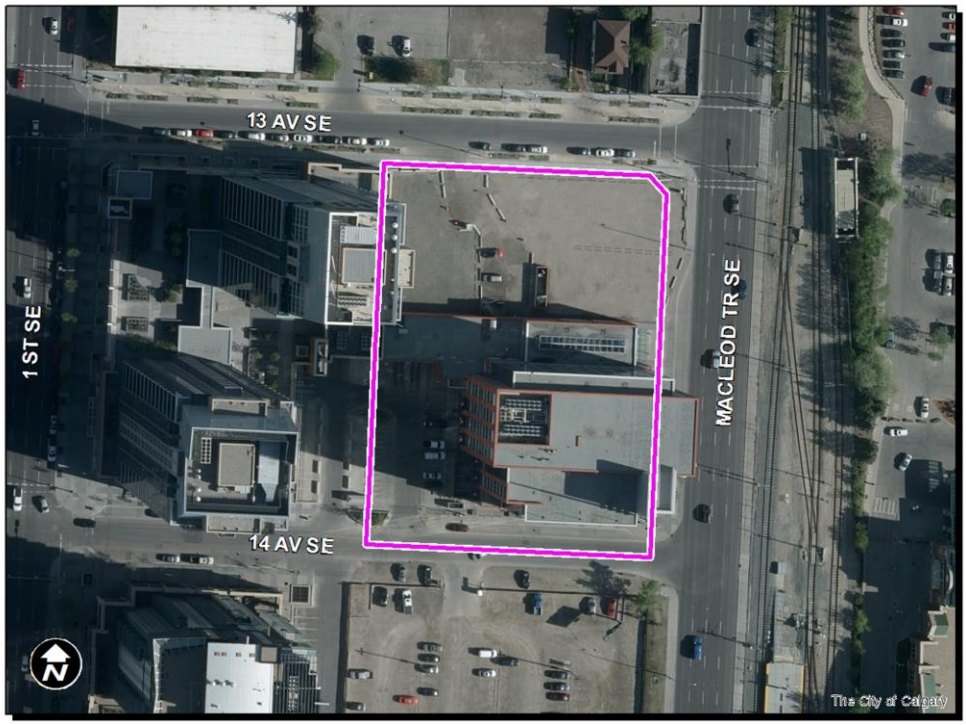
1. Proposed Bylaw 363D2017
2. Public Submissions

LAND USE AMENDMENT
BELTLINE (WARD 8)
MACLEOD TRAIL SE AND 13 AVENUE SE **MAP 15C**
BYLAW 363D2017

LOCATION MAPS







LAND USE AMENDMENT
BELTLINE (WARD 8)
MACLEOD TRAIL SE AND 13 AVENUE SE **MAP 15C**
BYLAW 363D2017

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.68 hectares ± (1.67 acres ±) located at 1327 and 1331 Macleod Trail SE (Plan 0913182, Block 5, Lots 11 and 12) from DC Direct Control District **to** Centre City Mixed Use District (CC-X).

Moved by: C. Friesen **Carried: 6 – 2**
Opposed: A. Palmiere and D. Leighton

Reasons for Approval from Mr. Foht:

- I supported the application for the following reasons:
  - The density is appropriate for the area being a TOD site adjacent to the Stampede grounds.
  - The uses applied for are appropriate.
- I look forward to the development permit for the site to ensure that the development has community benefit.

Reasons for Opposition from Mr. Leighton:

- I opposed this land use amendment because this is a major, high density application with significant off-site impacts that should be investigated at this stage (not at the subsequent development permit stage).
- In my opinion, the degree of public consultation was also inadequate given the scale of the project.
- Finally, I agree with Commissioner Palmiere, that a “Direct Control” zoning would have been far preferable’ and provided better outcomes for the area and Calgarians.

Reasons for Opposition from Mr. Palmiere:

- The applicant has expressed their intent to consolidate the subject lands with the adjacent developed parcel. That parcel is 'under developed' relative to the proposed CC-X designation. The effect of this consolidation will be a transfer of GFA from the developed parcel to the subject vacant parcel. This may:
  1. Allow the functional development of the vacant site at 15 FAR without bonusing/ public benefit.
  2. Result in the development of the vacant parcel in a form that is more intense than anything anticipated in any district in the Beltline ARP (which caps at 12 FAR).
- Unfortunately, this functional over development can be further exacerbated by the bonusing provisions of the CC-X district which max out at 12 FAR. Functionally, if 12 FAR can be achieved it will result in 25 FAR on the vacant site which exceeds even the most intense densities of the downtown core.

LAND USE AMENDMENT
BELTLINE (WARD 8)
MACLEOD TRAIL SE AND 13 AVENUE SE **MAP 15C**
BYLAW 363D2017

Applicant:

Marwest Management Canada

Landowner:

Artis Stampede Ltd
Artis Stampede II Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject parcels are located in the Beltline, located at 1327 and 1331 Macleod Trail SE. These parcels are to be a component of a comprehensive block development, consisting of a range of high density mixed-use residential/commercial development.

Beltline	
Peak Population Year	2017
Peak Population	23,219
2017 Current Population	23,219
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

Proposed CC-X District

This application seeks the redesignation of approximately 0.68 hectares of land within the Beltline community from DC Direct Control District to Centre City Mixed Use District (CC-X). The redesignation of the subject parcel is to complement existing development on the adjoining parcels within the same block, and will ultimately be expressed in similar form to these developments. Centre City Mixed Use Districts (CC-X) are intended to provide for a mix of commercial, residential and a limited range of light industrial uses on sites within the Centre City area. Administration finds that the redesignation to CC-X for the subject site is appropriate as it reinforces the intent of the Beltline ARP to maintain the subject and adjoining site as an “Urban Mixed Use District” to ultimately compliment the comprehensive development of adjoining parcels on the block.

Existing DC Bylaw 69Z2001

Current Land Use provisions for the subject site provide for the Permitted and Discretionary Uses found in the CM-2 Downtown Business District of Bylaw 2P80 with the additional Discretionary Use of Gaming Establishment – Casino.

LAND USE AMENDMENT
BELTLINE (WARD 8)
MACLEOD TRAIL SE AND 13 AVENUE SE **MAP 15C**
BYLAW 363D2017

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Beltline Area Redevelopment Plan (2006)

The subject site resides within an “Urban Mixed Use District Area” as found in the Beltline Area Redevelopment Plan (ARP). “Urban Mixed Use District” areas are intended to allow for a wide range and mix of uses in many possible configurations, both within buildings and within the local context, resulting in vibrant pedestrian streets. Administration finds that the proposed redesignation of the site to Centre City Mixed Use District (CC-X) is appropriate and conforms to the intent of the Beltline ARP.

TRANSPORTATION NETWORKS

Currently, access to the site is provided from 13 Avenue SE. This access is currently provided to facilitate the use of a temporary surface parking area on site. Future access to the site for a comprehensive development is to be evaluated by Administration at the development permit stage.

UTILITIES & SERVICING

Development servicing will be determined at the development permit and Development Site Servicing Plan circulation stage(s), to the satisfaction of Water Resources. Water, storm and sanitary sewer mains are available to service the subject parcel.

ENVIRONMENTAL ISSUES

There are no known pending environmental concerns associated with the proposed scope or subject lands.

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability considerations will be evaluated at the development permit application stage.

GROWTH MANAGEMENT

This proposal does not trigger capital infrastructure investment and as such does not raise any concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The land use application was circulated to the Beltline Neighbourhoods Association and no objections were received.

Citizen Comments

The application was circulated to adjacent landowners and a total of 12 letters and emails were received by Administration. Concerns include:

- Impacts to/loss of view for existing residential tower on the east side of the block;
- Increased traffic congestion along 13 and 14 Avenue SE and parking issues caused by new development;
- Perceived reduction in property value of existing condo units;
- Further saturation of Calgary's condo market; and
- Potential negative impact of new rental development on rental market.

Public Meetings

Administration is not aware of any public engagement held by the applicant nor has Administration convened any public meetings.

APPENDIX I

APPLICANT'S SUBMISSION

Proposed Development Summary:

As the local market continue to evolve since the completion of Phase One of Stampede Station One located at the NW corner of Macleod Trail SE and 14th Ave. SE, in responding to the current and long term market need, Stampede Station Phase Two, currently a vacant on grade temporary parking lot located at the SW corner of Macleod Trail SE and 13th Ave. SE will employ a change of direction to better service the local market, and growing community. In order facilitate the contemplated mixed use development, this application will demonstrate and are to be used to support the request for Lot consolidation of land of Phase one and Two, Lot 11 and Lot 12 of the Strata title plan. Concurrently, we will request to re-designate the current zoning designation of both lots from "DC" zone to "CCX" designation instead.

Exiting Stampede Station Phase One under current zoning designation of "DC" consist of a ten (10) storey office building with main floor designated as retail use. Gross building area is of 162,502 s.f. (14,811 s.f. retail / 147,691 s.f. office). Existing facility also included four (4) level of underground parking – total of 288 stalls, with an additional 26 stalls at grade level. A ratio of one stall per 518 s.f.

Proposed Stampede Phase Two development is currently under "DC" zoning designation. Proposed new development to include a mixed-use complex that can provide retail commercial use at main level, private residential rental apartment above. This will require zoning re-designation.

Site Summary:

1.0 Existing Phase One:

1	Land Area:	4,183.5 s.m. (Land Surveyor to confirm)
2	Existing Building:	15,096 s.m.
3	Existing zoning:	DC
4	Existing permitted F.A.R.:	6.1
5	Existing F.A.R.:	3.6
6	Existing Parking Provision:	288 stalls u/g and 26 at grade level

2.0 Existing Phase Two:

1	Land Area:	2,588.5 s.m. (Land Surveyor to confirm)

LAND USE AMENDMENT
BELTLINE (WARD 8)
MACLEOD TRAIL SE AND 13 AVENUE SE **MAP 15C**
BYLAW 363D2017

3.0 Proposed Lot Consolidation of Phase I and II and rezone both to CCX:

1	Land Area:	6,772 s.m. (Land Surveyor to confirm)
2	Allowable max. F.A.R.:	8.0
3	Total max. Allowable floor area:	54,176 s.m.
4	Total max. Floor area under Phase II:	(54,176 – 15,096) = 39,080 s.m. (420,065 s.f.)

The proposed new Stampede Station Phase Two project will be a mixed use development with commercial retail on Main Floor and Residential Rental Apartment above. Currently, the proposed building is of an approximately 30 storey structure with 4 level u/g parking accessing thru Phase One parkade access point off 14th Ave., west of Macleod Trail across from the existing Stampede ground, close to the existing readily available public rapid transit system, established public amenities, . Proposed building will include private indoor amenity space such as multi-purpose gathering spaces, gym, library, theatre, centralized indoor bicycle locker room. Other amenity that the development is contemplating include a designated sheltered Public bicycle storage / locker area, location to be determined.

In order to accommodate the above contemplated development program, a lot consolidation of Lot 11 and Lot will be required and to take place concurrently with the zoning re-designation of both lot from “DC” designation to “CCX” designation. At this time, we are requesting the ***relaxation of setback along 13th Ave SE be of one (1) m*** and as this project development remain fluid and will not be able to rule out any of the uses listed under the current ***discretionary uses*** listed under CCX District.

Issued by,

Raymond S.C. Wan
MAA, MOAA, MAIBC, MAAA, MSAA

APPENDIX II

LAND USE TABLE

Existing DC 69Z2001 (base CM-2 Downtown Business District – 2P80)	Proposed Centre City Mixed Use (CC-X) District
Permitted Uses	
Home occupations – Class 1	Park
Power Generation Facility, Small Scale	Sign – Class A
Signs – Class 1	Sign – Class B
	Sign – Class D
	Utilities
Permitted Uses within Existing Buildings	
	Accessory Food Service
	Catering Service – Minor
	Convenience Food Store
	Counselling Service
	Fitness Centre
	Health Services Laboratory – With Clients
	Home Based Child Care – Class 1
	Home Occupation – Class 1
	Information and Service Provider
	Library
	Medical Clinic
	Office
	Pet Care Service
	Power Generation Facility – Small
	Print Centre
	Protective and Emergency Service
	Radio and Television Studio
	Restaurant: Food Service Only – Small
	Retail and Consumer Service
	Service Organization
	Specialty Food Store
	Take Out Food Service
	Temporary Residential Sales Centre
Discretionary Uses	
Accessory food services	All *Permitted Uses within Existing Buildings* above when located in proposed buildings or additions.
Amusement arcades	Accessory Liquor Service
Apartment buildings (C.U.)	Addiction Treatment
Apartment-hotels	Artist's Studio

Athletic and recreational facilities	Assisted Living
Automotive sales and rental	Beverage Container Quick Drop Facility
Automotive services	Billiard Parlour
Automotive specialties	Brewery, Winery, Distillery
Billiard parlours	Child Care Service
Child care services	Cinema
Commercial schools (C.U.)	Community Recreation Facility
Community association buildings	Computer Games Facility
Drinking establishments	Custodial Care
Dwelling units	Dinner Theatre
Entertainment establishments	Drinking Establishment – Medium
Essential services (C.U.)	Drinking Establishment – Small
Excavation, stripping and grading	Dwelling Unit
Financial institutions (C.U.)	Financial Institution
Gaming establishment – bingo	Food Kiosk
Gaming establishment – casino	General Industrial – Light
Grocery stores (C.U.)	Home Occupation – Class 2
Home occupations – class 2 (N.P)	Hotel
Hostels	Indoor Recreation Facility
Hotels	Instructional Facility
Laboratories	Liquor Store
Liquor stores	Live Work Unit
Lodging houses	Market – Minor
Mechanical reproduction and printing establishments	Medical Marihuana Counselling
Medical clinics (C.U.)	Multi-Residential Development
Motion picture production facilities	Night Club
Offices (C.U.)	Outdoor Café
Outdoor cafes (N.P)	Parking Lot – Grade (Temporary)
Parking areas (temporary)	Parking Lot – Structure
Parking area – long stay	Pawn Shop
Parking area – short stay	Payday Loan
Parking structures	Performing Arts Centre
Parks and playgrounds	Place of Worship – Small
Personal service businesses (C.U.)	Place of Worship – Medium
Power Generation Facility, Mid-scale	Post-secondary Learning Institution
Private clubs and organizations	Residential Care
Private schools (C.U.)	Restaurant: Food Service Only – Medium
Public and quasi-public buildings (C.U.)	Restaurant: Licensed – Small
Public and separate schools (C.U.)	Restaurant: Licensed – Medium
Public transportation facilities	School – Private
Radio and television studios	Seasonal Sales Area

Restaurants-food service only (C.U.)	Sign – Class C
Restaurants-licenced	Sign – Class E
Retail food stores (C.U.)	Sign – Class F
Retail stores (C.U.)	Social Organization
Signs – Class 2	Special Function – Class 2
Special care facilities	Supermarket
Special function tents (commercial)	Utility Building
Stacked townhouses	Veterinary Clinic
Take-out food services	Sign – Class G *(if existing on parcel prior to March 1, 2013 and if previously approved DP has not expired.)*
Townhouses	
Universities, colleges and provincial training centres (C.U.)	
Utilities	
Utility Building	
Veterinary clinics	

PROPOSED

CPC2017-372
Attachment 1

BYLAW NUMBER 363D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0192)**
*** ***

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

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

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

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

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

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

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

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

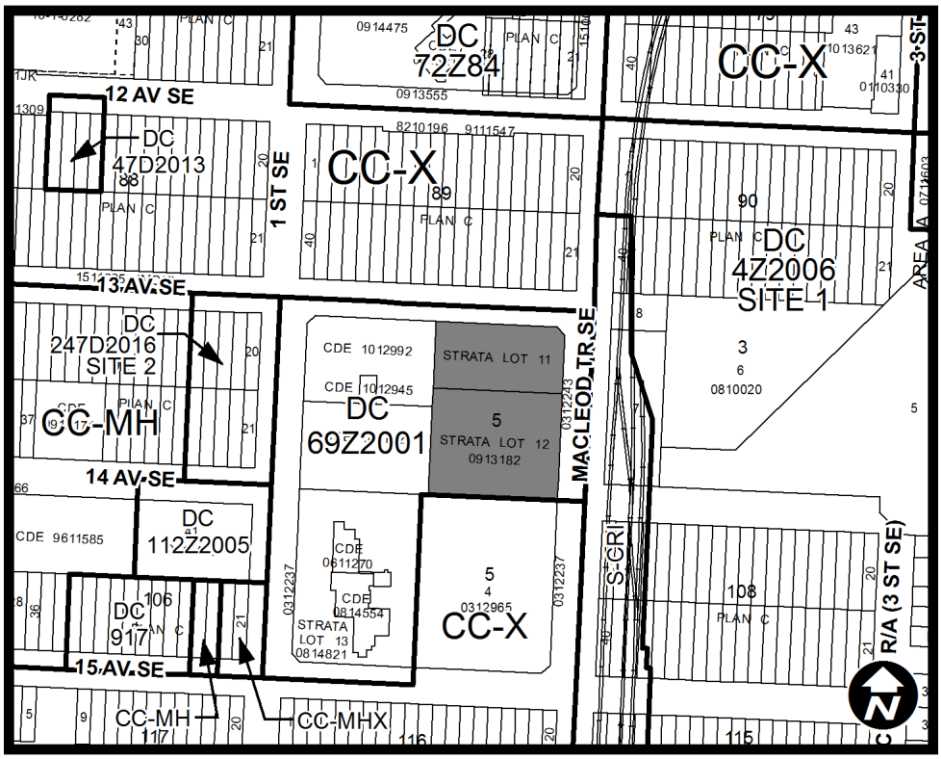
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0192
BYLAW NUMBER 363D2017

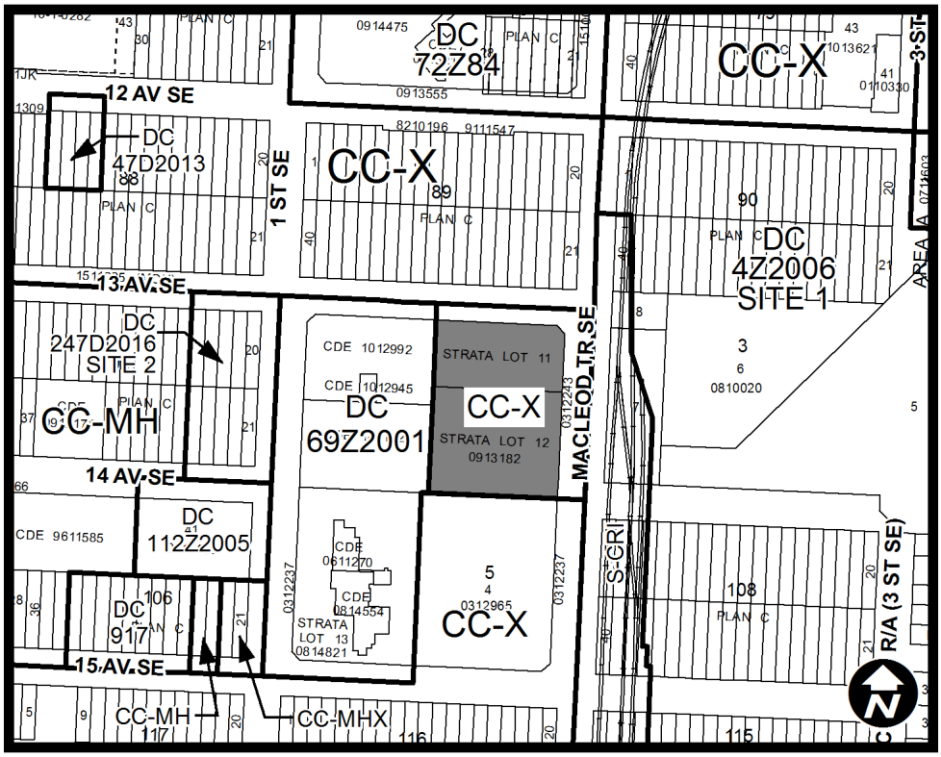
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0192
BYLAW NUMBER 363D2017

SCHEDULE B



CPC2017-372 #8.1.22.
ATTACHMENT 2
LETTER 1

Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

Colliers INTERNATIONAL

WAM DEVELOPMENT GROUP

Stampede Station II - Building Specifications

Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

Lease information:

	Floorplates
Main Floor:	6,556 Sq. Ft.
5th Floor:	19,781 Sq. Ft.
6th Floor - 18th Floor:	22,654 Sq. Ft.
19th Floor:	17,262 Sq. Ft.
Total Area:	315,447 Sq. Ft.

Environmental:

- Project is designed to incorporate current sustainable building systems and construction practices. LEED and construction can be achieved if requested by the anchor tenant.

Ceiling Height:

- 12 feet on the main floor
- 8 feet 6 inches at minimum on office floors
- 8 feet in washrooms

Amenities:

- Secured bicycle storage
- Loading dock providing one 6' x 8', 3000 pound capacity dock leveller
- Roller shade window coverings for exterior windows for floors 2-19

Structural Capacity:

- Typical floor slabs designed to accommodate 50 lbs/sq. ft. live load. Main floor slab designed to accommodate 100 lbs/ sq. ft. live load.

Floorplate:

- Average floor plate 22,654 sq. ft
- Centre Core floor plate

HVAC:

- Outside air ventilation 1 person for 200 sq. ft. Unit design to maintain interior conditions of 22 - 23.8 degrees Celsius in winter and 23.3 - 23.8 degrees Celsius in summer.

Electrical/Telecommunications:

- One common electrical room per floor for tenant convenience and layout flexibility
- Equipped with fibre optic and high-speed copper based carrier services for extra efficiency.
- Power Capacity
  - 2.0 watts/ sq. ft. for office, public space and corridor lighting
  - 2.0 watts/ sq. ft. for miscellaneous power (plug load
  - 2.0 watts/ sq. ft. spare capacity for special uses
  - Total 6.0 watts/ sq. ft does not include required for HVAC and elevator services

Parking:

- Egress and ingress to available parking from 14th Avenue SE.
- 416 parking stalls
  - 187 parkade
  - 229 underground

Elevators:

- 4 high speed elevators with capacity of 3500 lbs programmed to accommodate security card readers.
- Elevator speed:
  - min. speed of 350 feet per minute
- Service elevator 8' wide x 6'-4 deep with 10' height

Structure:

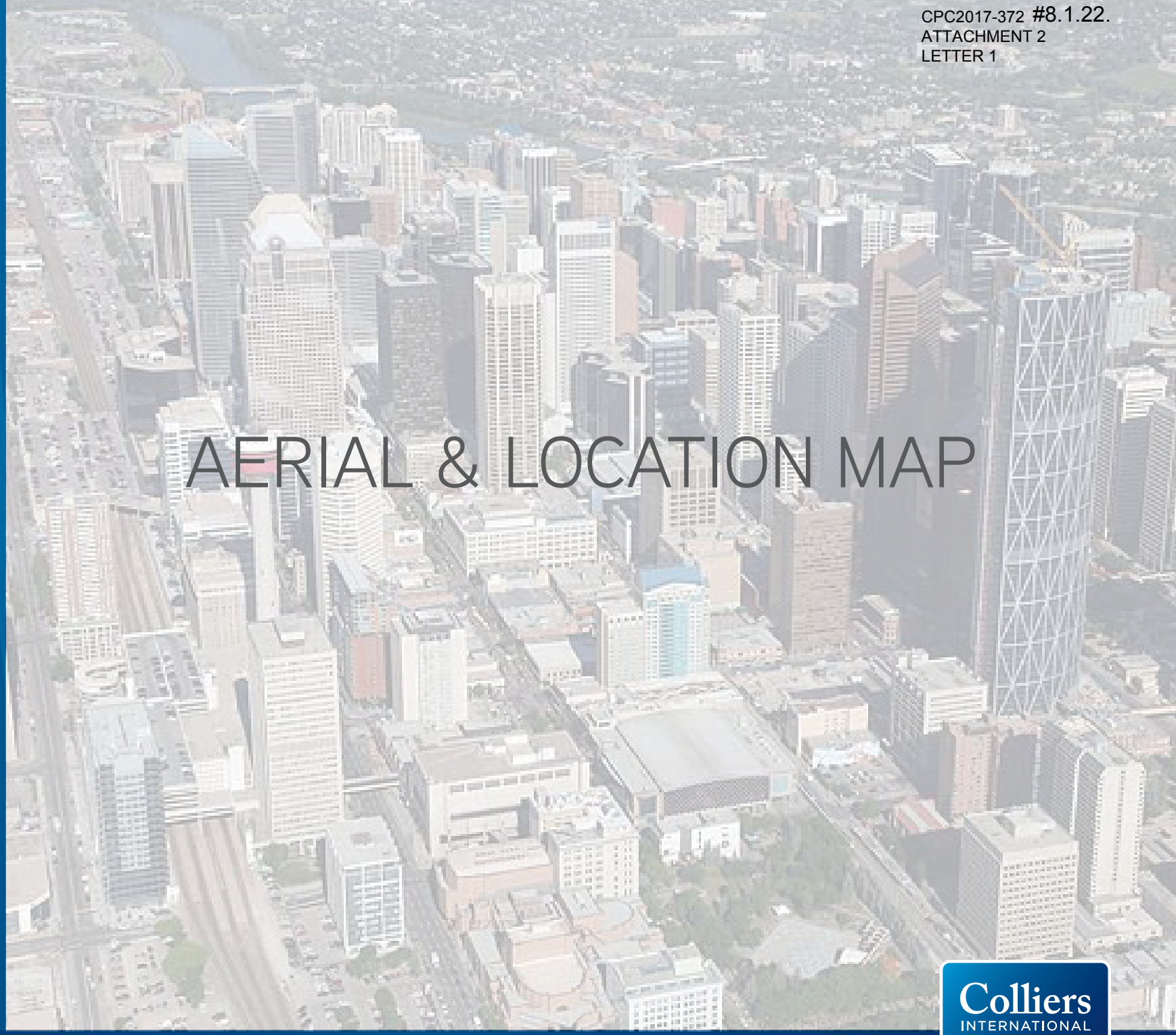
- Exterior facade comprised of brick veneer
- Curtain wall glass

Security System:

- Off-site monitoring from a recognized central station
- Dial-up panel connected to tenants phone system
- Card key access

Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB



AERIAL & LOCATION MAP

Colliers INTERNATIONAL

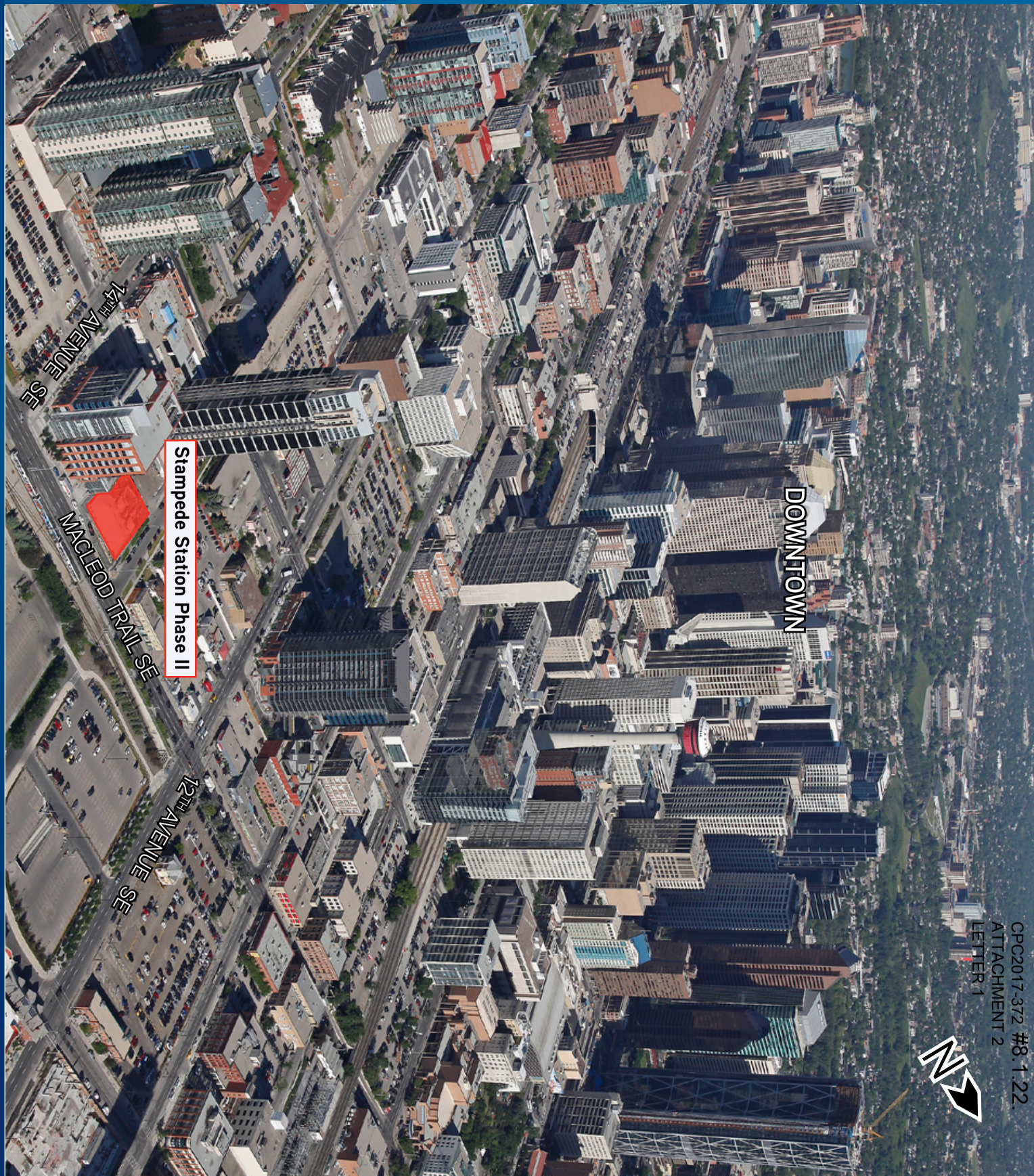
Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

CPC2017-372 #8.1.22.
ATTACHMENT 2
LETTER 1

Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB



CPC2017-372 #8.1.22
ATTACHMENT 2
LETTER 1

Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

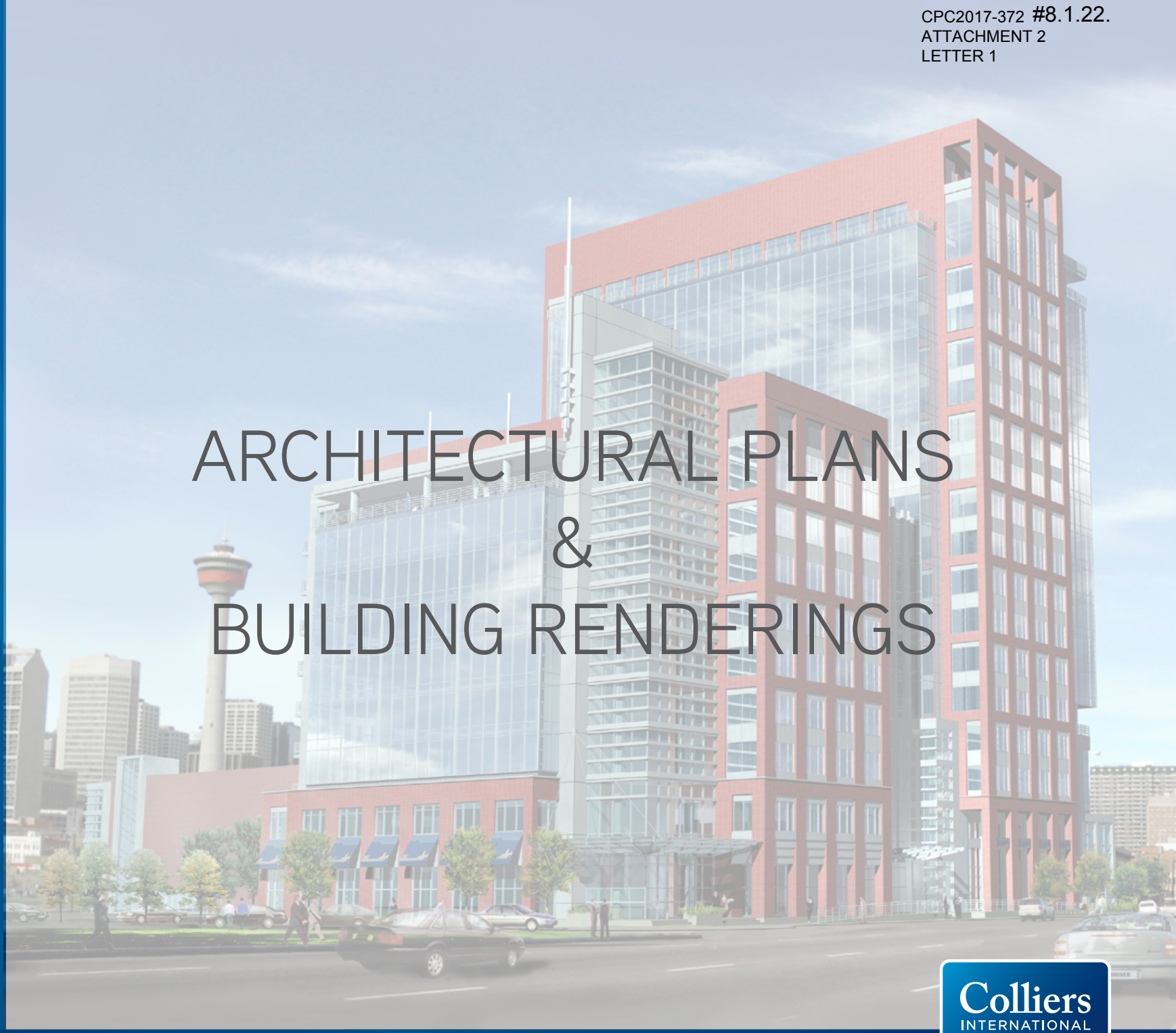
Easy access to Calgary's Transit services. Victoria Park Stampede Station LRT Line going North or South is located directly across Macleod Trail. Bus service is available and one on 1st street SE heading South and on the corner of Macleod Trail and 17th Avenue going North into downtown.

View facing NE from the 6th floor of Stampede Station II

View facing west from the 20th floor of Stampede Station II

Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB



ARCHITECTURAL PLANS & BUILDING RENDERINGS

Colliers INTERNATIONAL

Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

Stampede Station Rendering - Phase II

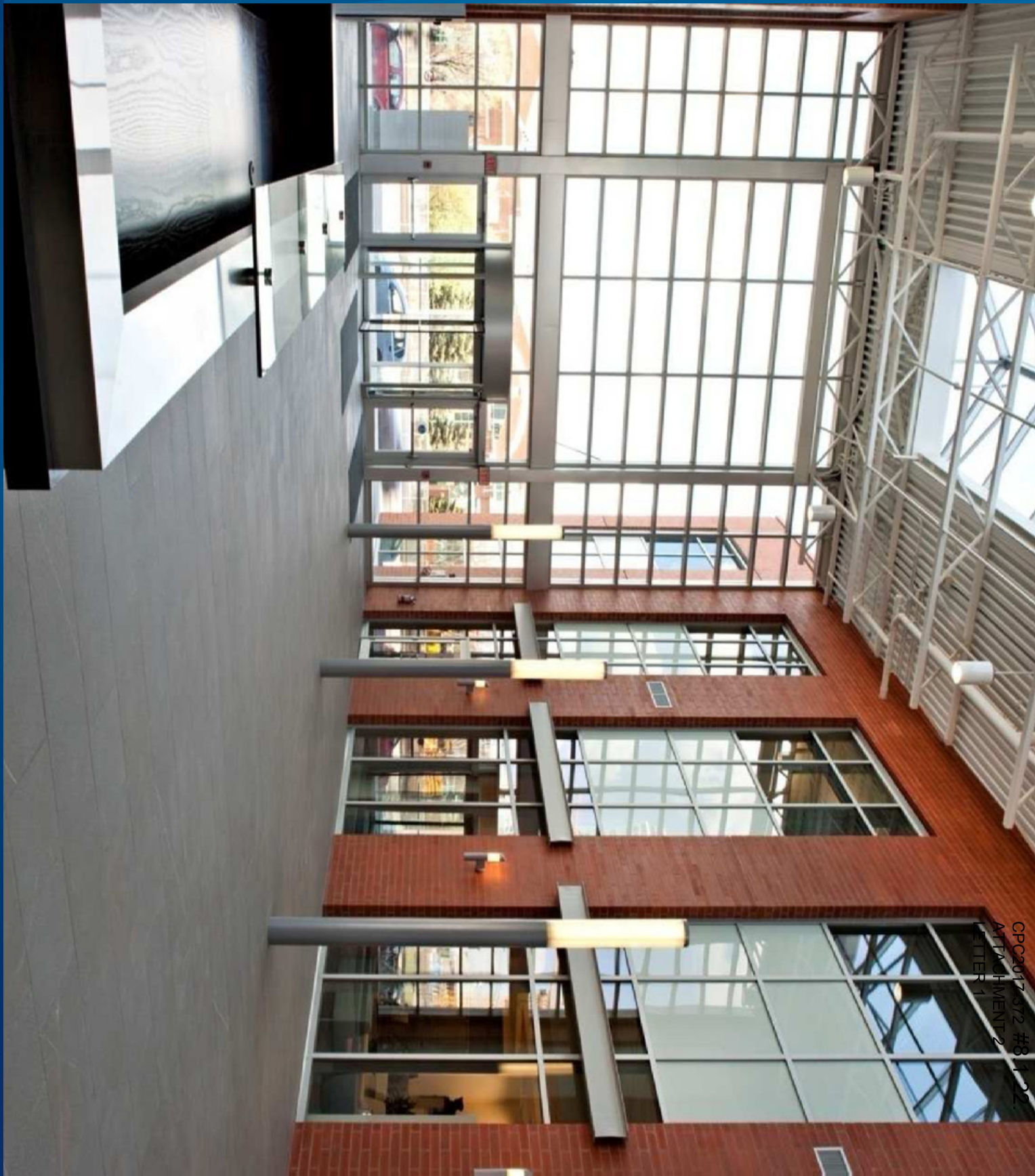
Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

NE View from 19th Floor - Stampede Station

Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

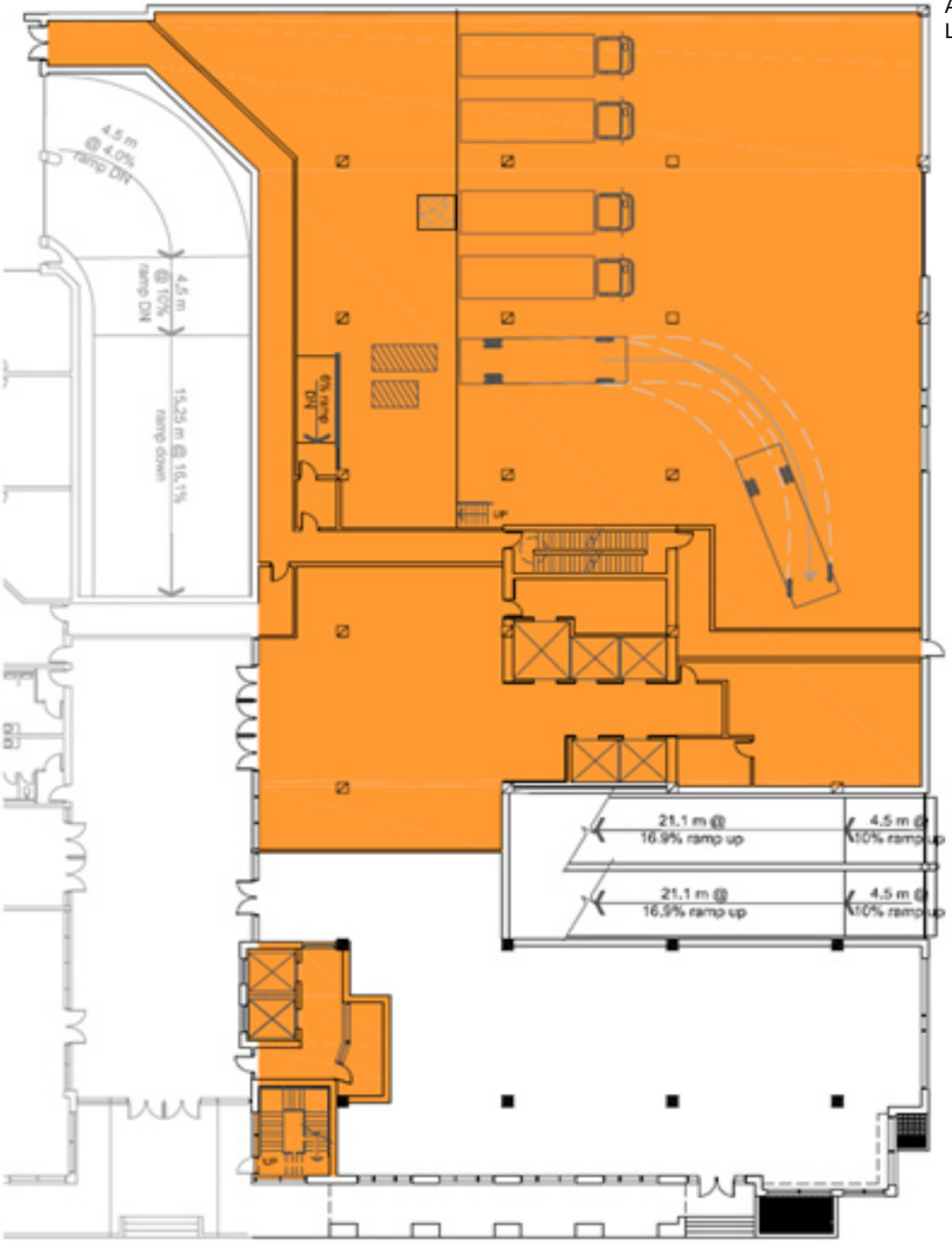


Main Entrance - Stampede Station II

CPC2017-372 #81-22
ATTACHMENT 2
LETTER 1

Stampede Station II

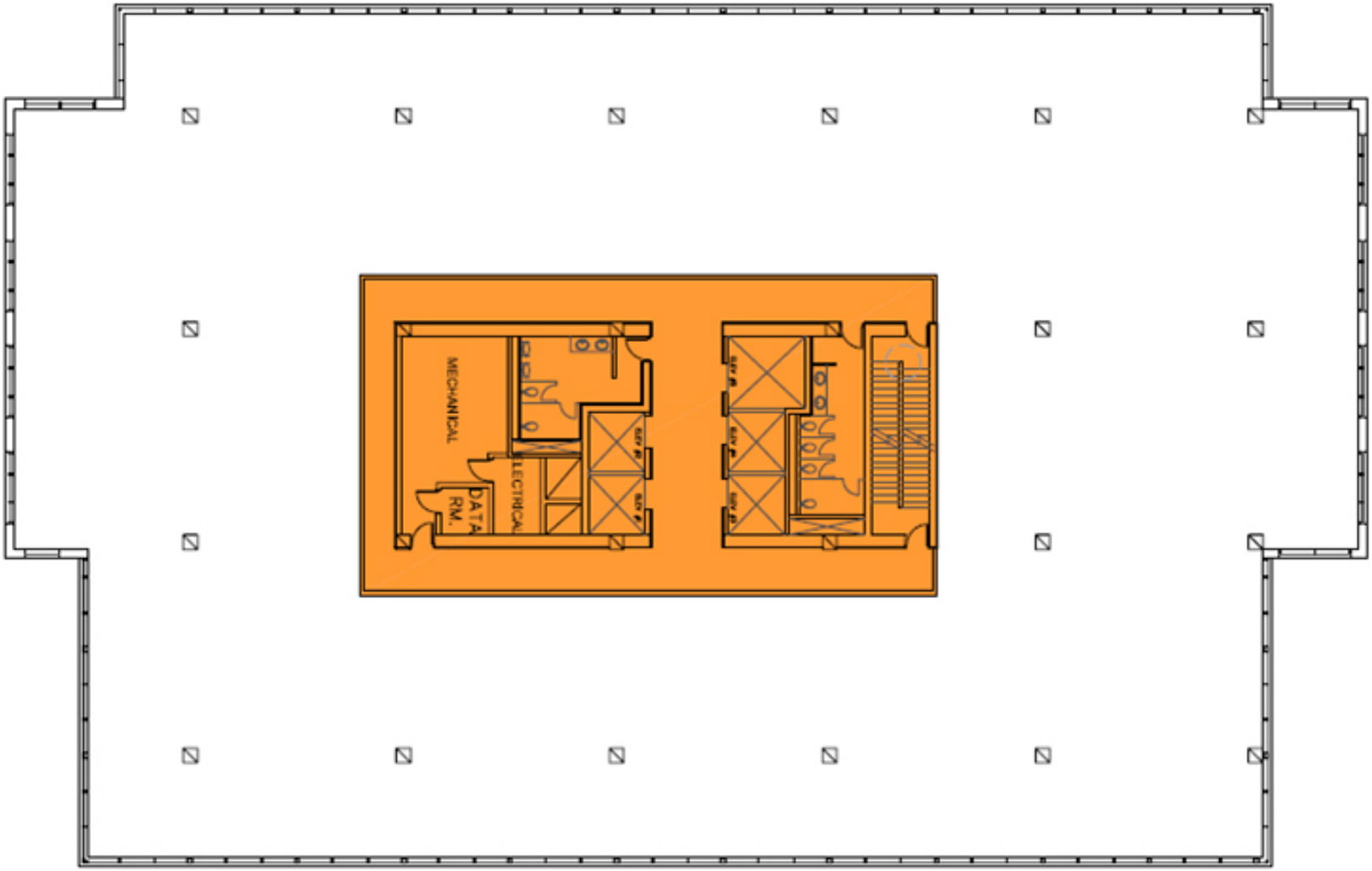
210 - 15TH AVENUE SE, CALGARY, AB



Main Floor - Retail: 5,996 Rentable Sq. Ft.

Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB



5th Floor

Typical Multi-Tenant Floorplan

Stampede Station II

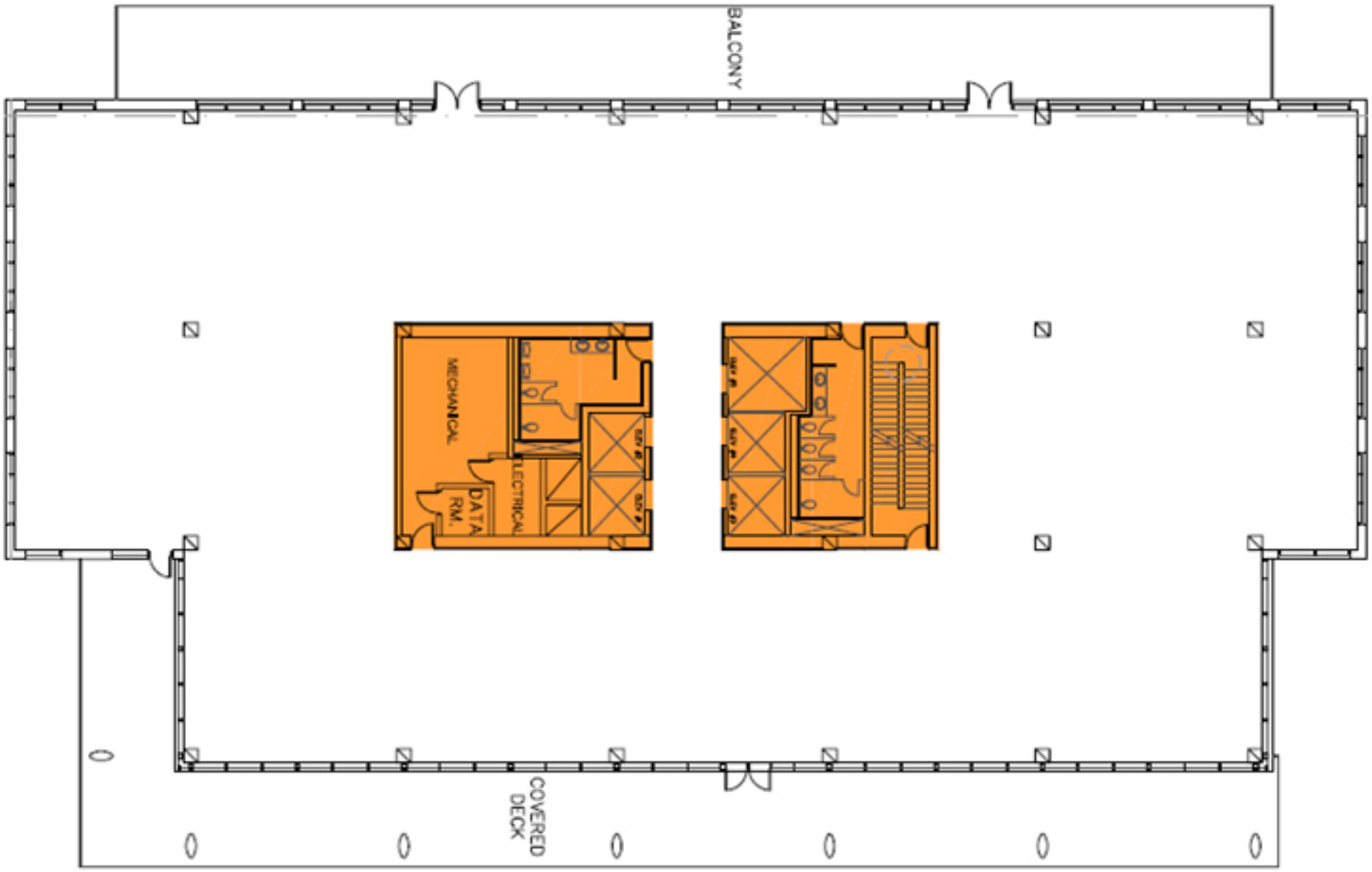
210 - 15TH AVENUE SE, CALGARY, AB

6 - 18th Floors

Typical Single-Tenant Floorplan

Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

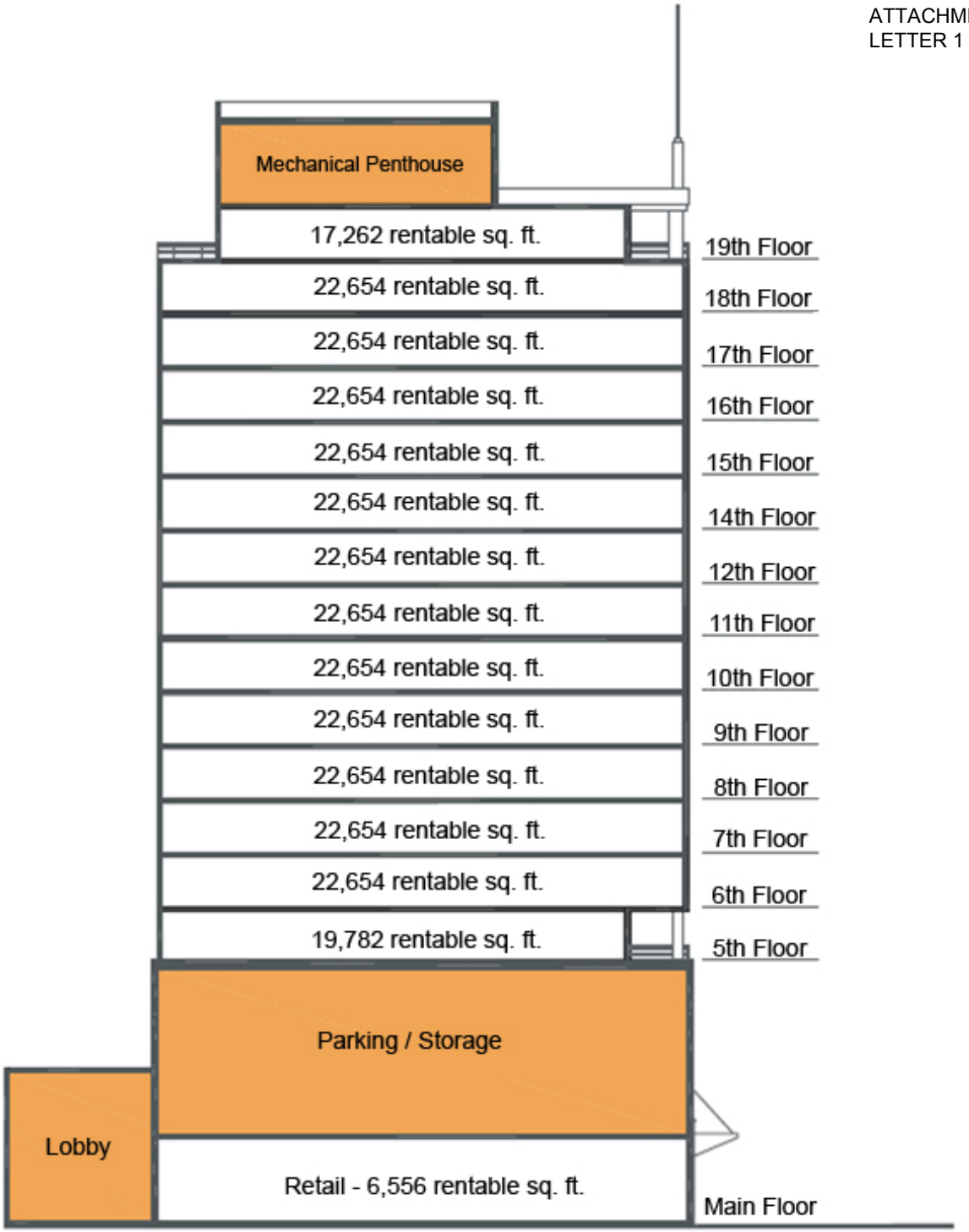


19th Floor

Typical Floorplan

Stampede Station II

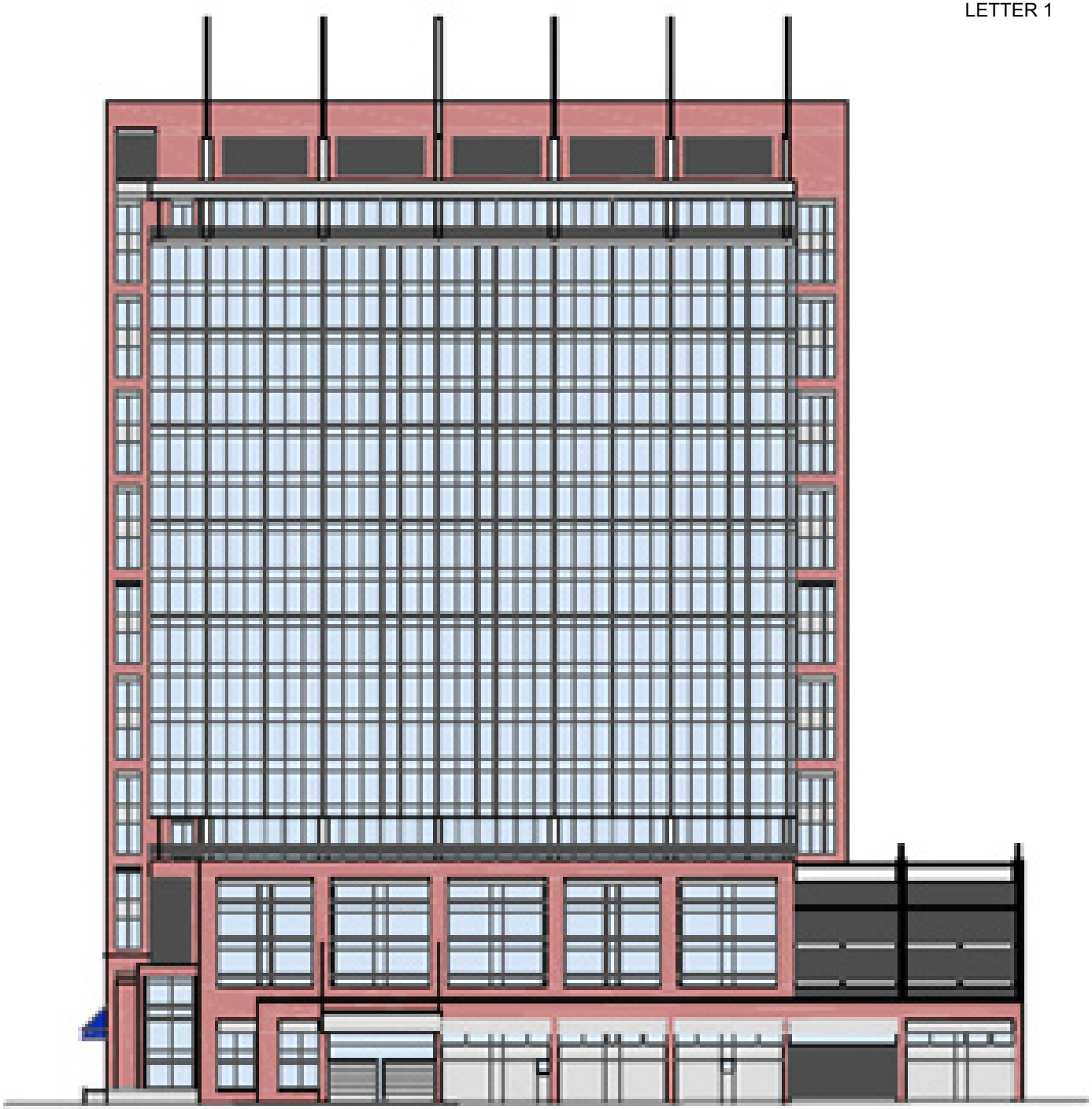
210 - 15TH AVENUE SE, CALGARY, AB



Stacking Plan

Stampede Station II

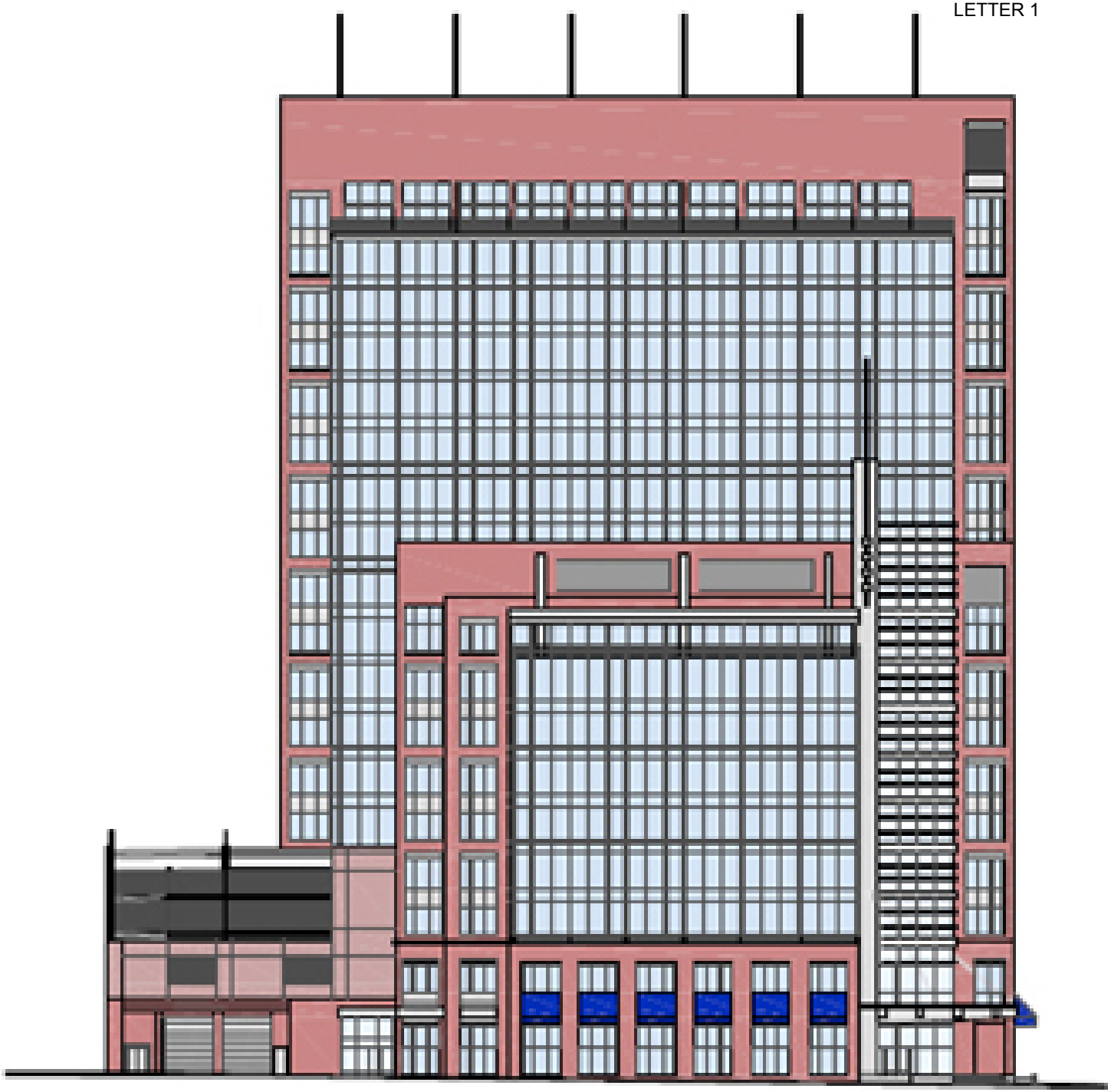
210 - 15TH AVENUE SE, CALGARY, AB



North Elevation

Stampede Station II

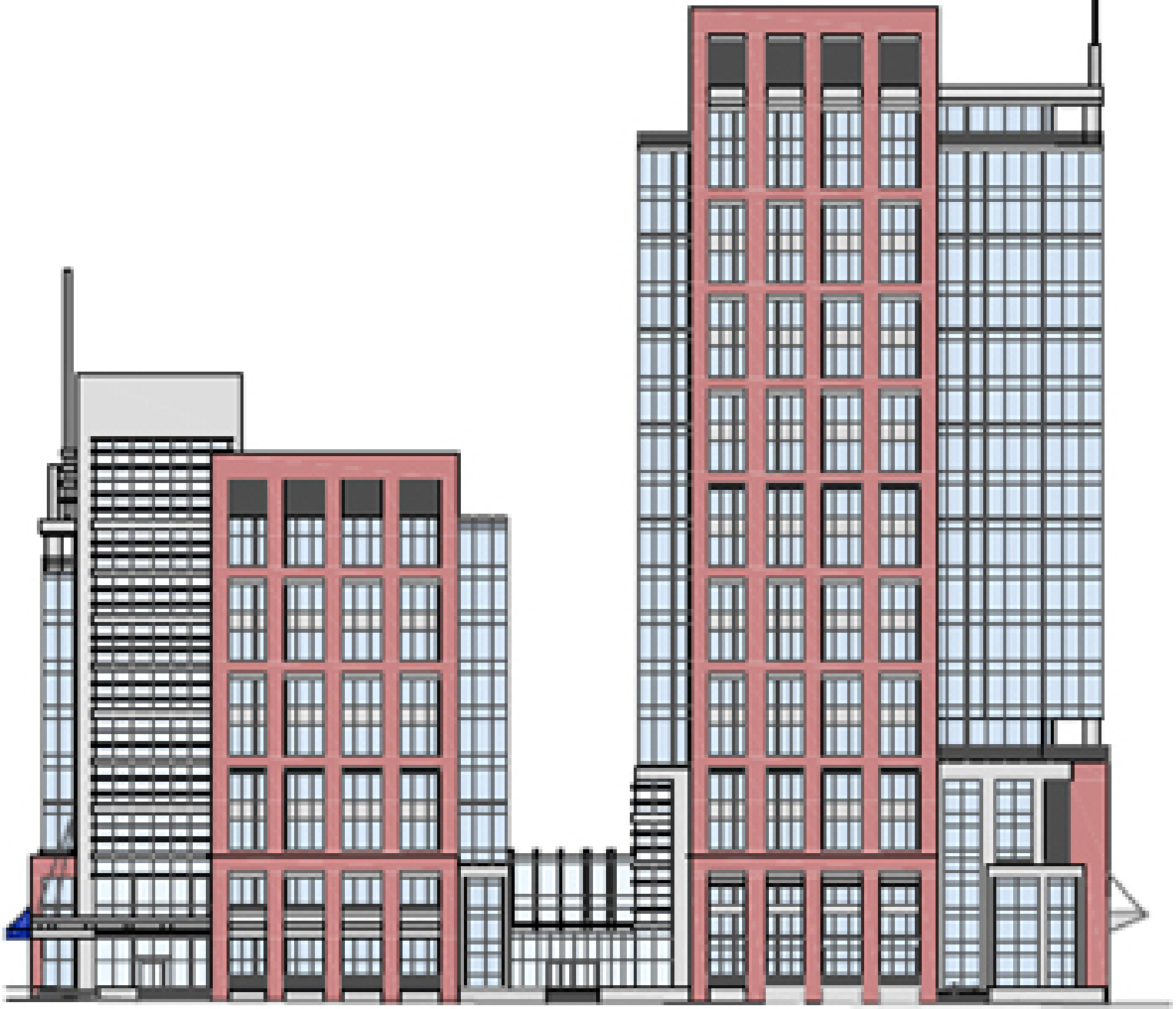
210 - 15TH AVENUE SE, CALGARY, AB



South Elevation

Stampede Station II

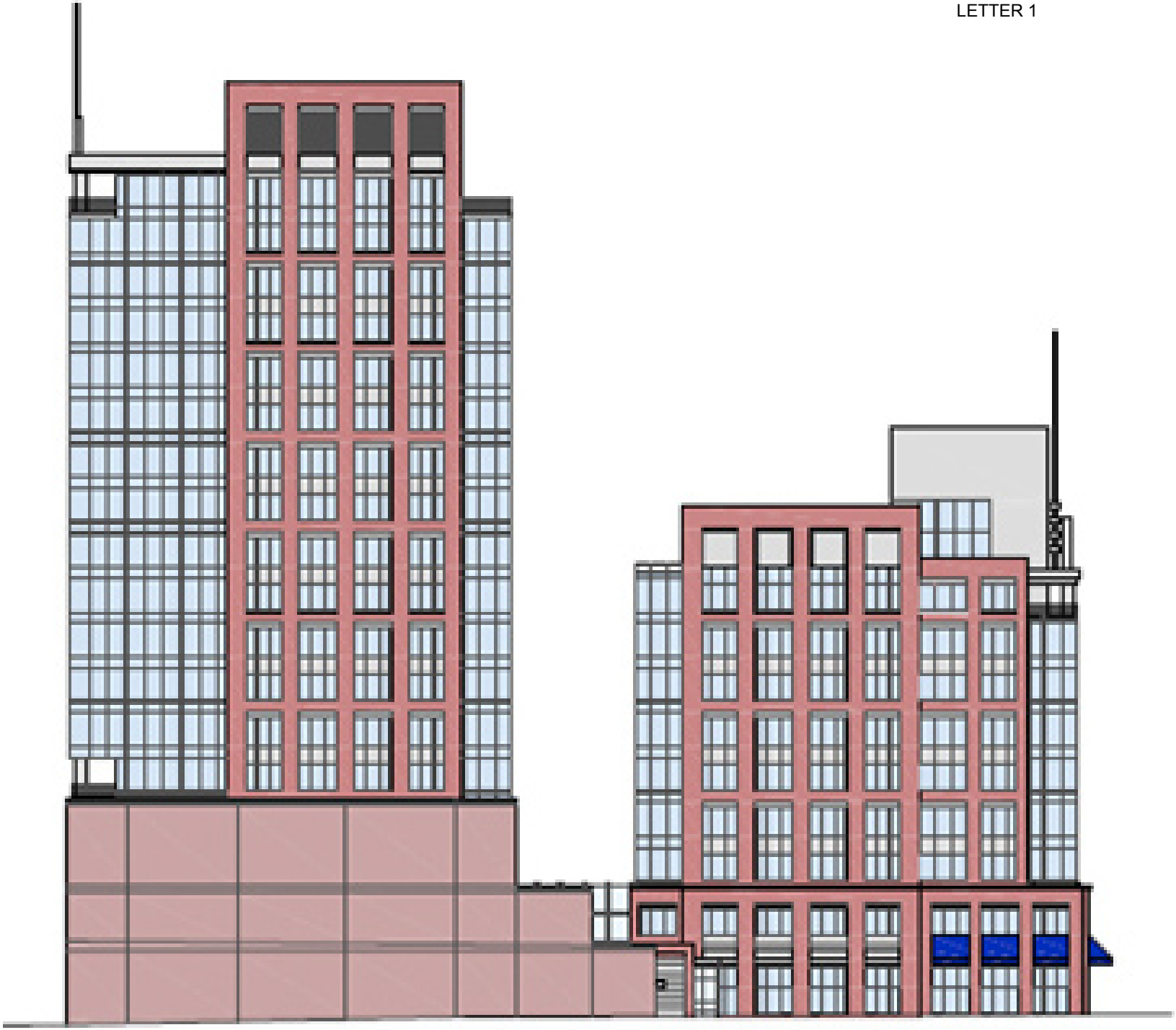
210 - 15TH AVENUE SE, CALGARY, AB



East Elevation

Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB



West Elevation

Stampede Station II

210 - 15TH AVENUE SE, CALGARY, AB

FOR FURTHER INFORMATION PLEASE CONTACT:

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Another development by:

WAM DEVELOPMENT GROUP

Marketing prepared by:

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Accelerating success.

Williams, Debbie D. (City Clerk's)

Sent: Monday, November 13, 2017 7:25 AM
To: LaClerk
Subject: FW: [EXT] BYLAW 363D2017

From: S L [mailto:shimon.lakhman@gmail.com]
Sent: Sunday, November 12, 2017 2:11 PM
To: City Clerk
Subject: [EXT] BYLAW 363D2017

From:
Shimon Lakhman & Anna Shmerko
#2609 1320 1St SE
Calgary, Alberta
T2G 0G8
shimon.lakhman@gmail.com

To:
Office of the City Clerk, The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station 'M'
Calgary, Alberta
T2P2M5
city clerk@calgary.ca

Dear City Council,

We would like to voice our concern to the development proposed in Bylaw 363D2017. We share the concerns expressed by other citizens:

- Impacts to/loss of view for existing residential towers adjacent to the block
- Increased traffic congestion along 13 and 14 Avenue SE and parking issues caused by new development
- Reduction in property value of existing condo units
- Further saturation of Calgary's condo market
- Potential negative impact of new rental development on rental market

In addition to the concerns above, there is likely to be significant noise and dust pollution during the construction of this development; this would lower the quality of life for people living in the adjacent blocks. This construction is likely to take over a year and likely to be significantly disruptive over that time.

Based on the concerns described, this development might not be economically beneficial to the city due to its emphasis on condo development in an already condo-saturated area and market. In addition, the development could cause noise/dust pollution and other disruptions during its construction which would affect citizens in adjacent blocks.

Thank you,

Shimon & Anna

Virus-free. www.avast.com

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-373
LOC2017-0161

LAND USE AMENDMENT
GREENVIEW INDUSTRIAL PARK (WARD 4)
41 AVENUE NE AND 1 STREET NE **MAP 34C**
BYLAW 364D2017

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate an Industrial – Redevelopment (I-R) District to an Industrial – Edge (I-E) District. The intention of the redesignation is to provide greater flexibility in the range of commercial uses allowable at this location.

This will allow the applicant to pursue a future commercial building with the anticipated uses of Liquor Store, Convenience Food Store and Office, utilizing its frontage at the corner of 41 Avenue NE and 1 Street NE, in the community of Greenview Industrial Park.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 364D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 4150 - 1 Street NE (Plan 1612384, Block 2, Lot 42) from Industrial – Redevelopment (I-R) District **to** Industrial – Edge (I-E) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 364D2017.

REASONS FOR RECOMMENDATION:

The proposed land use redesignation is in line with the Municipal Development Plan (MDP) and its industrial policies found under 3.7.1. This redesignation provides for a broader range of commercial uses along the edge of the Greenview Industrial Park on a marginally sized parcel, with specific rules within the I-E District that deal with site mitigation factors for lands that lie adjacent to a residential district.

ATTACHMENT

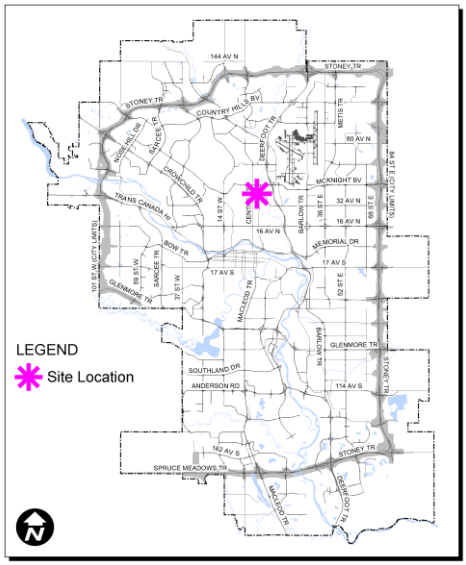
1. Proposed Bylaw 364D2017

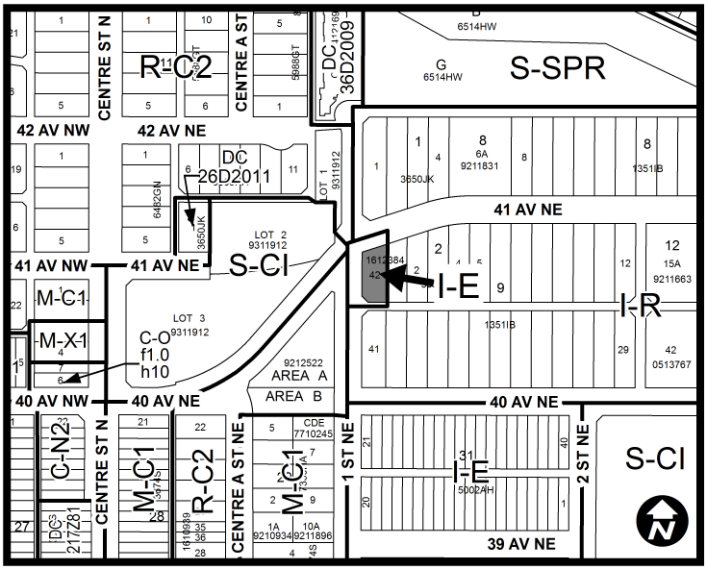
S. Kassa

LAND USE AMENDMENT
GREENVIEW INDUSTRIAL PARK (WARD 4)
41 AVENUE NE AND 1 STREET NE
BYLAW 364D2017

MAP 34C

LOCATION MAPS





LAND USE AMENDMENT
GREENVIEW INDUSTRIAL PARK (WARD 4)
41 AVENUE NE AND 1 STREET NE **MAP 34C**
BYLAW 364D2017

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 4150 - 1 Street NE (Plan 1612384, Block 2, Lot 42) from Industrial – Redevelopment (I-R) District **to** Industrial – Edge (I-E) District.

Moved by: M. Foht **Carried: 7 – 1**
Opposed: R. Wright

Reasons for Opposition from Mr. Wright:

- The introduction of some commercial uses into the edge of industrial districts is often appropriate, however, increasing traffic due to the nature of the proposed uses in this site is problematic. The grades on 40 Avenue and 41 Avenue NE and curving nature of 41 Avenue NE make it difficult to see oncoming traffic if you are on 1 Street NE and attempting to turn east or west onto 41 Avenue NE.

LAND USE AMENDMENT
GREENVIEW INDUSTRIAL PARK (WARD 4)
41 AVENUE NE AND 1 STREET NE **MAP 34C**
BYLAW 364D2017

Applicant:

Argos Engineering

Landowner:

Associated Car Wash Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the northeast quadrant of the city, within Greenveiw Industrial Park at the intersection of 41 Avenue NE and 1 Street NE.

The land uses adjacent to the site comprise residential land uses immediately to the west (Highland Park); and industrial land uses to the southeast including one block north across 41 Avenue NE (Greenview Industrial Park). The Centre Street Urban Boulevard is located approximately 180 metres to the west of the subject site.

The industrial land uses immediately adjacent to the subject site and along 41 Avenue NE are designated as Industrial – Redevelopment (I-R) District, and comprise several auto oriented businesses along with commercial businesses that complement light industrial uses. The industrial land uses further to the south are designated as Industrial – Edge (I-E) District and comprise similar businesses to the ones adjacent to the site. *Figure- 1* below, demonstrates the surrounding land uses.

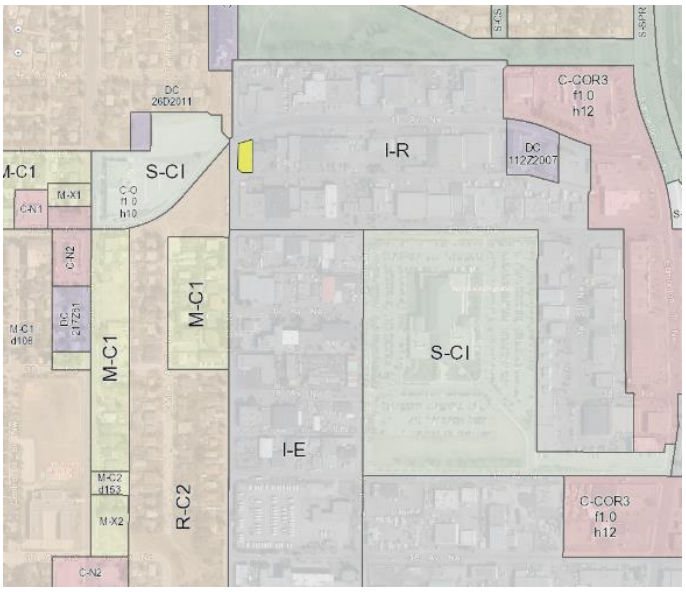


Figure- 1

LAND USE DISTRICTS

The proposed district is the Industrial – Edge (I-E) District. This district is intended to be implemented on the perimetre of industrial areas where the industrial parcel, for example, shares a street abutting a residential district. The purpose is to provide for a limited range and size of uses whose impact are mitigated on nearby residential parcels through the interface mitigation rules found within the district. This is what makes this district the most appropriate industrial land use district for this location.

The future anticipated uses of Liquor Store, Convenience Food Store and Office, are all appropriate uses within this district and can benefit from the parcel's location where Greenveiw Industrial park abut Highland Park residential district.

This district can allow Convenience Food Store use to take up to 100 percent of the gross floor area on the parcel (with a maximum floor area ratio of 1.0), since it does not have a use area restriction. However other support uses including the anticipated Office and Liquor Store uses have a maximum use area of 300 square metres.

Furthermore, the Land Use Bylaw 1P2007 requires that a Liquor Store use is not located within 300 metres from another Liquor Store and also in the industrial district, must not be located within 150 metres from a parcel that contains a School (private or public). While the future Development permit process will review this, a quick review found no discrepancies to these requirements.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

The subject site falls within the *Standard Industrial* area as identified on Map 1: Urban structure, of the Municipal Development Plan (MDP). Standard Industrial Areas consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

The proposed land use district meets the MDP's 3.7.1 Standard Industrial Area Policies which include:

a. Industrial uses should continue to be the primary use.

b. Allow for the development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.
c. Uses that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees may be supported.
f. Portions of the Standard Industrial Areas may be appropriate for redevelopment as non-industrial or mixed-residential business areas, given their proximity to existing communities and the Primary Transit Network.
k. Streets that provide direct connections to transit services should provide facilities and amenities for pedestrians, cyclists and transit.
n. Protect the integrity of primary goods movement corridors by limiting direct access from truck routes to adjacent properties.
q. In cases where the Standard Industrial Area interfaces with other types of land uses and public rights-of way, provide street trees, landscaping, fencing and architectural elements for sites that are highly visible to the public from skeletal roads, and along the city's major entranceways.

As referenced above, while the MDP discourages stand-alone office uses, the development permit process will regulate further implementation of the MDP through the Land Use Bylaw, given that the Office use is listed as a discretionary use, when proposed in new buildings.

The proposed land use district also protects the movement corridors by ensuring the proposed land use can function while maintaining the limitations on the direct access along 41 Avenue NE.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application.

The proposed land use district protects the movement corridors by ensuring the proposed land use can function while maintaining access restrictions to 41 Avenue NE. Direct vehicular access to this site will be to and from the rear lane only.

In terms of local Transit service, the bus stop for west bound Route 73 is located approximately 80 metres walking distance from the site, located on 41 Avenue NE. Primary Transit is located on Centre Street N, approximately 250 metres walking distance away (Route 3).

UTILITIES & SERVICING

Water, sanitary and sewer services are available to service the development of the subject site From 41 Avenue NE, without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this land use redesignation application.

ENVIRONMENTAL SUSTAINABILITY

This aspect would be determined at the development permit/building permit stage, and is not applicable for this application.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Since there is no Community Association for this area, this application was circulated to the adjacent Highland Park Community Association. However, no comments were received by the CPC Report submission date.

Citizen Comments

No comments were received by the CPC Report submission date.

Public Meetings

No public meetings were held for this application.

APPENDIX I

APPLICANT'S SUBMISSION

Argos Engineering Ltd.
Civil Engineering, Environmental & Storm Water Management Services

September 17, 2017

The City of Calgary
Planning, Development and Assessment (#8108)
800 Macleod Trail SE
Calgary, AB T2P 2M5

Subject: Request for Industrial Land Use Re-designation as Industrial – Edge (I-E) District for construction of a two storeys Commercial Building.
Municipal Address: 4150 1 Street NE, Calgary, Alberta.
Legal description: Lot 42, Block 2, Plan 3650 JK

Re: Pre-application number-PE- 2017-00452

On behalf of our client, we would like to apply for land Use Re-designation as Industrial – Edge (I-E) District for the above mentioned Municipal address. Our client's intent is to build a two storeys commercial building having liquor store and convenient store on the main floor and office space on the second floor. The total built-up area would be approximately 4000 sq.ft.

As advised by the City of Calgary to take prior consent from the councillor and community association members before the application, we have taken consent from the councillor and community association. The names of the members who have given consent to the proposed project are as follows:

1. Ward 4 Councillor - Sean Chu. Tel: 403 268 1675
2. Thorncliffe Greenview Community Association- President – Leslie Tel: 403 669 6116
3. Thorncliffe Greenview Community Association- Member – Margin Tel: 403 669 6116

The reason for the proposed two storeys commercial building which will comprise of liquor store, convenient store and office space will facilitate the demand of day to day living requirement at a walking distance within the community. As per the City of Calgary Land Use Bylaw, we have also established that there are no liquor stores and convenient stores within 150.0 metres from the subject site. In addition, there are no schools or school authority within 150.0 metres from the subject site as required by the City. The proposed project will have surface parking spaces available within the property line.

We would appreciate your support and approval to help in the development of the community.
I can be reached at (403 400 0113) or by email at argosengineering@gmail.com.

Sincerely,

Sanjay Desai
Argos Engineering Ltd.
417, 4774 – Westwinds Drive, NE
Calgary, AB, T3J 0L7.

PROPOSED

CPC2017-373
Attachment 1

BYLAW NUMBER 364D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0161)**
*** ***

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

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

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

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

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

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

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

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

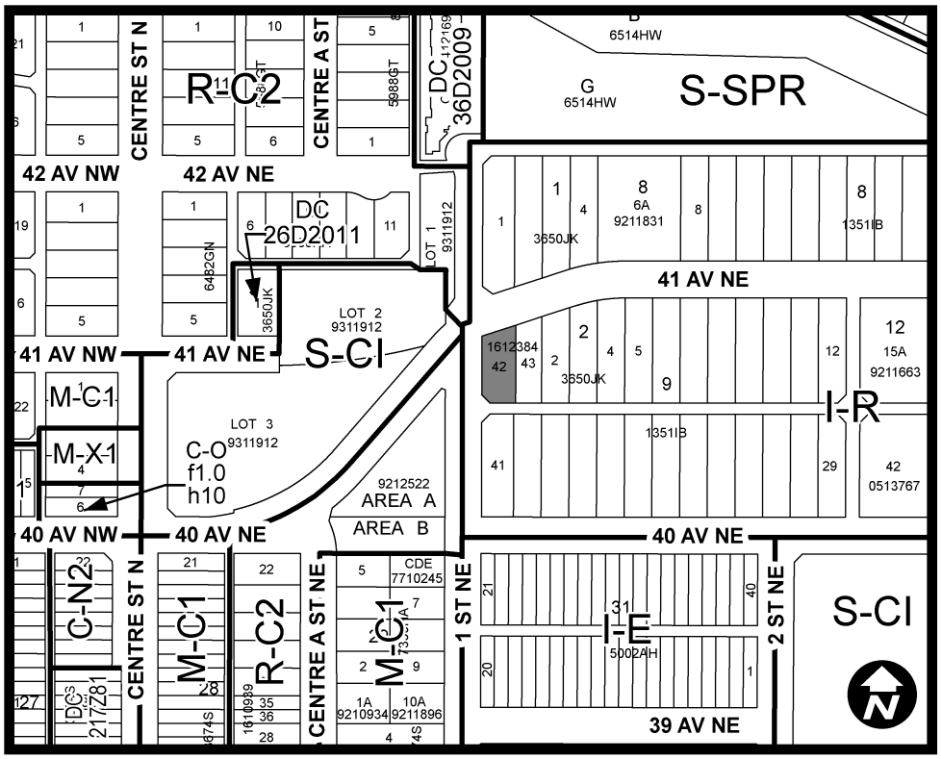
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0161
BYLAW NUMBER 364D2017

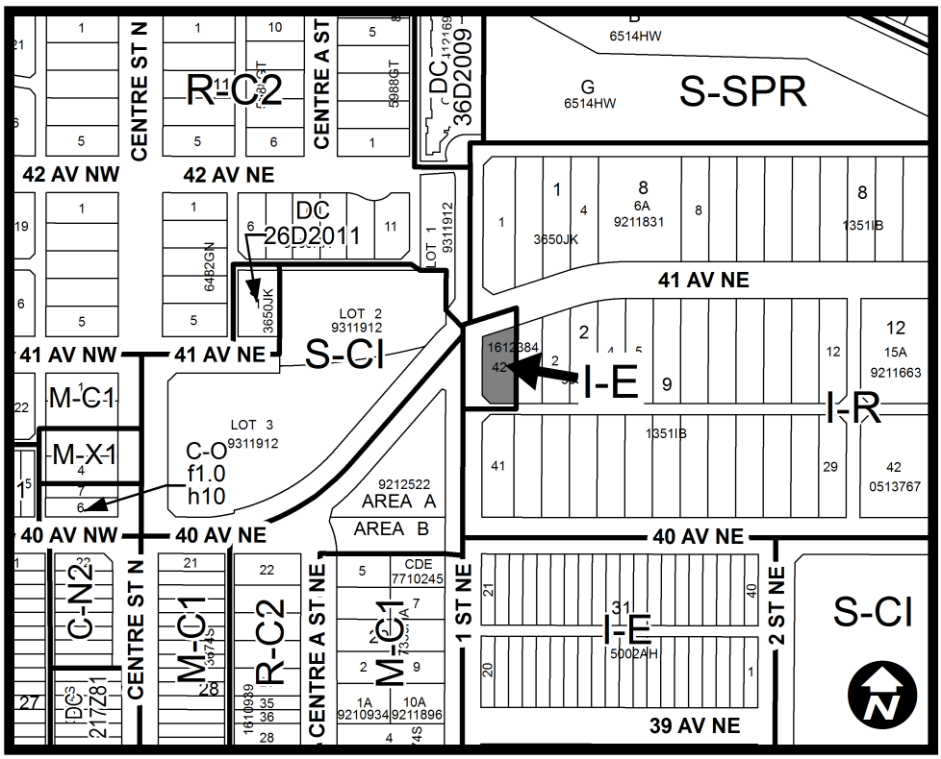
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0161
BYLAW NUMBER 364D2017

SCHEDULE B



POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
14 STREET NW AND 21 AVENUE NW
BYLAWS 63P2017 AND 365D2017 **MAP 29C**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a 0.05 hectare parcel of land from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District to allow for commercial uses. The subject site consists of half of a single detached dwelling, with the half of the structure located on the subject site being used as a dwelling unit. The other half of the structure, located on the adjacent parcel to the east, consists of a photography studio. The adjacent parcel to the east is already designated C-N1. The landowner would like to expand the photography business such that it spans both halves of the structure, which requires a land use redesignation.

This application is generally in keeping with the policy direction provided in the North Hill Area Redevelopment Plan (ARP), but a minor map amendment to the Plan is necessary to facilitate approval of this application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 October 5

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 63P2017 and 365D2017; and

1. **ADOPT** the proposed amendment to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 63P2017.

3. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 1504 - 21 Avenue NW (Plan 2864AF, Block 6, Lots 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Commercial – Neighbourhood 1 (C-N1) District, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 365D2017.

REASON(S) FOR RECOMMENDATION:

The proposed redesignation would allow for the expansion of an existing commercial use within a redeveloping community. The C-N1 District would allow for the existing commercial business to expand into the existing house, and would also allow for the development of a commercial building that is in keeping with the scale of the surrounding area, including the ability for dwelling units to be located above a commercial use. The proposed redesignation also would match that of the adjoining parcel to the east, setting the foundation for comprehensive redevelopment of both parcels in the future.

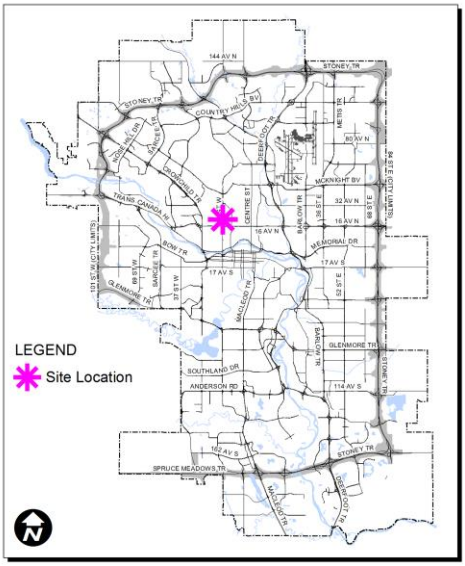
It is acknowledged that C-N1 may not be the most appropriate land use district for the long-term redevelopment of the site, as the site could likely accommodate higher intensity development in the long termer. However, the conditions are not right for comprehensive redevelopment at this time and the C-N1 District is an appropriate land use now and into the near future for this site.

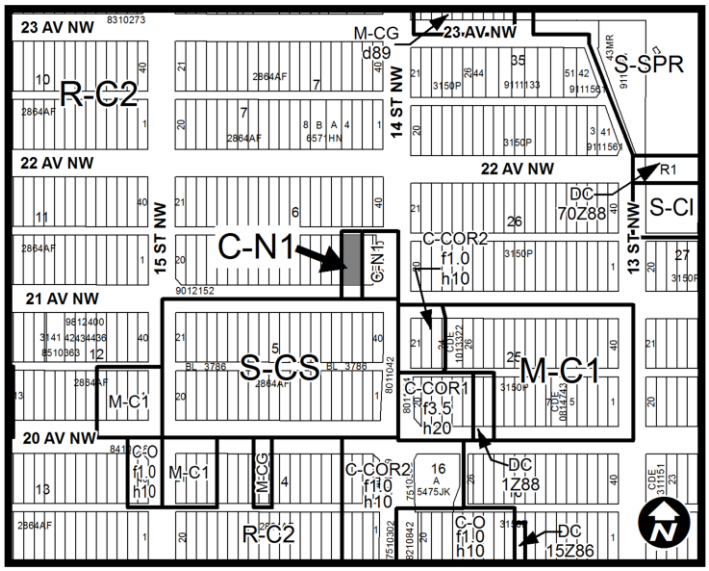
ATTACHMENTS

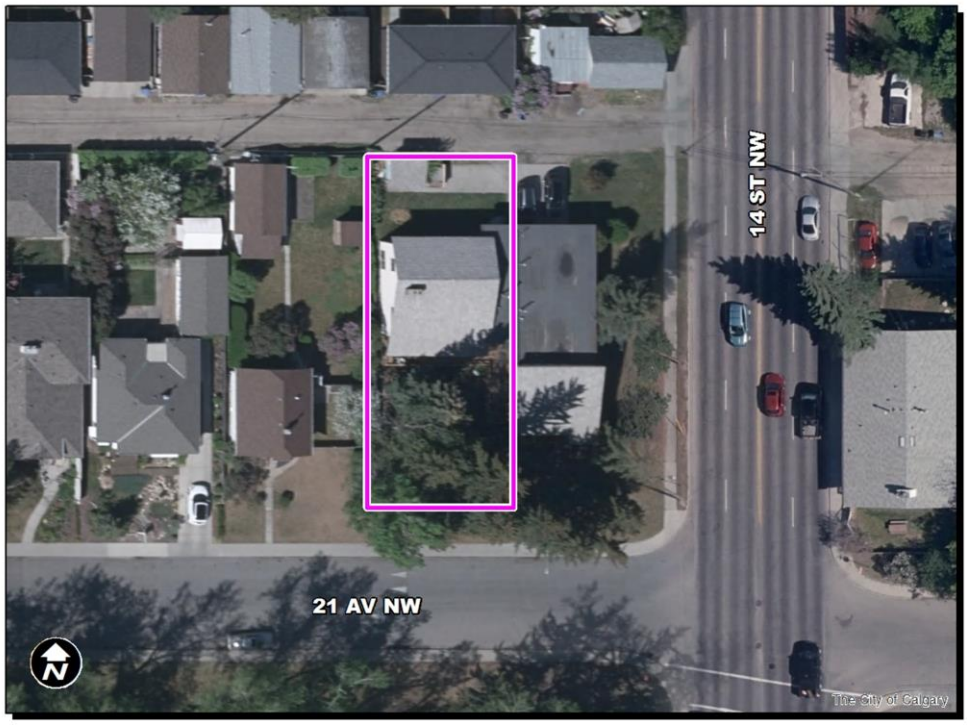
1. Proposed Bylaw 63P2017
2. Proposed Bylaw 365D2017

POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
14 STREET NW AND 21 AVENUE NW
BYLAWS 63P2017 AND 365D2017 **MAP 29C**

LOCATION MAPS







POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
14 STREET NW AND 21 AVENUE NW
BYLAWS 63P2017 AND 365D2017 **MAP 29C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (APPENDIX II).

   Moved by: D. Leighton **Carried: 7 – 0**
   Absent: Ms. Juan left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 1504 - 21 Avenue NW (Plan 2864AF, Block 6, Lots 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Commercial – Neighbourhood 1 (C-N1) District.

   Moved by: D. Leighton **Carried: 7 – 0**
   Absent: Ms. Juan left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
14 STREET NW AND 21 AVENUE NW
BYLAWS 63P2017 AND 365D2017 **MAP 29C**

Applicant:

Scheffer Andrew

Landowner:

Sheila Arbour

PLANNING EVALUATION

SITE CONTEXT

The subject site is a rectangular parcel that is 15 metres wide and 36 metres deep. It is located one parcel in from 14 Street NW and has a rear lane. Redesignating this parcel to C-N1 would allow for commercial uses within the existing dwelling and for other commercial uses in the future.

Currently, the site is occupied by a single detached dwelling that spans the subject site and the parcel to the east. The house is divided by a party wall in the middle. East of the wall, on the eastern parcel, exists a photography studio that operates within the part of the structure that is designated C-N1. On the subject site, the R-C2 designation applies and a dwelling unit exists on this west side of the party wall. The applicant would like to expand the photography studio to span the entire structure (and remove the dwelling unit), which requires a land use redesignation.

Single detached and semi-detached dwellings are located west, north, and east of the parcel, with the Capitol Hill Community Association and associated park located to the south across 21 Avenue NW.

The Capitol Hill community peaked in population last year (2016), with a minor decline in population over the last year. Despite the minor decline, this information suggests that conditions within Capitol Hill are facilitating redevelopment.

Capitol Hill	
Peak Population Year	2016
Peak Population	4,571
2017 Current Population	4,459
Difference in Population (Number)	-112
Difference in Population (Percent)	-2%

LAND USE DISTRICTS

The C-N1 District is intended to accommodate small scale commercial developments with opportunities for dwelling units and buildings that are in keeping with the scale of adjacent residential areas. The C-N1 District allows for a maximum Floor Area Ratio of 1.0 and a maximum building height of 10 metres.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

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

North Hill Area Redevelopment Plan (2000)

The North Hill Area Redevelopment Plan (ARP) identifies the subject site as being part of the "medium density mid rise" policy area. This area is intended to accommodate higher density development (five to six storeys tall) in key locations. The ARP acknowledges that a limited range of support commercial uses may be allowed for sites on major streets or at significant intersections.

The subject site's location adjacent to a major street indicates that the ARP would support commercial uses in this location. However, despite the conformity of the use to the ARP, the ARP envisions a more intense form of development for this site. The ARP envisions medium density development, 16 metres in height), for this location and the proposed C-N1 District would only allow for 10 metres in height.

The proposed redesignation requires an amendment to the ARP to change the land use category of the subject site on Map 4: Future Land Use Policy – Capitol Hill from "Medium Density Mid-Rise" to "Local Commercial" as the "Local Commercial" category better reflects the applicant's intent with this application.

TRANSPORTATION NETWORKS

21 Avenue NW is classified as a "residential street" and 4 Street NW is classified as a "Neighbourhood Boulevard." Parking on the street is regulated by the parking permit system. A bus stop is located 50 metres from the site along 14 Street NW.

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the potential additional development without the need for off-site improvements at this time. Adjustments to on-site servicing may be required depending on the nature of future development proposals. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No particular environmental sustainability features are associated with this application. However, the application proposes to expand a commercial use within a developed area, which generally contributes to environmental goals associated with walkability and proximity to amenities.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Capitol Hill Community Associated provided a letter of support for the application (APPENDIX III), indicating that they are supportive of the proposal in general and want to see commercial development in the future on the site so long as residential uses are located above.

Citizen Comments

No comments or inquiries were made by citizens.

Public Meetings

No public meetings were held for this application.

APPENDIX I

APPLICANT'S SUBMISSION

Scheffer Andrew Ltd.
Planners & Engineers
40 Years 1976 - 2016
EDMONTON • CALGARY • MEDICINE HAT • COLD LAKE

Suite 305, Macleod Place 1
5920 Macleod Trail SW
Calgary, AB T2H 0K2
Phone 403.244.9710
Fax 403.228.9656

June 27, 2017

File No.: 148001 1.4

City of Calgary

RE: Proposed Redesignation of 1504 21 Avenue NW

This letter provides the planning rationale for the redesignation 1504 21st Avenue NW from R-C2 to Neighbourhood Commercial, C-N1 but no immediate change to the existing buildings or uses. The land is comprised of Lot 3 and Lot 4, Block 6, Plan 2864AF which each have a frontage of 7.62m and a depth of 36.58m.

The adjacent lands to the east, Lots 1 and 2 are also owned by the owner and are designated as Neighbourhood Commercial, C-N1. Lots 1 and 2 have been used as a family photography business for tens of years, and lots 3 and 4 have been used as a family residence attached to the photography business. The home and the business building are connected and jointly span across lots 1,2,3, and 4. The lands to the north, and west of the site are designated as R-C2 and the lands to the south across 21 Avenue are designated at S-CS as part of the Capitol Hill Community Association.

On the east side of 14th Street, south of 21st Avenue, and on the east and west sides south of 20th Avenue, the land is designated as C-COR1 and C-COR2.

Location
The site is located in North-West Calgary, adjacent to 14th Street which is a major road and provides a direct north-south route to and from downtown Calgary. The site is located on 21st Avenue which is a local road, but which is one block north of 20th Avenue which is an east-west collector road.

Topography
The site is generally flat with split drainage to the front and back of the lot. The site grading is not proposed to be changed.

Proposed Uses
The land is currently designated as R-C2 and is proposed to be re-designated to C-N1. The owner's intent is to leave the existing structures in place. It is acknowledged that sale or redevelopment of the lot could take place in the future in accordance with the Land Use Bylaw after the proposed redesignation.

Planning Status and Issues
The following is a detailed assessment of the proposed development with regards to the relevant Statutory Plan and any relevant Local Plans:

- Municipal Development Plan :
  - General conformity
- North Hill Area Redevelopment Plan :
  - Map 4 shows the Future Land Use Policy for the lands and the lands to the north and east across 14th Street as "Medium density mid-rise".

Scheffer Andrew Ltd.
Planners & Engineers

- Map 4 shows the lands to the west as "Low density rowhouse".
- Medium density mid-rise is described as 5-6 storeys in key locations, such as along main streets. Map 5 shows a maximum building height of 16m for the site.
- New development within the Medium Density Mid-Rise area should be limited to medium density multi-residential developments and includes townhouses, apartments, and live/work units.
- *"A limited range of support commercial uses may be allowed for sites on major streets or at significant intersections."*

- Setbacks
  - The existing structures appear to comply with the existing setbacks defined for the R-C2 designation.
  - The existing structures which are intended to stay in place do not comply with the minimum 3.0m side yard setback which is defined within the proposed C-N1 designation when facing residential. Future site re-development would be required to comply with the Land Use Bylaw or to obtain a relaxation.

Engineering Requirements

- **Transportation** – the existing business will remain in place and therefore no additional trips are expected to be generated in the short term.
- **Sanitary Sewer** – the existing structures will remain in place and therefore no additional sewage is expected to be generated in the short term.
- **Stormwater** – the existing structures will remain in place and therefore no additional runoff is expected to be generated in the short term.
- **Potable Water** – the existing structures will remain in place and therefore no additional water demand is expected to be generated in the short term.

Please review and consider this application for re-designation, and if you have any questions or concerns, please feel free to contact me.

Yours truly,

Scheffer Andrew Ltd.

David Collins
Senior Planner, Calgary
403-244-9710
d.collins@schefferandrew.com

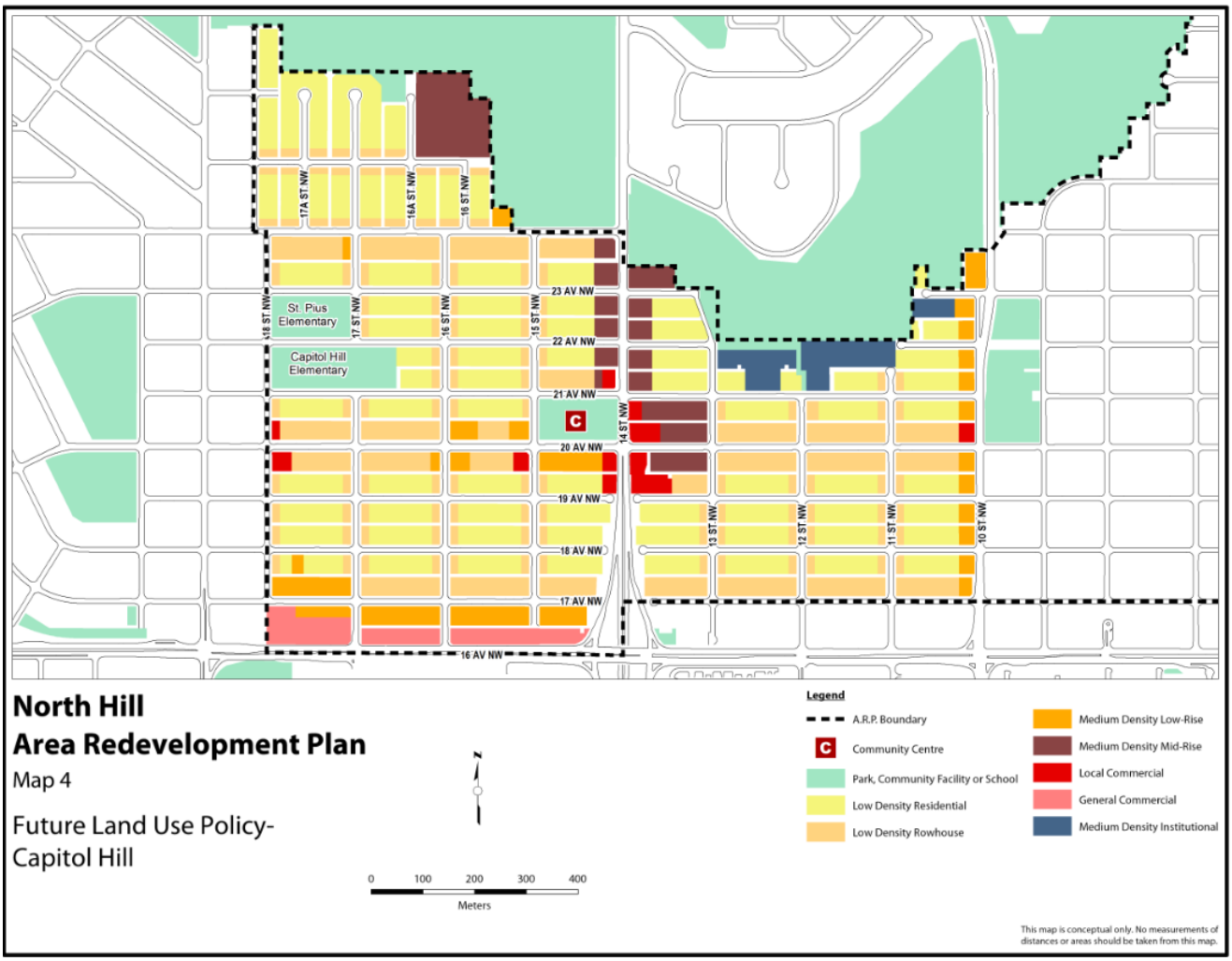
Encl:

cc:

APPENDIX II

AMENDMENTS TO THE NORTH HILL AREA REDEVELOPMENT PLAN

(a) Delete the existing Map 4 entitled "Future Land Use Policy – Capitol Hill" and replace with the revised Map 4 entitled "Future Land Use Policy – Capitol Hill" as follows:



APPENDIX III

LETTERS SUBMITTED

The Capitol Hill Community Association
1531 21 Avenue NW Calgary, AB T2M 1L9
Phone: 403.289.0859

be a friend!

June 8, 2017

Martin Beck Planner – Community Planning (North)
City of Calgary
Planning and Development
PO Box 2100 Station M
Calgary AB T2P 2M5
Email: martin.beck@calgary.ca

Dear Mr. Beck,

RE: 1502 21 Ave NW – Comments re: C-N1 Land Use Application

The Capitol Hill Community Association would like to provide comments to the proposed Land Use application for the property at 1502 21st Ave NW. The application is to allow for a commercial use to occupy the entire house at this address.
The Planning and Development Committee for the Capitol Hill Community Association is happy to support this application. Mr. Arbour has had a commercial use (Photography Studio) in the premises for some time; his intent is to allow a business (an investment banker) to occupy the entire house. As I understand the situation, the house is now zoned to allow for half of the square footage to be used for commercial and the other half is still residential; Mr. Arbour would like to have the entire house re-zoned to C-N1 to allow the business to legally occupy the entire house.
As discussed with Mr. Arbour, we would expect the City to determine that the parking strategy conforms to the C-N1 bylaw requirements. Our only other concern is future development on the site. The Community would insist that any future development on the site under the C-N1 land use would have commercial uses restricted to the main floor and only residential uses above. We would not be supportive of a development in the future that contained commercial uses on the upper floors as this would not be compatible with the multi-family residential developments that we hope to see along the 14th Street corridor.

We are happy Mr. Arbour contacted us and would like to see his application approved in a timely manner.
Thank you; call me if you have any questions (403) 973 0450.

Erin Shilliday – Architect AAA
Capitol Hill Community Association Planning Representative

cc: CHCA President and Development Committee
Druh Farrell, Ward 7 Councillor

CHCA comments 1502 21 Ave NW
page 1 of 1

PROPOSED

BYLAW NUMBER 63P2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE NORTH HILL
AREA REDEVELOPMENT PLAN BYLAW 7P99**
*** ***

WHEREAS it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

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

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

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:

   (a) Delete the existing Map 4 entitled “Future Land Use Policy – Capitol Hill” and replace with the revised Map 4 entitled “Future Land Use Policy – Capitol Hill”, attached hereto as Schedule A.

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

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

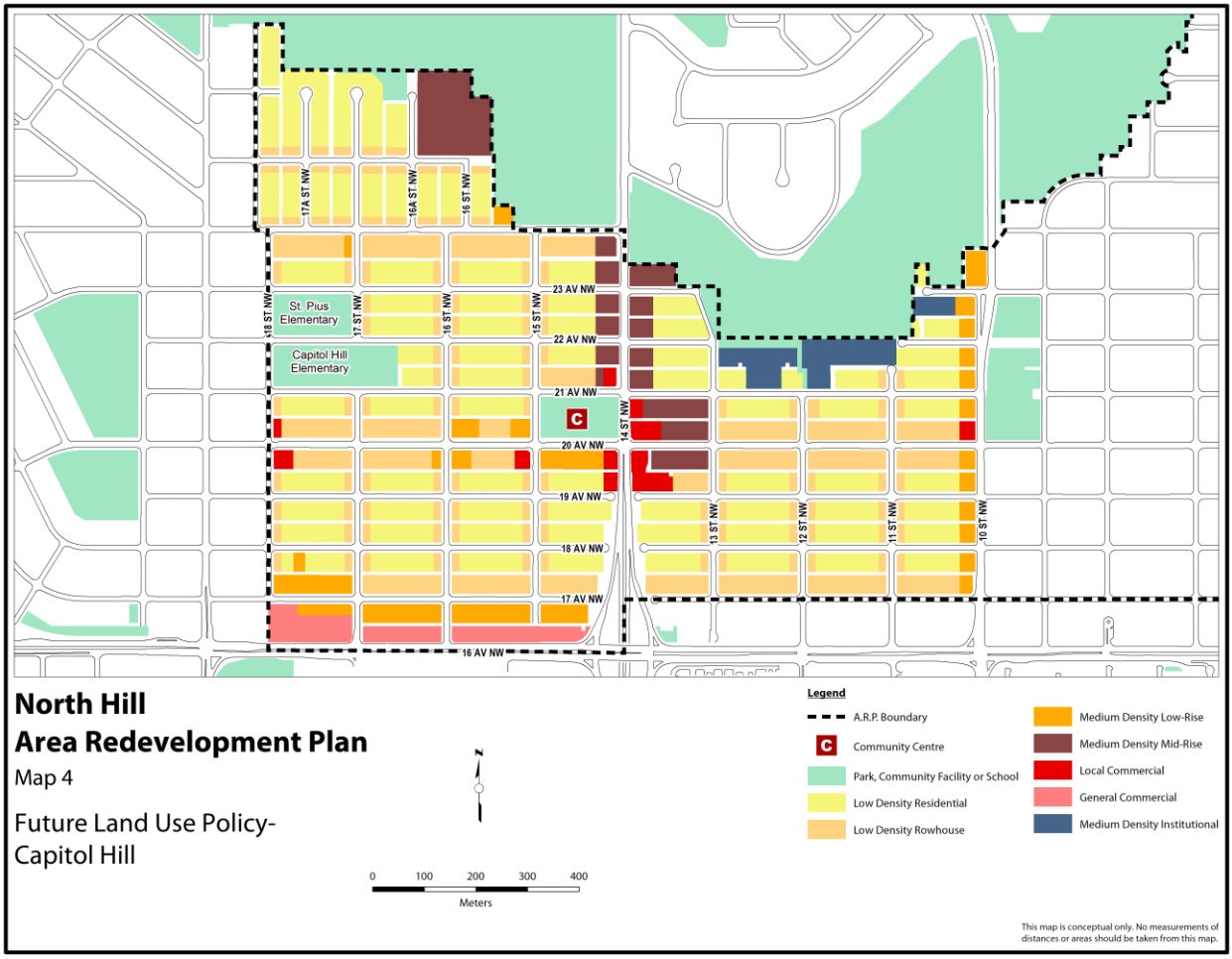
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

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

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

Schedule A


17A ST NW
16A ST NW
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18 ST NW
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15 ST NW
14 ST NW
13 ST NW
12 ST NW
11 ST NW
10 ST NW
St. Pius Elementary
Capitol Hill Elementary
23 AV NW
22 AV NW
21 AV NW
20 AV NW
19 AV NW
18 AV NW
17 AV NW
16 AV NW
C
North Hill
Area Redevelopment Plan
Map 4
Future Land Use Policy-
Capitol Hill
N
0 100 200 300 400
Meters
Legend
A.R.P. Boundary
Community Centre
Park, Community Facility or School
Low Density Residential
Low Density Rowhouse
Medium Density Low-Rise
Medium Density Mid-Rise
Local Commercial
General Commercial
Medium Density Institutional
This map is conceptual only. No measurements of distances or areas should be taken from this map.

PROPOSED

CPC2017-374
Attachment 2

BYLAW NUMBER 365D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0185)**
*** ***

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

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

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

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

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

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

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

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

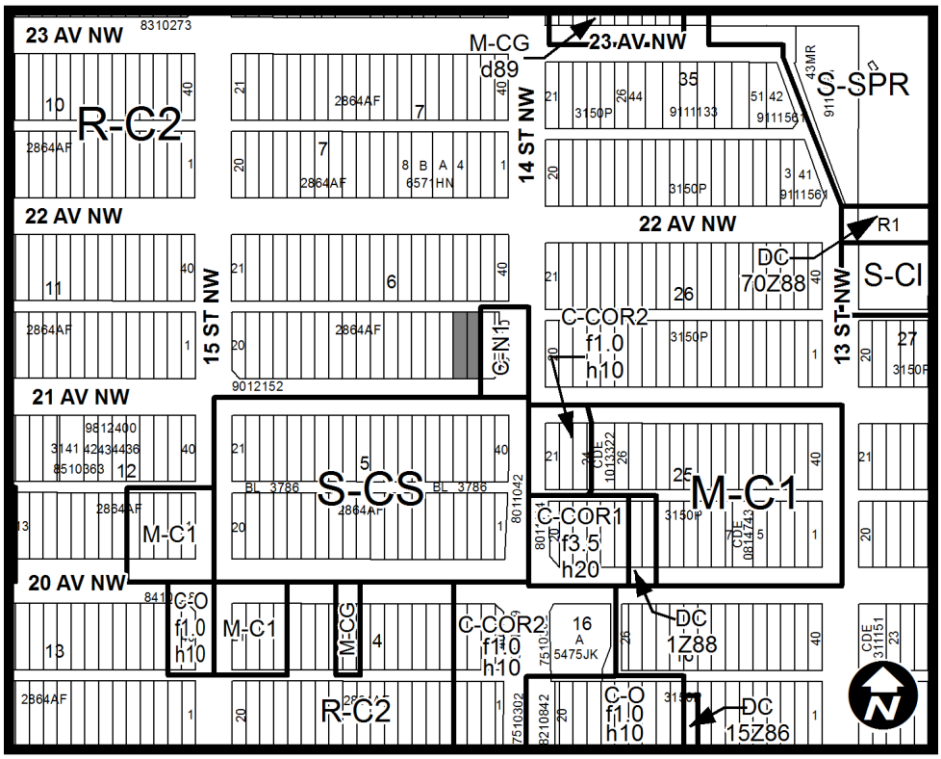
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0185
BYLAW NUMBER 365D2017

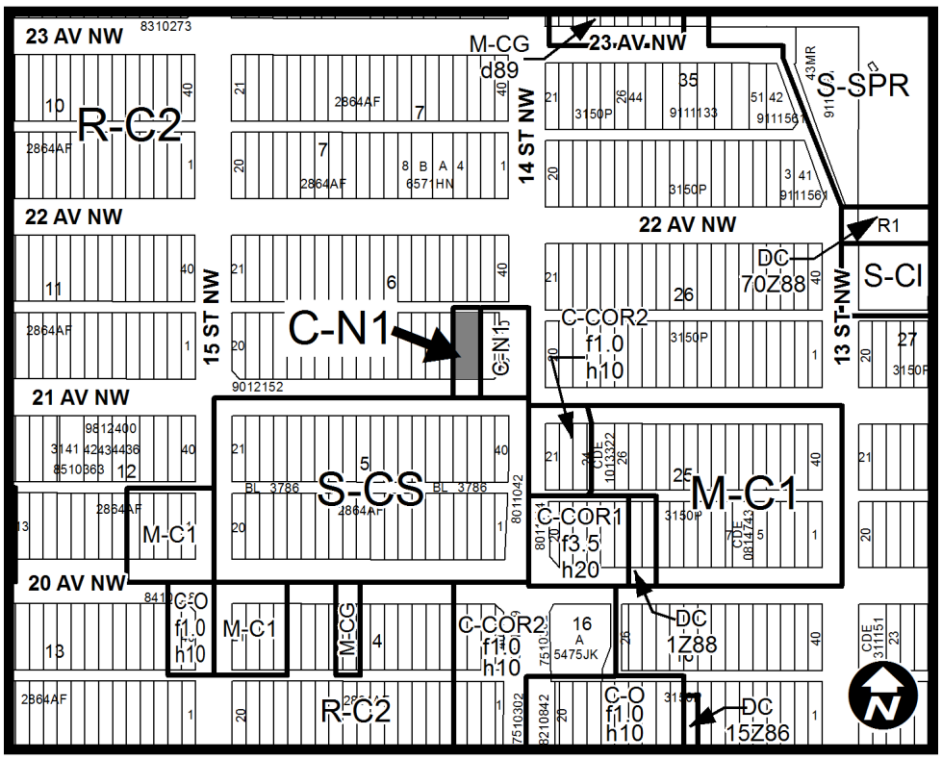
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0185
BYLAW NUMBER 365D2017

SCHEDULE B



POLICY AMENDMENT AND LAND USE AMENDMENT
MOUNT PLEASANT (WARD 7)
4 STREET NW AND 29 AVENUE NW
BYLAWS 64P2017 AND 366D2017 **MAP 27C**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a 0.08 hectare parcel of land from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for multi-residential development.

This application is generally in keeping with the intent of the North Hill Area Redevelopment Plan (ARP), but a minor map amendment to that Plan is required to facilitate approval of this to better indicate the future use of this site. A text amendment is also required to ensure that development on this site addresses both the street and the avenue, given the site's location along a Neighbourhood Main Street.

A development permit application has been submitted for this site and is under review.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 64P2017 and 366D2017; and

1. **ADOPT** the proposed amendments to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and

2. Give three readings to the proposed Bylaw 64P2017.

3. **ADOPT** the proposed redesignation of 0.08 hectares ± (0.19 acres ±) located at 466 - 29 Avenue NW (Plan 2617AG, Block 44, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 366D2017.

REASON(S) FOR RECOMMENDATION:

The proposed redesignation conforms to the intent of the Main Streets initiative and the Municipal Development Plan (MDP). Situated on a corner parcel along an identified Neighbourhood Main Street, the site's location is ideal for residential intensification due to its close proximity to transit, parks, active transportation links, major corridors, and commercial development. The proposed land use redesignation would also result in development that would be compatible with the existing development on adjacent parcels. As such, the proposed redesignation and amendment to the ARP can be supported.

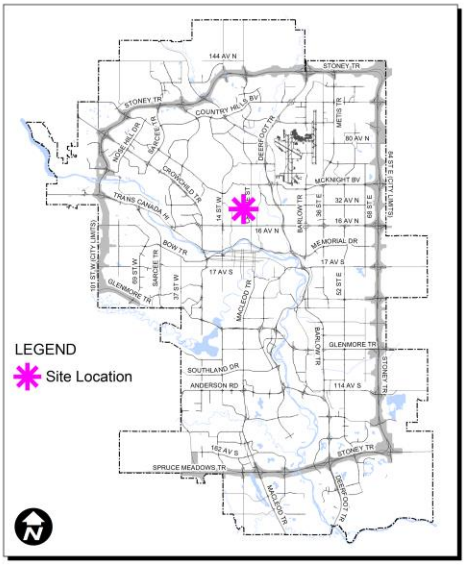
ATTACHMENTS

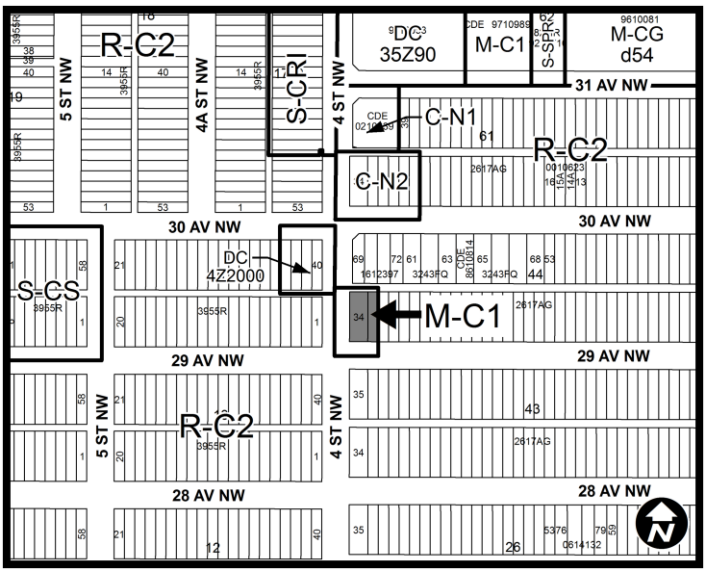
1. Proposed Bylaw 64P2017
2. Proposed Bylaw 366D2017
3. Public Submissions

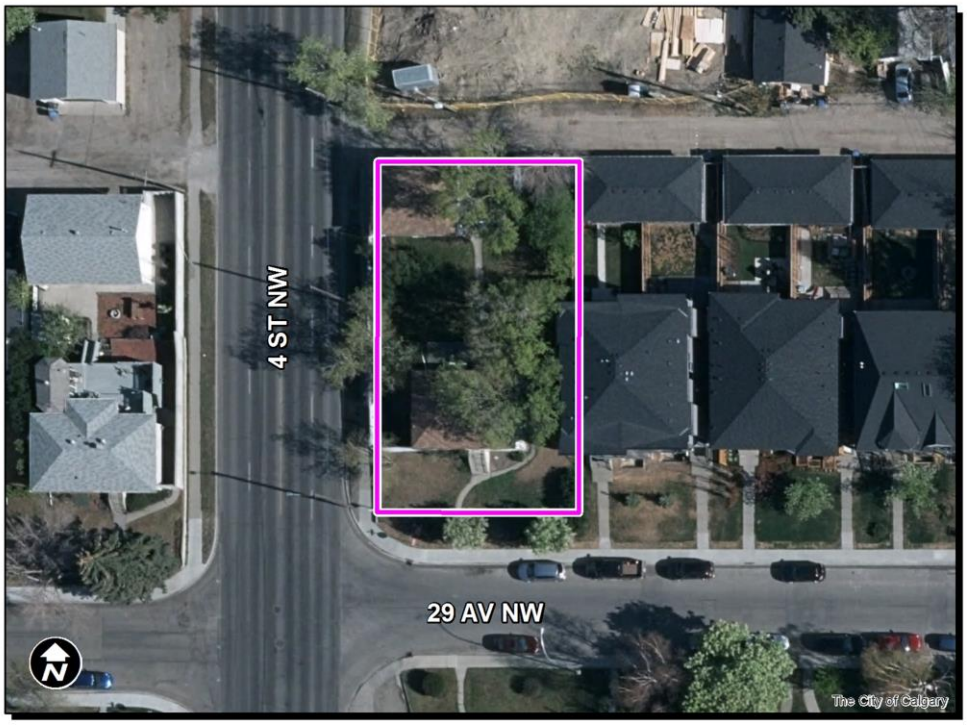
POLICY AMENDMENT AND LAND USE AMENDMENT
MOUNT PLEASANT (WARD 7)
4 STREET NW AND 29 AVENUE NW
BYLAWS 64P2017 AND 366D2017

MAP 27C

LOCATION MAPS







POLICY AMENDMENT AND LAND USE AMENDMENT
MOUNT PLEASANT (WARD 7)
4 STREET NW AND 29 AVENUE NW
BYLAWS 64P2017 AND 366D2017 **MAP 27C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (APPENDIX II).

Moved by: A. Palmiere **Carried: 7 – 1**
Opposed: R. Wright

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares ± (0.19 acres ±) located at 466 - 29 Avenue NW (Plan 2617AG, Block 44, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low Profile (M-C1) District.

Moved by: A. Palmiere **Carried: 7 – 1**
Opposed: R. Wright

Reasons for Opposition from Mr. Wright:

- The Main Streets program on 4 Street has not established any context or direction for this street. I am concerned when I see isolated sites with increased density, rather than having them clustered around activity centres. The area of 4 Street and 23 Avenue NW is such a cluster, but this site is 6 blocks away. Development of Main Streets should be phased and strategic and this proposal does not address either of those approaches.

2017 October 05

AMENDMENT: Amend proposed ARP amendment (b), shown in APPENDIX II, to include after "the site's prominent location along 4 Street NW";
"and with regard to landscaping/streetscape, reflect the urban, Main Street future of 4 Street NW,"

Moved by: G.-C. Carra **Carried: 7 – 1**
Opposed: R. Wright

POLICY AMENDMENT AND LAND USE AMENDMENT
MOUNT PLEASANT (WARD 7)
4 STREET NW AND 29 AVENUE NW
BYLAWS 64P2017 AND 366D2017 **MAP 27C**

Applicant:

Max Tayefi Architect

Landowner:

Harminder Sandhu
Ramandeep Kaur Sandhu

PLANNING EVALUATION

SITE CONTEXT

The subject site is situated in the community of Mount Pleasant. This corner parcel is 21 metres wide and 36 metres deep and has a rear lane. Redesignating this parcel to M-C1 will increase the number of allowable dwelling units from two (2) units up to a maximum of 11 units.

A single detached home is currently located on the site. Recent infill development has taken place on 29 Avenue NW, with new semi-detached dwellings located next door and along more than half of the block. Modest infill and intensification has been taking place in the neighbourhood.

Commercial development is located in pockets along 4 Street NW, with a smaller pocket located at 30 Avenue NW and a larger one located at 26 Avenue NW. Second Street NW, which is a major cycling corridor, is located just to the east.

The Centre Street corridor is located four blocks to the east, and Confederation Park is located about three blocks to the north.

The population of Mount Pleasant is marginally lower than it was at its peak in 1968 (as shown in the table below). However, the population has been increasing in recent years. This serves as contextually relevant information in the consideration of proposals which seek to introduce new higher-density development into the neighbourhood.

Mount Pleasant	
Peak Population Year	1968
Peak Population	5,805
2016 Current Population	5,665
Difference in Population (Number)	-2.4%

LAND USE DISTRICTS

The M-C1 District is intended to apply to the Developed Area and to facilitate multi-residential development of low height and medium density. The District's rules allow for varied building height and front setback areas in a manner that considers the immediate context. The maximum density within the M-C1 District is 148 units per hectare, and the maximum height is 14.0 metres with contextually sensitive rules that further restrict building height within proximity to low density residential districts and public streets.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan

The subject property is located within the *Residential Developed Inner City Area* as identified on Map 1 of the MDP. Although the document does not make specific reference to the subject site, the land use proposal is in keeping with the overarching land use policies for Developed Residential Areas identified in Section 3.5.1 of the MDP which support moderate intensification in a form and nature that respects the scale and character of surrounding development.

The MDP also recognizes this portion of 4 Street NW as a “Neighbourhood Main Street.” This means that the area is intended to accommodate future commercial and residential intensification over time. The MDP (section 3.4) states within a Neighbourhood Main Street, ground-oriented housing and low-scale apartment buildings are encouraged, and that an appropriate transition between the Main Street and the adjacent residential area is required.

This application is in keeping with the policy direction provided in the MDP.

North Hill Area Redevelopment Plan (2000)

The North Hill ARP identifies the subject site as being part of the “Low Density Residential” policy area. This policy area is intended to include primarily detached and semi-detached housing to encourage stability. The ARP stipulates that development within the Low Density Residential policy area should maintain the general development pattern of the neighbourhood.

This application generally does not comply with the policy direction in the ARP. Firstly, the apartment form of housing allowed in the M-C1 District does not comply with the intent of the “Low Density Residential” policy area in the ARP. Secondly, the ARP calls for development to be oriented to the Avenue instead of the Street, which would not allow for frontage along 4 Street NW, as outlined in policy 3.3.6 below:

> “Maintain the general development and subdivision pattern of the adjacent area. Parcel size, dimensions, orientation, usually to the avenue rather than the street, and the historic pattern of subdivision should be respected.”

Amendments to the ARP are necessary to facilitate approval of this application. Specifically, the land use category of the site needs to be changed on the map to reflect the M-C1 District’s multi-residential nature, and a new policy is needed in the ARP to ensure that new development on this site is oriented to both street and the avenue to facilitate “Main Street”-appropriate development. Preliminary engagement work has been completed for this area as part of the

Main Streets project, but the ARP has not been amended to recognize the function of 4 Street NW as a Main Street. As such, the ARP policy is out of date for this site.

Location Criteria for Multi-Residential Infill
The site conforms to the criteria for multi-residential infill, as outlined in the Location Criteria for Multi-Residential Infill document. It is located on a corner and is within 400 metres of a transit stop. It is adjacent to a higher standard roadway (4 Street NW), has direct lane access, and is along a corridor targeted for intensification.

TRANSPORTATION NETWORKS

4 Street NW is classified as an “Urban Boulevard” and 29 Avenue NW is classified as a “Residential Street.” Parking is permitted on 29 Avenue NW and in the lane, but not along 4 Street NW. The site enjoys good access to transit with stops for Route 2 located approximately 100 metres away. Four blocks to the east, many routes stop along Centre Street and this site is also approximately four blocks away from a future Green Line LRT station.

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the potential additional dwelling units without the need for off-site improvements at this time. Adjustments to on-site servicing may be required depending on the nature of future development proposals. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No sustainability features were noted as part of this application. However, the application does propose to increase density in an inner-city location, contributing to our goals of building a more compact city.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Mount Pleasant Community Association provided a letter of support for the application and indicated that this is an ideal location for higher density redevelopment.

Citizen Comments

Five letters of opposition were received from residents. These letters outlined concerns regarding:

- maintaining the area's low density character;
- shadowing and view impacts;
- increases in traffic;
- perceived lack of community benefit;
- problems with parking;
- back alley clutter;
- decreases in property value; and
- misalignment with the current Area Redevelopment Plan.

Public Meetings

No public meetings were held regarding this application.

APPENDIX I

APPLICANT'S SUBMISSION

MT-Arch
Max Tayefi Architect Inc.

June 23, 2017

Re.: Reason for Land Use Re-Designation Application
Address: 466 – 4th Avenue NW
Legal:

To whom it may concern:
The property in question is located in Mount Pleasant community in NW Calgary at the intersection of 29 avenue and 4th street. It is currently designated as RC2 and the re-designation request is to M-C1 allowing for a three storey, 11 unit apartment building.

In accordance with the North Hill Area ARP, this development will provide the following:

- Provide inner city densification - including densification to the 4th street corridor, while providing densification to the edge of the block and the community – the neighboring buildings are two storey duplexes.
- Maintain low density housing character with top floor setback.
- Site parking access will be predominantly directly off 4th street (collector road) into the lane and not through the community.
- A design which is not monolithic, provides direct at-grade access to grade level suites; unobtrusive balconies – especially in the rear; residential finishes – stucco, wood accents, stone; contextual front setback with enhanced landscaping, rooftop terrace with planting.

In accordance with the goals of the Main Street Initiative, this re-designation will help the City achieve the Municipal Development Plan goals of increasing density. Re-zoning will help introduce building forms that work with the scale of the main street neighborhood while allowing for more housing choice and greater population. This will in turn, sustain existing City services and enhance the viability of local business.

Yours truly,
Max Tayefi, Architect, AAA

Elveden Centre, Iveagh House
Suite 1450, 707-7th Ave SW
Calgary AB T2P 3H6

P: (403) 608 0646
E: info@mt-arch.ca
w: www.mt-arch.ca

Max Tayefi
Architect, AAA, MBA, LEED

APPENDIX II

AMENDMENTS TO THE NORTH HILL AREA REDEVELOPMENT PLAN

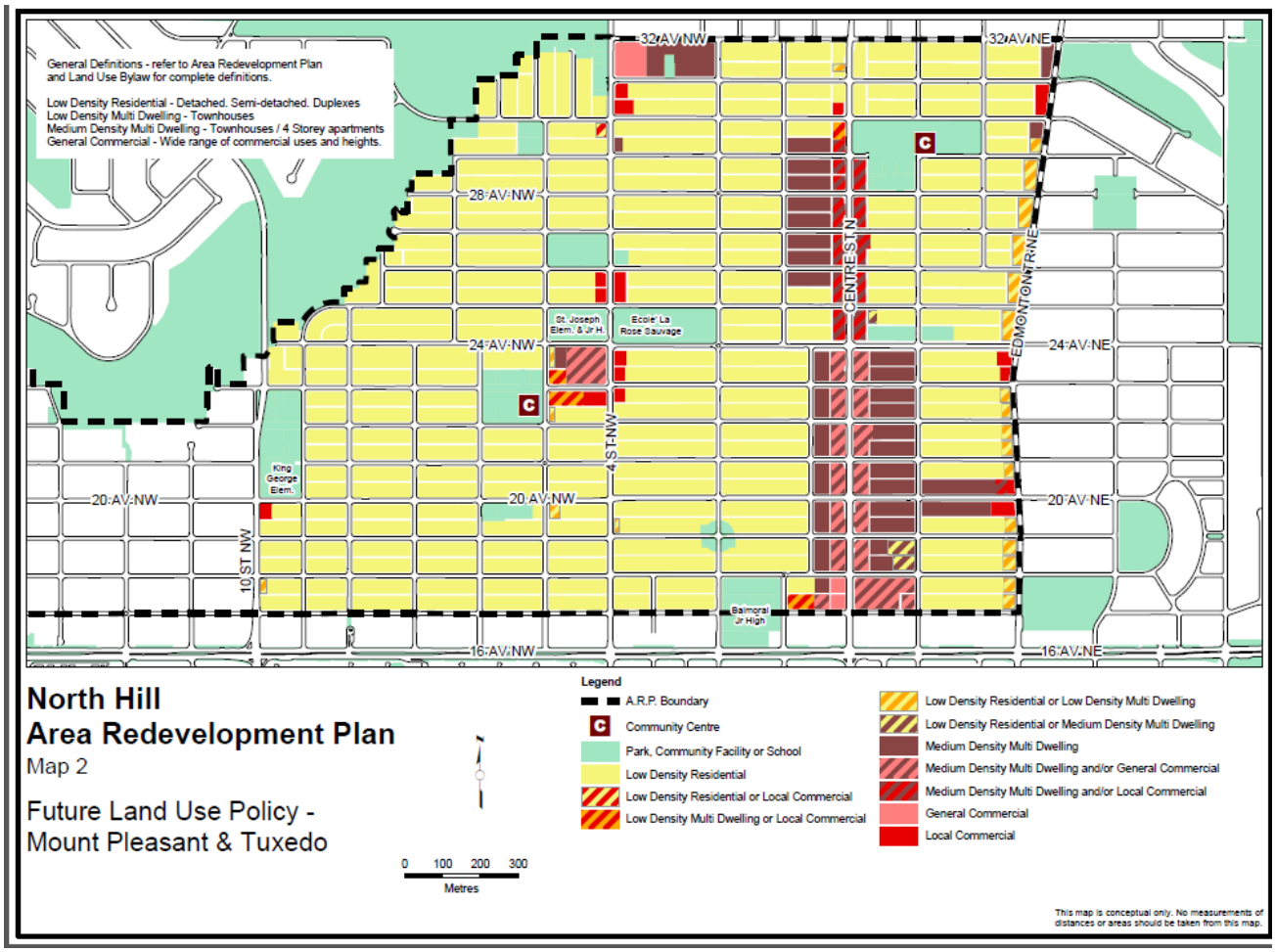
(a) Delete the existing Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” and replace with the revised Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” (APPENDIX III).

(b) In “Design Guidelines for Townhouses and Apartments,” under “Building Orientation and Entries,” add a new point “7” that states, “Development of 466 29 Avenue NW should front on to 4 Street NW and 29 Avenue NW, with individual, at-grade entrances provided on both frontages where possible. The design of a new building on this site should address the site’s prominent location along 4 Street NW,” and renumber accordingly.

POLICY AMENDMENT AND LAND USE AMENDMENT
MOUNT PLEASANT (WARD 7)
4 STREET NW AND 29 AVENUE NW
BYLAWS 64P2017 AND 366D2017 **MAP 27C**

APPENDIX III

AMENDMENTS TO THE NORTH HILL AREA REDEVELOPMENT PLAN



APPENDIX IV

LETTERS SUBMITTED

Received August 2, 2017

We have reviewed this application and discussed it with the applicant. We are supportive of high density redevelopment in our community when it is done in the right way and in appropriate locations, on the main roads.

We feel this rezoning is reasonable. It would bring higher density on the a busier street (4th Street) and improve the street image. We appreciate that there will be sufficient parking on site and hope the final development will have street friendly architecture, including entries if possible, on 4th street.

Chris Best
Mount Pleasant Community Association Board Director Planning, Transportation and Land Use (PTLU) Committee Chair

PROPOSED

BYLAW NUMBER 64P2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE NORTH HILL
AREA REDEVELOPMENT PLAN BYLAW 7P99**
*** ***

WHEREAS it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

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

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

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:

   (a) Delete the existing Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” and replace with the revised Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo”, attached hereto as Schedule A.

   (b) In “Design Guidelines for Townhouses and Apartments,” under “Building Orientation and Entries,” add a new point “7” that states, “Development of 466 29 Avenue NW should front on to 4 Street NW and 29 Avenue NW, with individual, at-grade entrances provided on both frontages where possible. The design of a new building on this site should address the site’s prominent location along 4 Street NW and with regard to landscaping/streetscape, reflect the urban, Main Street future of 4 Street NW,” and renumber accordingly.

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

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

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

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

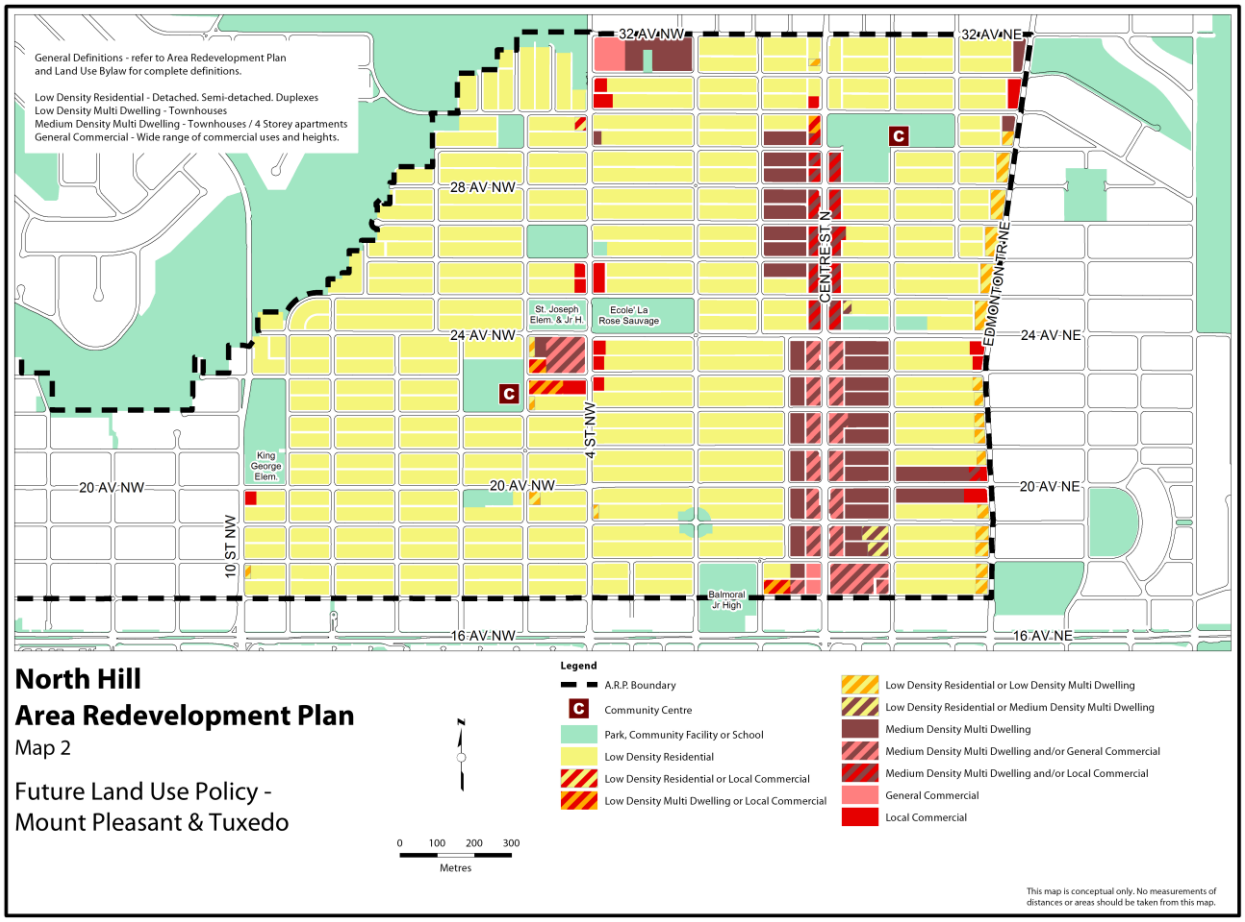
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

BYLAW NUMBER 64P2017

Schedule A



PROPOSED

CPC2017-375
Attachment 2

BYLAW NUMBER 366D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0186)**
*** ***

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

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

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

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

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

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

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

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

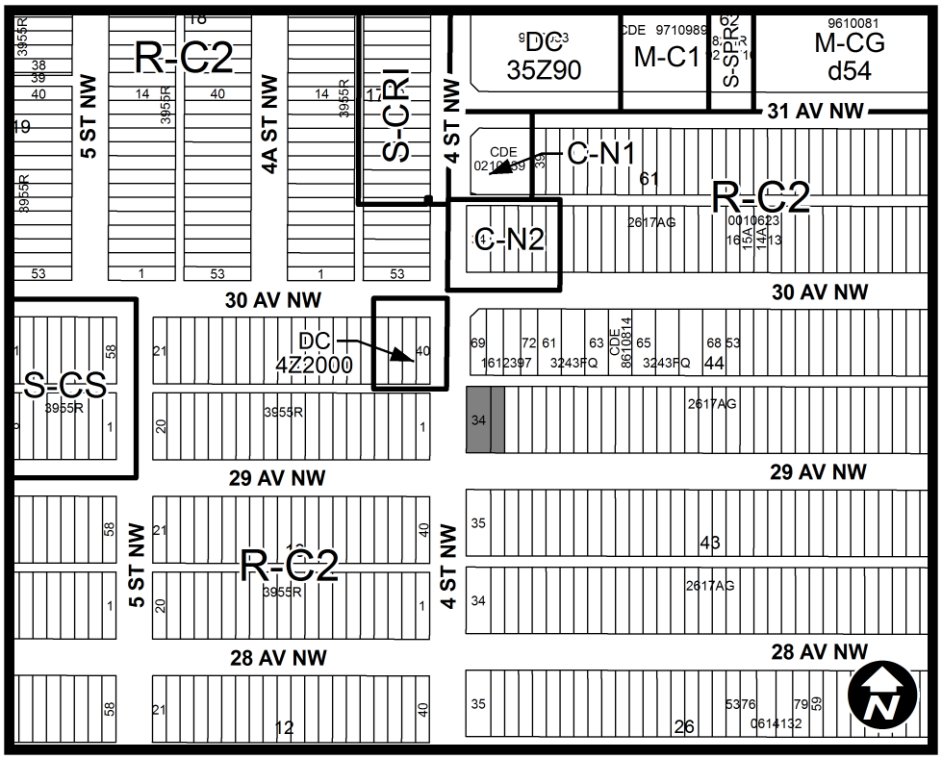
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0186
BYLAW NUMBER 366D2017

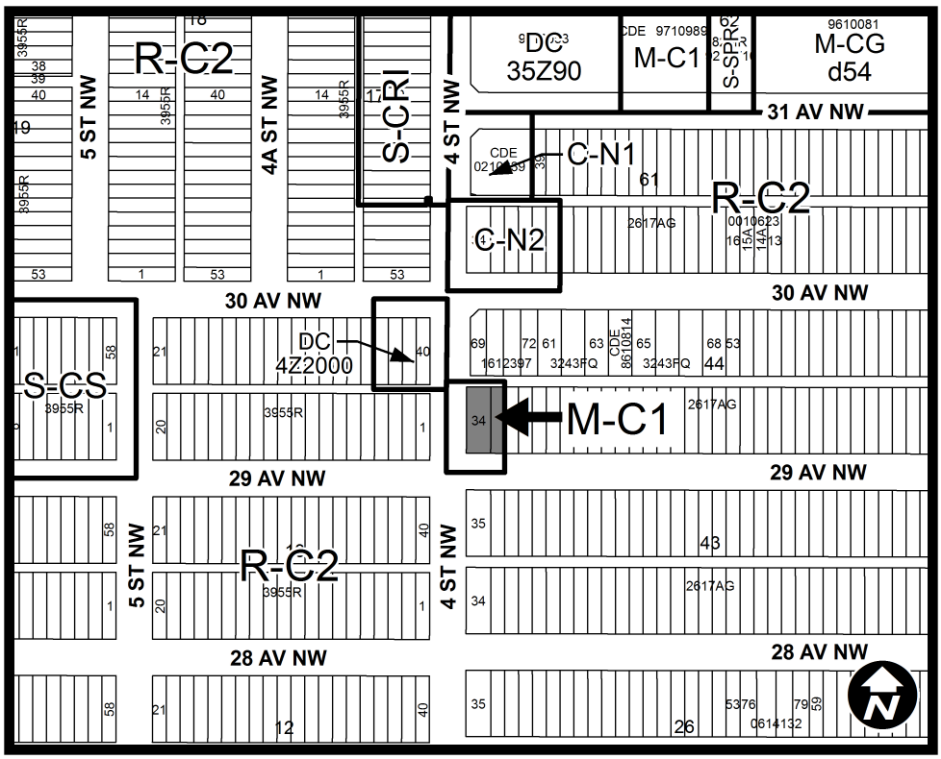
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0186
BYLAW NUMBER 366D2017

SCHEDULE B



From: Smith, Theresa L.
To: LaClerk
Subject: FW: Online Submission on LOC2017-0186
Date: Thursday, November 02, 2017 3:55:05 PM

From: cmwong21@hotmail.com [mailto:cmwong21@hotmail.com]
Sent: Thursday, November 02, 2017 3:41 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: Online Submission on LOC2017-0186

November 2, 2017

Application: LOC2017-0186

Submitted by: Calvin Wong

Contact Information

Address: 463-28 Avenue NW

Phone:

Email: cmwong21@hotmail.com

Feedback:

Dear Council, Me and my wife moved to Mt. Pleasant almost 10 years ago because of its family friendly community feel while still allowing us to stay in a central part of the city. We now have two young sons and we are concerned that this new proposed 11-unit complex will have negative impacts on our community, especially given that we live 1 block away from the proposed site. This includes increased traffic (cutting through our side streets and alleys), safety to young children (schools in the area), parking, less-invested neighbours (renters and absentee landlords), and property values of our home. I understand the desire to increase density by the city, but I do not believe that this type of development is consistent with the neighbourhood showing a lack of holistic planning. Most if not all of the homes in the area are single detached/duplexes and adding an apartment building of this density is a considerable change to the area especially given this location. There is already considerable development of multi-unit buildings along Centre St and 20 Ave, but one of the biggest differences is that those buildings already face the main street. Virtually every single resident lot that is adjacent to 4th St faces north-south or away from the main road. However, on 20 Ave and Centre St, most of the existing single residential lots are facing the main street. This means that the main road (or backlane) would absorb the parking impacts from a multi-unit redevelopment. For homes along 4 St, the parking effects spill into the avenues negatively affecting all of the single resident homes. Another key point is that the lots on Centre and 20 Ave all face the main street and any of the impacts are inherently present. Adding another multi-unit site to these areas would be less of an impact. Whereas, adding a multi-unit building along 4

St is a bigger change and have much more of a significant (negative) impact on safety, parking, traffic, and property value, etc. In addition to this, an 11-unit apartment building will only increase the number of renters living in the neighbourhood who generally are not as committed to the community. We have already noticed an increase in crime in the neighbourhood and have seen first hand how some transient type residents treat the neighbourhood compared to residents who are invested and share in the community. Many of my neighbours have voiced similar concerns regarding this development and specifically the density. Please note that the height of the building is not the issue. Many of my neighbours have expressed that a four-plex would be acceptable and keeping with the community while increasing density. We implore Council to consider the concerns of the residents that are most immediately affected and amend the application to reduce the building density to a 4-plex. Thank you for your time and consideration.

From: Smith, Theresa L.
To: LaClerk
Subject: FW: Online Submission on LOC2017-0186
Date: Thursday, November 02, 2017 3:53:08 PM

From: Adrockwe@gmail.com [mailto:Adrockwe@gmail.com]
Sent: Thursday, November 02, 2017 3:29 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: Online Submission on LOC2017-0186

November 2, 2017

Application: LOC2017-0186

Submitted by: Andrew Rockwell

Contact Information

Address: 456 28 Ave NW

Phone: (403) 471-2673

Email: Adrockwe@gmail.com

Feedback:

I am a neighbor of this development, living just one street south. While I support some degree of densification of this area, I encourage City Council to consider placing restrictions on this development if multi-unit zoning is approved. I believe that the current restrictions placed on multi-unit dwellings are too lax for this neighborhood, as evidenced by the fact that it would allow up to 11 dwellings on the lot of what is currently a single family home, in a neighborhood of detached and semi-detached dwellings. I would have no reservations about a townhouse development, or even a 4- or 6-plex, (with certain considerations met); but the idea of having up to 11-units on this lot is ludicrous. 29th Avenue, and the surrounding streets are quiet, residential streets with limited on-street parking. In our neighborhood, I believe any multi-unit building should be required to have more than one parking space per dwelling, leaving street parking predominantly for visitors. I would also have concerns about traffic congestion at this location, as 4th Street is already a busy street for pass-through traffic that is difficult to turn south on from the avenues during peak periods. Adding too much population density right at 29th Avenue and 4th street would no doubt exasperate this issue for existing residents of Mount Pleasant. Please consider restricting the development at this location if the conversion multi-family zoning is allowed.

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Monday, November 06, 2017 7:43 AM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0186

Follow Up Flag: Follow up
Flag Status: Flagged

From: iwong82@yahoo.com [mailto:iwong82@yahoo.com]
Sent: Friday, November 03, 2017 10:11 PM
To: City Clerk
Subject: Online Submission on LOC2017-0186

November 4, 2017

Application: LOC2017-0186

Submitted by: Irene Wong

Contact Information

Address: 463-28 Avenue NW

Phone:

Email: iwong82@yahoo.com

Feedback:

To Council, My family and I live a block away from the proposed site are in direct opposition of this re-designation. Denisty. This is the biggest concern as we feel that this will make safety, cut through traffic, and parking worse than it already is. An 11 unit complex is simply unacceptable and would stick out as a sore thumb in this area. A 4-plex would be a more acceptable solution that we feel blends into the community better while still providing the city with densification it desires. This is not a case of NIMBY mentality. During the election there was a town hall for Mount Pleasant where residents were able to submit questions for the candidates via the community association. The three biggest themes were density, cut through traffic, and taxes. This isn't a concern for this specific site and its nearby residents. It is one of the most important issues that the community as a whole is concerned about. This isn't just a resident's impression, but one that has been covered in the media. There have been multiple news articles reporting the same sentiment from the town hall and one where the community association noted that density was not just a concern for this proposed site but also the entire community. Links are below in case you want to read, but the addresses indicate the headline. At the town hall, all but the incumbent councillor were in agreement that re-zoning was the incorrect strategy to redevelopment. I point this out because Ward 7 was one of the closest races so one could draw that this is a very divided issue. http://calgaryherald.com/news/local-news/high-density-developments-and-taxes-among-ward-7-residents-top-concerns-at-election-forum http://calgaryherald.com/news/local-news/densification-causes-some-

growing-pains-in-the-inner-citys-ward-7 Another concern is that the planning commission only recommended architectural changes to the proposed building but did not see any issue with the proposed density. This was something that the CA specifically requested in a response to the city (copied to the residents) that the density of the unit be decreased from 11 to 4. This is not one isolated resident commenting but the CA who has taken feedback from multiple residents, yet this request was ignored and not amended in its form to council. In fact I have been told that as long as the building exterior and size/height meet the rules, the rezoning would unlikely get rejected. Where is the development planning in this? This is an existing subdivision with challenges in redeveloping but according to the CA this lot is outside the designated Neighbourhood Corridor in the Municipal Development Plan where higher density has been agreed to. Did the planning commission look at this specific site/location to see if it was in line with the ARP and how this type of building would fit in with the community (traffic, parking, safety, etc.)? Not only does this break the contract with the community in regards to the Municipal Development Plan but it is ignoring any sound planning principles. There are no multi units in the area so this looks like a situation where a developer who wanted to build this type of building in an area and found an owner willing to sell and made a DP application regardless of zoning. In an ideal world they would have found and purchased a lot previously zoned (based on proper city planning) for this type of building and then make the appropriate application. I realize this is a big challenge in an existing area but a process that looks only at the physical building and not how it fits into the community shows a serious lack in planning. “Top run” and “broken process” were common phrases during the election. The fact that this application has made it to public hearing in its current form shows that the process is broken. It’s time for council to listen to its residents. This is irrespective of those citizens that voted for you or not. This is irrespective of if this applies to your ward. The flawed system affects the entire city. It’s time to fix the process and break the stereotype of a top run organization. Amend the application to reduce the density to a 4 unit building.

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Wednesday, November 08, 2017 7:57 AM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0186

Follow Up Flag: Follow up
Flag Status: Flagged

From: don.mikalson@gmail.com [mailto:don.mikalson@gmail.com]
Sent: Tuesday, November 07, 2017 10:44 PM
To: City Clerk
Subject: Online Submission on LOC2017-0186

November 8, 2017

Application: LOC2017-0186

Submitted by: Don Mikalson

Contact Information

Address: 462 29th Ave NW

Phone: (403) 463-0501

Email: don.mikalson@gmail.com

Feedback:

I am contacting you about the proposed re-designation for 466 29 Ave NW. I want to state that both my wife and I oppose the proposed 11 unit apartment development located at 466 29 Avenue NW. I understand that the city is looking at proposals for increasing the density of the Mount Pleasant community. I am not convinced that building small apartment buildings accomplishes this goal. First, no one in the community was consulted about this proposed rezoning change. The only correspondence was three rounds of posted signage and posting signage is not consultation. I struggle how such a rezoning proposal is put forth when it disproportionally negatively affects community members that happen to own houses near the proposed rezoning location of 466 29 Avenue NW. I am not against increased density. My wife and I chose the Mount Pleasant community because of its access to organic local commercial development. We used to live downtown and support and enjoy pedestrian lifestyles. However, we feel that the proposed apartment is not the appropriate redevelopment needed or supported by the community. First, putting an 11 unit apartment building on a 50-foot lot does not seem feasible without significantly impacting the surrounding neighbours. Parking is already tight on 29th Avenue. Adding 11 apartment units will exacerbate this problem. We have not seen any plans provided by the architect, especially ones that address the parking issue. Second, Mount Pleasant has constantly been experiencing increased density. My wife and I live in a new side-by-side. There are 4+ redevelopments on-going in just the two block radius of our house. I do not understand the apartment proposal as justification for increased density. Mount Pleasant's density is already increasing! If

Council wants to increase density, it can simplify the secondary suite approval process. The proposed rezoning is inconsistent with the approved Area Redevelopment Plan and with the Municipal Development Plan. We encourage the architect to either pursue the project at a location that supports the rezoning or alter/modify the plan so it is consistent with the ARP and MDP for the Mount Pleasant Community. Third, the proposed apartment building will be remove any privacy my family has in our backyard. This will surely negatively affect the property value of our house and property. Does the City of Calgary plan on repatriating affected neighbours for the negative impact to their property values? Lastly, There are about 10 children that live within a 5 house radius of the proposed 466 29 Ave NW. Fourth Street NW is already busy. We already fear for the safety of our children. People constantly race down 4th Street, sometimes 30km/hr over the posted speed limit. Most intersections are uncontrolled for pedestrians. Adding apartment level density will exasperate this problem. Thank you for your time. Regards, Don Mikalson and Sophie Pilon

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Wednesday, November 08, 2017 7:58 AM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0186

From: james.nasen@gmail.com [mailto:james.nasen@gmail.com]
Sent: Tuesday, November 07, 2017 4:49 PM
To: City Clerk
Subject: Online Submission on LOC2017-0186

November 7, 2017

Application: LOC2017-0186

Submitted by: James

Contact Information

Address: 529 29 Ave NW

Phone: (555) 555-5555

Email: james.nasen@gmail.com

Feedback:

The proposed redesignation associated with this property would not be an additive change for the community surrounding it. The current density modifier proposed would allow an 11 unit apartment building on a 50 foot lot. This design would not be in line with all other buildings in the area. A development of this size would hinder parking, travel through the neighborhood, community inclusion, and safety. Furthermore, this property is located outside the designated Neighbourhood Corridor (4th Street NW, from 22nd Avenue to 27th Avenue) in the Municipal Development Plan (MDP). If this application is approved, then the residents of Mount Pleasant and other inner city communities must ask, if the MDP is not going to be followed, what was the purpose in creating it at all? I believe that residents of Mount Pleasant support density in alignment with the MDP within our community. However, placing density outside of our Neighbourhood Corridor, we feel, will erode the future success of our Main Street. When walking through this neighborhood it is clear that a building of this size and density is better suited to the area laid out in the MDP (4th Street NW, from 22nd Avenue to 27th Avenue). Outside of this area it would make sense to increase density through townhome type development. The apartment form proposed in the development permit application is dramatically out of context for the neighbourhood. I believe the developer needs to amend the design to only include 5 or less units, and 2 stories and then reapply for a smaller density modifier.

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Wednesday, November 08, 2017 7:59 AM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0186

From: laurenlankester@gmail.com [mailto:laurenlankester@gmail.com]
Sent: Tuesday, November 07, 2017 4:39 PM
To: City Clerk
Subject: Online Submission on LOC2017-0186

November 7, 2017

Application: LOC2017-0186

Submitted by: Lauren Lankester

Contact Information

Address: 529 29 Ave NW

Phone:

Email: laurenlankester@gmail.com

Feedback:

The proposed development and redesignation associated with this property would not have a positive affect on the surrounding residents. The current density modifier proposed would allow an 11 unit apartment building on a 50 foot lot. This will not achieve the dual facade and street orientated family style units required within our community. A development of this size would hinder parking, travel through the neighborhood, community inclusion, and safety. Furthermore, this property is located outside the designated Neighbourhood Corridor (4th Street NW, from 22nd Avenue to 27th Avenue) in the Municipal Development Plan (MDP). If this application is approved, then the residents of Mount Pleasant and other inner city communities must ask, if the MDP is not going to be followed, what was the purpose in creating it at all? I believe that residents of Mount Pleasant support density in alignment with the MDP within our community. However, placing density outside of our Neighbourhood Corridor, we feel, will erode the future success of our Main Street. When walking through this neighborhood it is clear that a building of this size and density is better suited to the area laid out in the MDP (4th Street NW, from 22nd Avenue to 27th Avenue). Outside of this area it would make sense to increase density through townhome type development. The apartment form proposed in the development permit application is dramatically out of context for the neighbourhood. I believe the developer needs to amend the design to only include 5 or less units, and 2 stories and then reapply for a smaller density modifier.

Members of Council,

I am writing as a concerned resident of Mount Pleasant regarding the rezoning application (LOC2017-0186) and proposed development plans. I live one block away on 28 avenue NW from the subject parcel (466 29th Avenue NW) and I am opposed to the development based on the following:

This development application is not in alignment with City Policy, planning principles and long term plans
This proposed development is located outside designated Neighbourhood Corridor (4th Street NW, from 22nd Avenue to 27th Avenue) in the Municipal Development Plan (MDP). The MDP supports higher density within Neighbourhood Corridors and sensitive intensification (secondary suites, semi-detached dwellings and townhomes) within all other areas of the Inner City.

This application does not incorporate the principles of whole community planning and it doesn't fit with the existing homes in the community
As expressed by the Mount Pleasant Community Association and the residents of the community, I am not against increasing density, if it's done in a thoughtful manner that considers the other homes in the community and the people who live there. When increasing density, we must consider whole community planning and sound planning principles so that developments are not just approved as one- off projects. Development must fit well with the existing homes in the community and be located in the right places. This proposed11 unit building does not fit with the community. There are no other multi-unit, three level apartment style buildings in Mount Pleasant. The development being proposed as is, would allow an 11 unit apartment building on a 50 foot lot. This will not achieve the dual facade and street orientated family style units required within Mount Pleasant. I would support townhomes and/or stacked townhomes which would be more in alignment with the goals of the MDP in this location, and would enable increased density that fits well within the existing community.

This is not a NIMBY issue
During the Mount Pleasant all candidates' election forum in October, density and the impacts on the community was one of the top three issues for the residents of Mount Pleasant. One of the others issues was increased traffic, which is directly related to increased density. Residents expressed that their concerns were not just related to the proposed development site on 29 avenue, but for the whole community. Residents raised several questions about how the candidates would address density and Area Redevelopment Plans going forward. All of the candidates, with the exception of the incumbent ward councillor, strongly agreed that density needs to be done in a very sensitive and thoughtful way that reflects community interests, incorporates principles of whole community planning, (not one-off developments), and fits well within the community. All candidates with the exception of the incumbent ward councillor felt that the re-zoning application was the incorrect strategy to redevelopment.

In addition, candidates felt that community residents must be engaged much more in these types of decisions as they have an enormous impact on traffic; parking; noise; the safety of pedestrians and children; and people's experience and enjoyment of their homes and their neighbourhood. The proposed development as is, would result in increased traffic in an already very busy area right off of 4 Street NW which experiences high cut through traffic off of 4 Street and Centre Street, as well as increased safety and noise concerns. In addition, parking will become a bigger issue with the density that is being proposed. It is already very challenging to park on 28 and 29 avenue due to increased spillover from other avenues in the area, and with an increasing number of "visitors" parking there.

Development permit application
The apartment form proposed in the development permit application is out of context for the neighbourhood. I support the recommendations of the Mount Pleasant Community Association and residents, and ask that the applicant significantly amend the project to include the following:

- Human-scale built form in either stacked townhomes or townhomes
- Street orientated units with direct access to the street.
- Units facing both 4th Street and 29th Avenue
- Garages/parking accessed off the lane
- The density modifier be amended to support grade-orientated units that face both 4th Street and 29 Avenue.

This application, as proposed, does not meet requirements in the existing Area Redevelopment Plan and it breaks the contract with the community and its residents. There are no other multi-unit buildings in the area and there is no evidence of thoughtful community planning or the use of “sound planning principles.” regarding this application. The developer could easily have chosen to develop in another area where multi-units are already a part of the community fabric and the community plan. This is a situation of a one-off development, without consideration for residents or the existing community plan.

Recommendation put forward to Council by the Calgary Planning Commission
Finally, I have concerns about the recommendation put forward to Council by the Calgary Planning Commission. The CPC only recommended architectural changes to the zoning and did not note any density changes. This recommendation does not reflect, but ignores, the Mount Pleasant Community Association request to have the building units decreased from 11 to 4, along with other design requests that would enable the development to be a best fit with the community, (as stated above). The Community Association submitted their request to CPC based on the feedback from many community residents, so it is very concerning and disheartening that CPC did not amend their recommendations to Council to better reflect the community and the residents. “Top run” and “broken down” were common phrases used during the election. It’s time for Council to start listening to residents. The current system is flawed and it not only impacts Mount Pleasant, but all of the communities in Calgary.

Council can show that it is listening to residents and the community starting with this application. I respectfully request that the proposed application be amended to reduce the density from 11 units to 4, including the other design requests as submitted by the Mount Pleasant Community Association. Please take this request into serious consideration. It is the right thing to do.

Respectfully,
Allison Carnahan
Resident and homeowner of Mount Pleasant, and citizen of Calgary

November 9, 2017

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

RE: BYLAW #366D2017 – Request for Comments – Land Use Bylaw Amendment at 466 29 Avenue NW

As a neighbouring resident, I oppose the land use bylaw amendment proposed for the land parcel at 466 29 Avenue NW (herein referred to as the "Subject Property"), being developed as a multi-residential development (M-C1), as it does not align with the residential low density conservation intention of the North Hill Area Redevelopment Plan (ARP)[1]. The Subject Property is located at the corner of 29 Avenue NW and 4 Street NW. I based my decision to live in the Mount Pleasant community on the premise of the quiet streets and low density neighbourhood.

I have submitted comments to the land use bylaw amendment application in August 2017 and the development permit application in October 2017, and I find each request for comments process a piece of garbage, considering there is no consultation process from the City of Calgary to follow-up with affected stakeholders on any concerns raised. I find it ridiculous that neither planner responsible for each application have contacted me to discuss my concerns. Asking for comments and then not circling back with stakeholders to close out concerns raised is an absurd process. What's the point in asking for comments? Seems like the planners in charge have made up their minds long before asking for comments from affected stakeholders.

As per the September 2017 North Hill ARP, section 3.3 (2) states the Mount Pleasant and Tuxedo policies are to "support a low density housing conservation and infill policy to maintain stability while allowing appropriate new low density housing (single detached/duplex/semi-detached housing)" and section 3.3 (4) states the policies are to "discourage the redesignation of low density residential land to higher density residential or commercial uses, except as supported by this ARP, in order to maintain and preserve the stability and character of the communities."

The reality of having a multi-residential development built on 29 Avenue NW will impact the residents in the vicinity of the proposed development. 29 Avenue NW is a quiet roadway and has lots of young children playing; the proposed multi-residential development would change the street into a busy and congested roadway. Not only is on-street parking currently at a premium during non-work hours, but when residents have visitors over, the on-street parking is greatly impacted. If a multi-residential development is built with 11 units, the on-street parking will be non-existent.

As seen in Figure 1 below, the parcels adjacent to 4 Street NW are designated as R-C2 low density land use (with the exception of some commercial parcels). The medium density land

[1] The City of Calgary. North Hill Area Redevelopment Plan – A Community Plan for The Capitol Hill, Tuxedo and Mount Pleasant Communities. September 2017. http://www.calgary.ca/PDA/pd/Documents/arp-asp/arp/north-hill-arp.pdf

use parcels are seen adjacent to Centre Street N. This makes sense since the Green Line LRT will be utilizing Centre Street N in the future. It's out of character to have a multi-residential medium density development along 4 Street NW. In fact, Subject Property is located outside designated Neighbourhood Corridor (4 Street NW, from 22 Avenue to 27 Avenue) in the Municipal Development Plan (MDP)[2]. The MDP supports higher density within Neighbourhood Corridors and sensitive intensification (secondary suites, semi-detached dwellings and townhomes) within all other areas of the Inner City.

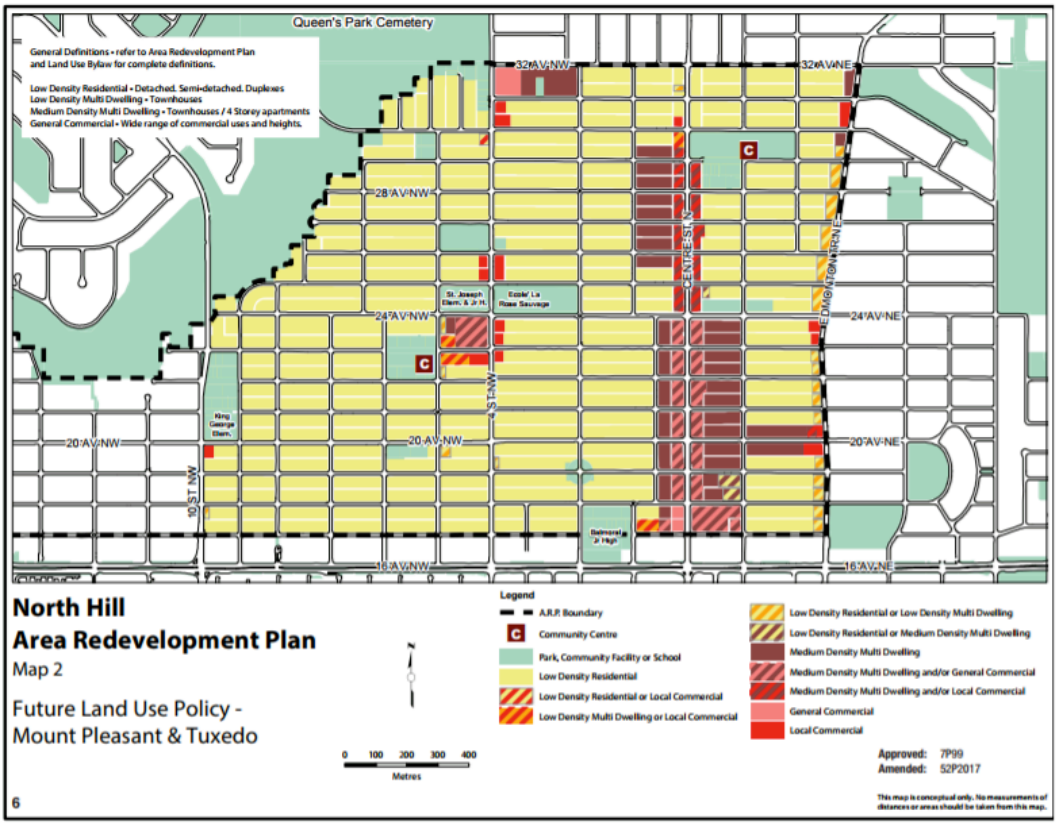


Figure 1: North Hill ARP Future Land Use Policy

4 Street NW is a main north-south connector road, has been classified by the City of Calgary as a truck route[3] and saw on average 14,000 vehicles per day in 2016[4]. I have never seen anyone attempt to park on 4 Street NW due to the amount of traffic that utilizes the roadway. When you factor in the stop sign located in front of the Subject Property and the required 5m parking setback noted in section 3(1)(a) of the Parking Bylaw 41M2002[5], on-street parking is further decreased on the road. 29 Avenue NW is already busy with on-street parking from the residents in the area; if 11 units are built on the Subject Property, there will not be an adequate

[2] The City of Calgary. The City of Calgary Municipal Development Plan. September 2009. http://www.calgary.ca/PDA/pd/Documents/planning_policy_information/mdp-municipal-development-plan.pdf
[3] The City of Calgary. 2017 Calgary Truck Route Map. 2017. http://www.calgary.ca/Transportation/Roads/Documents/Truck-and-dangerous-goods/calgary-truck-routes-map.pdf
[4] The City of Calgary. 2016 Average Daily (24hr) Weekday Traffic Volume. 2017. http://www.calgary.ca/Transportation/TP/Documents/data/traffic_flow_maps/2016-flowmap_City.pdf
[5] The City of Calgary. Parking Bylaw 41M2002. http://www.calgary.ca/CA/city-clerks/Documents/Legislative-services/Bylaws/41m2002-Parking.pdf

amount of on-street parking for a medium density residential development to co-exist with the current low density residential developments.

Based on the 11 units being proposed, the Motor Vehicle Parking Stall Requirements laid out in the Land Use Bylaw 1P2007[6], section 558 outlines the number of parking stalls required for resident parking and visitor parking. Taking into consideration Area 2 of the "Parking Areas Map", and the minimum required motor vehicle parking stalls for residents (1.0 per unit) and visitors (0.15 per unit), 11 resident and 2 visitor parking stalls would be built on the Subject Property, including an additional 1 handicap parking stall, for a total of 14 parking stalls.

Considering there will be 9 x 2 bedroom units and 2 x 1 bedroom + den units, the reality is that units with over 1 bedroom occupy more than one resident, in which one or more vehicles per unit will be present. Increased traffic and on-street parking associated with those units will adversely and negatively impact the quiet roadway and alley along 29 Avenue NW.

The alley servicing 29 Avenue NW and 30 Avenue NW will be negatively impacted with the addition of a multi-residential development on the Subject Property. It is currently difficult to turn onto 4 Street NW from the alley due to the obstructions and slope of the alley; adding a multi-residential development so close to the alley entrance off 4 Street NW will increase congestion and reduce access. There is an existing overhead distribution line structure in close proximity to the underground parkade entrance being proposed with the multi-residential development. When factoring in the current access difficulties into the alley with the existing structure, there will not be enough room to have two-way traffic in the alley.

29 Avenue NW has become a crossover street between Centre Street N and 4 Street NW. The amount of traffic cutting between these two roadways has decreased the safety experienced by residents. Adding more traffic associated with the multi-residential development on the Subject Property will further decrease the safety of residents and further increase the congestion of 29 Avenue NW and the ability to turn safely onto 4 Street NW.

The proposed development will be 3 storeys in height (approximately 11.53m), resulting in a taller building than the existing homes in the area, and will create an increased shadow effect in my backyard. Additionally, the increased building height will decrease my privacy with unit windows and balconies overlooking, impacting the enjoyment of my backyard.

I believe the land use bylaw amendment at 466 29 Avenue NW should be reduced to a smaller number of units, such as a duplex, four-plex, or townhomes with entrances from the sidewalks to each unit, which are more common developments already seen in the neighbourhood and would better align with the low-density intent of the neighbourhood.

Thank you,

Sincerely,
Dan Burton

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[6] The City of Calgary. Land Use Bylaw 1P2007. July 23, 2007. http://www.calgary.ca/PDA/pd/Documents/Calgary-Land-Use-bylaw-1P2007/bylaw_1p2007.pdf

From: Smith, Theresa L.
To: LaClerk
Subject: FW: Objection to property redesignation of Mount Pleasant
Date: Thursday, November 02, 2017 4:01:58 PM
Attachments: image001.png

From: Neufeld Cory [mailto:Cory.Neufeld@interpipeline.com]
Sent: Thursday, November 02, 2017 3:05 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Objection to property redesignation of Mount Pleasant

I would like to personally object to the proposed Land Use Redesignation in Mount Pleasant at 466 29 Ave NW.

I have lived in the Mount Pleasant are for the past 12 years and have lived on the 500 block of 29th Ave NW for the past 3 years after recently constructing a house. I choose to build in Mount Pleasant and 29th Ave based on the curb appeal of the street and the fact that it is zoned for R-C2. Modifying the above address to M-C1 will decrease the curb appeal of the street and significantly lower the property value of my home. Further traffic congestion on 4th Ave will be impacted by this change. Furthermore allowing for this change at this address will pave the way for further requests for Land Use Redesignation in Mount Pleasant. This can not be allowed to happen.

Sincerely

Cory Neufeld
532 29th Ave NW
Calgary Alberta
T2M 2M5
cneufeld@interpipeline.com

From: Zubcic Sonja
Sent: Thursday, November 02, 2017 2:44 PM
Subject: Mount Pleasant - property redesignation that may affect property value
Importance: High

Dear Mount Pleasant neighbors:

I have just seen today's Herald and the notice about condo building coming up at the corner of 4 Street and 29 Avenue NW (please see the attachment). Mount Pleasant is zoned for RC1 and RC2, which is the reason why most people choose to buy in this area. A proposal is going before the City Council on Monday, November 20, 2017 to redesignate 466 – 29 Avenue from RC2 to Multi Residential – Contextual Low Profile (M-C1). If it passes, it will likely lead to more redesignation in the area.

I will voice my concern by sending an email to cityclerk@calgary.ca before midnight on November 13, 2017 (MONDAY) and oppose the redesignation on the grounds of diminishing my property value. In the times of economic downturn, tax increases, condo building market being saturated, proposals like can alter the residential nature of neighborhood that was the main motive why most people choose to buy in this area. If / when the Green Line goes ahead, the current character of the neighborhood will be most likely lost.

If you feel the same way, I urge you to take action and do the same. Please make as much noise as you can by contacting:

Mount Pleasant Community Association – Philip Carr, President president@mpca.ca

Craig Coolahan, MLA for Calgary-Klein at https://craigcoolahan.albertandpcaucus.ca/contact

Druh Farrell, Alderman, Ward 7 http://www.calgary.ca/citycouncil/ward-7/Pages/Contact-Ward-7.aspx

Please try to involve as many fellow neighbors as you can. Maybe there is a petition already in circulation that I may not be aware of.

Thanks,

Sonja

PS I apologize for using the work email for this "call to arms" but the deadline for response is very short.

Sonja Zubcic, LLM
Sr. Regulatory Analyst,
Public & Regulatory Affairs

interpipeline

Inter Pipeline Ltd. | Suite 3200, 215 – 2nd Street SW, Calgary, AB T2P 1M4
T: 403 290 6128 |E: szubcic@interpipeline.com

Confidentiality Warning: This e-mail (and any attachment) was intended for a specific recipient. It may contain information that is privileged, confidential or exempt from disclosure. Any privilege that exists is not waived. If you are not the intended recipient: do not copy it, distribute it to another person or use it for any other purpose. Please delete it and advise me by return e-mail or telephone.

Thank you for the opportunity to provide comments on the land use and development permit for 466 29 Ave NW. I am the resident of 458 29 Ave NW, a home adjacent to the proposed re-designation and redevelopment for 466 29 Ave NW, and am not in support.

Mount Pleasant is intended to be a family oriented neighborhood, which is supported by the many schools and parks located within it. A major part of why we have chosen this neighborhood to raise our young children. We are not unlike most of the neighborhood which is comprised of a demographic that is 61%[1] between the ages of 25 – 54, where 41% are of the demographic of whom would be with young families or starting families.

As stated in the recently updated North Hill Area Redevelopment Plan (ARP), Policies Bylaw 12P2016, it is within Mount Pleasant's policies to retain the traditional role and function as a predominantly low density, family oriented community. The proposed 11-unit complex at 466 29 Ave NW is in direct conflict of this, and is not considered a low-density family dwelling (C1 designation).

Furthermore, the ARP discourages re-designation of low density residential land to higher density residential or commercial uses, in order to maintain and preserve the stability and character of the community. 466 29 Ave NW is designated as a low-density lot within the ARP and is not sited as a proposed re-designation site. In keeping with the community's ARP, this should be respected and followed.

The City's Municipal Development Plan (MDP), does support higher density within designated Neighborhood Corridors, which within Mount Pleasant are the areas along 4th street NW between 22nd Ave and 27th Ave NW. 466 29 Ave NW is outside of this corridor where low-density housing is supported by both the ARP and MDP as well as the mount pleasant community.

In addition to the issues of the 11- unit complex not aligning with maintaining a family community as expressed in the ARP, it also speaks to the impacts to traffic. It specifically states that access and parking should not overly impact adjacent low-density houses. As a home-owner living on this street (29 Ave NW between 2nd & 4th) it is nearing 100% semi-detached homes (duplexes), parking and traffic is already an issue and an 11-unit complex will significantly impact those adjacent, as well as traffic on 4th street.

As a home owner, I acknowledge the city's MDP where there is a desire for more higher density homes, and for this reason as an adjacent resident I am willing to support a more grade oriented housing unit such as a stacked townhome, town homes or a small row-house for the redevelopment of 466 29 Ave NW.

Regards,

Renee and Ian Hjorth

[1] Main Street – Market Outlook

Sonja Zubcic
418 – 28 Avenue NW, Calgary, AB T2M 2K6

RECEIVED
2017 NOV -8 PM 3: 04
THE CITY OF CALGARY
CITY CLERK'S

November 6, 2017

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
PO Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

Dear Sirs / Mesdames:

Re: Calgary City Council Meeting November 20, 2017 – Planning Matters
Land Use Redesignation # 25, Mount Pleasant (Bylaw 366D2017)
466 – 29 Avenue NW (Plan 2617AG, Block 44, Lots 3 and 4)
From Residential – Contextual One / Two Dwelling (RC-2) District to
Multi Residential – Contextual Low Profile (M-C1) District

With respect to the above matter, I wish to voice my concerns and opposition.

I own one of few remaining 1950s bungalows that gave character to this neighborhood. I have seen aggressive development in the area, behemoths built on the lots not originally intended to support such size of an infill, duplexes proliferation, diminishing setbacks, and a substantial tax hike.

The development pretext is, as usual, so vehemently touted "higher density" urban planning. For the existing Mount Pleasant residents, however, this means a decrease in the property value and increase of taxes. In the last seven (7) years, we have been asked to increase our taxes by 52% even though that is considerably higher than inflation and population growth.

I lived in high-density Beltline and the primary reason why I chose Mount Pleasant was to have a modicum of privacy, peace and quiet that a lower-density community affords (and my demographics desperately needs).

Any homeowner who purchased an R-C1/ R-C2 property, paid a steep price for such designation and will not take kindly to his or her investment eroding within a short period of time. The pecuniary loss is accompanied by the loss of the feel of the neighborhood (the non-pecuniary category that Jane Jacobs was so keenly aware of).

With the new zoning approved, developers can build as high as four-story apartment building in Mount Pleasant. A 14 m development height will most certainly have a negative effect on the privacy and natural sunlight of adjacent neighbors with lower houses. The first 14 m building will, of course, lead to the others, as is always the case...

According to the last civic census, there are 10,600 vacant condos, the collateral damage of the 2014 recession. With such a condo surplus on the market, it is mind-boggling that condos continue to be permitted, in spite of persistent opposition of local residents. Mount Pleasant Community Association has voiced their concerns at several instances.

I urge the Council to consider implications and do not proceed with the forced densification: Mount Pleasant residents have already been overtaxed and do not need to see the most important investment of their lifetimes diminished and the character of the neighborhood irrevocably lost.

Sincerely,

Sonja Zubcic

cc: Philip Carr, President, Mount Pleasant Community Association
Craig Coolahan, MLA, Calgary-Klein
Druh Farrell, Alderman, Ward 7

File Number: LOC2017-0186

August 3, 2017

To: Jill Sonego (planner) via email at jill.sonego@calgary.ca

Re: Request for Comments, Land Use Bylaw Amendment from R-C2 to M-C1
Property at 466 29 Av NW

As a neighboring resident to the property located at 466 29 Ave NW, I oppose the land use bylaw amendment from R-C2 to M-C1 for the following reasons.

When I purchased my home on 29 Ave NW, one of the main drivers was the charming, quiet, low-density neighborhood. A multi-residential development of up to 11 units does not fit into the character of our street in Mount Pleasant. In order for a building of this size to fit onto the land space available, the building would need to be significantly taller than all other surrounding houses in the neighborhood, which is not in line with the aesthetics or the original intent for the development of the area. I would not have chosen to purchase a house with a multi-residential development just a few doors down. When I moved to Mount Pleasant I specifically chose to move away from the condo and apartment type neighborhoods in favor of a quiet, low density residential neighborhood.

Also, with the taller building required to support 11 units, privacy in my backyard would be compromised as the upper units of the multi-residential development would easily be able to view my entire backyard. I also have a strong concern that the taller building will block the sun from reaching my property, affecting the enjoyment of my property.

In addition, I am concerned about the additional traffic on our quiet street that would be generated from 11 additional units, as there are many young children that play out front. I am also concerned about difficulties with parking. Currently, there are many vehicles regularly parked on 29 Avenue NW and parking is often a challenge during evenings and weekends. I cannot imagine how much more difficult and limited parking would become if a minimum of 11 more residents were to reside on this street. In addition, there is usually more than 1 resident in any given unit and more than one vehicle. There would also be visitors creating additional traffic and requiring parking as well.

I believe that the land use for the property at 466 29 Ave NW should remain designated as R-C2 in line with the original character and intent for the neighborhood. I cannot see any reason why an exception should be granted. There is no "greater community good" from this. It would only benefit the landowner seeking the exception and would be a detriment to all of the other residents.

Thank you for seeking feedback.

Sincerely,

A. Haywood

Angela Haywood

November 13, 2017

To: Office of the City Clerk, The City of Calgary via email at cityclerk@calgary.ca

Re: Land Use Bylaw Amendment at 466 29 Avenue NW – BYLAW #366D2017 – Request for Comments

As a neighboring resident to the property at 466 29 Ave NW, I oppose the land use bylaw amendment from RC-2 to MC-1 (multi-residential).

The multi-residential development (M-C1) does not align with the residential low density conservation intention of the North Hill Area Redevelopment Plan. As per the September 2017 North Hill ARP, section 3.3 (2) states the Mount Pleasant and Tuxedo policies are to "support a low density housing conservation and infill policy to maintain stability while allowing appropriate new low density housing (single detached/duplex/semi-detached housing)" and section 3.3 (4) states the policies are to "discourage the redesignation of low density residential land to higher density residential or commercial uses, except as supported by this ARP, in order to maintain and preserve the stability and character of the communities."

On August 3, 2017 I stated my objection to and provided comments on the land use bylaw amendment and on October 3, 2017 I stated my objection to and provided comments on the development permit for the subject property at 466 29 Ave NW. I have enclosed these letters and request that both of these letters be put on record for city council to consider, as the comments in these letters are valid and applicable to the city council discussion.

I would also like express my frustration with the process for the bylaw amendment and development permit approval. Why do the departments at City Hall not talk to each other? It is ridiculous that I have to submit so many letters all regarding the same subject matter. There has been no feedback from the City of Calgary on the letters and concerns submitted to date, there have been no updates on the status, no one at the City of Calgary has provided any consultation with the area residents, and no one at the City of Calgary has provided any information on how or if our concerns will be addressed. This is not acceptable, and I am angry and frustrated because of it.

Please consider my comments in making the right decision for my community.

Sincerely,

Angela Haywood

Development Permit: DP2017-4106

October 3, 2017

To: Joseph Silot (Development Authority) via email at joseph.silot@calgary.ca

Re: Request for Comments, Multi-Residential Development at 466 29 Av NW

As a neighboring resident to the property located at 466 29 Ave NW, I oppose the multi-residential development (1 building, 11 units) in my community for the following reasons.

When I purchased my home on 29 Ave NW, one of the main drivers was the charming, quiet, low-density neighborhood. A multi-residential development of 11 units does not fit into the character of our street in Mount Pleasant and is not in line with the original intent for the development of the area. I would not have chosen to purchase a house with a multi-residential development just a few doors down. When I moved to Mount Pleasant I specifically chose to move away from the condo and apartment type neighborhoods in favor of a quiet, low density residential neighborhood that is safe for raising a young family. Now, I am concerned about safety as well as the negative impact on my property value because of a higher density, busy street. In communities such as Mount Pleasant, a higher density street is not as desirable to potential home buyers and their families.

I am concerned about the additional traffic on our quiet street that would be generated from 11 additional units, as there are many young children that play out front. I am also concerned about difficulties with parking. Currently, there are many vehicles regularly parked on 29 Avenue NW and parking is often a challenge during evenings and weekends. If this 11 unit development proceeds, our already limited parking situation will become much difficult. In addition, there is usually more than one resident in any given unit and more than one vehicle. There would also be visitors creating additional traffic and requiring parking as well. Therefore, even with 11 potential underground/ surface parking stalls, there will still be a large impact on the parking of 29 Avenue NW.

The alley used by residents on the north side of 29 Avenue will also become congested and dangerous. As it is, the alley is very narrow and if there are 2 cars driving in opposite directions there are only a few places along the alley where one car can pull over and allow the other to pass. This is okay right now though because of the low volume of traffic/ low density neighborhood. Now, if 11 additional cars are using this alley on a daily basis, this narrow alley is going to become a real concern.

The entry/ exit between the alley and 4th street is already narrow and partially blocked by distribution poles. Right now, when vehicles are trying to exit onto 4th street and enter into the alley off 4th street at the same time, there is nearly a collision. When entering the alley you cannot see the other vehicle approaching until you have turned into the alley, and you cannot reverse your vehicle out onto 4th street. If this multi-residential development is allowed, this potential collision situation would happen much more frequently and ultimately there would be accidents. This is compounded by the fact that the proposed parkade is right at the end of the alley near 4th street. As soon as people drive up from the parkade they could collide with a car coming into the alley. Adding to this, is that visibility is

already somewhat blocked when trying to see traffic coming from the south, while exiting the alley onto 4th street. In order to see the oncoming traffic, you need to edge forward quite far. With the proposed multi-residential development, the view of oncoming traffic will be blocked even further.

I believe that the development permit for a multi-residential 11 unit building at 466 29 Ave NW should not be approved. It is not in line with the original character and intent for the neighborhood, it will cause parking and alley congestion problems, and likely lead to lower property values for existing residents. There is no "greater community good" from this. It would only benefit the owner of the multi-residential development and would unfairly burden all of the existing nearby residents.

Thank you for seeking feedback.

Sincerely,

Angela Haywood

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20

ISC: UNRESTRICTED
CPC2017-376
LOC2016-0205

LAND USE AMENDMENT
BOWNESS (WARD 1)
48 AVENUE NW AND 33 AVENUE NW
BYLAW 367D2017 **MAP 33W**

EXECUTIVE SUMMARY

This land use amendment proposes a redesignation of a parcel from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate the existing children's health centre and ancillary uses and to enable protection of a significant tree stand.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 367D2017; and

1. **ADOPT** the proposed redesignation of 13.8 hectares ± (34.1 acres ±) located at 9400 - 48 Avenue NW (Plan 8911515, Block 1) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate existing children's health centre, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 367D2017.

REASON(S) FOR RECOMMENDATION:

The purpose of this Direct Control District is to allow for the continued operation of the existing home, specialized care, educational and treatment facility uses on site as well as future redevelopment and expansion of those uses on the eastern portion of the subject site not regulated by the Alberta Ministerial Order and Historical Resources Act on the western portion of the site (Douglas Fir tree sanctuary).

This proposal conforms with applicable policies of the Municipal Development Plan and Local Area Plan.

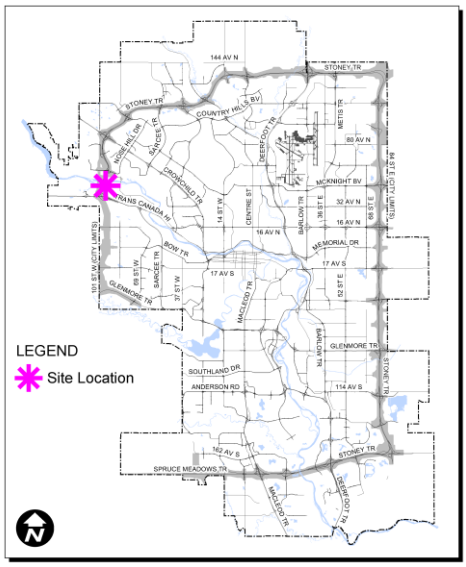
ATTACHMENT

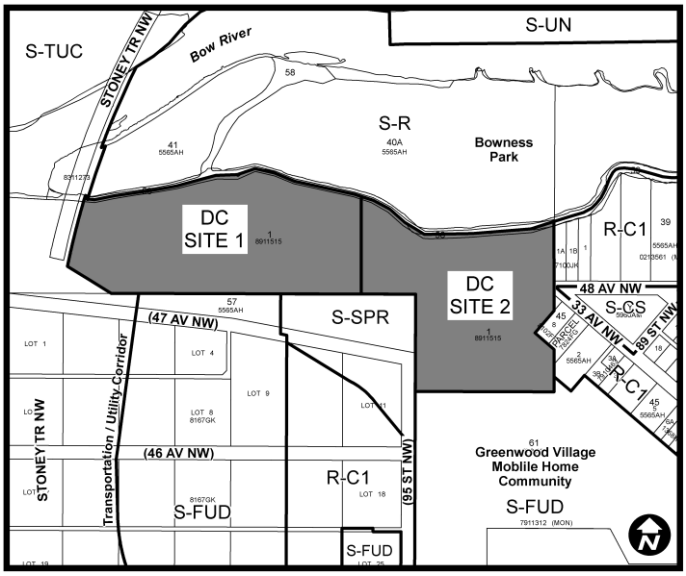
1. Proposed Bylaw 367D2017
2. Public Submissions

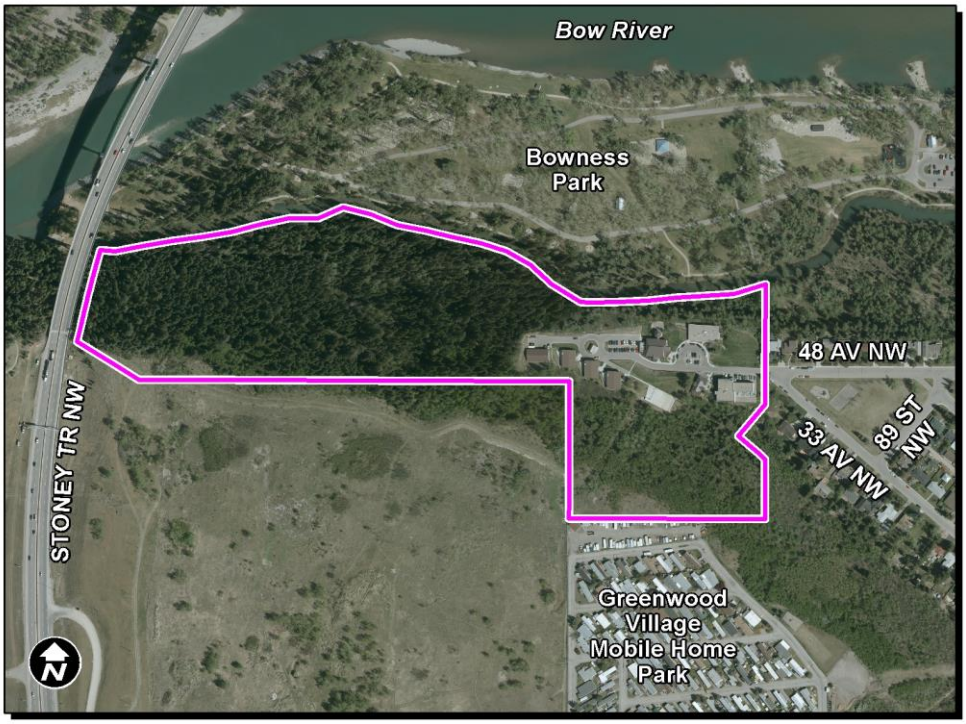
LAND USE AMENDMENT
BOWNESS (WARD 1)
48 AVENUE NW AND 33 AVENUE NW
BYLAW 367D2017

MAP 33W

LOCATION MAPS







LAND USE AMENDMENT
BOWNESS (WARD 1)
48 AVENUE NW AND 33 AVENUE NW
BYLAW 367D2017 **MAP 33W**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 13.8 hectares ± (34.1 acres ±) located at 9400 - 48 Avenue NW (Plan 8911515, Block 1) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate existing children's health centre with guidelines (APPENDIX II).

Moved by: L. Juan **Carried: 6 – 0**
Absent: G.-C. Carra and C. Friesen

LAND USE AMENDMENT
BOWNESS (WARD 1)
48 AVENUE NW AND 33 AVENUE NW
BYLAW 367D2017 **MAP 33W**

Applicant:	***Landowner:***
Collins Development Consultants	Wood's Homes Society

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of Bowness on the corner of 33 Avenue NW and 48 Avenue NW. Greenwood Village Mobile Home Park is located directly to the south, Bowness Park is located directly to the north, low-density residential development is located to the east.

LAND USE DISTRICTS

The proposed Direct Control District recognizes two distinct land use districts. DC site 1 will enable the S-UN District for the western portion of the subject site which has been formally regulated through an Alberta Ministerial Order and Historical Resources Act protecting a prime stand of Douglas Fir trees. DC site 2 provides regulations for the eastern portion of the site using the Multi-Residential – Contextual Grade- Oriented (M-CG) District with the addition of the rules associated with the new -Children's Heath Centre use.

LEGISLATION & POLICY

No amendments to the Bowness Area Redevelopment Plan are required as part of this application. The parcel is identified as "Institutional" on Map 2 Land Use Policy Areas of the Bowness Area Redevelopment Plan (ARP) and the existing "Wood's Christian Home" is noted as falling under this use, therefore the DC conforms to this category.

South Saskatchewan Regional Plan (SSRP)
The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

TRANSPORTATION NETWORKS

The site is located at the corner of the intersection of 33 Avenue NW and 48 Avenue NW. Forty-eighth Avenue NW is classified as a Collector roadway and 33 Avenue NW is classified as a Residential roadway. Both roads see less than 5,000 vehicles per day.

There are no parking restrictions in the area and parking should be provided at the time of Development Permit. Parking shall meet specifications and bylaw requirements.

The site is located approximately 247 metres from a transit stop, servicing Route 1 that offers service to the downtown core. The site is also located approximately 1.2 kilometres walking distance from the primary transit network (Route 305) and offers service to the downtown core.

UTILITIES & SERVICING

The current site has an existing water connection from the 48 Avenue NW, which is in the Glenmore Pressure zone. Elevations below 1085 metres can be serviced from Glenmore Pressure Zone. Any elevation that is above 1085 metres will be serviced from the existing 400 millimetre water main which is located approximately 340 metres south of the site.

If re-development occurs within Glenmore pressure zone, an upgrade requirement will be evaluated when detailed information is available at the DP stage.

Sanitary sewer is available. If the proposed density is over 55 persons/ha and the proposed Peak Wet Weather Flow (PWWF) is more than 1 L/s, a Sanitary Servicing Study will be required at the development permit stage.

The existing site topography shows storm runoff drains north-easterly towards Bowness Lagoon on the north. The proposed runoff rate shall be net zero to the existing Bowness Lagoon and quality shall be minimum 85 percent TSS removal for particles larger than 50 microns. At the formal submission of the Development Permit a Stormwater Management Report is required.

Water, sanitary, or storm extension or upgrade will be at the expense of the developer.

ENVIRONMENTAL ISSUES

Environmental Site Assessment (ESA) documents may be required at the Development Permit stage.

ENVIRONMENTAL SUSTAINABILITY

The S-UN land use will enable the protection of the extant stand of Blue Douglas Fir which are on the Alberta Register of Historic Places. This tree stand represents one of the last and best collections of this species remaining in Alberta.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Bowness Community Association was circulated the application and responded with no objection.

Citizen Comments

No comments received by CPC report due date.

Public Meetings

No public meetings were held.

APPENDIX I

APPLICANT'S SUBMISSION

Wood's Homes has owned the parcel municipally described as 9400 48th Avenue NW, Calgary AB (Wood's Homes Bowness Campus) since at least 1928. This property is used to provide intensive treatment and care for children with a history of neglect, trauma and maltreatment.

The site needs to be redesignated to achieve two purposes: (1) recognition of the existing buildings and uses on site and (2) provide assurance to the Bowness Community of the form of development which could occur in the currently unlikely event that Wood's Homes were to abandon and transfer the site to another user.

The current use of the Wood's Homes Bowness Campus is unique serving as both a private educational institute with associated residential use and as a clinical treatment centre for children. In addition, there are numerous ancillary uses including 2 temporary short-term accommodation units for families of children under treatment. A direct control (DC) bylaw is required because there is no existing land use district in 1P2007 which accommodates all of the existing uses.

To control any future redevelopment, the 'base' land use district must propose development consistent with the existing Bowness Community.

In discussions with City Planners, they suggested that a Multi-Residential – Grade Oriented (M-CG) District would provide an appropriate base for a DC land use bylaw and to define any potential for future development.

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

1 This Direct Control District is intended to:

(a) allow for ***development*** that respects and complies with the Alberta Ministerial Order pursuant to the Historical Resources Act protecting the trees, shrubs and vegetation on the western, undeveloped portion of the site;

(b) allow for the continued operation and redevelopment of the existing ***uses*** as a home, specialized care, educational and treatment facility for children who are in need of intensive intervention to maximize their opportunity to lead fulfilling and happy lives as fully integrated members of society; and

(c) provide for the full-time residential, educational, physical, nutritional, medical and other needs of children as dictated by the circumstances of the children in attendance.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Defined Uses (Optional)

4 In this Direct Control District:

(a) "**Children's Health Centre**" means a ***use***:

(i) where social, physical or mental care is provided to children who live on a temporary, full-time basis in the facility;

(ii) that has at least one staff person at the facility at all times when at least one resident is within the facility;

(iii) that may provide programming for the social, creative and physical development of the children under the care of the facility;

(iv) that will have a maximum of 32 residents located in the facility; and

(v) that may include provision for temporary residency by family or guardian(s).

Site 1 (± 6.07ha)

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

Permitted Uses
6 The ***permitted uses*** of the Special Purpose – Urban Nature District (S-UN) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District with the exception of:

(a) **Park Maintenance Facility – Small**.

Discretionary Uses
7 There are no ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules
8 Unless otherwise specified, the rules of the Special Purpose – Urban Nature (S-UN) District of Bylaw 1P2007 apply in this Direct Control District.

Motor Vehicle Parking Stalls
9 There must be no ***motor vehicle parking stalls*** located on Site 1.

Site 2 (± 7.07ha)

Application
10 The provisions in Sections 11 through 15 apply only to Site 2.

Permitted Uses
11 **(1)** The ***permitted uses*** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

(2) The following ***uses*** are ***permitted uses*** in this Direct Control District if they are located within an existing approved ***building***:

(a) **Children's Health Centre**.

Discretionary Uses
12 The ***discretionary uses*** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules
13 Unless otherwise specified, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

PROPOSED

CPC2017-376
Attachment 1

BYLAW NUMBER 367D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0205)**
*** ***

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

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

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

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

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

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

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

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

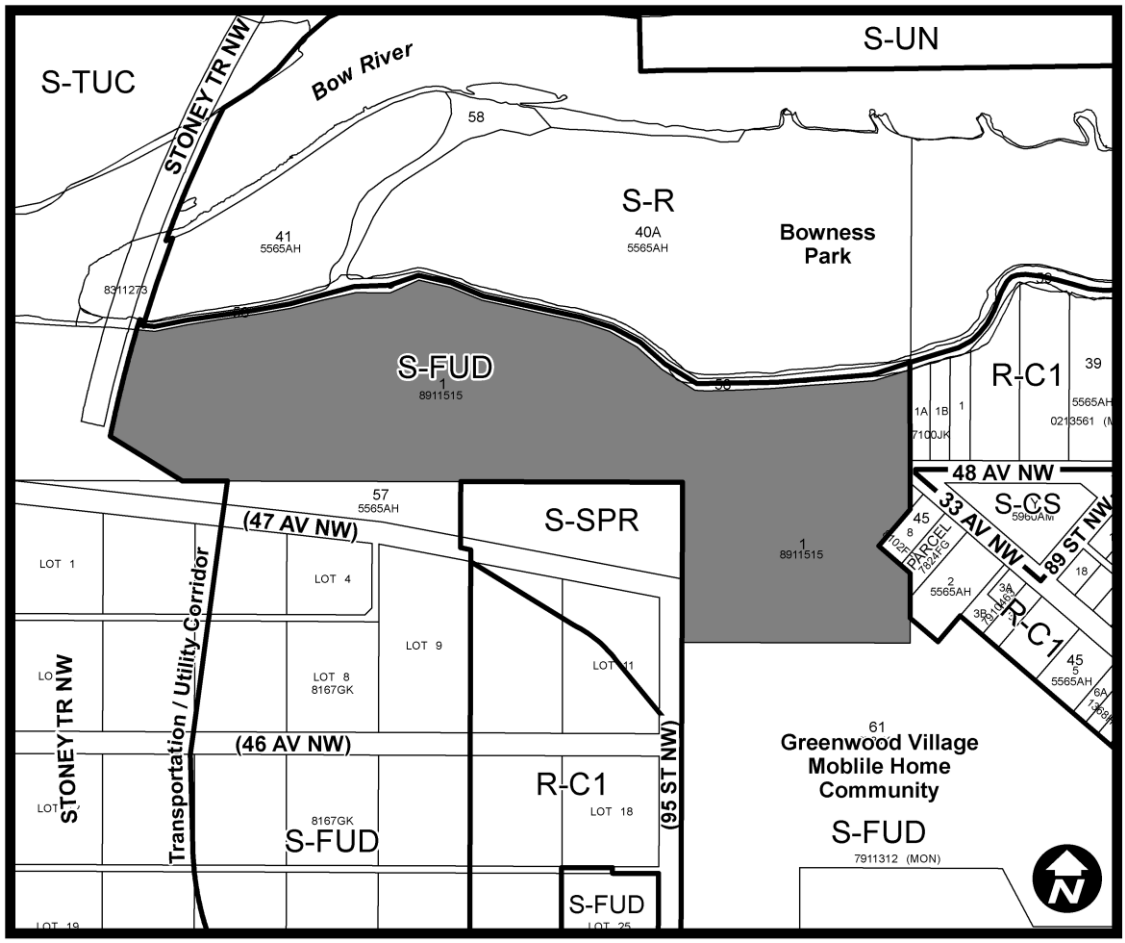
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

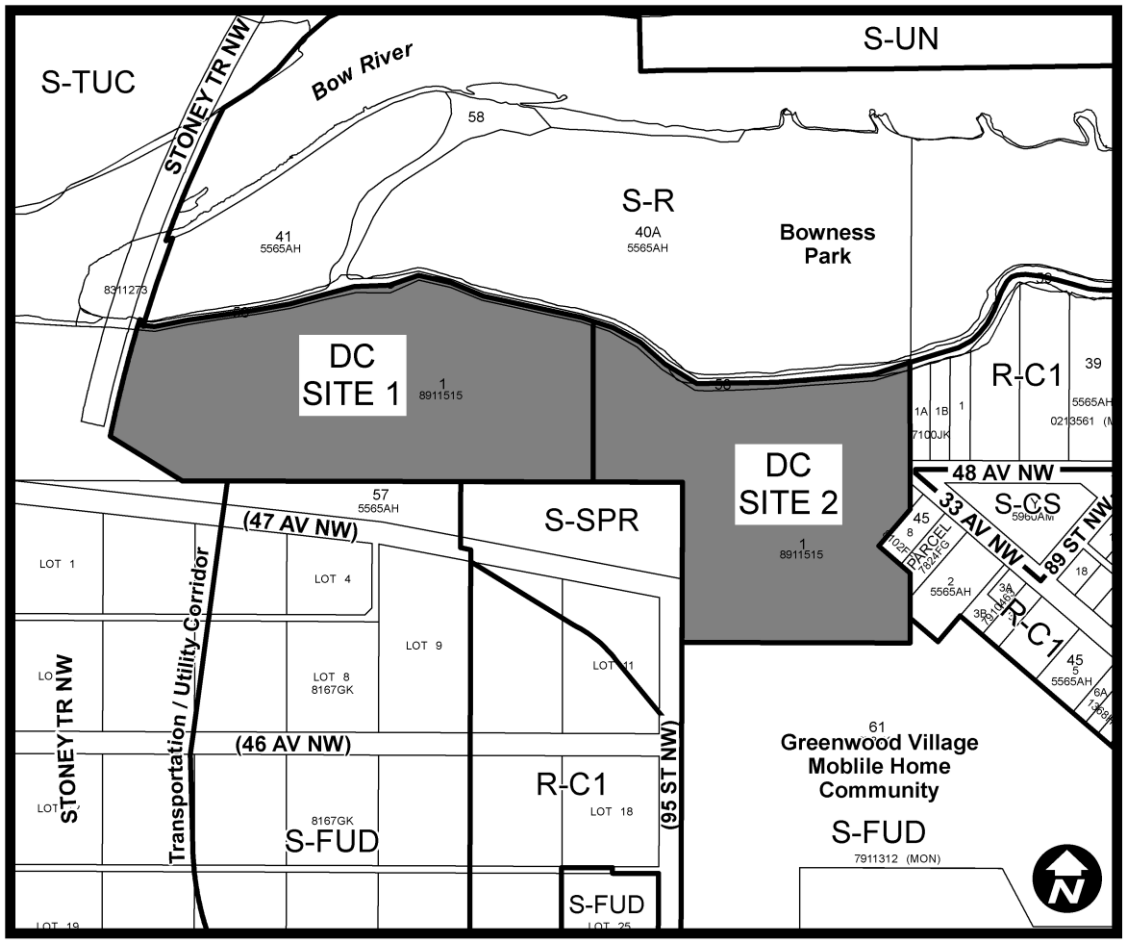
PROPOSED

AMENDMENT LOC2016-0205
BYLAW NUMBER 367D2017

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

(a) allow for ***development*** that respects and complies with the Alberta Ministerial Order pursuant to the Historical Resources Act protecting the trees, shrubs and vegetation on the western, undeveloped portion of the site;

(b) allow for the continued operation and redevelopment of the existing ***uses*** as a home, specialized care, educational and treatment facility for children who are in need of intensive intervention to maximize their opportunity to lead fulfilling and happy lives as fully integrated members of society; and

(c) provide for the full-time residential, educational, physical, nutritional, medical and other needs of children as dictated by the circumstances of the children in attendance.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Defined Uses

4 In this Direct Control District:

(a) "**Children's Health Centre**" means a ***use***:

(i) where social, physical or mental care is provided to children who live on a temporary, full-time basis in the facility;

(ii) that has at least one staff person at the facility at all times when at least one resident is within the facility;

(iii) that may provide programming for the social, creative and physical development of the children under the care of the facility;

(iv) that will have a maximum of 32 residents located in the facility; and

(v) that may include provision for temporary residency by family or guardian(s).

Site 1 (± 6.07ha)

Application

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

Permitted Uses

6 The ***permitted uses*** of the Special Purpose – Urban Nature (S-UN) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District with the exception of:

(a) **Park Maintenance Facility – Small**.

Discretionary Uses

7 There are no ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Special Purpose – Urban Nature (S-UN) District of Bylaw 1P2007 apply in this Direct Control District.

Motor Vehicle Parking Stalls

9 There must be no ***motor vehicle parking stalls*** located on Site 1.

Site 2 (± 7.07ha)

Application

10 The provisions in Sections 11 through 13 apply only to Site 2.

Permitted Uses

11 **(1)** The ***permitted uses*** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

(2) The following ***uses*** are ***permitted uses*** in this Direct Control District if they are located within an existing approved ***building***:

(a) **Children's Health Centre**.

Discretionary Uses

12 **(1)** The ***discretionary uses*** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

(2) The following ***uses*** are ***discretionary uses*** in this Direct Control District if they are located in proposed ***buildings*** or proposed additions to existing ***buildings***:

(a) **Children's Health Centre**.

Bylaw 1P2007 District Rules

13 Unless otherwise specified, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

MUNICIPAL COUNSELLORS

BARRISTERS and SOLICITORS

K. Hugh Ham
E-mail: h.ham@municipalcounsellors.com
Phone: (403) 571-0025 Fax: (403) 571-0028
Our File No. 1092.003

November 13, 2017

The City of Calgary
Office of the Mayor & Councillors (#8069)
313 - 7 Ave S.E.
Calgary, AB T2G 0J1

ATTENTION: HIS WORSHIP NAHEED NENSHI and MEMBERS OF COUNCIL

Dear Sirs & Madams:

Re New Land Use Bylaw - Wood's Homes Bowness Campus

I write on behalf of Wood's Homes. On November 20, 2017, members of council will be asked to approve a new land use bylaw for the Wood's Homes Bowness Campus at 9400 48th Avenue NW, The bylaw is recommended by the Planning Department and unanimously recommended by CPC.

Why Does Wood's Homes Bowness Campus Need a New Land Use?

Wood's Homes has used the former Hextall mansion site as a shelter for kids in need since approximately 1926 and that use continues until today.

At the end of the 1970s, the site was annexed into Calgary and designated (zoned) "Urban Reserve" as was then the case for all newly annexed land. Someone forgot the site had an existing urban use, probably because the Planning Department was busy drafting a new land use bylaw, 2P80. The site was overlooked again in 2007 when the next land use bylaw, 1P2007, was drafted and Urban Reserve became Special - Future Urban Development. Both UR and S-FUD serve the same purpose, reserving land for future urban development.

In 2010 when Wood's Homes undertook renovations to the Hextall building and construction of a maintenance building, the oversights of 1980 and 2007 came to light. The renovations to the Hextall building and the new maintenance building were approved by the Subdivision and Development Appeal Board in decisions SDAB 2010-0203 and SDAB 2014-0043.

Nothing has changed since the SDAB decisions and nothing is planned to change as a result of the new land use bylaw. The proposed new land use bylaw simply recognizes what was approved by the SDAB and confirms the use which has been in place since 1926. The

proposed new bylaw also recognizes the Historic Resources Act Order which protects the spruce trees on the west of the site - DC Site 1. That Ministerial Order was sought by Wood's Homes.

So, What's New?

Aside from correcting two historical oversights, nothing. The use stays the same and the approved buildings are already constructed. Nothing is new except the proposed new bylaw and it simply recognizes a 91 year old use and further protects the spruce trees.

If you have any questions or concerns, please contact me.

Sincerely,

Municipal Counsellors

Per: K. HUGH HAM, B.A., LL.B.
Barrister & Solicitor

POLICY AMENDMENT AND LAND USE AMENDMENT
KILLARNEY/GLENGARRY (WARD 8)
26A STREET SW AND 23 AVENUE SW
BYLAWS 65P2017 AND 368D2017 **MAP 7C**

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for the development of rowhousing.

An amendment to the Killarney/Glengarry Area Redevelopment Plan is required to accommodate this land use amendment application.

There is no concurrent or pending development permit associated with this application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 65P2017 and 368D2017; and

1. **ADOPT** the proposed amendments to the Killarney/Glengarry Area Structure Plan, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 65P2017.

3. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2240 – 26A Street SW (Plan 5661O, Block 21, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 368D2017.

REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan as amended. The proposed land use district was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of inner city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

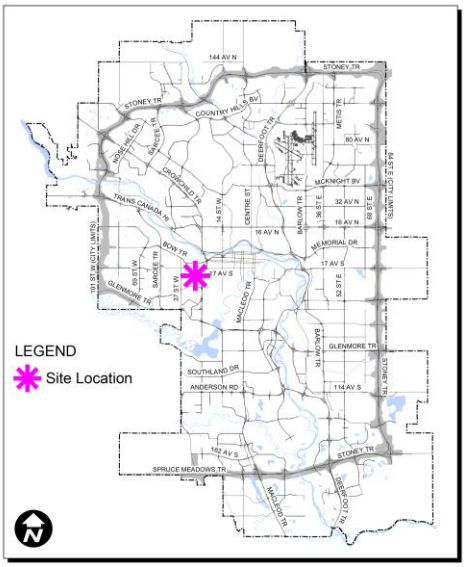
ATTACHMENTS

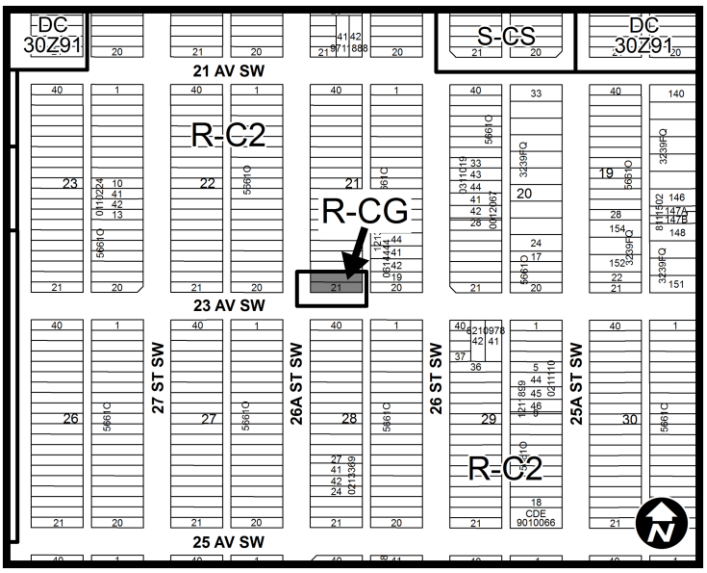
1. Proposed Bylaw 65P2017
2. Proposed Bylaw 368D2017
3. Public Submissions

POLICY AMENDMENT AND LAND USE AMENDMENT
KILLARNEY/GLENGARRY (WARD 8)
26A STREET SW AND 23 AVENUE SW
BYLAWS 65P2017 AND 368D2017

MAP 7C

LOCATION MAPS





POLICY AMENDMENT AND LAND USE AMENDMENT
KILLARNEY/GLENGARRY (WARD 8)
26A STREET SW AND 23 AVENUE SW
BYLAWS 65P2017 AND 368D2017 **MAP 7C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Killarney/Glengarry Area Structure Plan (APPENDIX III).

   Moved by: L. Juan **Carried: 6 – 0**
   Absent: G.-C. Carra and C. Friesen

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2240 – 26A Street SW (Plan 5661O, Block 21, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

   Moved by: L. Juan **Carried: 6 – 0**
   Absent: G.-C. Carra and C. Friesen

POLICY AMENDMENT AND LAND USE AMENDMENT
KILLARNEY/GLENGARRY (WARD 8)
26A STREET SW AND 23 AVENUE SW
BYLAWS 65P2017 AND 368D2017 **MAP 7C**

Applicant:

Homes Squared Ltd

Landowner:

Homes Squared Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of Killarney/Glengarry, on the north east corner of 26A Street SW and 23 Avenue SW. The site is currently developed with a single detached dwelling with a rear detached single garage that is accessed by the adjacent lane. Surrounding development consists of low density residential dwellings.

Killarney/Glengarry	
Peak Population Year	2015
Peak Population	7,677
2017 Current Population	7,423
Difference in Population (Number)	-254
Difference in Population (Percent)	-3.3%

LAND USE DISTRICTS

The proposed R-CG district is intended to accommodates grade-oriented development in the form of rowhousing in close proximity or directly adjacent to low density residential development. The district offers flexibility with regards to building setbacks and building height that facilitate integration of a diversity of grade-oriented housing types over time. At the maximum permitted density of 75 units per hectare, this site could potentially accommodate 4 units.

There is no concurrent or pending development permit associated with this application.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Inner City of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City Area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to low density residential development, is on a corner parcel, and will allow for a greater variety of housing forms in the area.

Killarney/Glengarry Area Redevelopment Plan (ARP)

The Killarney/Glengarry ARP supports compatible infill development. In order to bring the proposal into alignment with the ARP, it is necessary to make an amendment to Map 2 – Land Use Policy of the ARP to change the allocation of the parcel from Residential Conservation to Low Density Townhousing, as provider under APPENDIX III. This amendment would allow for grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters that are already allowed in certain locations by the ARP.

Location Criteria for Multi-residential Infill

In 2014, Council implemented ‘Location Criteria for Multi-Residential Infill’ to provide a more specific tool for the review of land use amendment applications in the Developed Areas and associated amendments to local area plans. The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The table in APPENDIX IV provides a summary of alignment with the criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

TRANSPORTATION NETWORKS

The site is located approximately 550 metres from primary transit network along 17 Avenue SW and 400 metres from the Route 6 transit stop, which offers service to the Westbrook LRT station. There are no on-street parking restrictions. At the time of redevelopment, access is to be provided from the adjacent lane.

UTILITIES & SERVICING

Storm sewer mains are not available to service the subject site on 23 Avenue SW and on 26A Street SW. At redevelopment, the developers can provide a storm extension from the existing main on the west side of 26A Street SW on 23 Avenue SW at their expense or a drywell system to manage/contain runoff on site.

Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Sustainability measures will be evaluated at the development permit stage.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

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

Reasons stated in opposition are summarized as follows:

- Insufficient community awareness of proposed redesignation;
- Potentially set precedent for future land use changes in community;
- Increased local traffic;
- Increased on-street parking demand; and
- Negative impact on traffic/pedestrian safety.

Citizen Comments

Administration received nine (9) letters of support and eight (8) letters in opposition to the application.

Reasons stated in support are summarized as follows:

- Provide variety of family oriented housing options;
- Provide affordable housing options;
- Provide equitable access to neighbourhood amenities;
- Contribute to a vibrant and socially sustainable community;
- Support local community businesses;
- Contribute to neighbourhood diversity and encourage families in neighbourhood;
- Efficient use of existing community amenities and infrastructure; and
- Increased tax base.

Reasons stated in opposition were focused on the following themes:

Building height and built form impacts

Concerns were expressed about the height and size of the building and impacts on surrounding existing development. Administration reviewed requirements of the R-CG district to ensure building height and scale are appropriate in close proximity to, or adjacent to, existing low density residential development.

Loss of privacy

Concerns were expressed about the loss of privacy on neighbouring sites. Administration reviewed requirements for low density residential development and of the R-CG district and determined that privacy is adequately maintained through existing balcony and window placement regulations.

On-street parking demand

Concerns were expressed about the potential increased demand for on-street parking as a result of increased density. There are no on-street parking restrictions. However, Administration noted that on-site parking and visitor parking will be required as part of a future Development Permit application review.

Municipal infrastructure and community amenity capacity

Concerns were expressed about municipal infrastructure (in particular roads, transit, water, sewer, and sanitary) and community amenities being already beyond capacity and increased density will further strain capacity. Administration reviewed the sites proximity to a collector road (26 Street SW) and existing primary transit (along 17 Avenue SW) and determined sufficient road and transit network capacity exist. The proposed redesignation does not trigger capital infrastructure investment for other key infrastructure.

Neighbourhood character and building design

Concerns were expressed about the compatibility of multi-residential development, in particular of buildings potentially in excess of two storeys with the context of surrounding homes. Administration considered these concerns within the context of MDP policy calling for a diversity of housing options. Administration sees the proposed R-CG district as compatible with the context and character of the area given it is listed as a low density residential district in the Land Use Bylaw (1P2007).

Public Meetings

No public meetings were held.

APPENDIX I

APPLICANT'S SUBMISSION

1. INTRODUCTION

Homes Squared Ltd. is the applicant seeking to obtain a land use redesignation to support the redevelopment at 2240 – 26A Street SW in the community of Killarney.

The applicant proposes to redesignate the property at 2240 – 26A Street SW from an RC-2 (Residential – Contextual One / Two Dwelling District) to RC-G (Residential - Grade-Oriented Infill District) land use district.

The applicant's proposal seeks to convert the older single detached home currently on site into rowhouses thus enabling residential intensification consistent with the current and future development of the neighbourhood which facilitates transit support and infrastructure and further contributes to the innovative aesthetic themes the community of Killarney is well known for.

Such a proposal supports the Killarney-Glengarry Area Redevelopment Plan and its stated objectives of providing for a range of housing types within the community that can provide suitable styles of accommodation for people in a variety of economic and lifestyle situations.

2. DESCRIPTION

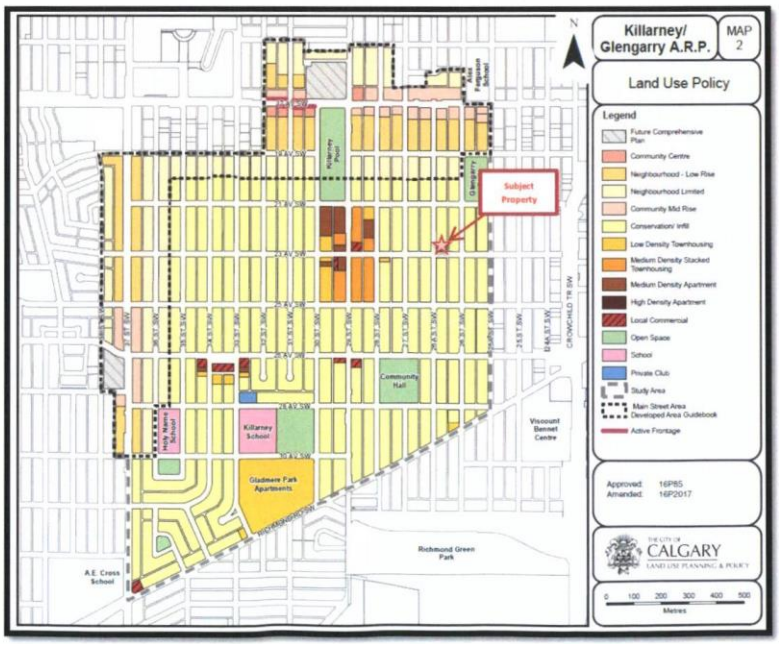
The property in question contains an older single-family dwelling on a 50' x 125' lot. It is a corner lot situated on the NW corner of the intersection at 23rd Avenue and 26A Street SW in Killarney. The legal site description of the property is Plan: 56610, Block 21, Lot 21 & 22.

3. CONTEXT

The property is located in Killarney, an older and well established inner-city community.

As an established community, it is home to considerable amenities and infrastructure including the Killarney School, Holy Name School, the Killarney / Glengarry Community Hall, The Killarney Pool and Glengarry Park.

All of these amenities and infrastructure are easily accessible to area residents and within walking distance of the subject property.



(Corner of 23rd Ave & 28th St. SW)

(Corner of 26th Ave & 26th St. SW)

(Corner of 21st Ave & 28th St. SW)

(Corner of 19th Ave & 20th St. SW)

Like many other inner-city neighbourhoods in Calgary, Killarney is undergoing progressive and organic development and renewal with the construction of single-family dwellings, detached in-fill homes, semi-detached infill homes, rowhouses (often constituting 4 houses) and multi-family residential complexes.

These developments have contributed to the beauty of the Killarney neighbourhood, its dynamic street profiles and its ability to facilitate dwellings and lifestyle options for a broad spectrum of Calgarians.

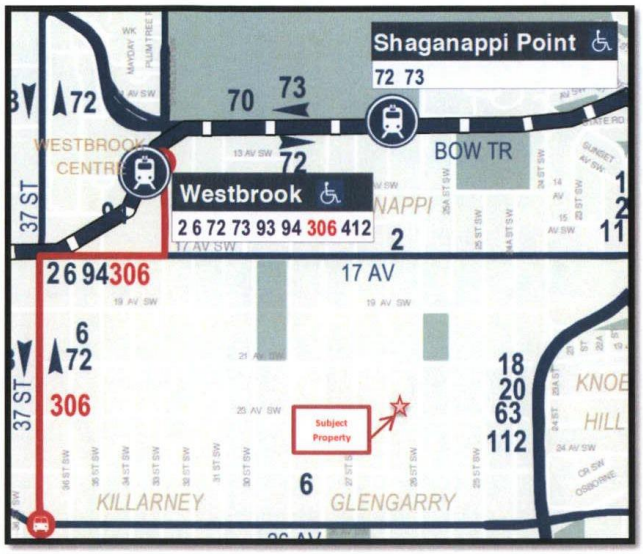
The applicant is proposing progressive styling in keeping with contemporary themes, streescapes and evolution of design within the community, the progressive and tasteful use of the property's footprint and street and avenue accessibility that benefits dwelling residents and neighbours alike.

4. TRANSPORTATION & TRANSIT

The subject property is located within close proximity of both bussing and LRT transit options thus making it an attractive site for RC-G properties, but unlike multi-family residential projects, rowhouses have the benefit of maintaining the spirit and context of the Killarney community.

Specifically, the subject property is well within the 400 metres identified within the City of Calgary's principles of increasing density near transit stations, with bussing options considerably closer in proximity than that.

Moreover, the subject property provides for easy access to the Shaganappi Point and Westbrook LRT stations, key transit facilities providing easy access into downtown Calgary. The walking distances to those stations are estimated at 13 minutes and 21 minutes respectively.



5. Policy Context & Reasons for Redevelopment

The applicant submits that the proposed redesignation from RC-2 to RC-G is positive for numerous reasons:

- The subject property is located on a corner lot with good lot frontage and depth (50'x125'). The current frontage is on the 26A St. side; however, with development of rowhouses along the 23rd Ave. side will facilitate greater pedestrian access and alleviate parking congestion more apparent on the busier 26A St. side.
- The proposed redevelopment would accommodate parking for four vehicles on the avenue side and two on the street side.
- The proposed redesignation provides for increased population density but in a modulated manner that preserves the aesthetic and spirit of the neighbourhood. The rowhouses design proposed is in keeping with the overall character of other in-fill developments (detached and semi-detached) within the area and adds to that character.
- The rowhouses concept provides for more affordable housing options for Calgarians looking for reasonable price points for inner-city options which is also consistent on a comparison basis with other in-fill options.

- Redesignation will facilitate re-invigoration of the continuously progressing Killarney community. Like many other older inner-city communities where the younger population has been steadily declining, redevelopment with in-fills has reversed that trend in Killarney thus rebuilding the neighbourhood and reducing the need for urban sprawl into the suburbs.

- The subject property will contribute to greater use of currently underutilized local amenities and infrastructure, including local schools, small businesses, shopping and parks. In-fill development tends to attract younger homeowners and families that utilize those facilities more, particularly older schools and parks.

- The subject property is within close proximity of transit options, including busses and the LRT. Transit stops are well within the 400 m deemed optimal by the City of Calgary and the LRT options within 13-21 minutes' walk encourage use of local transit, particularly for downtown commuters.

The applicant submits that these reasons show that an optimal use of the subject property would be through redesignation from RC-2 to RC-G and a development of the property with rowhouses. This is consistent with the objectives of the City of Calgary, specifically as set forth in the Killarney-Glengarry Area Redevelopment Plan and its stated objectives.

Sincerely,

Homes Squared Ltd.

APPENDIX II

COMMUNITY ASSOCITION LETTER

August 13, 2017

In regards to the application for rezoning at 2240 26A Street, the Killarney Glengarry Community Association (KGCA) have the following concerns:

- To date the developer has not engaged with the Killarney Glengarry Community Association (KGCA) to discuss the proposed development and the logic/potential impacts of having the property rezoned from R-C2 to R-CG. We would like to see developers be proactive in their engagement of the CA where there is a change to zoning as it can present larger impacts to the community.

- Further to the above, to our knowledge, the developer has not engaged with nearby or adjacent property owners to discuss the proposed development and gather their feedback on the proposed development. Again, the expectation of KCGA is that developers are proactive in their engagement of potentially impacted individuals early on in the planning process to identify and attempt (where feasible/reasonable) to mitigate stakeholders concerns.

- We have received comments indicating that only one of the three signs posted regarding the development were visible from the sidewalk/roadway. I have no idea whether this was intentional or not (Killarney is a busy neighborhood and someone else could have potentially moved), but it may be worth extending the deadline to have the signage up longer and give people the opportunity to gain awareness of this proposed development and provide comment. As a follow-up question, does the city conduct enforcement on signage to make sure developers are complying with the requirement to make sure signs are present and visible?

In absence of any engagement KCGA has concerns with the proposal to change zoning from R-C2 to R-CG at this specific location; there has recently been significant zoning changes within Killarney to produce a coherent strategy for development for upcoming years. A spot change of a site from R-C2 to R-CG in the heart of the neighborhood could potentially set a precedent allowing for numerous other zoning changes throughout the neighborhood. If there is a need for additional R-CG zoning in the heart of the neighborhood then we feel that decision should be made with greater engagement with the KCGA and residents, and with a larger strategy in mind.

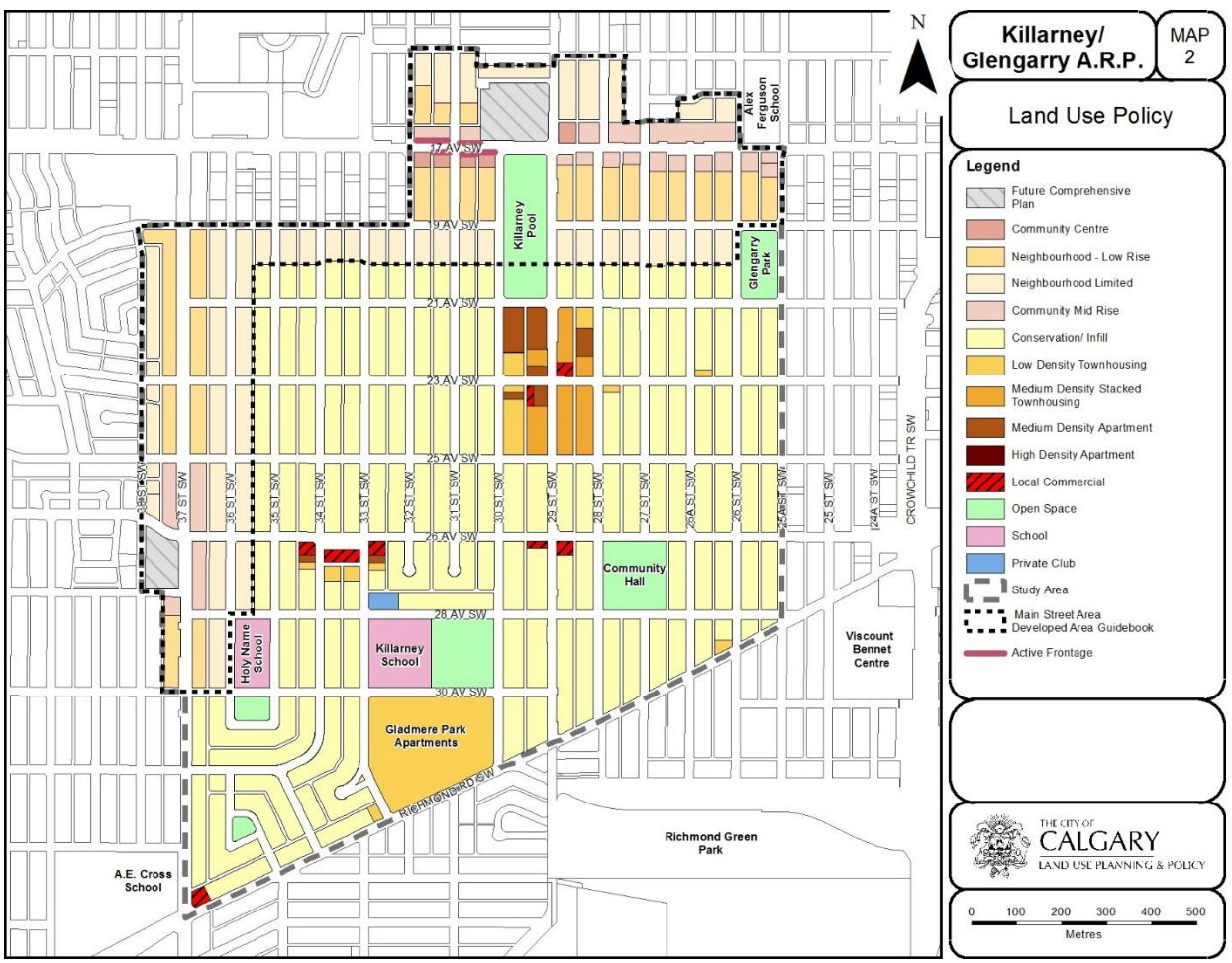
One additional concern posed by a resident I forgot to include was the potential for increased traffic and parking on 26A Street as a result of this development being approved and the potential for further developments of the same size, and impacts on safety, visibility at/turning corners.

A. Sheahan

APPENDIX III

PROPOSED AMENDMENT TO THE KILLARNEY/GLENGARRY AREA REDEVELOPMENT PLAN

(a) Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy", as follows:



APPENDIX IV

LOCTION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Location Criteria for Multi-Residential Infill	Meets Criteria?
1. On a corner parcel.	Yes
2. Within 400 metres of a transit stop: • approximately 400 metres to Route #6 stop on 26 Avenue SW. • approximately 550 metres to Route #2 stop on 17 Avenue SW.	Yes
3. Within 600 metres of a transit stop on the Primary Transit Network approximately: • 550 metres to 17 Avenue SW, 1,000 metres to Shaganappi Point LTR Station.	Yes
4. On a collector or higher standard roadway on at least one frontage: • Parcel is in close proximity to 26 Street SW, which is a collector road that provides convenient access to roads that are designed to handle higher traffic levels. This reduces the potential for increase traffic on local network streets.	No
5. Adjacent to existing or planned non-residential development or multi-unit development.	No
6. Adjacent to or across from an existing or planned open space, park or community amenity: • Parcel is approximately 200 metre walking distance to a community park.	No
7. Along or in close proximity to an existing or planned corridor or activity centre: • 17 Avenue SW is identified as a neighbourhood corridor and is located approximately 500 metres north.	No
8. Served by direct lane access.	Yes

PROPOSED

BYLAW NUMBER 65P2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE KILLARNEY/GLENGARRY
AREA REDEVELOPMENT PLAN BYLAW 16P85**
*** ***

WHEREAS it is desirable to amend the Killarney/Glengarry Area Redevelopment Plan Bylaw 16P85, as amended;

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

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

1. The Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, as amended, is hereby further amended as follows:

   (2) Delete the existing Map 2 entitled “Land Use Policy” and replace with the revised Map 2 entitled “Land Use Policy”, attached hereto as Schedule A.

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

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

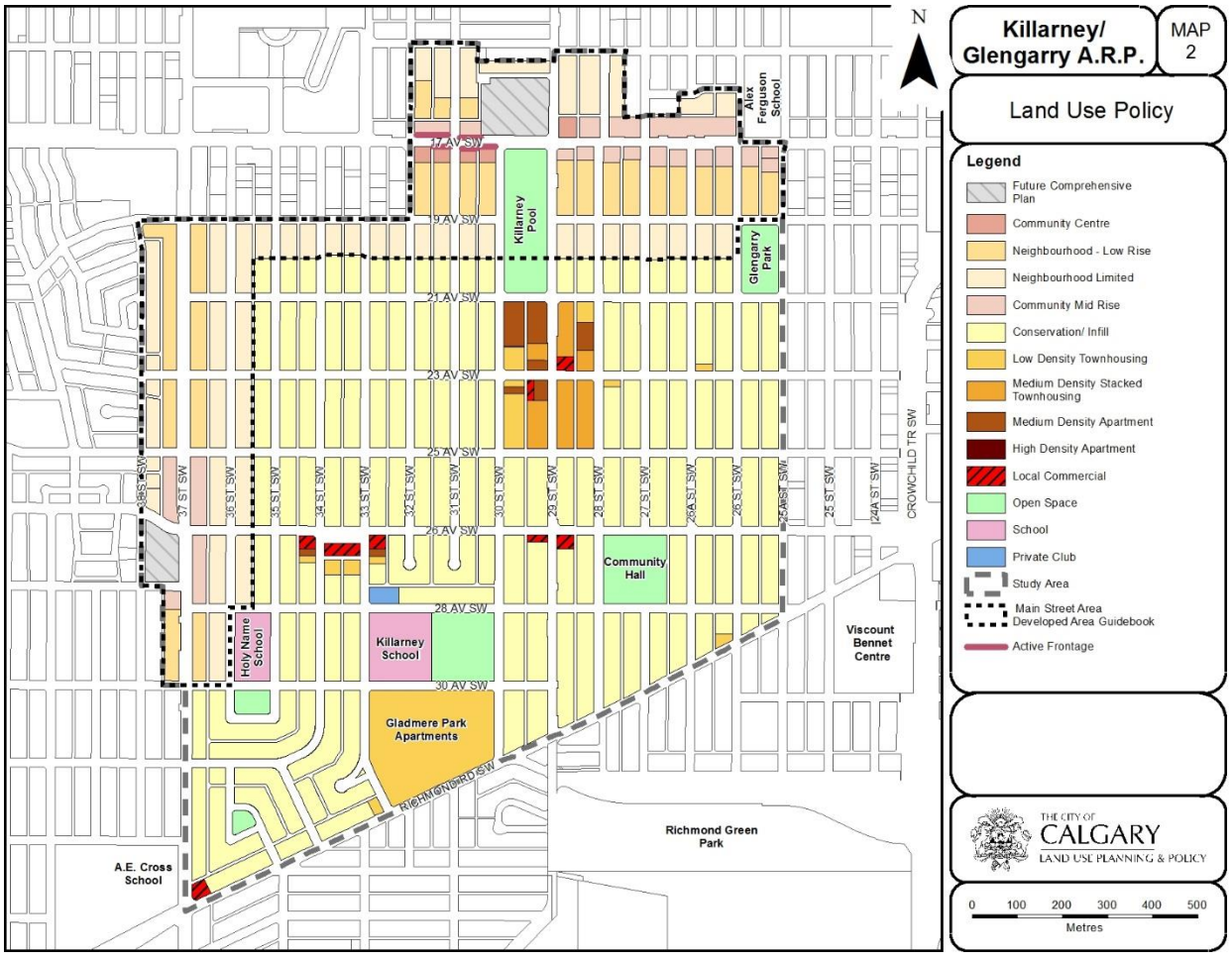
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

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

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

Schedule A


Killarney/ Glengarry A.R.P.
MAP 2
Land Use Policy
Legend
Future Comprehensive Plan
Community Centre
Neighbourhood - Low Rise
Neighbourhood Limited
Community Mid Rise
Conservation/ Infill
Low Density Townhousing
Medium Density Stacked Townhousing
Medium Density Apartment
High Density Apartment
Local Commercial
Open Space
School
Private Club
Study Area
Main Street Area Developed Area Guidebook
Active Frontage
THE CITY OF CALGARY
LAND USE PLANNING & POLICY
0 100 200 300 400 500
Metres
N
Alex Ferguson School
17 AV SW
19 AV SW
21 AV SW
23 AV SW
25 AV SW
26 AV SW
28 AV SW
30 AV SW
Killarney Pool
Glengarry Park
Community Hall
Viscount Bennet Centre
Holy Name School
Killarney School
Gladmere Park Apartments
Richmond Green Park
A.E. Cross School
RICHMOND RD SW
CROWCHILD TR SW
38 ST SW
37 ST SW
36 ST SW
35 ST SW
34 ST SW
33 ST SW
32 ST SW
31 ST SW
30 ST SW
29 ST SW
28 ST SW
27 ST SW
26A ST SW
26 ST SW
25A ST SW
25 ST SW
24A ST SW

PROPOSED

BYLAW NUMBER 368D2017
BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0187)
*** ***

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

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

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

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

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

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

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

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

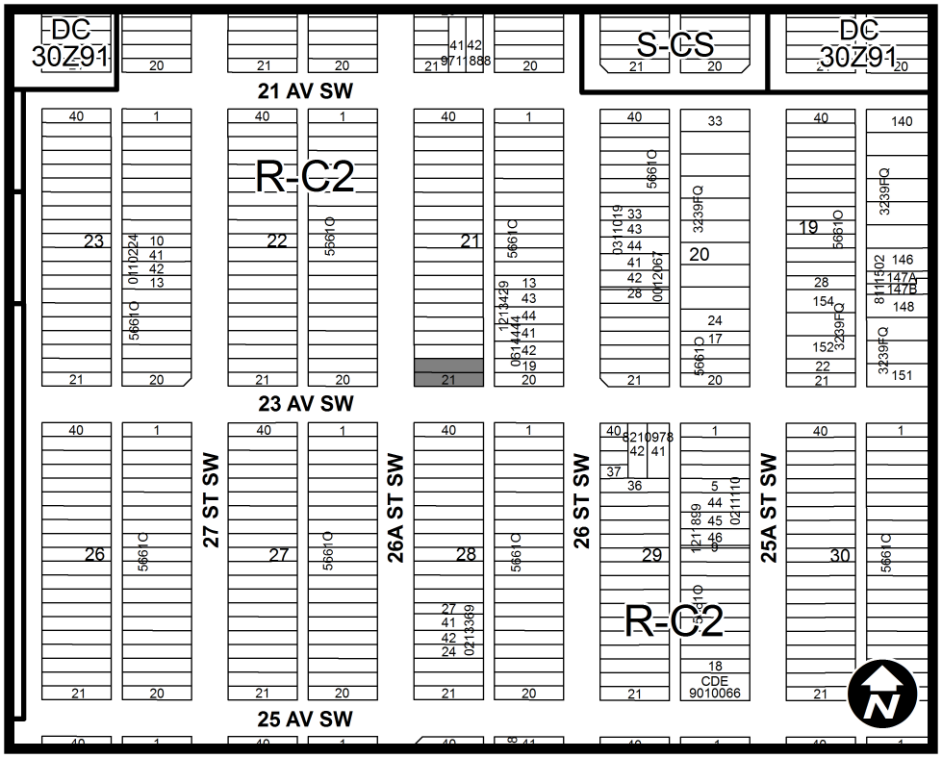
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

PROPOSED

AMENDMENT LOC2017-0187
BYLAW NUMBER 368D2017

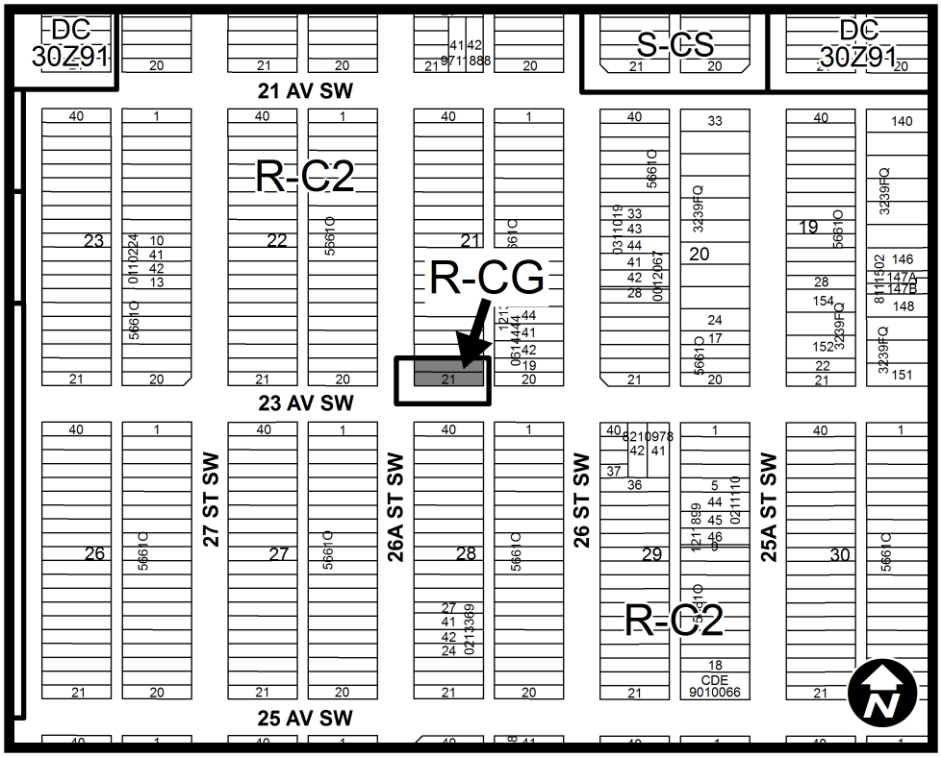
SCHEDULE A



PROPOSED

AMENDMENT LOC2017-0187
BYLAW NUMBER 368D2017

SCHEDULE B



Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Tuesday, November 07, 2017 8:17 AM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0187

Follow Up Flag: Follow up
Flag Status: Flagged

From: lizmorris@shaw.ca [mailto:lizmorris@shaw.ca]
Sent: Monday, November 06, 2017 5:37 PM
To: City Clerk
Subject: Online Submission on LOC2017-0187

November 7, 2017

Application: LOC2017-0187

Submitted by: Liz Morris

Contact Information

Address: 2416A 26A Street SW, Calgary, AB

Phone: (403) 680-6466

Email: lizmorris@shaw.ca

Feedback:

I do not support this rezoning, the street is overcrowded with tracking and there is little available parking. Please do not add to the congestion.

CPC2017-377
Attachment 3
Letter 2

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Tuesday, November 07, 2017 8:56 AM
To: LaClerk
Subject: FW: [EXT] Land use bylaw amendment for 2240 26A Street SW

Follow Up Flag: Follow up
Flag Status: Flagged

From: Chris Hudec [mailto:chrisahudec@shaw.ca]
Sent: Tuesday, November 07, 2017 8:53 AM
To: City Clerk
Subject: [EXT] Land use bylaw amendment for 2240 26A Street SW

To whom it may concern,

I would like to express my opposition to the proposed land use bylaw amendment for 2240 26A Street SW. It is my understanding that this address is requesting re-zoning from an R-C2 to an R-CG for a multi unit 4-plex building. This section of 26A Street does not have the current infrastructure to handle this density. Traffic flow has increased through the community over the past several years and parking on this specific street is already at a premium. Approving this re-zoning would set an unwanted precedent for future development in this part of the community leading to more severe problems long term.

Thank you for you consideration to this matter.

Regards,

Chris Hudec

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Tuesday, November 07, 2017 8:14 AM
To: LaClerk
Subject: FW: [EXT] Opposition to Redesignation Application 2240 26a ST SW

Follow Up Flag: Follow up
Flag Status: Flagged

From: Lisa Brown [mailto:lisabrown2@gmail.com]
Sent: Monday, November 06, 2017 8:15 PM
To: City Clerk ; urbanindigohomes@hotmail.com
Subject: [EXT] Opposition to Redesignation Application 2240 26a ST SW

To Whom it May Concern,

This message is to express my firm opposition to the redesignation application that has been put forward to build a 4-plex at 2240 26A St SW. I live on 26A St, within a block of this property, and there are number of reason why I oppose this, including:

- Safety: There are many young children that live on this street (including my own), and the increased traffic that will be the result of replacing even one home with a four-plex will be significant on our quiet street. I am very concerned for the safety of our children if traffic levels increase.
- Parking: 26A St is very narrow and the street is crowded with parked cars in the evenings and weekends as it is. This building will only add to the number of cars that will be parked on the street.
- Infrastructure: We do not have the schools to accommodate the number of children that would result if we start allowing this type of redesignation in our neighbourhood. This would turn single family homes in to homes for four families. We have one small elementary school in the neighbourhood and one very small recreation centre that is jam packed as it is. Already, it is difficult to get our kids enrolled in swimming lessons and other activities close to our home.

I love this neighbourhood and feel very strongly that redesignations such as this one should not happen outside the boundary of the main street initiative. Thank you for your time and please do not hesitate to contact me with any questions.

Regards,

Lisa Brown

403-354-1257

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Wednesday, November 08, 2017 8:01 AM
To: LaClerk
Subject: FW: [EXT] Re: Land Use Bylaw Amendment - BYLAW 368D2017 | 26A St & 24 Ave SW

Importance: High

-----Original Message-----
From: Pamela Smith [mailto:pamelamaureensmith@gmail.com]
Sent: Tuesday, November 07, 2017 6:43 PM
To: City Clerk <CityClerk@calgary.ca>; urbanindigohomes@hotmail.com
Cc: Dream Guy <jaclark777@gmail.com>
Subject: [EXT] Re: Land Use Bylaw Amendment - BYLAW 368D2017 | 26A St & 24 Ave SW
Importance: High

To all this may concern:

I am writing in opposition to the land use bylaw amendment (368D2017) in our neighbourhood on 26A Street and 24 Ave SW.

The bylaw amendment seeks to impact our street in a negative way. We are worried about unfavorable consequences such as increased density, street congestion, the safety of children/pedestrians, and decreased property value.

I respectfully request that the bylaw amendment from R-C2 to R-CG be denied.

I'd be happy to discuss this further; please do not hesitate to contact me at 403-926-2628.

Sincerely,

Jeff & Pamela Clark
2412 26A Street SW

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Thursday, November 09, 2017 8:06 AM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0187

From: landuse@killarneyglengarry.com [mailto:landuse@killarneyglengarry.com]
Sent: Thursday, November 09, 2017 5:42 AM
To: City Clerk
Subject: Online Submission on LOC2017-0187

November 9, 2017

Application: LOC2017-0187

Submitted by: Cale Runions

Contact Information

Address: 2828 28 Street SW

Phone: (403) 827-1592

Email: landuse@killarneyglengarry.com

Feedback:

Dear City Council, I am writing on behalf of the Killarney Glengarry Community Association (KGCA) regarding LOC2017-0187, an application under review for land use re-designation for 2240 26a Street SW from RC2 to RCG. Since our original submission to the CPC, the KGCA has had the opportunity to engage with the project proponent to discuss the proposed landuse change. Homes Squared came and gave a presentation to the KGCA Development Committee on October 2nd giving greater specifics regarding their intention to develop the property, and outlined engagement efforts to date. We appreciated the opportunity to engage the developer on this project. In our discussion, Homes Squared indicated that feedback received from nearby residents during their engagement had primarily all been positive. Given the multiple concerns the KGCA had received from residents on the project, and the mixed feedback received from the City Planning Commission, the KGCA recommended that the applicant conduct additional engagement with nearby residents to attempt to identify and address these concerns. In response to resident concerns brought directly to the KGCA, the development committee has provided them the applicant's contact information and encouraged them to contact Homes Squared directly. We hope that increased engagement will allow the builder to address and attempt to alleviate the concerns of residents. One concern the KGCA development committee has with this proposed landuse is change in character and scale that doesn't fit into this portion of the community. While Killarney has seen significant development recently, 26A street retains more character homes than other parts of the community. The developer suggested intentions of building upwards of 7000sq footage of housing on a street still containing many single dwelling bungalows. Additionally, a greater percentage of the new homes built here are single detached, as opposed to the semi-detached seen

more commonly in other parts of the neighborhood. As such, this leaves row housing more out of step with the character of this portion of the neighborhood. While KGCA is not opposed to increased density in the community, we are sensitive to ensuring RCG developments are contextual. A suggestion made to the developer is that, if the land use redesignation is approved, when they get to the development permit stage, that they continue engagement efforts with both residents and the KGCA development committee to ensure the character and context of the build are suitable. Yours sincerely, Cale Runions Director - Development Killarney-Glengarry Community Association

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Thursday, November 09, 2017 11:39 AM
To: LaClerk
Subject: FW: [EXT] regarding: File NumberLOC2017-0187 - 2240 26A St. SW

From: A. MacIntosh [mailto:athomasmacintosh@gmail.com]
Sent: Thursday, November 09, 2017 11:33 AM
To: City Clerk
Cc: landuse@killarneyglengarry.com; urbanindigohomes@hotmail.com
Subject: [EXT] regarding: File NumberLOC2017-0187 - 2240 26A St. SW

Regarding the land use bylaw amendment (368D2017) putting a 4plex up in our neighbourhood on 26A Street and 24 Ave SW.

Address2240 26a ST SW
CommunityKillarney Glengarry
CouncillorEvan Woolley (Ward 08)
File NumberLOC2017-0187
ApplicantHomes Squared
Date SubmittedJuly 4, 2017

I'm writing to you let you know that I am opposed to having a 4plex going up on this corner (BYLAW 368D2017). This street/corner is simply not able to hand the congestion; We have numerous kids on this street walking, it's treacherous walking to school in the morning, the cars are all parked on the side of the street, the kids are practically in center of the street before being visible to the traffic. The driving lane turns into a single lane when all the cars are parked. Just this morning, I had someone almost run into me while I was driving on 26A St. They were stopped on corner of 25 Ave and 26A St. They didn't have any clear visibility with all the cars parked on the street. The schools designated in this area are also congested, but I'm sure you are already aware of this. The KGCA even expressed concerns regarding this 4plex.

I can sit here and write about all the other reasons why I disagree, but my main concern is the safety of our kids. I am excited that's there's a new building going up in our transitional neighborhood, a large duplex would be awesome, not a 4plex, our street is simply too narrow for this. What thought have you put into parking and driving solutions for the community?

I just hope that you are mindfull and consider the safety of the children before thinking dollar signs.

Sincerely,

Ann MacIntosh
2414 26A St. SW
403-923-9823

CPC2017-377
Attachment 3
Letter 7

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Friday, November 10, 2017 8:29 AM
To: LaClerk
Subject: FW: [EXT] Comments to City Council - Notice of Public Hearing on Planning Matters - LOC2017-0187
Attachments: Row Housing.docx

Importance: High

From: J L [mailto:williebear@shaw.ca]
Sent: Thursday, November 09, 2017 10:48 PM
To: City Clerk <CityClerk@calgary.ca>; Woolley, Evan V. <Evan.Woolley@calgary.ca>
Subject: [EXT] Comments to City Council - Notice of Public Hearing on Planning Matters - LOC2017-0187
Importance: High

Attachment: Letter dated August 7th, 2017 to Adam Sheahan, File Manager IMC #8075

Additional comments below.

- Since writing the attached letter to Mr. Sheahan, I have noticed there are several more row housing projects underway within close proximity to my home (one on my block), further and continually contributing to the already high density population, traffic and parking congestion on our streets.
- Prior to the recent municipal election, many wards were/are very concerning about the high density population due to row housing in their communities.
- As far as affordability of these row houses, this could not be further from the truth for the majority of Calgarians'.
- I have been advised by Mr. Sheahan (after my inquiry), that typically row housing has the corner unit facing the street and the remainder of the units flanking avenue. But, apparently sometimes there are exceptions to the rule. This was the case with a new (this year) four row housing unit two blocks away from me. All four units are facing the avenue.
- I live directly across the road on the avenue of this proposed amendment. I may have not 3 but 4 units facing my current 'very private' and quiet property of 15 years. Originally (with the current R-C2 zoning) I should have only 1 or 2 dwellings facing my home.
- There could conceivably be extra traffic, extra activity, building 'clutter' and the sense of living in a 'fish bowl'.
- When do amendments' and exceptions to rules end? Or do they?
- I am unimpressed with this so called non stop "residential intensification" of my beloved Killarney/Glengarry Community of 25 years. I am not certain how much longer I can live here with all the new multi house dwelling complexes that are being erected at 'lightening speed'.

Bigger and more is not always better. In fact, as the old saying goes, "less is best".

Sincerely,

CPC2017-377
Attachment 3
Letter 7

Jaynie Lutz (home owner)
2629 23 Ave SW
Calgary, Ab
T3E 6P1

Phone - 403 242 3029
email – williebear@shaw.ca

CPC2017-377
Attachment 3
Letter 8

October 27, 2017

Mary Boyes
2425 26a Street SW
Calgary, Alberta
T3E 2C4

Re: Land use Re-designation Application LOC 2017-0187. RC2 to RCG
2240 26a Street SW, Calgary

Dear Members of Council;

CPC has recommended approval of this proposed land use application in isolation and has not looked at the overall density in the community or what could be the best fit for the Killarney Glengarry Community.

Please consider the following:

1. Between 17 Avenue and 19 Avenues S.W.; KGC currently has a number of RCG type developments where residents can easily access 17 Avenue, Bow Trail and Crowchild Trail S.W. This proposal pushes an increase in density further into the community and is considered to be density creep which I believe to be unnecessary and unacceptable given the current ARP and good planning and urban design guidelines.
2. The current RC2 land use designation was put in place to allow for 2 family dwelling units where single-family units were once prevalent. This proposal would put extra pressure on the existing infrastructure and attributes of lower density streets.

Keeping the RCG density in the existing designated areas throughout the existing Killarney Glengarry community will allow for easier egress/access to commercial areas and major roadways; I believe the neighbourhood needs housing with a stabilized density rather than allowing higher densities such as this project to be scattered throughout the neighbourhood.

Trusting you will consider my concerns,

Mary Boyes, B.A. (Hons) Landscape Design

marymboyes@gmail.com 403 243 4018

CPC2017-377
Attachment 3
Letter 9

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Friday, November 10, 2017 3:05 PM
To: LaClerk
Subject: FW: [EXT] 2240 26A Street SW

From: sue padua [mailto:insitedesign@me.com]
Sent: Friday, November 10, 2017 2:46 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] 2240 26A Street SW

Hello;

I am writing to oppose the proposed land use from R-C2 to R-CG at 2240. There are many neighbours who are also strongly against the change as well.

Below are some of the concerns:

1) Density (Height & Mass) - Currently all the surrounding buildings are bungalows or 1.5 story split level homes. Building a 3 story strcuture with 4 units at 1,600 sf = 6,400 sf plus an over sized garage is massively out of scale. Equivalent to building a +7,000 sf home on the current site.
2) Availability of mid-range town homes - Home Squared use the argument that this was a building typology that was lacking in the community but there are many sites currently zoned RC_G with many new builds planned, under construction and completed around the main street initiative
3) Most of this area has not been built to take advantage of the existing RC-1 zoning so up-zoning this one site beyond that creates a single site that is out of context.
4) With the exception of the Main Streets Initiative the Area Redevelopment Plan has not been updated in around 30 years to address the best locations for increased density which is creating a free for all environment.

Regards
Sue

Virus-free. www.avast.com

CPC2017-377
Attachment 3
Letter 10

Williams, Debbie D. (City Clerk's)

From: Albrecht, Linda
Sent: Monday, November 13, 2017 7:24 AM
To: LaClerk
Subject: FW: [EXT] Letters of Support for BYLAW # 368D2017 at 2240 26A St.SW
Attachments: Letters of Support for Redesignation of 2240 26A St. SW.pdf

From: Homes Squared [mailto:homessquared@gmail.com]
Sent: Saturday, November 11, 2017 11:25 PM
To: City Clerk
Cc: urbanindigohomes@hotmail.com
Subject: [EXT] Letters of Support for BYLAW # 368D2017 at 2240 26A St.SW

Good Evening City Clerk,

Please find attached 14 letters of support for the Land Use Bylaw Amendment, "BYLAW # 368D2017" at 2240 26A St. SW. If you would kindly confirm receipt of these letters by responding to this email and ensure that Council receives a copy of them all we would greatly appreciate it.

Best regards,

Mariam Abdullah

CPC2017-377
Attachment 3
Letter 10

Jen Morin + Sean Kollee
3012 34 ST SW
Calgary AB T3E2X2

November 11, 2017

Adam Sheahan
File Manager LOC2017-0187 2240 26a ST SW RCG Re-designation
City of Calgary
P.O. Box 2100 Station M
Calgary AB T2P2M5

Dear City Council:

Homes Squared applied to re-designate the property at 2240 26a St SW from RC2 to RCG in order to proceed with a four unit row house project.

Killarney Community is frequently the recipient of these RCG land use requests. This speaks to the desirability of the area and the significant demand for this type of housing product. After considering the merit of this application, we are in support and believe it should be approved by City Council for the following reasons:

1. Tax base uplift – given the urgent budget situation faced by the City at this time, new developments contribute greatly to an expanded tax base without public investment in new infrastructure.

2. Need to add appropriate density – as the City population grows there must be a mechanism to add population to older grid areas. The creation of the RCG zone is the product of this need.

3. Attractiveness of the row house built form – Rather than the flat flank (long side of a home on a corner lot) of a new semidetached home, this location could add and improve the pedestrian realm along 23rd Avenue by featuring new building facades with entries that blend with existing homes.

4. Increasing inner city affordability – Calgary is facing an affordability challenge for new families looking to live in established communities. Row housing is among the most affordable ground-oriented building form. Semidetached and detached housing are becoming increasingly unaffordable.

5. Aesthetics – Arguments opposing this type of housing are generally reactionary and confuse 'older' homes with additive character and 'new' homes with diminished character. There are no character guidelines for the community of Killarney that would prevent a row house project from being complimentary to the 26A location.

6. Building and supporting local community – Row house construction is a significant investment in the Killarney Community and in grows investment and employment which in turn expands the local economy. Having a broader socio-economic diversity of residents will also build and support the local community.

7. Need for balanced zoning approach – The current informal approach to restrict inner city row housing to feeder roads and streets heavily impacted by traffic is unfair. Row housing buyers should have the option to enjoy other streets within the community.

8. Appropriateness for RCG on corner lots – RCG developments do not appear to be suitable for mid-block locations, and very few corner locations are available for development currently and in the near future. Without some acceptance of this land use, very little affordable housing can be built within Killarney.

9. Supporting family housing options – This location falls within a desired school catchment, and it is likely that a row house would attract families with young children. Over the long term, the school needs to be populated by children within walking distance. By approving this land use change, Council is placing the needs of children above those who object to density in order to conserve street parking space.

10. Inability to demonstrate harm – There are no statistics or other evidence that the Killarney area will be harmed from new row housing. Without evidence or proof of harm, applications to build new housing should be welcomed by Council.

Once again, the need for row house building is highlighting the lack of current local planning that reflects Calgary in 2017. As the 1986 ARP becomes increasingly outdated, there are no other means to update the land use in Killarney other than by ad hoc land use change applications. Approval of appropriate applications such as this one is at least an interim step to developing a contemporary plan that will best address the growth and change in Killarney.

Sincerely,

Jen Morin and Sean Kollee

CPC2017-377
Attachment 3
Letter 10

SUPPORT LETTER
Jon Villani (Killarney Resident)
2211 29 St SW, Calgary
(403) 680-0197

To whom it may concern

This redesignation at 2240 26a st is certainly the way to go! The lot appears to be optimal for a rowhousing without interrupting the character of the our community. I would gladly consider an alternative option that isn't either 1) A property in which I would have to sell my first born child or let alone one of my kidneys to purchase and 2) A home that is ridden with surprises behind the walls and would require a large gamble of finances trying to bring the property up to acceptable living conditions.

Why is there so much redeveloping of rowhomes in altadore / Mardaloop and those communities are even further from the c- train line and the newly invested bike lane project ? Food for thought ?

Please consider pushing this re-designation forward.

Jon Villani

CPC2017-377
Attachment 3
Letter 10

Al Hamadiya
2414 31 St SW
Calgary, Alberta
T3E 2N5

Nov 8, 2017

City Clerk's Office
City of Calgary

SUPPORT LETTER

To Whom It May Concern:

I would like to express my support for the re-zoning of 2240 26A St SW.
I have spoken to the developer on two occasions and they have clearly articulated to me what they propose to do on this site.
I believe that adding a row house to our community will add to the communities transitioning street scape and allow younger homeowners who are seeking to purchase and live in a vibrant community the opportunity to do so.
Our communities' census has dropped for two consecutive years and this would attract younger professional residents who will stimulate our businesses and contribute positively on our community.
They have expressed their proposal for each unit to have its own parking which will keep vehicles off the street and amenity space that will allow the homeowners to enjoy the outdoors.

I fully support this application.

Kind regards,

Al Hamadiya
403-606-0296

CPC2017-377
Attachment 3
Letter 10

CITY OF CALGARY CLERK

SUPPORT LETTER

LOC2017-0187

Was walking by 2240 26 A street and observed a notice with the ref number LOC2017-0187 a few months back and followed up with our support to the city planning liason. Ironically we meet the developers and would even more profoundly support the re-designation. We were advised that the building will indeed be a four-plex. Our hopes would be to see more of this type of development. My husband and I would like to support the request to change zoning.

As a young family we always wanted to live in the Killarney community but unfortunately struggled to find smaller, newer and affordable housing options. We recently found something that we are happy with however we were disappointed in the options available to us. If we wanted to live in Killarney, our only options were either older rundown homes or a very pricy duplex.

Something that bothered us greatly and pushed us to support this rezoning is that during the summer months we noticed that most of the front lawns and properties are neglected and unkept likely because they are mostly occupied by tenants. This in our opinion results in lower property values and less of a community feel. If we could support more new development that considers the pricing of the housing options then this would likely result in higher ownership numbers for our community resulting in more commitment and pride for the community.

Thanks for taking to time to consider our perspective and support.

DAVE MOFFATT

Moffd68@gmail.com (403-245-5931)
2408 29st SW

ANDREA NAGLE

aj_nagle@yahoo.ca (403-992-5258)

CPC2017-377
Attachment 3
Letter 10

November 5, 2017

To whom it may concern:

As a resident of Killarney I have seen a lot of new development and anticipate even more to come. I have observed a sign at 2240 26A St. SW, with bylaw #368D2017 and am writing in support of this application.

It is always great to see a community like Killarney that offers different housing options for families of all ages and financial backgrounds. A project like this eliminates urban sprawl and results in better use of city resources such as transportation, recreation and community centres, along with filling up the local community schools with children again. Also this denser living would result in a more eco-friendly approach to accommodating a growing population.

Thank you for the opportunity to provide feedback and support to a great project. Please feel free to contact me at my email, (peternieuwesteeg1@gmail.com) for any further comments or by mail at my home address, 2035 35th St SW, Calgary, AB, T3E 2X5.

Best regards,

Peter Nieuwestegg

CPC2017-377
Attachment 3
Letter 10

November 5, 2017

I am a resident in the neighbourhood of Killarney living at 2032 25A St. SW. I enjoy and support my community and its development and progression. This adds to the character with new homes in the area, the moving in of new and younger families and all of what that brings for local areas businesses, city facilities and infrastructure like the local recreation centres, schools and parks.

The population dynamic in our neighbourhood also helps support the use of city transit busses and the LRT. The re-designation of the property under application LOC2017-0187at 2240 26A St. SW is good by adding new homes at a good price point for new and young buyers and older retired couples who at the moment do not have such options for new housing in the inner city.

Please feel free to contact me at this email moe@dynamicvac.com or by phone at 403-255-5212 for any further feedback.

Thanks you for considering our thoughts on this matter.

Regards,

Mohammed Assef

CPC2017-377
Attachment 3
Letter 10

Thursday, November 2, 2017

To Whom It May Concern:

As a successful business owner of Little Lebanon, located at Unit E, 3515 17th Ave SW, in the great community of Killarney, my family and I can only thank the wonderful residents of Calgary, but specifically the residents of our beautiful community of Killarney for their ongoing support and encouragement to grow and expand. Without them we would not be where we are today. Initially opening our doors in August of 2008 and expanding in January 2016 to a larger space to accommodate the demand for our delicious food.

We are always excited to hear about new and anticipated projects in the neighbourhood. It has been brought to our attention by some of our wonderful customers that a new project is in the works in the community. We are writing in support of the land use re-designation at 2240 26A St. SW, with reference number: **LOC2017-0187.** Like the community of Killarney our business has grown and flourished. This would not have been possible without the many different housing options available to the community and to the many different people both young and old that want to make Killarney their home. A project like this has our full support as not does it bring forth newer homes to the community, but also brings in new faces for us to share our delicious food with.

Thank you for giving the community a chance to give their thoughts and support of such great projects. Please feel free to contact me at my email, (littlelebanonpita@gmail.com) for any further comments.

Sincerely,

Basitah Rafih

CPC2017-377
Attachment 3
Letter 10

Novemeber 1, 2017

City Clerk's Office
City of Calgary
Calgary, Alberta

RE: Application LOC2017-0187

Dear Sirs,

A land use re-designation has been filed for 2240 26A St SW. The proposed use is well-suited for the site, given its surrounding context, lot characteristics and location.
The site is approximately 250ft from the cycle track and less than a 10min walk to the Shaganappi C-Train station which makes it ideal for a young professional like myself to easily access the downtown core. I would like to support this application.

Kind regards,

Ashley Parrish
2-1936 26 St SW
Calgary, Alberta
T3E 2A1

CPC2017-377
Attachment 3
Letter 10

Tessa Andersen
2240 26A St. SW
Calgary, AB, T3E 2C3

November 3, 2017

Dear Sir/Madame,

I am a resident of Killarney, and currently reside at 2240 26A St. SW, (the property seeking re-designation). The owners/ builders had responsibly informed us that the property would be a temporary rental as they had plans to redevelop. My partner and I assumed in discussion that, it's unfortunate that likely an $850k+ duplex was going up and we would never be able to afford that, even on the salary of two professionals. However upon posted signage on the property the owner let us know that they were hoping to develop an executive style row-home which would likely be priced in the $650k - $700k range. We were so excited to know that something we could actually afford and be proud owners of could likely be a possibility. This area has been next to nothing but amazing and is extremely convenient for us! We feel safe and at home. We would love to continue our stay in this area as owner; unfortunately it is nearly impossible to find homes (that are in good shape) that are affordable and within our price range. As we are both in our late 20's, we would eventually love to start a family with ownership in this neighbourhood if the prices and product available were right. As most know, being first time buyers is stressful and is hard because the value of houses is so high. This makes it extremely hard for young buyers, such as ourselves that would like to progress in our lives in a neighbourhood where we feel comfortable and that complements our lifestyle.

I would graciously request that this redesignation be accepted as it is a huge benefit to the community and us personally. Please feel free to contact me at tessaandersen20@hotmail.com for anymore feedback.

Kind regards,

Tessa Andersen

CPC2017-377
Attachment 3
Letter 10

Melissa Kent
2409D 28 St SW
Calgary, Alberta
T3E 2H7

October 28, 2017

City Clerk's Office
City of Calgary
800 Macleod Trail S.E.
Calgary, Alberta, Canada T2P 2M5

RE: File Number LOC2017-0187

Dear Sirs,

I am writing to express my support for the re-designation of the site at 2240 26A St SW File Num LOC2017-0187. As a tenant in the Killarney community I have struggled to find affordable ownership housing with proximity to transit and the cycle track. This site is close to both of these and it would allow my generation to own a smaller more affordable house while having access to valued amenities.

Sincerely,

Melissa Kent
403-464-6417

CPC2017-377
Attachment 3
Letter 10

Wednesday November 1st 2017

Re: LOC2017-0187(2240 26a st Re-designation)

To whom it may concern,

I am writing you today to express my opinion regarding the subject land use bylaw amendment.

I live at 2227 24A Street SW, which is only a few blocks away from the subject property. I have lived at this address for almost 10 years and have seen quite the transformation in the neighbourhood over the years.

I am not opposed to new developments in my neighbourhood as long as there is consistency in the process and some basic concerns are met; essentially parking issues and quality of the new structure (ie high end units as opposed to affordable housing). I understand that a 4 unit structure is being proposed for the subject address. I have personally spoken to the developer and they assured me that there will be adequate parking for all new tenants on the property and the quality of the new structure will be high end.

Because my concerns have been addressed I am 100% for this development.

Ranny Shibley
rannyshibley@gmail.com
403-816-1392
2227 24A Street SW

CPC2017-377
Attachment 3
Letter 10

Jeff Wright
Unit 2 – 1936 26 St SW
Calgary, Alberta
T3E 2A1

October 31, 2017

City Clerk's Office
City of Calgary

Dear City Clerk,

I understand that there is an application to change the land use designation of 2240 26A St SW from R-C2 to R-CG. I would like to support this change in designation for File Number LOC2017-0187.
Having access to affordable inner city homes within close proximity to the shops of 17 Ave SW, bike lanes and transit is difficult for most millennials to obtain. This parcel is located close to all of these services and is suitable for row homes.

Thanks,

Jeff Wright
JNWright@Shaw.ca
403-462-7983

November 6, 2017

To whom it may concern:

As long-time residents of Calgary my wife and I love to call the community of Killarney our home. We enjoy watching the community grow and develop into one of the best areas to live in the city. What we love the most is the diversity of the residence that live here and the homes. Along with the convenience of location of the city recreation center, the community center, parks and public transit, Killarney is by far the best area to live. I am writing today in support of the redesignation of 2240 26a St. SW. It is important to have options of homes of different sizes and prices so that everyone has the opportunity to live in this wonderful area.

I hope you take into consideration my support of this redesignation and future development. Feel free to contact me at my home address of 2028 25a St. SW, Calgary, AB,

T3E 1Y7.

Kind regards,

Ahmed Assef

CPC2017-377
Attachment 3
Letter 10

Hiesem Amery
2401 26A St SW
Calgary, Alberta
T3E 2C4

October 30, 2017

City Clerk's Office
City of Calgary
800 Macleod Trail S.E.
Calgary, Alberta, Canada T2P 2M5

RE: **File Number LOC2017-0187**

Dear Madams/Sirs,

After multiple engagements and discussions with the Applicant in regards to the Re-zoning designation application of 2240 26A ST SW; I would like to express my support for this re-zoning application into an RCG.

I believe that this type of a development in this location could revitalize the community, attract a younger homeowner demographic, improve aesthetics of the neighborhood, and provide for a more affordable inner city housing option.

My only concern with the development is ensuring that adequate off street parking is provided for each unit. The applicant had advised me that each unit will have its own single secured sheltered parking garage with an additional vehicle lift inside. This would provide two parking stalls which exceeds the bylaw requirement and would likely result in less street congestion. The Applicant has assured me that they have thoroughly thought out the proposed re-zoning and development of this site.

Thank you to both the City for providing an outlet for feedback and to the applicant for reaching out.

Sincerely,

Hiesem Amery
4035403861

LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017 **MAP 14C**

EXECUTIVE SUMMARY

This land use amendment application proposes the redesignation of a residential parcel in the southeast community of Inglewood from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for a range of low density residential uses including rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2017 October 05

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 369D2017; and

1. **ADOPT** the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 1429 and 1433 - 10 Avenue SE (Plan 0410520, Block 10, Lots 40 and 41) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 369D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is keeping with applicable policies including the Municipal Development Plan and the Inglewood Area Redevelopment Plan, both of which advocate for communities with a variety of housing types to meet a range of citizen needs. The proposed R-CG district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal would allow for a modest increase in density on an inner city parcel and in a form that has the ability to be compatible with the character of the existing neighbourhood.

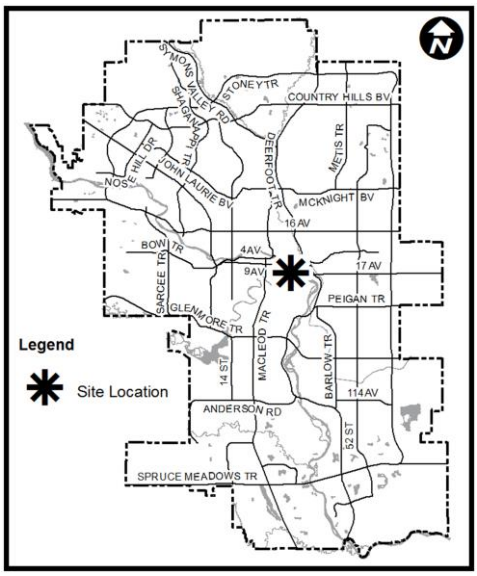
ATTACHMENT

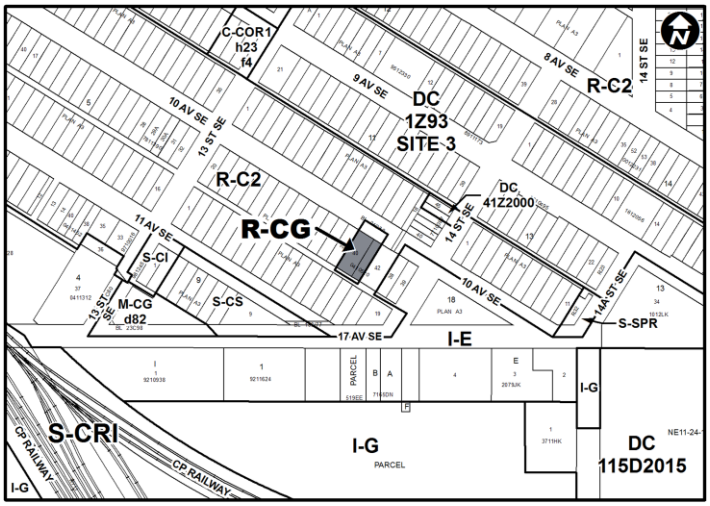
1. Proposed Bylaw 369D2017

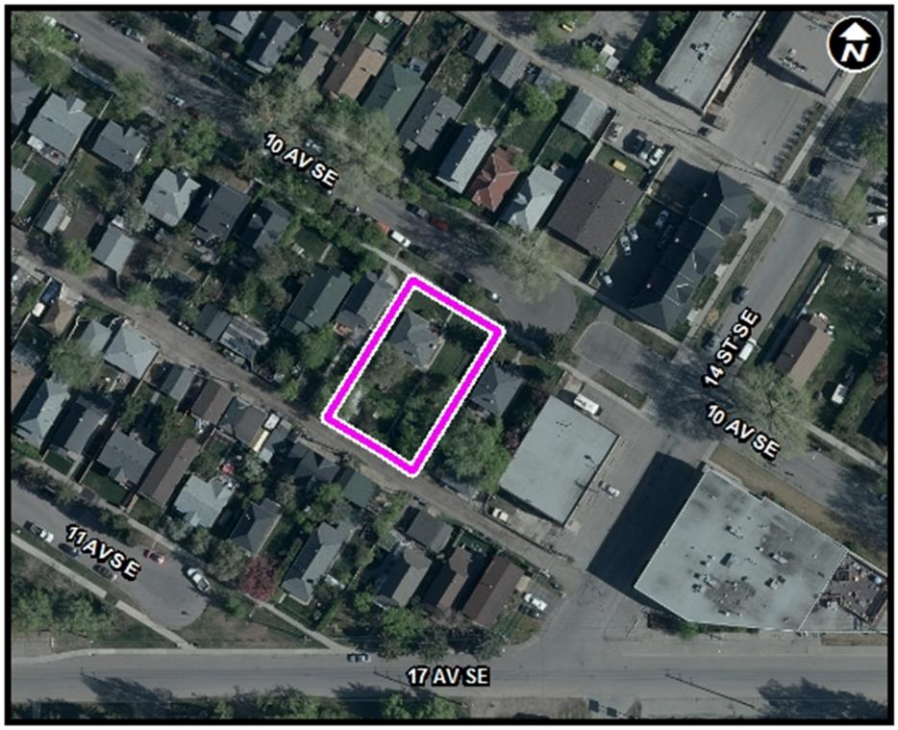
LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017

MAP 14C

LOCATION MAPS







LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017 **MAP 14C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 1429 and 1433 - 10 Avenue SE (Plan 0410520, Block 10, Lots 40 and 41) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: R. Wright **Carried: 6 – 0**
Absent: G.-C. Carra and C. Friesen

LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017 **MAP 14C**

Applicant:

Section23 Developments

Landowner:

Section23 Nest Inglewood Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density residential setting in the southeast community of Inglewood. One of the two Residential – Contextual One / Two Dwelling (R-C2) District designated parcels is developed with one storey single detached dwelling. The other parcel is vacant. Single detached dwellings exist to the north, east, west and immediately to the south on land designated as R-C2. Further to the south are industrial lands that are being planned for higher-density mixed use development.

The parcel is approximately 160 metres south of 9 Avenue SE, a Neighbourhood Main Street destination with retail, community and recreational services. A regional pathway is located approximately 470 metres to the north (via the street network) which connects west to the downtown, and southeast to the Inglewood Bird Sanctuary and other communities beyond.

The following table identifies the peak and current population of Inglewood.

Inglewood	
Peak Population Year	2017
Peak Population	4008
2017 Current Population	4008
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The intent of the Residential – Grade-Oriented Infill (R-CG) District is to allow for a wide range of ground-oriented housing typologies including rowhouse buildings, semi-detached dwellings, single detached dwellings, cottage housing and accessory suites. The rules of the R-CG District provide for development that has a maximum height of 11 metres and is sensitive to adjacent low-density residential development such as single detached and semi-detached dwellings.

The maximum density for parcels designated R-CG is 75 units per hectare. As such, this would allow for a maximum of six ground oriented units to be considered via the development permit process. The applicant has stated that they intend to develop only four rowhouse units. A rowhouse building is a permitted use in R-CG where the proposal complies with all the rules of the Land Use Bylaw. Otherwise, a rowhouse building is a discretionary use.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

The parcel is located within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure, of the Municipal Development Plan (MDP). The policies of the MDP encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing, and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

The application is in keeping with relevant MDP policies as the provision of the R-CG District allow for development that is compatible with existing low-density residential development in terms of height, built-form, and density.

Inglewood Area Redevelopment Plan (1993)

In accordance with Maps 5 and 6, Generalized Land Use Maps of the Inglewood Area Redevelopment Plan (ARP), the site is located within the current and future residential area. The Inglewood ARP speaks to the dependency of local retail and community services on an increase in population within the community. The plan sets goals that are consistent with the MDP and support the provision of a variety of housing types that serve a range of households, age groups and income levels while encouraging housing intensification that is sensitive to the established character of the area.

One mechanism is in place to encourage appropriate placement of higher density residential uses, specifically through policy item 2.4.6, which provides conditions which should be met for land use redesignations from low density detached housing to low density townhousing. These conditions include:

- area residents should be fully involved in the redesignation and development permit process;
- the site should be vacant, underdeveloped or developed with housing which has substantially deteriorated and the site is not completely surrounded by lower density areas;
- traffic and other impacts are thoroughly analyzed and can be minimized; and
- new development should be compatible with existing nearby development, with particular attention being paid to the edges of new developments.

While some of these conditions will require review at development permit stage, the proposed land use redesignation is capable of meeting the majority of the above conditions, and is supplemented through alignment with the MDP.

Location Criteria for Multi – Residential Infill (2016)

Council adopted 'Location Criteria for Multi-Residential Infill' to be used as a guideline for the review of land use amendment applications seeking to allow for multi-residential developments in low density residential areas. The proposed land use redesignation satisfies most of the locational criteria for multi-residential infill housing (see APPENDIX III Location Criteria for Multi-Residential Infill).

TRANSPORTATION NETWORKS

Vehicular access to the parcel is available from the rear lane. A driveway will not be permitted on 10 Avenue SE.

Bike paths exist to the north along 8 Avenue SE and the Bow River. The area is well serviced by bus routes 1 and 411, located approximately 200 metres north on 9 Avenue SE. Bus routes 1, 75, 125, 126, 151, 302, 305 and 411 are located approximately 475 metres northwest on 9 Avenue SE.

A future LRT station is planned approximately 560 metres west of the site at 12 Street SE.

UTILITIES & SERVICING

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the site. A storm sewer extension may be required at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required for this application.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Inglewood Community Association supports the application on the basis of its location and the with the caveats that the development permit must have vehicular access from the lane only, that the height not exceed 9 metres, windows must not overlook adjacent properties (or have translucent windows), have the same orientation as is common to the block and have a depth similar to neighbouring homes or have a sun/shadow study done.

Citizen Comments

Five letters of support and two letters of opposition were received.
Concerns raised by those in opposition included:

- Historic streetscape preservation / change to block character;
- Property value impacts; and
- On-street parking availability.

Public Meetings

There were no project specific meetings for this proposed redesignation. Meetings were held with the Community Association that resulted in the comments attached in APPENDIX II.

APPENDIX I

APPLICANT'S SUBMISSION

Section23 is proposing land use redesignation on parcels 40 and 41 from R-C2 to R-CG to allow for modest intensification to rowhouse development. The subject parcels are located at the edge of residential development. I-E, Industrial Edge district is located to the east and south. The intended rowhouse development will provide a transition between the existing industrial development to the east and low density development to the west.

The proposed redesignation is supported by policies of the existing Inglewood ARP, 1992, as well as the Draft Inglewood ARP, March 2017. The policies within the existing 1992 ARP make provision for land use redesignation on a limited basis particularly at the edge of residential, subject to community consultation. The Residential Low Rise policies in the Draft Inglewood ARP allow for development of rowhouses and apartments.

Section23 prides itself in the quality of architectural design which respects the contextual parameters and existing streetscape. Section23 has developed infill projects in several inner city areas of Calgary which have received positive reviews from both the industry experts and the consumers.

Section23 and their partners have met with the adjacent neighbours. The owners to the east have expressed a desire to redevelop their lands similar to the proposed development. The Section23 team has also had involved discussions with the Inglewood Community Association (CA) and is committed to work with the CA through the Development Permit stage.

We respectfully request Calgary Planning Commission and Council's support for the proposed land use redesignation for the following reasons:

- it complies with the City's overarching policy of inner city intensification and specific policies of the Area Redevelopment Plan
- it will allow sensitive integration of redevelopment on the subject parcels
- it will have minimal impact on the surrounding residential development

APPENDIX II

LETTER FROM COMMUNITY ASSOCIATION

INGLEWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
FAX: 403-261-2724
EMAIL: info@icacalgary.com

September 12, 2017

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Chris Wolfe:

Re: LOC 2017-0209, 1423 10 Avenue SE

The Planning Committee (PC) has reviewed the application regarding Land Use Amendment from R-C2 to R-CG. As you are aware, the proposed zoning typology has generated a lot of conversation in the community and we are only prepared to support it in restricted circumstances. In the main, these have been codified in section 3.6.3 of the proposed ARP.

Because the site is located on the edge of a light industrial area and near some extant rowhouses, it seems like a suitable use and the plans support that. The proposal is restrained and we feel this is an exemplary use of the R-CG zoning. A motion to support the redesignation with the caveats that the development permit must have vehicular access from the lane only, that the height not exceed 9 m., windows must not overlook adjacent properties or have translucent windows, have the same orientation as is common to the block and have a depth similar to neighboring homes or have a sun/shadow study done was put to the September 11 general meeting. It was passed.

If you have any questions, please call me at [redacted].

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee

L.J. Robertson, Chair

APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments	Compliance
On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.	No
Within 400m of a transit stop.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	Yes (Route #1)
Within 600m of an existing or planned Primary Transit stop station.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	Yes (Green Line – Inglewood/ Ramsay Station)
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.	No
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.	Yes (lands to the south of 17 Ave SE are being planned for high-density residential development)
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.	Yes (approximately 240 metres walking distance from both a small park and the Inglewood Aquatics Centre)
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.	Yes (9 Ave SE has been identified as a Neighbourhood Main Street in the MDP)
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.	Yes

PROPOSED

CPC2017-378
Attachment 1

BYLAW NUMBER 369D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0209)**
*** ***

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

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

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

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

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

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

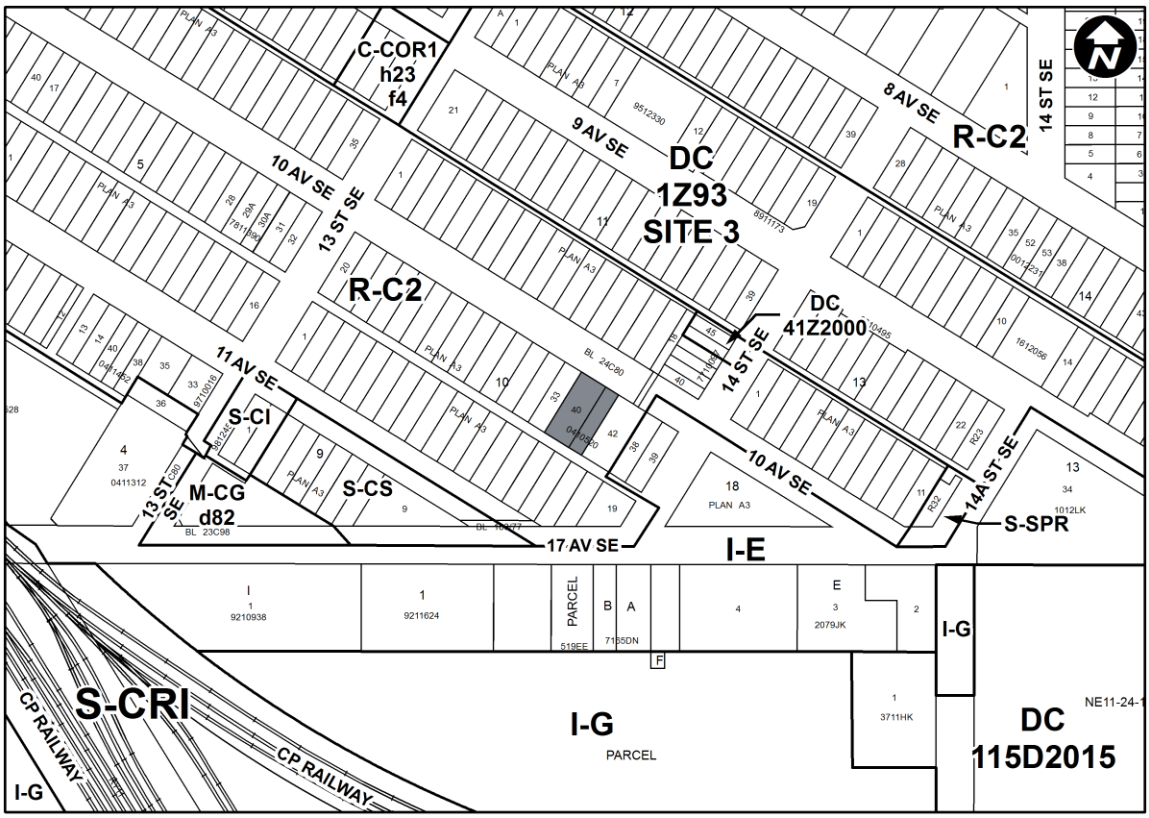
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

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

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

SCHEDULE A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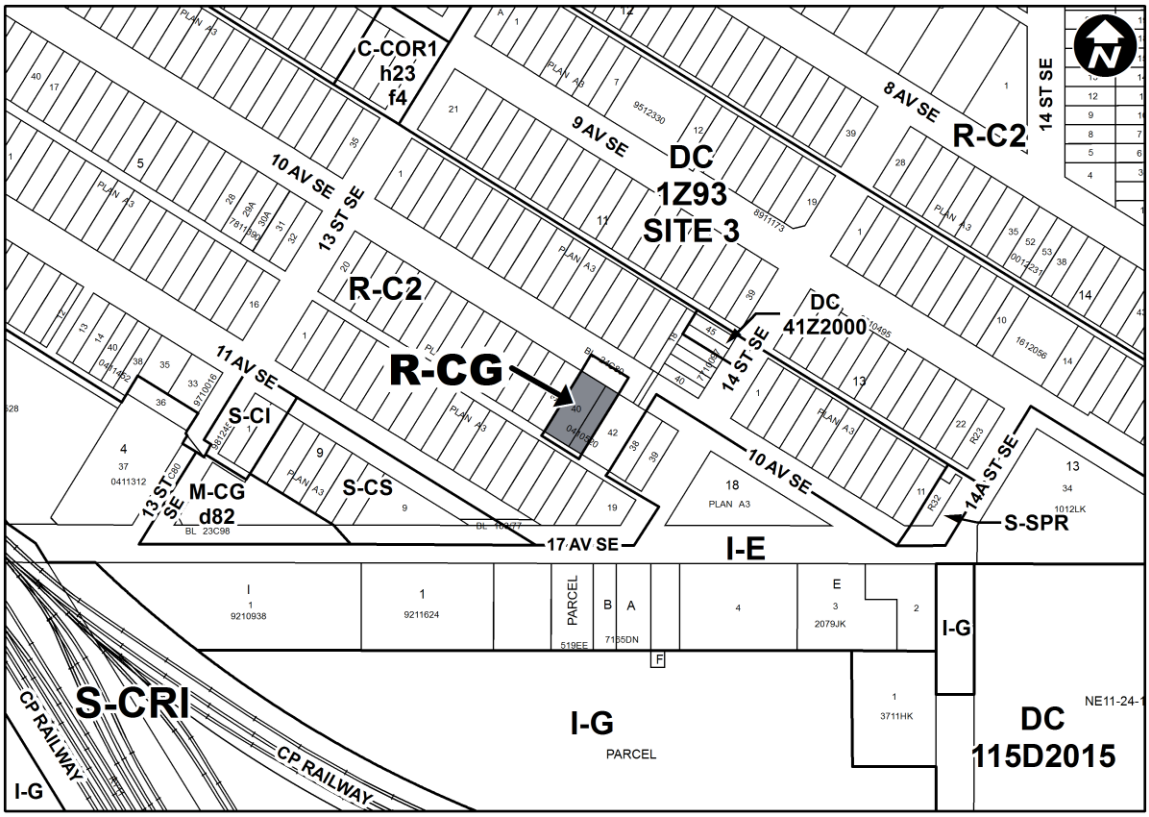
SCHEDULE B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2018 Calgary Subdivision and Development Appeal Board Appointments

EXECUTIVE SUMMARY

The terms of all Calgary Subdivision and Development Appeal Board ("SDAB" or "Board") members expire on 2017 December 31. Consequently, Council must appoint members to the SDAB for 2018.

ADMINISTRATION RECOMMENDATIONS:

That Council:

1. Consider the SDAB Nomination Committee recommendation to appoint the individuals named in Attachment 1 to serve as members on the SDAB for the proposed terms of appointment;
2. Permit the member named in Attachment 8 to sit on concurrent Boards;
3. Direct that Attachments 1, 4 and 8 remain confidential under sections 24 of the *Freedom of Information and Protection of Privacy Act* until Council rises and reports at the 2017 November 20 Combined Meeting of Council; and
4. Direct that Attachments 2, 3, 5 and 9 remain confidential under sections 17 of the *Freedom of Information and Protection of Privacy Act*.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2009 July 27, Council adopted the recommendation contained in Report PAC2009-21 which, in part, related to identifying relevant qualifications to consider for applicants. Additionally, it established a process of interviewing applicants and screening them prior to recommendations going to Council.

On 2013 May 27, Council adopted the recommendation contained in Report PFC2013-0431 to increase the number of SDAB members, allow for appointments of up to two years, and implement other organizational changes to the SDAB.

On 2015 July 27, Council adopted the recommendation of the City Solicitor's *Report on SDAB Matters* and gave three readings to Bylaw 30M2015 to prohibit the appointment of Councillors to the Board, establish a 10-year time limit for members (to begin in 2016), and address other succession-planning matters.

On 2017 May 08, in order to afford more flexibility in the appointment of members, Council adopted the recommendations contained in Report PFC2017-0326 to amend the SDAB Bylaw and gave three readings to Bylaw 24M2017 to eliminate the distinction between regular members and supernumerary members. Following the revision of the SDAB Bylaw, all remaining supernumerary members were converted to regular members.

BACKGROUND

The *Municipal Government Act* ("MGA") requires municipalities to establish, by bylaw, a subdivision and development appeal board. This is accomplished by section 3(a) of the SDAB Bylaw whereby Council must appoint members to, and appoint a Chair to, the SDAB.

Number of members

2018 Calgary Subdivision and Development Appeal Board Appointments

The SDAB Bylaw stipulates that 15 to 25 members must be appointed to the SDAB. Council's 2017 appointments brought the total number of members to 25. Two members resigned mid-year.
Length of appointment
The SDAB Bylaw permits Council to appoint members for one- or two-year terms, with a term maximum of ten years (commencing 2016 January 01). This is to encourage the staggering of terms, which helps to preserve organizational knowledge and ease the transition between the outgoing and incoming complement of members.

Qualifications of members
In order to be appointed as a member, an individual must not be a: City Employee, person who carries out subdivision or development powers, duties and functions on behalf of the City, member of the Calgary Planning Commission, or a member of Council.

Each applicant confirmed they have been a resident of Calgary for the six months immediately preceding appointment, and remain a resident for the duration of his or her term, and are at least 18 years old.

Members also confirmed that they possess a strong interest in the complexities and challenges of development in the City, and experience in one or more of the following areas: (a) the operation of quasi-judicial boards or administrative tribunals; (b) community representation or knowledge of community issues; (c) architecture; (d) law; (e) engineering / construction; (f) urban planning / land use / development.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Applications received
The recruitment campaign garnered 48 applications: 21 from incumbent members, 24 from new external candidates, plus three late submissions. The late submissions were not considered by the SDAB Nominations Committee.

The SDAB Nominations Committee included the incumbent SDAB Chair and First Vice Chair. The SDAB Nominations Committee indicated that the application and interview process aided its assessment of the experience and qualifications, and selection of the recommended candidates.

Members bring a wide range of experience and subject-matter expertise to the Board. Attachment 3 summarizes the diversity of expertise and competencies of the recommended candidates to the 2018 SDAB, and it provides a breakdown based on qualifications for membership that were adopted by Council contained in Report PAC2009-21.

The SDAB Nominations Committee recommends 25 members be appointed to the SDAB and their respective terms as outlined in Attachment 1. The recommendation will ensure continuity of expertise through the re-appointment of current members and new expertise achieved through the appointment of new applicants to the SDAB.

Recommended applicant for appointment on two Boards
One of the recommended candidates was appointed by Council to another Board. Section 5.13.4 of the Council policy on *Governance and Appointments of Boards, Commissions and Committees* provides that, "[t]o encourage a broad degree of citizen participation, no Public Member shall serve concurrently on more than one BCC unless Council determines there is a need." This

member has contributed positively to the SDAB while serving on another Board. The SDAB Nominations Committee recommends that the candidate identified in Attachment 8 be appointed notwithstanding their concurrent appointment to another Board.

Stakeholder Engagement, Research and Communication

Letters were mailed to current members whose terms were expiring at the end of 2017 in order to solicit their interest in re-appointment. The application deadline was 2017 October 03.

A campaign promoting the opportunity to apply for the SDAB ran from 2017 September 05 to 2017 October 03. Advertising, notices and articles inviting applications appeared as indicated in Attachments 6 and 7. Calgary Neighbourhoods' Diversity Coordinator was also engaged to conduct email outreach to assist with inviting a diverse range of applicants from different communities.

Strategic Alignment

The recommendations in this report align with Council's priority relating to a well-run city and with Council's policy on *Governance and Appointments of Boards, Commissions and Committees* (CP2016-03).

Social, Environmental, Economic (External)

None.

Financial Capacity

None.

Current and Future Operating Budget:

None.

Current and Future Capital Budget:

None.

Risk Assessment

Board appointments must be determined in a timely manner so that Administration can provide adequate notice periods to the successful applicants and schedule training prior to the 2018 January 01 term commencement.

REASON FOR RECOMMENDATIONS:

Council must appoint members to the Subdivision and Development Appeal Board annually.

ATTACHMENTS

1. Attachment 1— Recommendations for Appointments and Terms to the 2018 Subdivision and Development Appeal Board
2. Attachment 2— Chair's letter regarding the interview panel's recommendations
3. Attachment 3— 2018 SDAB Recommended Applicants' Background and Experience Matrix (as reported on application)

2018 Calgary Subdivision and Development Appeal Board Appointments

4. Attachment 4— 2017 SDAB member biographies
5. Attachment 5— Applications of the recommended candidates
6. Attachment 6— Calgary Herald advertisement
7. Attachment 7— Marketing Activities for Recruitment: 2018 Calgary Subdivision and Development Appeal Board
8. Attachment 8 – Recommendation for Member to Sit on Concurrent Boards
9. Attachment 9 – Remaining 2018 SDAB Applicants' Background and Experience Matrix (as reported on application)

Calgary

Public Notice

Get on Board

Apply to serve on one of Calgary's Quasi-Judicial Boards.

Citizens are invited to apply to sit on one of The City of Calgary's tribunals.

Calgary Subdivision and Development Appeal Board

The Calgary Subdivision and Development Appeal Board hears and determines appeals of decisions made by The City of Calgary Subdivision and Development Authorities.

Visit **calgarysdab.ca** for more information.

Calgary Licence and Community Standards Appeal Board

The Calgary Licence and Community Standards Appeal Board hears and determines appeals with respect to certain decisions of The City of Calgary Administration.

Visit **calgary.ca/lcsab** for more information.

Information about remuneration is available at each of the websites listed above.

Deadline for receipt of applications is **4:30 p.m. Tuesday, October 3, 2017.**

TO APPLY:

Interested applicants must submit a completed application form, as well as a copy of a resume and a cover letter. Visit one of the websites above to download an application form and to learn more.

Applicants may be requested to submit to a brief interview. Please contact 403-268-5888 with questions.

17-00834626

Marketing Activities for Recruitment
2018 Calgary Subdivision and Development Appeal Board

- Calgary Herald - 2017 September 08 (Attachment 6)
- Postmedia multi-platform newspaper sites – 2016 September 05 to October 03
- 311 script
- Social media includingTwitter, Facebook and LinkedIn
- Calgary.ca, including careers page banner
- Council/committee stream advertisement
- Calgarysdab.ca
- SDAB stream advertisement
- Diversity Coordinator – Calgary Neighbourhoods
- SDAB e-Newsletter
- Industry newsletters and websites:
    - Association of Professional Engineers and Geoscientists of Alberta (APEGA)
    - Alberta Association of Landscape Architects (AALA)
    - Community Newsletters
    - Alberta Professional Planners Institute (APPI)
    - Canadian Institute of Planners (CIP)
    - Alberta Association of Architects
    - Canadian Bar Association – Alberta
    - Commercial Real Estate Development Association – Calgary (NAIOP)
    - Foundation of Administrative Justice (FOAJ)
    - Canadian Institute for Administrative Justice (CIAJ)
    - Council of Canadian Administrative Tribunals (CCAT)
    - Institute of Corporate Directors (ICD)
    - Federation of Calgary Communities newsletter
    - Community Newsletters

2018 Calgary Licence and Community Standards Appeal Board Appointments

EXECUTIVE SUMMARY

The terms of all Calgary Licence and Community Standards Appeal Board ("LCSAB" or "Board") members expire on 2017 December 31. Consequently, Council must appoint members to the LCSAB for 2018.

ADMINISTRATION RECOMMENDATIONS:

That Council:

1. Consider the LCSAB Nominations Committee recommendation to appoint the individuals named in Attachment 1 to serve as members on the LCSAB for the 2018 calendar year;
2. Direct that Attachment 1 remain confidential under section 24 of the *Freedom of Information and Protection of Privacy Act* until Council rises and reports at the 2017 November 20 Combined Meeting of Council; and
3. Direct that Attachments 2, 3, 4 and 7 remain confidential under section 17 of the *Freedom of Information and Protection of Privacy Act.*

PREVIOUS COUNCIL DIRECTION / POLICY

On 2011 September 19, Council adopted the recommendations contained in Report C2011-75 to remove the appointment of LCSAB members from the annual Organizational Meeting. Additionally, this report established a process of screening candidates prior to recommendations going to Council.

Pursuant to Council's Policy on *Governance and Appointments of Boards, Commissions and Committees* (CP2016-03), members of the LCSAB must be at least 18 years of age and current residents of Calgary.

BACKGROUND

The *Municipal Government Act* ("MGA") allows municipalities to establish, by bylaw, an appeal board to adjudicate licence and community standards appeals. The LCSAB was established by Council to act as a single appeal body to hear a variety of licence appeals, community standards appeals and weed notice appeals either mandated or authorized by the MGA and the *Weed Control Act*. Section 16(1) of the LCSAB Bylaw provides that LCSAB is composed of up to five members who are appointed by resolution of Council.

Length of appointment

The LCSAB Bylaw permits Council to appoint member for one-year terms with a term maximum of ten years commencing 2017 January 01, unless otherwise specified by Council.

Qualifications of members

In order to be appointed as a member, an individual must not be a member of Council and fulfill the following application requirements: be at least 18 years old, be a resident of Calgary and remain a resident of Calgary for the duration of his or her term. Applicants must also possess: the ability to read, understand, and interpret complex municipal bylaws and sections of the *MGA*, experience in quasi-judicial boards or administrative tribunals is an asset, strong listening skills and verbal and written communication skills, ability to be open-minded and objective and respectful of the opinions of others, ability to consider appeals based on facts and governing

legislation using good analytical skills and without bias, and ability to work with the Chair and Board Members in a collaborative manner.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Applications received
The recruitment campaign garnered 18 applications: 4 from incumbent members, 12 from new external candidates, plus two late submissions. Late submissions were not considered by the LCSAB Nominations Committee.

The LCSAB Nominations Committee included the incumbent LCSAB Chair and Vice Chair. LCSAB members bring a wide range of experience and subject-matter expertise to the Board. Attachment 3 summarizes the diversity of expertise and competencies of the recommended candidates to the 2018 LCSAB. The Chair indicates that the application and interview process helped the LCSAB Nominations Committee to assess the experience and qualifications, and select the recommended candidates.

Recommended applicants
The LCSAB Nominations Committee's recommendation is set out in Attachment 3. The recommendation will ensure continuity of current and new expertise on the LCSAB.

Stakeholder Engagement, Research and Communication

Letters were mailed to current members whose terms were expiring at the end of 2017 in order to solicit their interest in reappointment. The application deadline was 2017 October 03.

A campaign promoting the opportunity to apply for the LCSAB ran from 2017 September 05 to 2017 October 03. Advertising, notices, and articles inviting applications appeared as indicated in Attachments 5 and 6. Calgary Neighbourhoods' Diversity Coordinator was also engaged to conduct email outreach to assist with inviting a diverse range of applicants from different communities.

Strategic Alignment

The recommendations in this report align with Council's priority relating to a well-run city and with Council's policy on *Governance and Appointments of Boards, Commissions and Committees* (CP2016-03).

Social, Environmental, Economic (External)

None.

Financial Capacity

Current and Future Operating Budget:

None.

Current and Future Capital Budget:

None.

2018 Calgary Licence and Community Standards Appeal Board Appointments

Risk Assessment

Board appointments must be determined in a timely manner so that Administration can provide adequate notice periods to the successful applicants and schedule training prior to the 2018 January 01 term commencement.

REASONS FOR RECOMMENDATIONS:

The LCSAB Bylaw requires Council to appoint members to the LCSAB by resolution. Members must be appointed for the LCSAB to hear appeals in accordance with Bylaw 50M2011, as amended.

ATTACHMENTS

1. Attachment 1 – Recommendations for Appointments to the 2018 Licence and Community Standards Appeal Board
2. Attachment 2 – Chair's letter regarding interview panel's recommendations
3. Attachment 3 – 2018 LCSAB Recommended Applicants' Background and Experience Matrix
4. Attachment 4 – Applications of the recommended candidates
5. Attachment 5 – Calgary Herald advertisement
6. Attachment 6 – Marketing Activities for Recruitment 2018 Calgary Licence and Community Standards Appeal Board
7. Attachment 7 – 2018 LCSAB Remaining Applicants' Background and Experience Matrix

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Deadline for receipt of applications is **4:30 p.m. Tuesday, October 3, 2017.**

TO APPLY:

Interested applicants must submit a completed application form, as well as a copy of a resume and a cover letter. Visit one of the websites above to download an application form and to learn more.

Applicants may be requested to submit to a brief interview. Please contact 403-268-5888 with questions.

17-00834626

Marketing Activities for Recruitment
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    - Commercial Real Estate Development Association – Calgary (NAIOP)
    - Foundation of Administrative Justice (FOAJ)
    - Canadian Institute for Administrative Justice (CIAJ)
    - Council of Canadian Administrative Tribunals (CCAT)
    - Institute of Corporate Directors (ICD)
    - Federation of Calgary Communities newsletter
    - Community Newsletters

2018 Calgary Subdivision and Development Appeal Board Leadership and Operations

EXECUTIVE SUMMARY

Council must annually appoint a Chair to the Subdivision and Development Appeal Board ("SDAB" or "Board") after considering the recommendations of the Board. Administration has also provided a brief update on Board operations to keep Council apprised of the improved state of the SDAB.

ADMINISTRATION RECOMMENDATIONS:

That Council:

1. Consider correspondence from the SDAB Nominating Committee in respect of recommendations for the appointment of the SDAB Chair for 2018 (Attachment 1);
2. Appoint the SDAB Chair from among standing Board members for 2018;
3. Direct that Attachment 1 remain confidential pursuant to Sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act;* and
4. Direct that Attachment 4 remain confidential pursuant to Section 24 of the *Freedom of Information and Protection of Privacy Act*.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2015 July 27, Council adopted the recommendation contained in Report PFC2015-0518 to (a) implement qualifications for the Chair, (b) authorize Council to appoint the Chair, (c) establish term limits for SDAB members, (d) prohibit the appointment of Councillors to the Board, and (e) facilitate other succession-planning measures.

BACKGROUND

Council has established qualifications for the SDAB Chair (Attachment 2) and for SDAB members generally (Attachment 3).

The Board has an important role to play in the adjudication of subdivision and development matters which impact on the growth and development of the city. There is a strong public interest in Council appointing a SDAB Chair who understands the Board's purposes and mandate, is knowledgeable about the regulation of subdivision and development in Calgary, and is available to provide leadership to the Board.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Appointment of the SDAB Chair

Under the provisions of the SDAB Bylaw, Bylaw 25P95, as amended, Council shall annually appoint a Chair of the SDAB by resolution, after considering the recommendations of the Board.

The SDAB established a SDAB Chair Nominating Committee responsible for making recommendations to Council for appointment to the position of Chair. This year's SDAB Chair Nominating Committee was chaired by the First and Second Vice-Chair, and supported by a Board member. Attachment 1 outlines the SDAB Chair Nominating Committee's process of assessment and recommendation for appointment.

2018 Calgary Subdivision and Development Appeal Board Leadership and Operations

Board operations
On 2016 December 19, Report C2016-0858 regarding the Board's state of operations was presented to Council. At that time, the Board had fallen behind on issuing written decisions. The *Municipal Government Act* ("MGA") stipulates that written decisions must be issued within 15 days of a hearing's conclusion. At the height of this problem in 2016, there were 27 overdue decisions; currently, there is one overdue decision. Attachment 4 provides an analysis of decision-issuance timelines, number of decision writers, and number of presiding officers. This analysis examines three six-month intervals to measure the Board's progress under the change in leadership.

Additionally, under the SDAB's current leadership, progress has been made to build the capacity, knowledge, and expertise of Board members. More members are writing decisions, taking courses, and receiving mentorship from more-experienced members. Administration has also begun to transform the type of support that it offers to the Board. In the fall of 2017, a new staff position was created to draft summaries of evidence to assist decision writers. Although in its early stages, this new model is proving to be beneficial to the Board.

Stakeholder Engagement, Research and Communication

The SDAB Chair Nominating Committee's stakeholder engagement is detailed in Attachment 1.

Strategic Alignment

The recommendations in this report align with Council's priority relating to a well-run city.

Social, Environmental, Economic (External)

None.

Financial Capacity

Current and Future Operating Budget:

None.

Current and Future Capital Budget:

None.

Risk Assessment

The appointment of the SDAB Chair must be determined in a timely manner so that Administration can provide adequate notice to the successful applicant and schedule training prior to the 2018 January 01 term commencement.

REASONS FOR RECOMMENDATIONS:

The SDAB Bylaw directs Council to annually appoint a Chair after considering the recommendations of the Board.

ATTACHMENTS

1. Attachment 1 – Letter from the First Vice-Chair of the SDAB and Chair of the Nominating Committee, dated 2017 October 22

2018 Calgary Subdivision and Development Appeal Board Leadership and Operations

2. Attachment 2 – City of Calgary Subdivision and Development Appeal Board Chair Qualifications
3. Attachment 3 – City of Calgary Subdivision and Development Appeal Board Member Qualifications
4. Attachment 4 – Analysis of Subdivision and Development Appeal Board performance

City of Calgary Subdivision and Development Appeal Board
Chair Qualifications

The Chair of the Subdivision and Development Appeal Board (”the Board”, ”SDAB”) must be a member of the Board and therefore must meet the requirements for membership on the Board, as determined by Council (PAC2009-21).

The Chair of the Subdivision and Development Appeal Board must also have or demonstrate the following:

a. notable experience in one or more of the following areas:
   (i) presiding over the proceedings of a quasi-judicial board or administrative tribunal;
   (ii) leading diverse teams to success in completing projects, or program or business objectives; or,
   (iii) persuasive decision writing or report writing;

b. an advanced understanding of the principles of natural justice and procedural fairness;

c. a strong familiarity with the hierarchy of legislation, plans, policies, and trends of planning, growth, and development in Calgary;

d. a strong public service orientation;

e. a commitment to high quality and consistency in decision making and writing;

f. a clear understanding of the purpose and mandate of the Board under the Municipal Government Act, as well as the distinct roles and responsibilities of the Board as they relate to appeals;

g. a clear understanding of the distinct roles of Council and Administration with respect to the Board;

h. accountability for the efficiency and effectiveness of the Board’s procedures in meeting the requirements of its mandate;

i. strong communication skills and an ability to direct or persuade parties as necessary to achieve efficient, fair, and respectful hearings of appeals;

j. an ability to act as public spokesperson for the Board when appropriate and necessary;

k. a commitment to learning, development, and continuous improvement, as well as proactive succession planning;

l. leadership in integrity and high ethical standards;

m. a commitment to communications and transparency with stakeholders, including opportunities for meaningful feedback; and,

n. an ability to work collaboratively with the Board`s administration and support staff.

PAC2009-21
ATTACHMENT 1
ISC: CONFIDENTIAL

City of Calgary Subdivision and Development Appeal Board
Membership Qualifications

In accordance with the *Municipal Government Act* a member of the Subdivision and Development Appeal Board must not be:

- An employee of the City of Calgary;
- A member of a municipal planning commission, or;
- A person who carries out subdivision or development powers, duties, and functions on behalf of the City of Calgary.

In accordance with Council direction a member of the Subdivision and Development Appeal Board must have:

- Been a resident of the City of Calgary for at least six consecutive months immediately prior to his/her appointment;
- A strong interest in the complexities and challenges of development in the City of Calgary.
- Experience in one or more of the following areas:
  - the operation of quasi-judicial boards or administrative tribunals;
  - community representation or knowledge of community issues;
  - architecture;
  - law;
  - engineering/construction, or;
  - urban planning/development;
- Agreed to commit the required time.

A member of the Subdivision and Development Appeal Board should have:

- An understanding of the diverse neighbourhoods and communities that exist across the city.
- Regard to the interests of property owners, developers, the general public, and other parties affected by the outcome of an appeal;
- A personal history of acting ethically and with integrity;
- An understanding of the principles of administrative law and natural justice;
- The ability to write in plain language;
- Excellent analytical and reasoning skills;
- The ability to speak in public and communicate effectively with parties to the appeal, and;
- Demonstrable ability to read, understand and apply:
  - complex plans, the Municipal Government Act and other pertinent Acts, statutory plans such as the Municipal Development Plan and Area Structure Plans, the Land Use Bylaw; and case law.

PROPOSED

OLYMPIC BID UPDATE

EXECUTIVE SUMMARY

This report provides Council information regarding the additional financial requirements associated with the increased commitment needed to continue the pursuit of preparing a potential bid to host the 2026 Olympic and Paralympic Winter Games (2026 OPWG).

Council had authorized Administration to use the remaining $1.5 million of the Calgary Bid Exploration Committee's (CBEC) budget to conduct its analysis of the five principles (the Five Principles) approved by Council on 2017 July 31 (C2017-0616) to address the risks associated with hosting the 2026 OPWG (See Attachment 7). However, as discussed on 2017 November 13 (C2017-1162), shifting timelines and increased deliverables require an additional $2.0 million to continue the bid preparation work by The City's Project team.

At the 2017 November 13 Regular Meeting of Council, Administration presented the changes to the International Olympic Committee's (IOC) 2026 Candidature Process. Administration highlighted to Council the requirement that candidate cities need to submit their formal Bid Book and agree on core guarantees to the IOC by January 2019. This means that the Bid Book must be substantially completed by late 2018.

Therefore, if Calgary is going to proceed with a competitive bid, The City will need to form a bid corporation (BidCo) in early Q1 2018. Membership in the BidCo, which must include representation from the Government of Alberta (GoA), the Government of Canada (GoC), the COC and other key stakeholders, will need to conduct a significant amount of work prior to Administration receiving the Host City Contract (HCC) from the IOC in July 2018. The HCC is required to complete Administration's analysis of the Five Principles.

In addition to the work associated with the Five Principles, to remain competitive until a formal BidCo is formed, The City will now need to act as the de facto BidCo and undertake the following work:

- Formation of a BidCo in early 2018 and transition of key deliverables to a BidCo;
- Negotiation of the material terms and conditions for funding BidCo with the GoA and GoC;
- Advancing the due diligence on the Master Facilities Plan (MFP) to confirm costs and risks and develop sufficient understandings with the various counterparties, including venue owners, to enable fulsome discussions with the other levels of government;
- Bid design and development towards a Bid Book; and
- Participate and represent Calgary as part of the Dialogue Stage - Observation Program during the 2018 Olympic and Paralympic Winter Games in PyeongChang, South Korea, in collaboration with the IOC and COC. This program will allow Calgary's delegation to observe all operational, financial, economic, cultural and other elements of hosting the OPWG in-person to gain valuable knowledge prior to Calgary needing to submit its Bid. This would be Calgary's only opportunity to attend an Olympics prior to the submission of a Bid Book.

OLYMPIC BID UPDATE

For The City's Project team to meet the above added deliverables, as well as address the Five Principles, Administration will require an additional $2.0 million in funding, funds required for operation of the BidCo (estimated at $25 - $30 million) are to be shared by the three orders of government and according to Sport Canada's bid funding policy. Under this policy, the GoC could fund up to 50% of BidCo's budget. This investment will keep Calgary competitive in an international process while still addressing the risks identified in the Five Principles. Administration believes that the potential benefits that can occur from hosting the 2026 OPWG justifies the increased investment required to complete its analysis. As the IOC provides further information and The City Project team continues its analysis and refinement of the project, Administration believes that the probability of satisfying the Five Principles is increasing. Once key deliverables are transferred to a BidCo, The City would continue to work closely with BidCo on developing the Bid Book and ensuring the Five Principles can be met.

If Council chooses not to commit an additional $2.0 million, Administration believes that efforts in pursuing a bid should cease. Administration would suggest that efforts could then shift to explore how Calgary can maintain its status as a winter sport city without hosting the Olympics.

On 2017 November 13 Council directed Administration to further investigate the funding commitment potential with the other orders of government and other private sector sponsors. Administration met with representatives of both the GoA and GoC and requested that they make a financial contribution to the operation of a BidCo as well as participate in a BidCo. A response from both orders of government is anticipated by the end of this year.

Administration has prepared the following report identifying the use of the $2.0 million, as well as a current state analysis of the key stakeholders identified as potential financial contributors to Calgary's bid committee operations.

ADMINISTRATION RECOMMENDATION(S)

That Council:

1. Approve a one-time increase in 2018 to operating budget program #426 of up to $2.0 million from the Fiscal Stability Reserve (FSR) to accomplish project deliverables until either key deliverables related to preparing the Bid Book have transitioned to a BidCo or the International Olympic Committee (IOC) release of the Host City Contract (scheduled for 2018 Q3) or Council decides to no longer pursue a 2026 Olympic Paralympic Winter Games (OPWG) Bid.
2. Direct Administration to move beyond the Calgary Bid Exploration Committee (CBEC) mandate to specifically explore venues outside of Calgary as part of an updated Master Facilities Plan (MFP) in order to reduce the costs of hosting the 2026 OPWG.
3. If Council chooses to not endorse recommendation #1, direct Administration with the remaining $1.5 million CBEC budget to develop a 1988 Olympic facility lifecycle strategy based on CBEC's Master Facilities Plan, and return to Council with a recommendation to sustain the legacy facilities by no later than Q4 2018.

4. Direct that Attachments 3 and 5 remain confidential pursuant to Section 23(1)(b), 24(1)(a), 24(1)(b), 24(1)(c), 24(1)(g), 25(1)(b) and 25(1)(c) of the *Freedom of Information and Protection of Privacy Act* until such time as Council decides not to proceed with a bid or the International Olympic Committee (IOC) has awarded the 2026 and 2030 Olympic and Paralympic Winter Games (OWPG) to another Host City.

PREVIOUS COUNCIL DIRECTION / POLICY

See Attachment 1

BACKGROUND

On 2017 September 29, IOC released the "Candidature Process Olympic Winter Games 2026" document which provides an outline for a new candidature process that aligns with IOC's Agenda 2020 reforms. While Agenda 2020 is intended to result in cost savings for both bidding and games hosting for interested host cities, the new candidature process has substantial implications to City timelines and deliverables.

On 2017 October 17, the IOC further released the "Candidature Questionnaire Olympic Winter Games 2026". This document is where interested cities will populate their Games vision, concept, experience and delivery. A BidCo must be in place to oversee the development and finalisation of the bid components. The BidCo would include membership from all key stakeholders, including, but not limited to, Canadian Olympic Committee (COC), The Town of Canmore, The GoA, The GoC and The City of Calgary. The candidature questionnaire also includes a list of the guarantees required by the IOC; however, it is anticipated by Administration that all of the guarantees and other binding commitments will not be fully known until the release of the Host City Contract (HCC), which the IOC is targeting to release by 2018 July.

The deadline for an interested city to enter the Dialogue Stage process has been extended to 2018 March 31. In 2018 October, the IOC will invite only those interested cities with demonstrated hosting capacity examined by the IOC during the Dialogue Stage, to participate in the Candidature Stage. The deadline to submit a Bid Book to the IOC has now been set for 2019 January which is earlier than what Administration previously understood to be mid-2019. The funding required for the complete development of the Bid Book and fulfilling Candidature Stage requirements, presentations to the IOC and the various international sport bodies, communications, promotion and bid operations is estimated to be in the order of $25 - 30 million (inclusive of costs already incurred). It is expected the funding for the work would be shared by the three orders of government and the private sector. According to Sport Canada's bid funding policy, the GoC could fund up to 50% of the costs of the bid. Further work is required to determine the approach to developing private sources of revenue for the Candidature Stage.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

During the 2017 November 13, Regular Meeting of Council, Administration presented changes to the IOC's 2026 Dialogue and Candidature Process. Administration highlighted to Council one of the most critical dates, which is the requirement that candidate cities submit a formal Bid Book and agree on core guarantees to the IOC by January 2019.

OLYMPIC BID UPDATE

Administration believes that the residual funds from the Exploration Stage ($1.5 million) are sufficient to address the Five Principles. With the addition of the bid design/development work, formation of a BidCo, negotiations regarding government and other interest in contributing financially towards a BidCo and the participation into the Dialogue Stage – Observation program, Administration believes up to an additional $2.0 million is required to remain competitive in the process. The budget breakdown of the $2.0 million (from Q4 2017 thru to Q3 2018) is outlined in Attachment 2.

If Administration were to continue along the Dialogue Stage, there still remains multiple off-ramps to cease this process. The following is an initial, but not exhaustive, list of off-ramps prior to the start of the Candidature Stage:

- If any of the Five Principles cannot be addressed to a level satisfactory to The City;
- If any order of government and/or key stakeholder decide they cannot pursue a bid endeavor; and
- If guarantees within the Host City Contract (HCC) cannot be managed by another order of government to a level acceptable to that order of government.

One of the major risks being mitigated, that is foundational to the Five Principles, is financial. Administration has reviewed the budget originally shared by CBEC and is currently refining the budget to better understand the net government costs and net potential costs for The City (Attachment 3). It is worth noting that Calgary is in a international competitive process and some information should not be released in order to maintain Calgary's competitive advantage in future discussions.

In addition to understanding the potential costs to The City to host the 2026 OPWG, Administration is also reviewing what The City's likely required investment in capital facilities over the next 10 years to maintain our winter sports facilities even if Calgary does not host the 2026 OPWG.

The overall goal during the Dialogue Stage is to develop a foundation for success during the Candidature Stage, should Council determine to move forward with a bid for 2026 OPWG for Calgary.

Similar to the Exploration phase, Administration is looking at all the opportunities for return on investment/ legacy for the Dialogue Stage and Candidature Stage. The work planned throughout the Dialogue Stage will move beyond the initial feasibility work conducted by CBEC to create several returns for The City of Calgary, regardless of Council's decision to move forward with a 2026 OPWG bid, including:

- **Major Events Bid Template** — Similar to the recent work on the Amazon bid led by Calgary Economic Development (CED), a hosting and bid template will be created. This template can be used for future opportunities in bidding and hosting major winter sport events to proactively maintain Calgary's position as a winter sport city.

- **Candidature Legacy** — The development of a Candidature Legacy Plan will focus on extending the benefits of bidding for the 2026 OPWG regardless of the outcome of the bid decision.

- **Candidature as Catalyst** — Leveraging representative engagement with key Calgary organizations (including CED, Imagine Calgary, Treaty 7 and Metis Nation of Alberta Region 3 people, Calgary Homeless Foundation, etc.) during the Dialogue Stage will help define the potential involvement of these organizations in future bids, and will help further understanding about how the Candidature Stage can be used as a catalyst for civic growth, diversity, reconciliation and prosperity.

- **Federal/Provincial Bid Alignment** — An opportunity to further advance the conversation with the provincial and federal governments regarding funding commitments for a potential future Candidature Stage. In addition, regardless if a bid is pursued or not, the relationships and alignments initiated through this work with other orders of government are valuable.

Stakeholder Engagement, Research and Communication
As directed by Council during the 2017 November 13, Regular Meeting of Council, The City's Project team has engaged all other orders of government in pursuit of filling the current BidCo operating funding gap. For Council's reference, Attachment 4 is a current state analysis of each stakeholder who has been engaged.

Strategic Alignment
The Municipal Development Plan, Calgary Transportation Plan, existing Area Structure Plans, Infrastructure Investment Plans, Corporate Affordable Housing Strategy and the Triple Bottom Line will continue to be used in the Dialogue Stage to achieve alignment at the municipal level, but also continue to guide the initial 2026 OPWG vision, mission, benefits and legacy plans to shape the future of Calgary and meet the needs of citizens now, to 2026, and beyond.

Social, Environmental, Economic (External)
Extensive community consultation has been built into The City's existing plans and policies. The 2026 OPWG Bid Exploration utilizes these strategic plans and policies to create its foundation, and as a result citizen's social, environmental and economic priorities will be reflected in the initial draft OPWG 2026 vision, mission, benefits and legacy plan. Although risks have been the main focus throughout the Exploration, the work associated with the vision, mission benefits and legacy plan needs to be developed immediately as they are critical components for the GoC's and GoA's required business case to obtain approvals in principle from the Federal level and Provincial level. This plan will then need to be further refined by a Bid Corporation and other key stakeholders will need to be included in a formal Bid Book should Calgary proceed.

Financial Capacity
Current and Future Operating Budget:
As endorsed by Council (C2017-0616) in 2017 July, the remaining Bid Exploration funds will be applied to the Dialogue Stage. With the accelerated timeline and further clarity on deliverables from the IOC, Administration is requesting approval of a one-time increase in 2017 to operating budget program #426 of up to $2.0 million from the Fiscal Stability Reserve (FSR) to accomplish

all deliverables up until the IOC release of the HCC in Q3 2018. The guarantees and the information contained within the HCC will address key components of the Five Principles endorsed by Council (C2017-0616), making this milestone a critical off-ramp if required. Armed with this information, City Council and all orders of government can make a confident determination whether to proceed or not with a bid as it will be evident if Council-endorsed principles have been satisfied at this time.

If Council chooses to not endorse recommendation #1, Administration recommends that the remaining funds are directed to the development of a 1988 Olympic facility lifecycle strategy based on Calgary Bid Exploration Committee's (CBEC) Master Facilities Plan, and return to Council with a recommendation to sustain the legacy facilities by no later than Q4 2018.

Current and Future Capital Budget:
No capital budget impacts for the Dialogue Stage as a result of this report.

Risk Assessment:
Calgary's launch of the Exploration Stage as led by CBEC, prior to entering an Olympic bid process is an unprecedented approach by a city to understand the risks associated with hosting the Olympic Games prior to launching a formal bid. The Exploration Stage has been a foundational mitigation approach in addressing the multitude of risks associated with hosting an Olympic Games. Throughout the Exploration Stage, a risk registry was maintained by CBEC, in addition to a separate risk registry tracked by City Administration. The risks associated with hosting the 2026 OPWG were reported to Council in CBEC's report delivered at the 2017 July 24 Council meeting and in Administration's report to Council on 2017 July 31. As a result of CBEC's and Administration's previous analysis, The City is uniquely positioned to assess and ultimately determine whether it should proceed with a bid or not.

Over the past year, Council was updated seven times, and within the updates potential off-ramps were identified to mitigate risk. Further, Council endorsed Five Principles (C2017-0616) that outline five key financial risk areas which need to be addressed prior to officially declaring Calgary's intent for bid. Administration believes that Calgary has taken a very strong risk adverse position to this point and shares Council's view that risks associated with bidding for the Olympics needs continuous monitoring and assessment. Once The City is prepared to declare a position in this process, Administration believes this will be one of the most confident "yes" or "no" positions for a city prior to becoming a bid city.

Although Administration had declared that the risks have slightly decreased, it is more accurate to say that Administration has determined there is an increased likelihood that reasonable risk mitigations strategies can be put in place to address the current identified risks. As the IOC provides further information and The City Project Team continues its analysis and refinement of the project, Administration believes that the probability of satisfying the Five Principles is increasing. See Attachment 5 for a summary of the high-level risks.

A complete set of risks associated with a potential 2026 OPWG bid are challenging to quantify at this point in time. These risks include legal, business, financial and reputational risks such as risk associated with the Host City Contract (which has not yet been published for 2026); and

various forms of financial risk including The City's credit rating and project cost increases (CBEC's Master Facilities Plan estimates are Class 5); and risk to The City's reputation. In light of this, it is not currently possible to confirm the specific legal, financial or other risks to which The City might be exposed to, or the details of risk mitigation, management or transfer strategies available to The City.

The City of Calgary is currently facing significant challenges as it balances a number of potential opportunities with unique financial implications, including the 2026 OPWG. Debt levels are expected to increase as the recently approved Green Line Stage 1 construction is scheduled to be completed by 2026. Given the current assumptions around existing debt, Green Line debt and other future debt both directly and indirectly associated with the 2026 OPWG, there is concern that debt levels could exceed appropriate amounts. There is also concern that currently there is no identified debt or interest repayment source should debt be required to support the 2026 OPWG. To mitigate this risk, a more in-depth analysis of CBEC's findings is required, including a clearer understanding of the financial investment intent of the other orders of government and the IOC, and how long-term financial implications to The City could be minimized.

REASON(S) FOR RECOMMENDATION(S):

The intent of this report is to provide members of Council clarity on the task that is now in front of Administration. There is an opportunity to continue the work towards a potential bid for the 2026 OPWG but it will require investment of up to an additional $2.0 million. Administration believes that the potential benefits that can occur from hosting the 2026 OPWG justifies the increased investment required to complete its analysis of the Five Principles, see Attachment 6. The investment will keep Calgary competitive in an international process while still addressing risks that have been identified through the Five Principles.

As a follow up to the 2017 November 13 Regular Meeting of Council, Administration further investigated the funding commitment potential with the other orders of government and private sector. Administration sought and received updates from stakeholders within the last week, which included:

- A meeting with the Premier's Office,
- A meeting with the Federal Minister of Sport and Disabilities
- Anticipating a letter of support from the Federal Government,
- A letter from the Town of Canmore expressing their ongoing interest to participate,
- A letter directed to the COC from the IOC addressing some of Calgary's most material concerns,
- Support from Winsport, offering in-kind services, and
- A letter of support from the Canadian Olympic Committee, also offering in-kind services to help reduce some of the cost of the Dialogue Stage.

Administration is requesting a one-time increase in 2017 to operating budget program #426 of up to $2.0 million from the Fiscal Stability Reserve (FSR) to accomplish project deliverables until either key deliverables related to preparing the Bid Book have transitioned to the BidCo

or the International Olympic Committee (IOC) release of the Host City Contract (HCC) scheduled for 2018 Q3.

If Council does not endorse the additional $2.0 million, Administration recommends that all work towards a 2026 OPWG bid stop and that all the remaining funds be redirected to develop a 1988 Olympic facility lifecycle strategy based on Calgary Bid Exploration Committee's Master Facilities Plan and return to Council with a recommendation for sustain the legacy facilities no later than Q4 2018.

ATTACHMENT(S)

1. Previous Council Direction
2. Dialogue Stage – Recommended Resource Requirements
3. Financial Information (Confidential)
4. City of Calgary - Government Engagement
5. Summary of Risk (Confidential)
6. Summary of Benefits
7. Five Principles for Pursuing the 2026 Olympic and Paralympic Winter Games

Previous Council Direction

On 2017 November 13 (C2017-1162), Council supported Administration's recommendation to receive this report for information, and directed Administration to report back to Council 2017 November 20, with a formal funding request to deliver on the additional work required for the Dialogue Stage. In addition, Council made an amendment to recommendation 3 which directs Administration to seek confirmation from the other orders of government to ascertain their funding commitment on the bid.

On 2017 July 31 (C2017-0616), Council supported Administration's recommendation that The City transition from an Exploration Phase to an Invitation Phase, and address the Council endorsed five Principles (C2017-0616, Attachment 4).

On 2017 July 24 (C2017-0599), CBEC presented their recommendations regarding the Olympic Bid Exploration to Council for information.

On 2017 June 19 (C2017-0541), Administration and CBEC provided Council with a report that provided an update on the Olympic Bid Exploration work CBEC and Administration had done to date. Council received this report for information.

On 2017 January 23 (C2017-0097), Council endorsed Administration's Feasibility Assessment, gave authority to the General Manager of Community Services and the Deputy City Manager to make content changes, unless they are material in nature, and received for information Administration's project governance structure and CBEC's updates including a refined funding agreement and CBEC's report delivery milestones.

On 2016 October 3 (C2016-0810), Council adopted Administration's recommendations: 1) that The City of Calgary assume a controlling interest in CBEC; 2) Authorize the General Manager , Community Services to exercise all the powers and voting rights of The City as a shareholder of Calgary Bid Exploration Committee when such action is required subject to the General Manager; and 3) Authorize the Mayor to execute on behalf of The City all company resolutions and related documents, including a unanimous members' agreement, required to establish the appropriate shareholder and governance structure of Calgary Bid Exploration Committee.

On 2016 September 26 (C2016-0738), Council adopted the amended deliverables, milestones and timelines and authorized the General Manager, Community Services to make such further amendments to the deliverables, milestones and timelines as he deems required once the same have been discussed with the Board of Directors for the Calgary Bid Exploration Committee.

On 2016 June 20 (C2016-0537), Council approved "CSTA Update" which endorsed a Bid Exploration for the 2026 OPWG. Council approved the formation and funding for BIDEXCO ($4.7 million for BIDEXCO work and $0.3 million for Administration support), for the purpose of carrying out the bid exploration to determine a recommendation regarding the notice of intent to bid for the 2026 OPWG and the General Manager of Community Services has the authority to negotiate and execute the Funding Agreement.

Dialogue Stage - Recommended Resource Requirements

Total Costs by Work Stream: *Q4 2017 thru Q3 2018 (in $000's)*

City Staff Resources	$ 1,240
External Consultants	$ 1,141
IT and Administration	$ 160
International Relations, Marketing, Communications, Engagement, PyeongChang Observer Program (Travel, Marketing, Research, Stakeholder Relations)	$ 400
Communications, Engagement and other travel	$ 225
Sub Total	**$ 3,166**
10% Contingency	*$ 317*
Total Required Funds For Current Bid Work Plan	**$ 3,482**
Current Funds Allocated to Olympic Bid Development	**$ 1,500**
Total Funding Gap For Olympic Bid Continuation	**$ (1,982)**

City of Calgary - Government Engagement

Federal Government	Initial Engagement	Type of Engagements	Next Steps
Prime Minister	Dec 2016	- Face-to-face meeting with the Mayor	- Initial discussion, PM was interested in seeing the results of the Exploration
Minister of Sport and People of Disabilities	Nov 2017	- Face-to-face meeting	
Sport Canada	Feb 2017	- Weekly phone calls - On- going updates, information share - Material has been shared by both parties	- Working together to finalize a business plan for approval in principle and bid funding support
Parks Canada	April 2017	- Meetings regarding project update - Meetings regarding potential options for venues	- Ongoing updates

Government of Alberta	Initial Engagement	Type of Engagements	Next Steps
Premier	Oct 2017	- Face-to-face with Chief of Staff - Presentation to Premier (Nov 2017)	- Planning meeting face to face, presentation to the Premier
Minister of Culture and Tourism	June 2017	- Face-to-face presentation	- Planning for a face-to-face update meeting
Deputy Minister of Tourism	June 2017	- Part of initial meeting with the minister in June - Face-to-face update in Oct 2017	- Face-to-face meeting (Oct 2017)
Deputy Minister of Environment and Parks	March 2017	- Updates on the file- consult regarding Provincial lands	- Updates as needed

Town of Canmore	Initial Engagement	Type of Engagements	Next Steps
Council	Feb 2017	- Face-to-face meeting with the Mayor and Town Administrators - Presentation to Town Council (March 2017) - City of Calgary Mayor call (Nov 2017)	- On-going updates
Town Manager	Feb 2017	- Face-to-face, update presentations	- On-going updates

Town of Banff	Initial Engagement	Type of Engagements	Next Steps
Town Manager/ Mayor	Feb 2017	- Face-to-face meeting with the Mayor and Town Administrators	- Updates as required

COC	Initial Engagement	Type of Engagements	Next Steps
	Dec 2016	- Face-to-face/calls w/ CEO and Chair	- Weekly contact

Rationale for Hosting

- Maximizing physical infrastructure legacy for Calgary to remain Canada's high performance winter sport training hub.
- Creating sustainable sport hosting opportunities.
- Building participation in sport and physical activity with related health benefits.
- Building civic pride (participation, community cohesiveness and volunteerism).
- Reputational enhancements and expanded global reach with resulting economic and tourism benefits.
- Addressing affordable housing gap.
- Social and cultural benefits (indigenous participation, arts and cultural programming and more).
- Economic development, include job creation.

The Five Principles for Pursuing the 2026 Olympic and Paralympic Winter Games

On 2017 July 24 the Calgary Bid Exploration Committee presented five principles to Council. Administration supports these principles as amended below as critical criteria to be addressed prior to The City of Calgary moving beyond the International Olympic Committee's (IOC) Invitation Phase for the 2026 Olympic and Paralympic Winter Games (2026 OPWG). **These principles may be further modified as additional information becomes available and are not meant to be exhaustive.**

1. We believe that is reasonable for the capital costs for the facilities to host the 2026 OPWG be borne by entities including the municipal, provincial and federal governments given that the assets will generate long term benefits for the community.

2. We believe that is reasonable that the security costs for hosting the 2026 OPWG be borne by other orders of government, in addition to their contribution to the capital costs for the 2026 OPWG, given the international nature of the event.

3. We believe that Canadian taxpayers should not contribute to the direct operating costs of hosting the 2026 OPWG (other than security costs). We believe that it is reasonable for the operational cost of the 2026 OPWG should be covered by ticket sales, sponsorship, broadcast rights, IOC contributions and other earned revenues.

4. The City has limited debt capacity and it would be challenging for The City to incur additional debt with respect to the 2026 OPWG including the facilities that are already being contemplated by The City. Thus there must be a financial structure that accommodates the cash flow and debt level constraints of The City.

5. We believe that if the IOC requires financial guarantees in the host city contract, such guarantee must be provided by an entity other than The City or deemed to be at a level acceptable to The City.

Report Number: C2017-1179

Meeting: Combined Meeting of Council

Meeting Date: 2017 November 20

NOTICE OF MOTION

RE: COUNCIL CHAMBER SEATING

Sponsoring Councillor(s): Councillor Keating, Councillor Sutherland

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WHEREAS the Council Chambers seating plan for Members of Council has not been revised in some time;

AND WHEREAS changes in Council can only be made through a request to the Mayor from two Members of Council;

AND WHEREAS there is currently no mechanism for a full reshuffle of Council seating arrangements;

AND WHEREAS regular seating changes could encourage more positive interactions between Councillors.

NOW THEREFORE BE IT RESOLVED that City Clerks randomly generate a new seating plan for Members of Council after each Organizational Meeting;

AND FURTHER BE IT RESOLVED that these changes come into effect after the Organizational Meeting in 2018.

Report Number: C2017-1180

Meeting: Combined Meeting of Council

Meeting Date: 2017 November 20

NOTICE OF MOTION

RE: SHORT TERM RENTALS POLICY AND BYLAWS

Sponsoring Councillor(s): Councillor Sutherland

WHEREAS the rental of residential property does not currently require municipal approvals but can be considered a business activity;

AND WHEREAS online platforms that connect travellers with private accommodations, or Short Term Rentals, are becoming increasingly popular;

AND WHEREAS there are currently no City bylaws that specifically address Short Term Rentals;

AND WHEREAS the short-term rental of residential premises can take many different building forms;

AND WHEREAS the Business Licence Bylaw 32M98 currently regulates lodging houses, but this category does not cover many variations of rental arrangements;

AND WHEREAS Land Use Bylaw 1 P2007 defines Bed and Breakfasts but does not have defined uses for Short Term Rentals or lodging houses;

AND WHEREAS the safety of citizens and visitors to Calgary is a critical consideration for The City;

AND WHEREAS Short Term Rentals are not subject to the four per cent provincial Tourism Levy required for hotel stays in Alberta;

AND WHEREAS the Government of Alberta and the Cities of Calgary and Edmonton have agreed, as part of the City Charter process, to improve the administration of the Destination Marketing Fee, a fee that could, after further discussion, conceivably be applied to Short Term Rentals;

NOW THEREFORE BE IT RESOLVED that Council direct Administration to explore the Business Licence, Land Use, Fire and Safety Codes requirements that would ensure Short Term Rentals, Bed and Breakfasts and Lodging Houses are subject to the appropriate level of safety and oversight (commensurate with their scale and purpose), and provide a scoping report with options (including costs of implementation) and recommendations through the Standing Policy Committee on Community and Protective Services no later than 2018 Q4.