



AGENDA

CALGARY PLANNING COMMISSION

January 9, 2025, 1:00 PM
IN THE COUNCIL CHAMBER

Members

Director T. Goldstein, Chair
Director T. Mahler, Vice-Chair
Commissioner L. Campbell-Walters
Commissioner R-M. Damiani
Commissioner J. Gordon
Commissioner N. Hawryluk
Commissioner B. Montgomery
Commissioner M. Pink
Commissioner S. Remtulla
Commissioner S. Small
Commissioner K. Wagner
Commissioner C. Hardwicke
Commissioner B. Montgomery
Commissioner M. Pink

SPECIAL NOTES:

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

Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
 - 3.1 DECLARATIONS - CONFLICT OF INTEREST
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 December 12
5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in McKenzie Towne (Ward 12) at 15192 Prestwick Boulevard SE, LOC2024-0195, CPC2025-0060

6. POSTPONED REPORTS

(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Red Carpet (Ward 9) at 6105 – 16A Avenue SE, LOC2024-0128, CPC2024-1167

7.2.2 Land Use Amendment in Bridlewood (Ward 13) at 16720 – 24 Street SW, LOC2024-0130, CPC2025-0049

7.2.3 Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2024-0163, CPC2024-1274

7.2.4 Land Use Amendment in Medicine Hill (Ward 6) at 1024 Na'a Drive SW, LOC2024-0147, CPC2024-1275

7.2.5 Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2024-0192, CPC2025-0034

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session - Connect Calgary's Parks Plan, CPC2024-1179
Held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2025 February 20

9.2 URGENT BUSINESS

10. BRIEFINGS
None

11. ADJOURNMENT



MINUTES

CALGARY PLANNING COMMISSION

**December 12, 2024, 1:00 PM
IN THE COUNCIL CHAMBER**

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

ALSO PRESENT: A/Principal Planner S. Jones
Senior Legislative Advisor C. Doi
Senior Legislative Advisor J. Palaschuk

1. CALL TO ORDER

Chair Goldstein called the meeting to order at 1:01 p.m.

ROLL CALL

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

Absent from Roll Call: Councillor Carra

2. OPENING REMARKS

Chair Goldstein provided opening remarks and a traditional land acknowledgment.

Chair Goldstein recognized departing members of Calgary Planning Commission, Councillor Carra, Councillor Dhaliwal, Commissioner Pollen, and Commissioner Weber.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Hawryluk

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

- 7.2.3, Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2024-0064, CPC2024-1317
- 7.2.6, Land Use Amendment in Parkdale (Ward 7) at 3407 – 3 Avenue NW, LOC2024-0201, CPC2024-1321

MOTION CARRIED

Moved by Director Mahler

That the Agenda for the 2024 December 12 Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

3.1 **DECLARATIONS - CONFLICT OF INTEREST**

Director Mahler declared a conflict of interest with respect to Item 5.3.

Director Goldstein declared a conflict of interest with respect to Item 7.2.1.

Commission Weber declared a conflict of interest with respect to Item 7.2.7.

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 November 28

Moved by Commissioner Gordon

That the Minutes of the 2024 November 28 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. **CONSENT AGENDA**

Director Mahler declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-1266.

Director Mahler left the meeting at 1:09 p.m. and returned at 1:11 p.m. after the vote was declared.

Moved by Commissioner Weber

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

5.1 **DEFERRALS AND PROCEDURAL REQUESTS**

None

5.2 Policy Amendment in Montgomery (Ward 7) at 2119 Mackay Road NW, LOC2024-0207, CPC2024-1265

5.3 Policy Amendment in Montgomery (Ward 7) at 2823 Mackay Road NW, LOC2024-0208, CPC2024-1266

- 5.4 Policy Amendment in Banff Trail (Ward 7) at 3223 Cochrane Road NW, LOC2024-0233, CPC2024-1297
- 5.5 Policy Amendment in Montgomery (Ward 7) at 4840 Montana Crescent NW, LOC2024-0225, CPC2024-1300
- 5.6 Land Use Amendment in Skyview Ranch (Ward 5) at 72 Skyview Shores Manor NE, LOC2024-0044, CPC2024-1286
- 5.7 Policy Amendment in Montgomery (Ward 7) at 1812 – 51 Street NW, LOC2024-0239, CPC2024-1238

A Revised Cover Report was distributed with respect to Report CPC2024-1238.

- 5.8 Policy Amendment in Bridgeland-Riverside (Ward 9) at 528 – 8A Street NE, LOC2024-0230, CPC2024-1261

- 5.9 Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW, LOC2024-0093, CPC2024-1260

7.2.3 Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2024-0064, CPC2024-1317

7.2.6 Land Use Amendment in Parkdale (Ward 7) at 3407 – 3 Avenue NW, LOC2024-0201, CPC2024-1321

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

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Beltline (Ward 8) at multiple addresses, DP2024-05327, CPC2024-1283

The following documents were distributed with respect to Report CPC2024-1283:

- Revised Cover Report;
- A presentation entitled "DP2024-05327 / CPC2024-1283 Development Permit"; and
- A presentation entitled "Scotia Place Applicant Supplementary Materials".

Dave White, John Bean, Doug Cinnamon, Neel Bavish, Dan Wowryk, Susan Darrington, Scott Ralston, and Jon Sagi (applicants) answered questions of Commission with respect to Report CPC2024-1283.

By General Consent, Commission modified the afternoon recess to begin following the conclusion of Item 7.1.1.

Commission recessed at 3:17 p.m. and reconvened at 3:25 p.m. with Director Goldstein in the Chair.

Commission recessed at 3:26 p.m. and reconvened at 3:47 p.m. with Director Goldstein in the Chair.

ROLL CALL

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

Absent from Roll Call: Councillor Dhaliwal

Moved by Councillor Carra

That with respect to Revised Report ~~CPC2024-1283~~, the following be approved:

That Calgary Planning Commission approve Development Permit DP2024-05327 for a Coliseum, Restaurants – licensed, Drinking establishments, Accessory food services, Entertainment establishments, Retail stores, Outdoor cafes, Offices, Parking areas and parking structures, Athletic and recreational facilities at 1208, 1216, 1296, 1306, 1310 and 1312 – 5 Street SE, 519, 599, 601, 607 and 609 – 12 Avenue SE, 599, 601, 602, 603, 607, 608, 610 and 611 – 13 Avenue SE and 604, 606, 608, 610 and 612 – 14 Avenue SE (Plan C, Block 93, Lots 1 to 6 and Lots 40 to 45; Plan 2410740, Block 93, Lot 46; Plan C, Block 94, Lots 1 to 7 and Lots 38 to 43; Plan 2110110 Block 4, Lot 1; Plan 0711603, Area E; Plan 0711603, Area F) with conditions (Attachment 2).

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

MOTION CARRIED

7.1.2 Development Permit in Hillhurst (Ward 7) at 212 – 10A Street NW, DP2024-01613, CPC2024-1139

The following documents were distributed with respect to Report CPC2024-1139:

- Revised Cover Report; and
- A presentation entitled "DP2024-01613 / CPC2024-1139 Development Permit".

Moved by Commissioner Campbell-Walters

That with respect to Revised Report CPC2024-1139, the following be approved:

That Calgary Planning Commission approve Development Permit DP2024-01613 for New: Multi-Residential Development (1 building) at 212 – 10A Street NW (Plan 5609J, Block J, Lot 58), with conditions (Attachment 2).

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Currie Barracks (Ward 8) at multiple addresses, LOC2024-0184, CPC2024-1290

Director Goldstein declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-1290.

Director Goldstein left the meeting at 4:57 p.m. and returned at 5:15 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2024-1290:

- Revised Attachment 4; and
- A presentation entitled "LOC2024-0184 / CPC2024-1290 Land Use Amendment"

Moved by Commissioner Small

That with respect to Report CPC2024-1290, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1290) to the 2025 January 14 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.30 hectares \pm (3.21 acres \pm) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development with interim uses, with guidelines (Attachment 2);
3. Give three readings to the proposed bylaw for the redesignation of 0.42 hectares \pm (1.04 acres \pm) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3); and

4. Give three readings to the proposed bylaw for the redesignation of 0.52 hectares \pm (1.28 acres \pm) located at 203 and 208 Calais Drive SW (Plan 2111941, Block 20, Lot 18 and Plan 2111945, Block 23, Lot 9) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (**Revised** Attachment 4).

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

- 7.2.2 Policy and Land Use Amendment in Ramsay (Ward 9) at multiple addresses, LOC2023-0257, CPC2024-1311

A presentation entitled "LOC2023-0257 / CPC2024-1311 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-1311.

Moved by Commissioner Weber

That with respect to Report CPC2024-1311, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 1117, 1121, 1123 and 1125 – 8 Street SE and 1120 Maggie Street SE (Plan A2, Block 17, Lots 15 to 19) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate grade-oriented development, with guidelines (Attachment 3).

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

- 7.2.3 Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2024-0064, CPC2024-1317

This Item was dealt with on the Consent Agenda.

- 7.2.4 Land Use Amendment in Deerfoot Business Centre (Ward 5) at 6400 – 11 Street NE, LOC2024-0211, CPC2024-1285

Moved by Commissioner Small

That with respect to CPC2024-1285, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.2 hectares \pm

(0.6 acres ±) located at 6400 – 11 Street NE (Plan 9410205, Block C, Lot 5PUL) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District.

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

- 7.2.5 Land Use Amendment in Banff Trail (Ward 7) at 2406 and 2407 – 23 Avenue NW, LOC2024-0165, CPC2024-1304

A Revised Cover Report was distributed with respect to Report CPC2024-1304.

Moved by Commissioner Hawryluk

That with respect to **Revised** Report CPC2024-1304, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.11 hectares ± (0.27 acres ±) located at **2406 - 23 Avenue and 2407 - 23 Street NW** (Plan 9110GI, Block 4, Lots 37 and 38) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate transit-oriented development, with guidelines (Attachment 2).

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

- 7.2.6 Land Use Amendment in Parkdale (Ward 7) at 3407 – 3 Avenue NW, LOC2024-0201, CPC2024-1321

This Item was dealt with on the Consent Agenda.

- 7.2.7 Land Use Amendment in Saddle Ridge (Ward 5) at #500, 669 Savanna Boulevard NE, LOC2024-0229, CPC2024-1322

Commissioner Weber declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-1322.

Commissioner Weber left the meeting at 5:41 p.m. and returned at 5:50 p.m. after the vote was declared.

A presentation entitled "LOC2024-0229 / CPC2024-1322 Land Use Amendment" was distributed with respect to Report CPC2024-1322.

Moved by Commissioner Gordon

That with respect to Report CPC2024-1322, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.03 hectares ± (0.07 acres ±) located at #500, 669 Savanna Boulevard NE (Condominium Plan 2311176, Units 101 to 104) from Multi-Residential – Low Profile Support Commercial (M-X1d100) District to Commercial – Neighbourhood 2 (C-N2) District.

For: (6): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Small

MOTION CARRIED

7.2.8 Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 4727R – 84 Street NE, LOC2021-0009, CPC2024-1316

Moved by Commissioner Weber

That with respect to Report CPC2024-1316, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.98 hectares ± (2.42 acres ±) located at 4727R – 84 Street NE (Plan 1411635, Block 1, Lot 1) from Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – Future Urban Development (S-FUD) District.

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Director Mahler

That this meeting adjourn at 5:53 p.m.

MOTION CARRIED

The following Item has been forwarded to the 2025 January 14 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Currie Barracks (Ward 8) at multiple addresses, LOC2024-0184, CPC2024-1290

The following Items have been forwarded to the 2025 February 4 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Policy Amendment in Montgomery (Ward 7) at 2119 Mackay Road NW, LOC2024-0207, CPC2024-1265
- Policy Amendment in Montgomery (Ward 7) at 2823 Mackay Road NW, LOC2024-0208, CPC2024-1266
- Policy Amendment in Banff Trail (Ward 7) at 3223 Cochrane Road NW, LOC2024-0233, CPC2024-1297
- Policy Amendment in Montgomery (Ward 7) at 4840 Montana Crescent NW, LOC2024-0225, CPC2024-1300
- Land Use Amendment in Skyview Ranch (Ward 5) at 72 Skyview Shores Manor NE, LOC2024-0044, CPC2024-1286
- Policy Amendment in Montgomery (Ward 7) at 1812 – 51 Street NW, LOC2024-0239, CPC2024-1238
- Policy Amendment in Bridgeland-Riverside (Ward 9) at 528 – 8A Street NE, LOC2024-0230, CPC2024-1261
- Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW, LOC2024-0093, CPC2024-1260
- Policy and Land Use Amendment in Ramsay (Ward 9) at multiple addresses, LOC2023-0257, CPC2024-1311
- Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2024-0064, CPC2024-1317
- Land Use Amendment in Deerfoot Business Centre (Ward 5) at 6400 – 11 Street NE, LOC2024-0211, CPC2024-1285
- Land Use Amendment in Banff Trail (Ward 7) at 2406 and 2407 – 23 Avenue NW, LOC2024-0165, CPC2024-1304

- Land Use Amendment in Parkdale (Ward 7) at 3407 – 3 Avenue NW, LOC2024-0201, CPC2024-1321
- Land Use Amendment in Saddle Ridge (Ward 5) at #500, 669 Savanna Boulevard NE, LOC2024-0229, CPC2024-1322
- Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 4727R – 84 Street NE, LOC2021-0009, CPC2024-1316

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 January 9 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK

UNCONFIRMED

Land Use Amendment in McKenzie Towne (Ward 12) at 15192 Prestwick Boulevard SE, LOC2024-0195

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares ± (0.07 acres ±) located at 15192 Prestwick Boulevard SE (Plan 0010184, Block 38, Lot 63) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *East McKenzie Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choices within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment in the southeast community of McKenzie Towne was submitted on 2024 June 13 by the landowner, Corrin Nichols. No development permit application has been submitted at this time. As noted in the Applicant Submission (Attachment 2), their intent is to building a secondary suite on the property.

The existing Direct Control (DC) District is based on the R-2 Residential – Low Density District of the previous Land Use Bylaw 2P80, which does not include secondary suite as a listed use. The proposed R-G District would provide for the secondary suite use and support the applicant's development intentions.

The mid-block parcel is approximately 0.03 hectares (0.07 acres) in size and currently developed with a single detached dwelling with lane access. The proposed R-G District would allow for secondary suites, in addition to rowhouses, cottage housing, semi-detached, single detached and duplex dwellings.

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

**Land Use Amendment in McKenzie Towne (Ward 12) at 15192 Prestwick
Boulevard SE, LOC2024-0195**

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant did not carry out an outreach due to the low impact of the proposed secondary suite. The Applicant Outreach Summary can be found in Attachment 3

City-Led Outreach

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

Administration received three submissions in support and one submission in opposition. The submissions included concerns related to:

- land uses;
- height;
- density (e.g. number of units); and
- community character (heritage, building form, etc.).

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-G District is intended to be located adjacent to other low density districts and accommodates a variety of housing forms. It provides for a modest density increase while being sensitive to adjacent development. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The development of this site enables a more efficient use of land and infrastructure and allows for a diversity of grade-oriented housing that may better accommodate the needs of different age groups, lifestyles and demographics.

**Planning and Development Services Report to
Calgary Planning Commission
2025 January 09**

**ISC: UNRESTRICTED
CPC2025-0060
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**Land Use Amendment in McKenzie Towne (Ward 12) at 15192 Prestwick
Boulevard SE, LOC2024-0195**

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is in the southeast community of McKenzie Towne, on the north side of Prestwick Drive SE. The size of the subject site is approximately 0.03 hectares (0.07 acres) and is approximately 10.5 metres wide by 30 metres deep. The existing development on the site is a single detached dwelling and parking pad with rear lane access. The applicant intends to build a legal secondary suite.

Surrounding development is characterized by single detached dwellings designated as Direct Control (DC) District ([Bylaw 37Z97](#)) and Residential – Low Density Mixed Housing (R-G) District on the parcels, located to the east of property.

Amenities are available within 800 metres (a 10-minute walk) from the subject site. These include McKenzie Towne School (grades kindergarten to six), St. Albert The Great Elementary and Jr High School (grades kindergarten to nine), Prestwick Fountain Park and Prestwick Soccer Field. A retail and shopping area is located along McKenzie Town Boulevard SE and is approximately 800 metres (a 10-minute walk) southeast of the site.

Community Peak Population Table

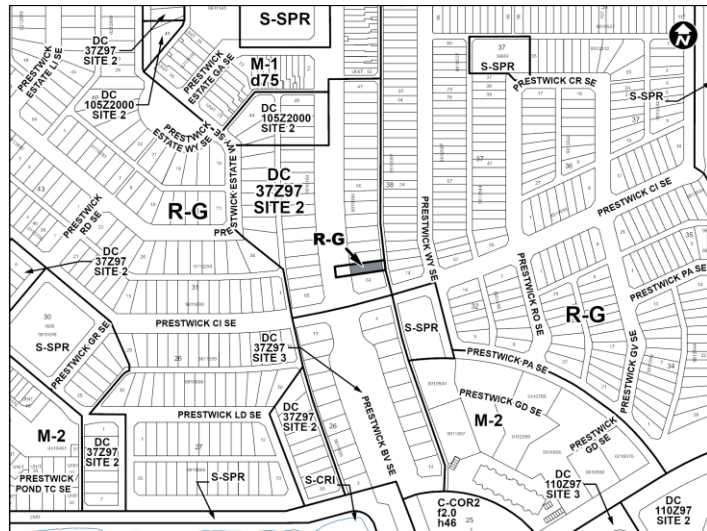
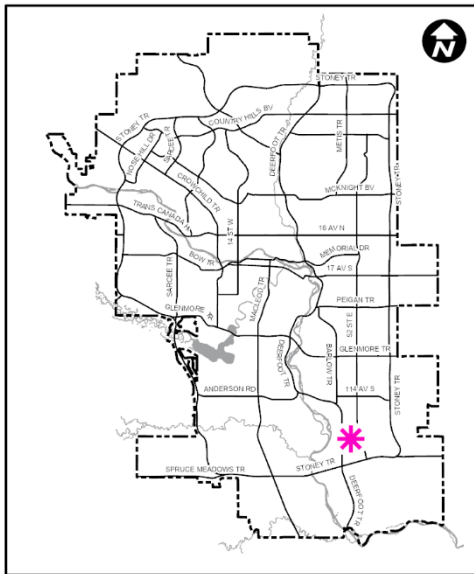
As identified below, the community of McKenzie Towne reached its peak population in 2019.

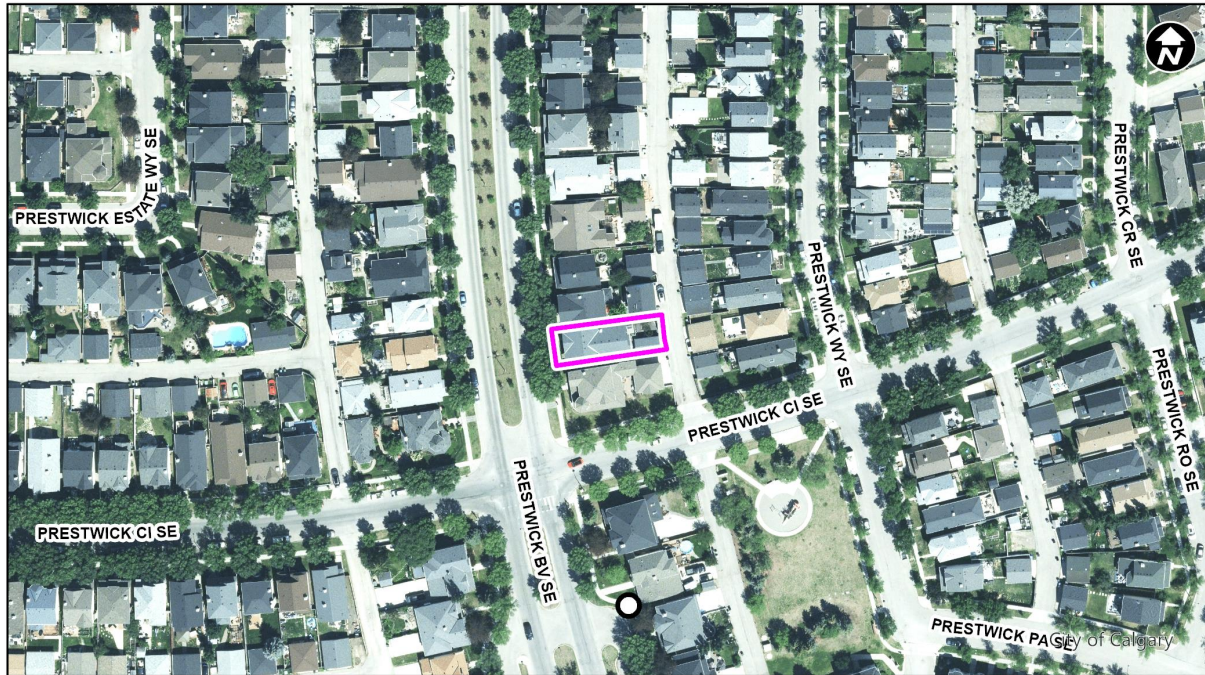
McKenzie Towne	
Peak Population Year	2019
Peak Population	18,283
2019 Current Population	18,283
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80. This DC District is intended to accommodate a maximum of two dwelling units in the form of single detached, semi-detached and duplex dwellings with the additional permitted use of studio suite, which is equivalent to a backyard suite in the 1P2007 Land Use Bylaw. The DC District also includes specific minimum lot width and lot area requirements and includes a maximum building height rule of 9.0 metres. Secondary suites are not a listed use in this DC District.

The proposed R-G District allows for a broader range of low-density housing forms such as single detached, semi-detached, duplex dwellings, cottage housing clusters and rowhouse buildings. The R-G District allows for a maximum building height of 12.0 metres and a minimum parcel area of 150.0 square metres per dwelling unit.

Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-G District and do not count towards allowable density. The parcel would require 1.0 parking stall per dwelling unit and secondary suite.

Development and Site Design

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

- the layout and configuration of the dwelling unit and secondary suite; and
- lane access and parking provision.

Transportation

Vehicular access to the site is from the adjacent residential lane. The area is served by Routes 92 (Anderson Station) and 117 (City Centre). The bus stops are located 100 metres (a two-minute walk) along Prestwick Boulevard SE from the site.

A Transportation Impact Analysis is not required to support the land use redesignation application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services exist to the site. Servicing requirements will be further determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies indicate that the local policy document, the *East McKenzie Area Structure Plan* (ASP) provides specific direction for development of these subject lands. The proposal is in alignment with the MDP.

Calgary Climate Strategy (2022)

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

East McKenzie Area Structure Plan (Statutory – 2001)

The [East McKenzie Area Structure Plan](#) (ASP) identifies the subject site as Residential (Map 3: Land Use Concept). Residential policies of the ASP note that the predominate use of the land should be low and medium density residential development. The applicable policies also support a diversity of housing forms that meet the needs of various income groups and lifestyles. The proposed R-G District is listed under low density residential districts of Land Use Bylaw 1P2007 and will enable diversity of housing options in the community, therefore, it conforms to the policies of ASP.

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Corrine L Nichols

Date:

June 16, 2024

To Whom It May Concern,

I am seeking a land-use amendment from Direct Control to allow for a legal secondary suite at my address of 15192 Prestwick Boulevard SE, Calgary, Alberta, T2Z 3W1. I do so in recognition of the current housing crises and a housing market that makes it virtually impossible for young families to be able to afford buying their own home and a low vacancy rental market. My basement is vacant and I would like to develop it into a legal secondary suite to help to reduce the shortage of available housing.

My intention is to complete this legally so that the unit meets all city requirements for a secondary suite that is suitable and safe for tenants of the suite.

I thank you for your consideration and look forward to an approval of my application.

Kind regards,

Corrine L Nichols

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: DC to RG Land Use Redesignation Application

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

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

Did not carry out an outreach.

Outreach Strategy

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

Affected Parties

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

How did input influence decisions?

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

How did you close the loop ?

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

calgary.ca/planningoutreach

Land Use Amendment in Red Carpet (Ward 9) at 6105 – 16A Avenue SE, LOC2024-0128

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.45 hectares \pm (1.10 acres \pm) located at 6105 – 16A Avenue SE (Plan 0010642, Block 2, Lot 2) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f2.0) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for multi-residential development up to a maximum building height of 26 metres (about six storeys) and floor area ratio (FAR) of 2.0.
- The proposal allows for an appropriate increase in housing diversity and is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and the *East Calgary International Avenue Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would allow for more housing options within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposal may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Red Carpet, was submitted on 2024 May 9 by Voshell Architecture and Design Inc. on behalf of the landowner, Grande Design Homes (Elliston Park) Ltd. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the applicant intends to develop a multi-residential building to accommodate an assisted living facility for seniors on the subject site.

The approximately 0.45 hectare (1.10 acre) site is located at the northeast corner of International Avenue (17 Avenue SE) and 60 Street SE, directly north of Elliston Park. Public transit, services and recreational opportunities are accessible along 17 Avenue SE, which is located directly south of the site. The site is currently vacant and is currently designated as Multi-Residential – Contextual Medium Profile (M-C2) District, which allows for a maximum height of 16.0 metres and a maximum floor area ratio (FAR) of 2.5.

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

Land Use Amendment in Red Carpet (Ward 9) at 6105 – 16A Avenue SE, LOC2024-0128

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess the level of outreach with relevant public/interested parties and respective community association was appropriate. In response, the applicant posted on-site signage advertising a public open house at the Greater Forest Lawn 55+ Society, which was attended by 46 members of the public. In addition, the applicant contacted the Ward 9 Councillor's Office and Penbrooke Meadows Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received five letters of opposition from the public. The letters of opposition included the following areas of concern:

- density, height, shadowing and loss of privacy;
- safety and the ATCO high pressure gas line on-site; and
- traffic and parking impacts leading to congestion at the 60 Street SE and 17 Avenue SE intersection.

The Penbrooke Meadows Community Association did not provide a response to the circulation or a follow-up request for commentary. The International Avenue Business Revitalization Zone (BRZ) provided a letter in support of the proposal (Attachment 4) with a recommendation to incorporate the following features at the development permit stage:

- provide public gathering places that are centred on cultural activities, public art and building community;
- incorporate interesting, high quality architectural design and public art that reflects the community values; and
- promote energy efficiency, water efficiency and waste minimization solutions through the use of sustainable building design.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it provides an assisted living option to the community. The proposed M-H1 District is compatible with surrounding low and medium density residential uses as it fronts directly onto an urban main street and the surrounding development is of a similar built form. A multi-residential development would provide growth and opportunities for more people to live in an established community supported by amenities, services and mobility options.

Land Use Amendment in Red Carpet (Ward 9) at 6105 – 16A Avenue SE, LOC2024-0128

The detailed design of the development including building and site design, site access, utilities, site contamination mitigation and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposal provides a future framework for housing that allows for ageing in place and assisted living options for surrounding community members. The future development will enable a more efficient use of land and infrastructure and support surrounding uses and amenities.

Environmental

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

Economic

The proposed land use amendment would enable the development of additional residential units which would support local businesses and transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. International Avenue Business Revitalization Zone Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Red Carpet, at the northeast corner of International Avenue (17 Avenue SE) and 60 Street SE. The site is approximately 0.45 hectares (1.10 acres) in size and is approximately 56 metres wide and 82 metres deep. The site is currently vacant and undeveloped with a previous use of agriculture. The site is directly north of Elliston Park, which has playgrounds, recreational pathways and a dog park.

Surrounding development is generally characterized by a mix of multi-residential, industrial and commercial development. Parcels surrounding the development are designated as Multi-Residential – Contextual Medium Profile (M-C2) District. Parcels south and west of the subject site are designated as Industrial – Business (I-B) District, Industrial – General (I-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District. Lands directly north of the site are designated as Residential – Manufactured Home (R-MH) District.

The site is ideally located near public transit, recreational and commercial opportunities. The parcel fronts onto 17 Avenue SE, which is a designated Urban Main Street and a part of the Primary Transit Network (PTN) as per the *Municipal Development Plan* (MDP). Elliston Park is approximately 50 metres (a one-minute walk) south of the site. There are commercial shops including a grocery store and daycare available approximately 350 metres west (a six-minute walk).

Community Peak Population Table

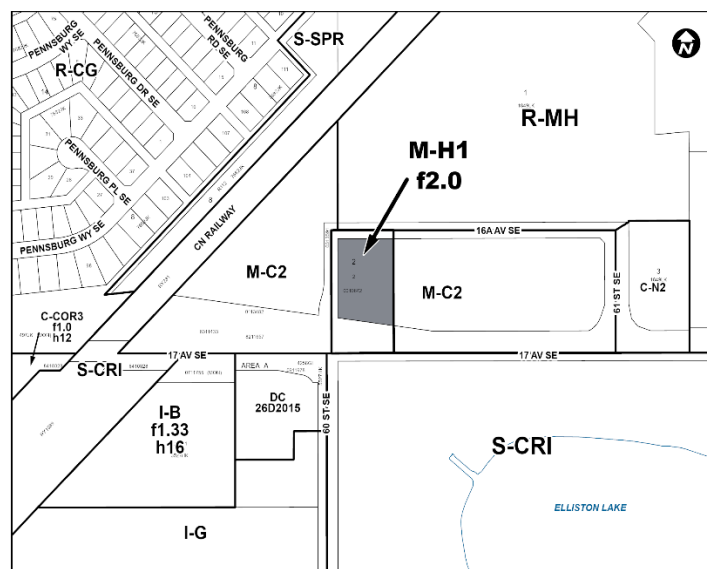
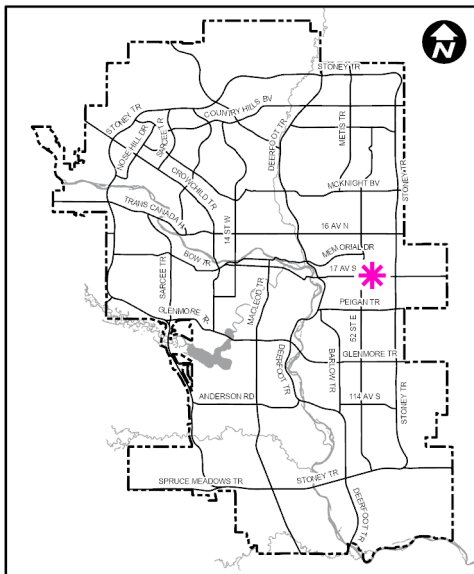
As identified below, the community of Red Carpet reached its peak population in 2006.

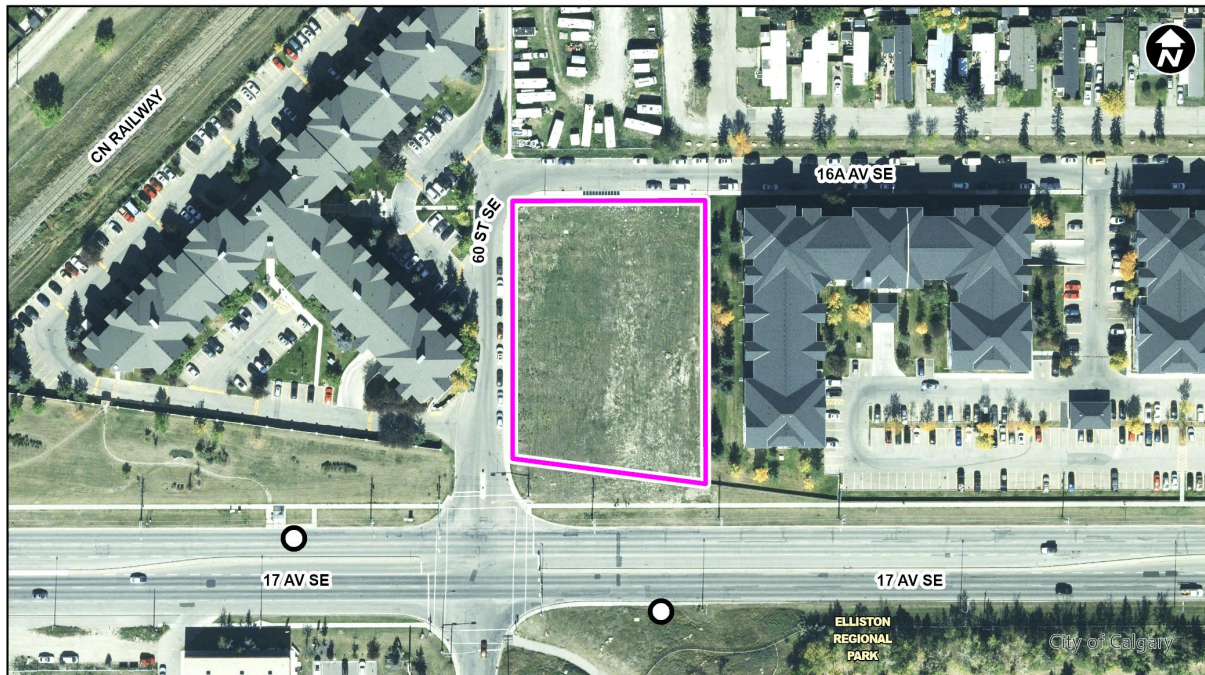
Red Carpet	
Peak Population Year	2006
Peak Population	1,777
2019 Current Population	1,594
Difference in Population (Number)	- 183
Difference in Population (Percent)	-10.3%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Contextual Medium Profile (M-C2) District is a multi-residential designation in developed areas that is primarily for multi-residential development of medium height and medium density where intensity is measured by floor area ratio (FAR) to provide flexibility in building form and dwelling unit size and number. The M-C2 District allows for a maximum building height of 16.0 metres and maximum FAR of 2.5.

The proposed Multi-Residential – High Density Low Rise (M-H1f2.0) District would allow for high density multi-residential development. The M-H1 District allows for a maximum building height of 26.0 metres and a minimum density of 150 units per hectare (66 units). The applicant is proposing a maximum FAR of 2.0 that allows for a total developable area of approximately 8,900 square metres (95,798 square feet).

The M-H1 District has rules regarding street wall stepbacks and building separation to respond to immediate urban context as well as requirements on landscaping and amenity space. The proposed FAR is considered appropriate as it will allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.

Development and Site Design

The rules of the proposed M-H1 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- mitigating shadowing, privacy and overlooking impacts;
- ensuring an engaging built interface along both 17 Avenue SE and 60 Street SE;
- providing high quality finishes and materials are used and are consistent with surrounding development; and
- ensuring the ATCO utility right-of-way is managed appropriately in the future development.

Transportation

Pedestrian access to the site is available from the existing sidewalks on 17 Avenue SE, 16A Avenue SE and 60 Street SE. A regional pathway is located directly south of the site in Elliston Park and is part of the current Always Available for All Ages and Abilities (5A) Network.

The subject site is well served by Calgary Transit. The site is adjacent to 17 Avenue SE and within 75 metres (a one-minute walk) to bus routes located on 17 Avenue SE including Route 1 (Bowness/Forest Lawn), Route 87 (Applewood/17 Av SE) and Route 307 (MAX Purple City Centre/East Hills).

A Transportation Impact Assessment (TIA) was not required for the proposal.

Environmental Site Considerations

The site is located within 450 metres of the former Hub Oil Hazardous Waste Storage Site. Although there is no variance required for the proposed residential use, the developer will be responsible for ensuring appropriate environmental assessments of the property for review at the development permit stage. Prior to approval of a future Development Permit a Phase I Environmental Site Assessment will be required.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established area as per (Map 1: Urban Structure) in the [Municipal Development Plan](#) (MDP). Relevant policy identifies that new developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network (PTN).

The proposed M-H1 District recognizes the predominantly medium density residential nature within these communities and supports moderate intensification that respects the scale and character of the neighbourhood. This application is in keeping with relevant policies in the MDP.

Calgary Climate Strategy (2022)

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

East Calgary International Avenue Communities Local Area Plan (Statutory – 2024)

The [East Calgary International Avenue Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses and encourages a range of housing types. The proposed land use is in alignment with applicable policy of the LAP.

Applicant Submission

2024 May 09

Voshell Architecture and Design Inc. (Vosh) has been retained by the owner of the property legally described as Lot 2, Block 2, Plan 0010642, Calgary, Red Carpet neighbourhood, to prepare and submit the above-noted rezoning application. The property is located at 6105 16A Avenue SE, Calgary, with a total site area of approximately 4,416 m².

Site Background

An informal pre-application meeting was held on January 27th, 2022, between Green Space Alliance (GSA) and the City of Calgary to discuss whether a conventional zoning could meet the needs of the proposed design or if a site-specific zoning would be required. Based off the meeting, GSA was advised that the M-H1 district with the H1f1.7h21d205 context modifiers can allow the floor area ratio, building height, and the number of units to be adjusted consistent with the proposed design.

The site is located in the Red Carpet Neighbourhood and is situated on 17 Avenue SE which provides immediate access to Stony Trail to the East and Queen Elizabeth II Highway to the West. The site shares its east property line with a large 4 storey multi residential development and is in close proximity to other large-scale residential developments to the east and west. The intention is to rezone the site to allow for a higher density assisted living facility for middle class seniors.

The subject site is currently zoned as Multi Residential – Contextual Medium Profile (M-C2), which provides for a multi residential developments in a variety of forms that will typically have a higher number of dwellings. The M-C2 zone maximum building height is 16.0m and is appropriate when located immediately adjacent or in close proximity to low density residential development.

Rezoning to a Multi-Residential - High Density Low Rise (M-H1) accommodates a maximum building height of 26.0m and minimum density of 150 units per hectare. The zone supports assisted living uses on a discretionary basis. Although the M-H1 district can provide for taller buildings and a higher FAR, we will use the context modifiers to accommodate a slightly smaller development scale. We believe their housing model, thoughtful site design, and planning rationale represents a good fit with the M-H1 district and provides a sound basis for approval.

The Housing Model

Morada Developments is proposing to develop a senior's supportive living apartment that will benefit the Calgary community members. This model differs from full-service independent living communities, which typically cater to higher income seniors (the top 20%). These communities are expensive to operate, partly because they require significant staffing. The proposed property will offer social connectedness, implementing a volunteer model to serve the needs of the 'forgotten 40%', middle income seniors with fixed incomes. There is a present and significant unmet demand in Calgary, it is an affordable independent living model designed for active, self-sufficient, middle-income seniors seeking a place to call home. The proposed property will support social activities between residents, enhancing quality of life and allowing them to age in place. Most of the amenities that are typically found in traditional independent senior living facility will be available on the main floor. Activities and services will be provided by third party vendors and resident volunteers, through coordination and direction of the limited staff.

This model includes a unique and proven volunteer system. Residents can choose to volunteer to be a part of the program for a reduction in rent of \$200 per month. Volunteer activities include

- Preparing meals together in the communal kitchen
- Taking fellow residents shopping and to medical appointments
- Helping residents with accessing technology
- Supporting daily recreational programming
- Maintaining gardens and landscaping
- Walking residents' dogs or supporting their pets when convalescing or travelling.
- Supporting management of the emergency call and safety programs
- Helping fellow residents with chores

This model in the USA and other Canadian contexts has 95% of residents participating in the volunteer program and approximately 42% volunteering more than 10 hours per month. The program providing seniors with volunteer opportunities stimulates social interactions all while leading to a greater sense of purpose.

The Development

The project is planned at 23.2 meters (1.85 FAR) and 6 stories tall with 91 suites. Of the 91 suites, there are 6 studios, 21 one-bedroom, and 64 two-bedroom suites. All suites will be fully appointed apartments, finished with quality materials, complete kitchens, bathrooms, in suite laundry and balconies. Residents can prepare meals in the privacy of their own home, which supports self-sufficiency in the event of another pandemic. There is over 8,000 square feet of amenity space including a main floor lobby and a 1500-2000 square foot rooftop amenity area in the most recent site plan.

The exterior will use architectural features, quality materials and landscaping to create an engaging community for seniors. An updated site plan will adhere to all landscaping requirements set out in the land use bylaw. The site plan will be revised to have the building actively fronting onto both 60th Street and 16A Avenue and there will be a sidewalk located along the entire length of each property line shared with a street.

The sidewalk and building fronts will be landscaped according to all requirements set out in Part 6, Division 1 of the Land Use Bylaw. Based on the site plan, we will opt to use the Street-Oriented Multi-Residential Landscaping Option in the Land Use Bylaw:

Landscaped Area Reductions – Multi-Residential Development (553)

The minimum landscaped area of 40.0 per cent for Multi-Residential Development may be reduced by the three options as referenced in sections 554, 555 and 556 individually or in combination, to a total available reduction of 10.0 per cent of the area of a parcel.

Street-Oriented Multi-Residential Landscaping Option (554)

(1). For the Street-Oriented Multi-Residential Landscaping Option, the required 40.0 per cent landscaped area may be reduced for a street oriented multi-residential building by 2.0 square meters for every 1.0 meters of frontage along the property line shared with a street, not including motor vehicle access driveways, to a maximum of 4.0 per cent of the area of the parcel.

(2). Subsection (1) does not apply to a street-oriented multi-residential building abutting a private condominium roadway.

Parking

The parking required for an apartment is as follows:

PARKING ANALYSIS

64 x 0.75= 48 stalls

27 x 0.75= 20.25 stalls

Visitor's Parking: 91 x 0.15= 13.65

Total No. of Parking stalls= 81.90= 82

Provided: 87 stalls

Underground: 39

Surface: 48

B.F. Stalls Provided: 6

Bicycle Parking:

Class 2: 91 x 0.1 = 9.1=10 stalls

As noted above the proposed property has 87 stalls (40 underground and 47 surface).

Past properties (Red Deer / Stony Plain) have 1 to 1 parking (i.e., 100 suites 100 parking stalls). They have found that approximately 15% of the residents do not drive when moving into the property. Every year they see about 3% of the residents turning in their drivers' licenses. They expect within five years that approximately 25%+ of the residents will not own a vehicle but may engage in one of four transportation strategies.

The goal is to encourage couples to downsize to one vehicle. It is expected that 60% of the suites will be occupied by two residents. The goal of the management team is to encourage 50% of the dual residents' suites to downsize to one vehicle.

The reasons for residents to relinquish their licenses, or reduce to 1 vehicle:

1. Increase insurance premiums due to a recent insurance claim
2. Vehicle has aged and due to repairs needs to be replaced
3. Failure to pass medical assessment
4. Cost of owning and maintaining vehicle has become prohibited

Four strategies will be incorporated in the recreational programming to decrease the need for residents to own vehicles and or not drive:

1. Ride Share program (Carpool) – Resident's carpool to various activities coordinated by on-site staff.
2. Community Vehicle – Residents can book a ride in the electric community vehicle.
3. Rental Vehicle on Site – When moving into the property, residents will be asked if they are interested in having an account with Enterprise Rental Car office in Prince George. Enterprise will deliver on-site the car of the residents' choice and will pick it up at the property when the resident no longer requires the vehicle.
4. Electric Bikes/ Scooter on Site -The property has two electric trikes and one mobility scooter that is available at no charge for residents.

Community Engagement

Vosh is experienced with rezonings in Fort Saskatchewan, Nisku, Strathmore, and Edmonton. We have experience in working with all manner of stakeholders on large and small projects. We work with councilors, community leagues, senior organizations, and residents. We have the experience to synthesize feedback and create a cohesive and well refined vision for every community we work with.

Rezoning Rationale

1. The purpose of this rezoning application is to allow the future development of higher density affordable seniors housing complex. Six storey development is a form of missing middle housing and can offer affordable solutions. The (M-H1) Zone and context modifiers provide the flexibility to maximize the number of housing units and its development standards allow development to blend into the existing built form using thoughtful site planning.
2. Rezoning from M-C2 to M-H1 will offer the opportunity to increase the height of the buildings on site and provide additional uses at higher intensities. The site is well suited for taller development as it is located on two corners (16 Avenue SE and 60 Street SE, and 17 Avenue SE and 60 Street SE). There are already two apartment complexes to the east and west of the site that are a similar scale to the proposed development and a low-density mobile home park to the north.
3. The Site is conveniently located near the Queen Elizabeth II Highway and Stony Trail, with access from 17 Avenue SE (major arterial). Grocery stores and several major retail services are less than 1 kilometer west from the site along 17 Avenue SE.
4. The housing model and development has been aligned with the Municipal Development Plan's policy to encourage the development of physically accessible housing to meet the needs of seniors and people with mobility challenges while increasing opportunities for affordable housing (page 40, Municipal Development Plan (MDP) - 2020).

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Date: November 29, 2024

Project Location: 6105 16A Avenue S.E. Calgary
Land Use Amendment Number: LOC2024-0128

Outreach Strategy:

- 1: Arrange for an Open House for community input
(see Open House Poster)
- 2: Place Sign on Property 12 days before event
(see Proof of Open House Sign with location)
- 3: Book Greater Forest Lawn 55 Plus Society – for Lunch and Learn Presentation / Open House
(see GFLS Facebook posting)
- 4: Invite Pembroke Meadows Community League
(see Letter of Introduction Pembroke Meadows Community League)
(see Proof of Communication Emailing Presentation and Introduction letter to Pembroke Meadows Community League)
- 5: Invite Ward 9 Councilor Gian-Carlo Carra
(see Proof of Communication with Ward 9)
- 6: Open House Presentation
(see attached Open House Presentation)
- 7: Pictures of Open House Event – GFLS 55 Plus Lunch and Learn
(Proof of Open House Sign with location)

Stakeholders:

46 GFLS Plus 55 members who attended the presentation – Lunch & Learn
Pembroke Meadows Community League
Ward 9 Councilor Gian-Carlo Carra

What did you hear?

GFLS Plus 55 open house attendees' comments:

- 1: Like the aging in place strategy
- 2: The location is great – across the street from large park
- 3: 10% Affordable Housing – Not enough, the entire apartment should be affordable
- 4: Volunteer program with a reduction in rent is interesting
- 5: The proposed project does not have van- concerned with getting to medical appointments
- 6: Make sure there are lots of trees and raised flower beds
- 7: Make sure there is adequate in door storage

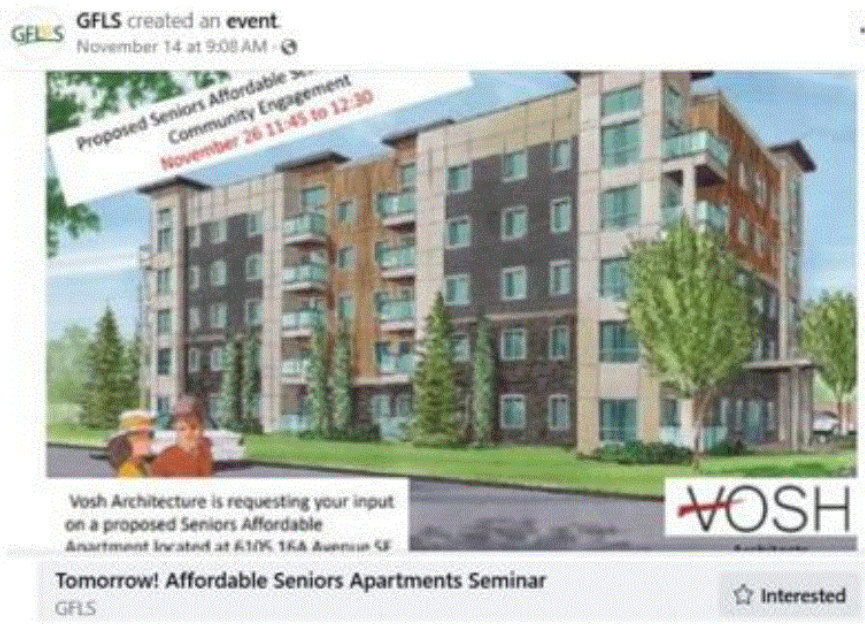
How did stakeholders input influence decisions?

The consultant [REDACTED] met with developer [REDACTED] discussed concerns

- A: Developer agreed with raised flower beds and will give direction to architect
- B: Developer is going to create on-site transportation strategy
- C: Developer is going to add on site storage

How did you close the loop with stakeholders?

- 1: Open house facilitator/consultant gave participants a chance to leave their email
5 participants left email and requested further communication by developer
Facilitator/Consultant gave email addressed to developer
- 2: Developer has agreed to advertise in GFLS Plus 55 newsletter and Facebook when groundbreaking event is scheduled.
- 3: Facilitator/Consultant communicated that there would be a sign at that property once construction started that would give the projects website and a phone number to receive further information.



International Avenue Business Revitalization Zone Response



July 31, 2024

City of Calgary
Development and Building Approvals # 8201
P.O. Box 2100, Station M
Calgary AB, T2P 2M5

**Re: LOC2024-0128 6105 16A Avenue SE
Land Use Amendment to accommodate M-H1**

Dear Ms. Messier:

Thank you for sending us the LOC2024-0128 proposal. The International Avenue Business Revitalization Zone's (BRZ) mandate is to promote, improve and create a more pleasant environment in which to live and shop.

We are in support of the proposed Land Use redesignation as M-H1 for senior housing with some exceptions. It is pragmatic and ameliorates community capacity to provide a volunteer model for social connectedness for all senior residents who will occupy this apartment complex by providing an affordable option to opt in with. We applaud the applicant for deploying this model.

Our community has recently completed the East Calgary International Avenue Communities Local Area Plan which will be at City Council on September 10th. Although, these policies are not yet statutory, we believe some of the principles are necessary to ensure a good community going forward. We recommend the following salient features be incorporated:

Create an attractive, distinctive, and multicultural community

- 1. Provide public gathering places that are centred on cultural activities, public art and building community.*
- 2. Incorporate interesting, high quality architectural designs and public art that reflects the community values*

General policies f. External finishing materials for proposed commercial signage and developments should be compatible with the best examples of local development.

Promote sustainable building design and innovation Promote energy efficiency, water efficiency and waste minimization solutions through the use of sustainable building design.

A state-of-the-art development will create a catalyst to ensure a higher quality is reached with each new development going forward. The BRZ further encourages the builder to incorporate a design that will better utilize the view and be oriented towards the street as per Section 2.2.5.1.a. In addition, use the building articulation to provide a well-defined, continuous street wall and improve the pedestrian experience fronting 17th Avenue. In the LAP Policy 2.5.1 (j i) it relates to building setbacks at or below the sixth story as a necessity for better interface. In section q.) stand-alone surface parking is not supported. Finally, we do not concur with a reduction of any landscaping percentages or amounts.

It is anticipated that if the above principles are incorporated into the site development plan this will go a long way to improving the proposal. Thank you for the opportunity to provide comment.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Alison', with a long horizontal flourish extending to the right.

Alison Karim-McSwiney, MIPM (UK), BA, BREC, AP (Just Communities-USA)
Executive Director

Land Use Amendment in Bridlewood (Ward 13) at 16720 – 24 Street SW, LOC2024-0130

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 16720 – 24 Street SW (Plan 0512405, Block 2, Lot 58) from Residential – Low Density Mixed Housing (R-G) District to Multi-Residential – Low Profile (M-1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to enable the development of multi-residential development of low height and medium density.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Midnapore III Community Plan* and maintains the density and intensity targets required in the area.
- What does this mean to Calgarians? The proposed Multi-Residential – Low Profile (M-1) District would allow for greater housing choice within the community in a developing neighbourhood activity centre.
- Why does it matter? The proposed M-1 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit application has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Bridlewood was submitted by Olympia Planning on behalf of the landowner, 2401158 Alberta Inc. (Yadwinder Grewal), on 2024 May 12. No development permit has been submitted at this time.

The approximately 0.29 hectare (0.72 acre) site is located on the southeast corner of 24 Street SW and Bridleridge Heights SW. The parcel is within a Neighborhood Node in the *Midnapore III Community Plan*. Neighbourhood nodes are intended to be the focal point of each neighbourhood and contain a mix of uses which include multi-family housing. These areas are intended to have higher densities than surrounding areas of the community. As indicated in the Applicant Submission (Attachment 2), the applicant seeks to build a new multi-residential development comprised of up to 50 non-market rental units.

The proposal is in alignment with the policies and objectives of the *Midnapore III Community Plan* and its principles for a Neighbourhood Node.

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

Land Use Amendment in Bridlewood (Ward 13) at 16720 – 24 Street SW, LOC2024-0130

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant sent mailers within a 250-metre radius of the project site, sent letters to the Councillor's Office and the Somerset-Bridlewood Community Association and provided a direct phone and email line for interested people to contact. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received 21 letters in opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- overshadowing of adjacent properties;
- obstruction of views;
- destruction of private trees; and
- impacts on privacy.

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

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

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Bridlewood by providing residential development that may fit the context of existing development in the area and provide additional housing choices.

Land Use Amendment in Bridlewood (Ward 13) at 16720 – 24 Street SW, LOC2024-0130

Environment

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

Economic

The proposal would allow for flexibility in the provision of residential uses on the site and support existing commercial uses in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Bridlewood on the south side of Bridlewood Heights SW and east of 24 Street SW. The site consists of one legal parcel that is approximately 0.29 hectares (0.72 acres) in size. The site is currently designated Residential – Low Density Mixed Housing (R-G) District and is developed with a single detached house with driveway access off 24 Street SW. There is no lane to the rear of the property.

Within a 400-metre radius (a seven-minute walk) of the subject site, the predominant land use in the area is a mixture of low density and multi-residential low and medium profile designations. There have been pockets of development throughout the immediate area which contain a higher mix of densities of residential units to the north and the south along 24 Street SW. Glenmore Christian Academy, designated Special Purpose – Community Institution (S-CI) District, is located directly north across Bridlewood Heights SW and Bridlewood School, designated Special Purpose – School, Park and Community Reserve (S-SPR) District, is located approximately 330 metres (a six-minute walk) east along Bridlewood Heights SW. An array of pocket parks and open space amenities are also located within this radius, with a large park space designated as S-SPR District located directly west across 24 Street SW. A commercial plaza, designated as Commercial – Community 1 (C-C1) District is located approximately 115 metres (a two-minute walk) to the south along 24 Street SW.

The subject site is also near major roadways such as 162 Avenue SW, James McKeivitt Road SW, and the Stoney Trail SW.

Community Peak Population Table

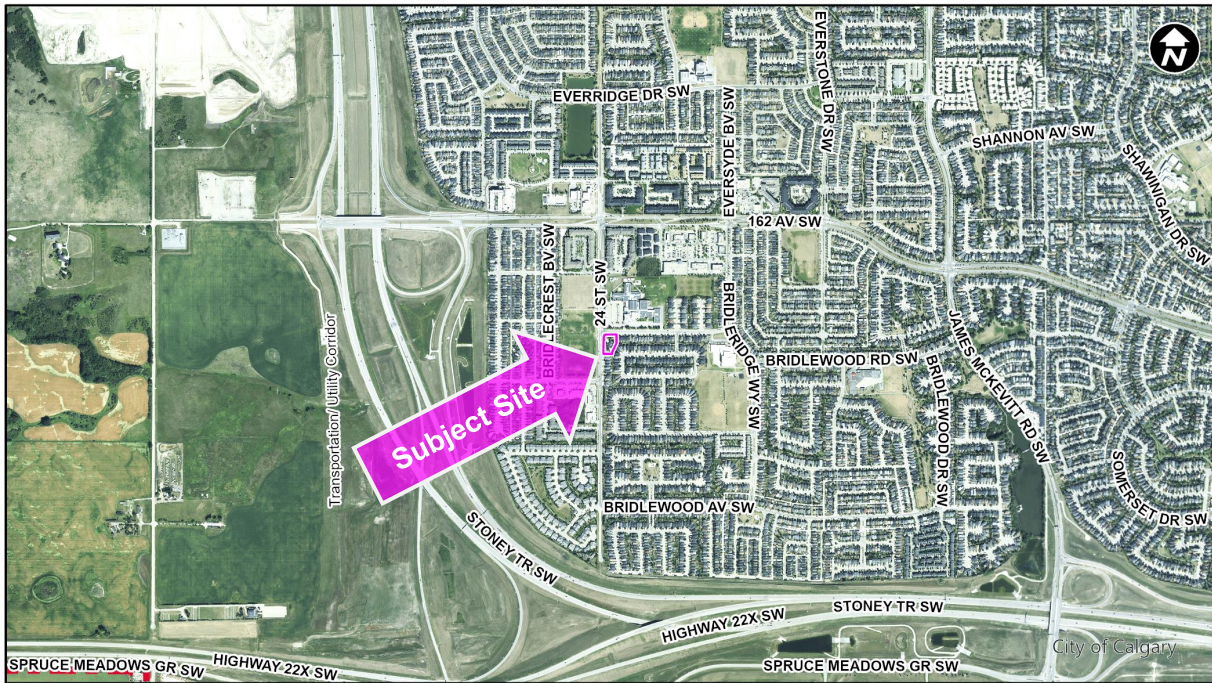
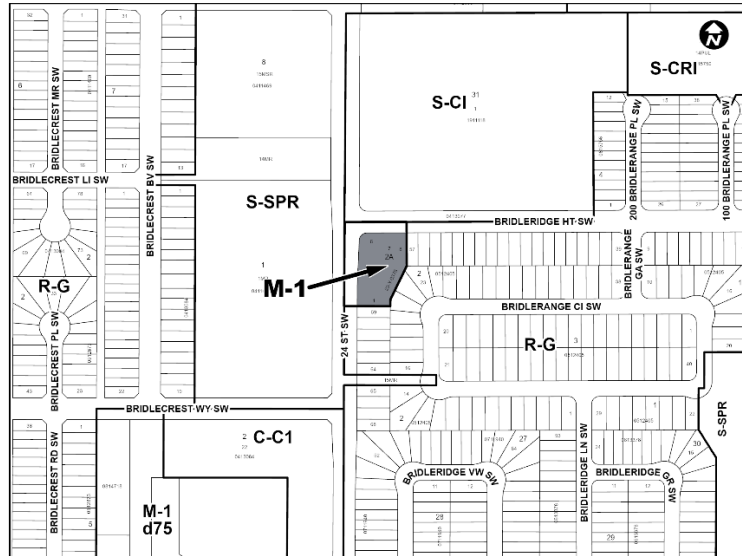
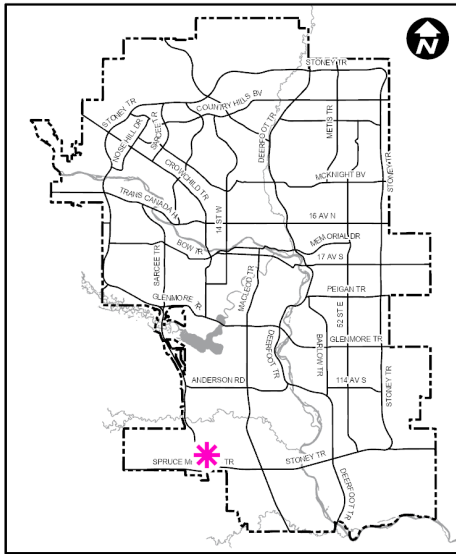
As identified below, the community of Bridlewood reached its peak population in 2015.

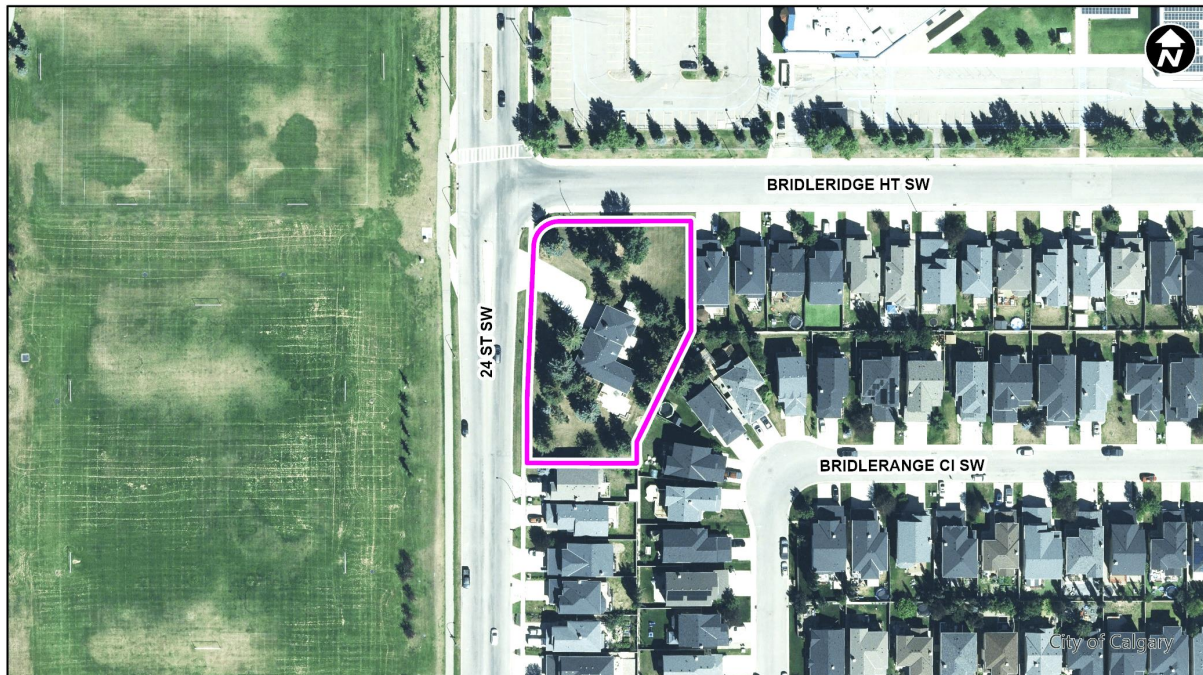
Bridlewood	
Peak Population Year	2015
Peak Population	13,045
2019 Current Population	12,641
Difference in Population (Number)	- 404
Difference in Population (Percent)	- 3.10%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Low Density Mixed Housing (R-G) District is intended for a mix of low density housing forms in suburban greenfield locations, including single detached dwellings, semi-detached dwellings, duplex dwellings, cottage housing clusters and rowhouse development, all of which may include a secondary suite. The current district includes a maximum building height of 12 metres.

The proposed Multi-Residential – Low Profile (M-1) District allows for multi-residential development in a variety of forms of low height and medium density. M-1 parcels are intended to be located in close proximity or adjacent to low density residential development and has a minimum density of 50 units per hectare (14 units) and a maximum density of 148 units per hectare (43 units). The maximum height in the M-1 District is 14 metres.

Development and Site Design

The applicable land use policies and the rules of the proposed M-1 District will provide guidance for future redevelopment of this site including appropriate uses, height, building massing, landscaping, and parking.

Given the specific context of the site, additional items that will be considered through the development permit process will include, but are not limited to:

- ensuring a good building to street interface with 24 Street SW and Bridlewood Heights SW; and
- providing a well-designed public realm, including a common amenity area for residents and pedestrian connections to adjacent streets and public parks.

Transportation

Vehicular accesses to the subject parcel are only to be from Bridleridge Heights SW. Transit service is available within 200 metres (a three-minute walk) on 24 Street SW for Route 14 (Bridlewood/Cranston). An existing Always Available for All Ages and Abilities (5A) pathway is available along 24 Street SW. A Transportation Impact Assessment (TIA) and a Parking Study were not required for this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (2017)

This parcel is subject to the [Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary](#) (IDP). As this site is not within the Interface Area, which focuses on long term development between the municipalities, there are no specific policies that apply to this site. The proposed land use aligns with the general policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Policies for the Planned Greenfield areas recognize policies adopted prior to the current MDP as appropriate to provide direction for development of the local community.

Calgary Climate Strategy (2022)

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

Midnapore III Community Plan (Non-Statutory – 1997)

The [Midnapore III Community Plan](#) identifies the intersection of 24 Street SW and Bridleridge Heights SW as a Neighbourhood Node. A Neighbourhood Node should be the social focus of the neighbourhood with a mix of housing and where residential densities are significantly higher at the node compared to the surrounding neighbourhood average. The proposal aligns with the policies of the plan and supports multi-residential development at this location.

Applicant Submission

2024 November 28



APPLICANT SUBMISSION

16720 24 Street SW

Executive Summary

The subject site is a 0.29 hectare land parcel situated at 16720 24 Street SW in the residential community of Bridlewood. 2401158 Alberta Inc., the landowners and development proponents of the subject parcel are seeking to develop one new multi-unit residential building that will be comprised of 44 to 50 dwelling units. The future development will be comprised of non-market rental housing. This development will be financed jointly between private investment and the Canadian Mortgage Housing Corporation (CMHC) and aligns with Council's Housing strategy in terms of addressing the crisis for affordable housing within the city.

The proponents would like to seek the City's support to amend their application for Land Use Amendment (#LOC2024-0130) from M-U1 District to the M-1 District to accommodate a multi-residential built form at the site.

Background & Context

The community of Bridlewood is characterized by a mixture of single and semi-detached homes and multi-residential built forms. Within a 400-metre radius of the subject site, the predominant land use in the area is a mixture of low density and multi-residential low and medium profile designations. There have been pockets of development throughout the immediate area which contains a higher mix of densities of residential units. Glenmore Christian Academy and Bridlewood School are adjacent to the subject site. An array of pocket parks and open space amenities are also located within this radius.

The Shawnessy commercial area is the nearest Major Activity Centre and is located 3 km east of the project site.

Overall, the subject site is in an excellent location and is near major Southwest activity hubs and major roadways such as 162 Avenue SW, James McKeivitt Road, and the Stoney Trail Ring Road. Its proximity to public transit, community amenities, commercial uses and open space make it a viable candidate for an M-1 designation.

Development Vision

The future development is envisioned to be one multi-unit residential building (no commercial uses) with a shared entryway, to contain a total of 42 units, 3 to 4 storeys in height that would contain an underground parkade structure.

AUTHOR: DINO KASPARIS, OLYMPIA PLANNING

Policy Review

Municipal Development Plan - Statutory

In the absence of a Local Area Plan, the Municipal Development Plan (2007) is the statutory planning policy that guides development within the community. The subject parcel is located within the Developing Residential – Planned Greenfield area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP) and there is no Area Structure Plan (ASP) in place.

The applicable MDP policies encourage development and intensification in this community to occur in a form and nature that provides a variety of housing types and encourages concentration of residential density in areas adjacent to open spaces, parks, wetlands, and sports fields, especially where the area is served by transit services and community amenities. Regardless of land use typology, new development shall incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

In terms of housing Section 2.3.1: Housing encourages a wide variety and choice of housing forms, tenures, and affordability throughout our city to accommodate the needs of current and future Calgarians. The proposed M-1 land use would allow for the provision of new non-market housing opportunities in a developing community. In terms of location, affordable housing projects should be located near parks, schools, recreation facilities, and commercial nodes.

The proposal aligns with the applicable policy directives of the MDP. The proposed M-1 District intends to provide Multi-Residential development in Developing Areas. It provides for medium density development in a variety of forms and could have a density modifier applied to the district for development to be contextually sensitive to its surroundings. The proposed development is in close vicinity to an array of small-scale commercial uses, open space amenities and other residential forms. Base public transit service is located adjacent to the site along 24 Street SW and provides a direct connection to the larger and primary transit network and major commercial uses located in the Somerset/Bridlewood area.

Midnapore III Community Plan – Non-Statutory

Although there is no local statutory planning policy area, the Midnapore 3 Community plan does provide guidance for development in Somerset. The subject site is classified as a *Neighbourhood Node* as identified on Map 2 of the plan. According to the Midnapore III Community Plan, *Neighbourhood nodes* are intended to be the focal point of each neighbourhood and contain a mix of uses which include multi-family housing. These areas are meant to have higher densities than surrounding areas of the community.

The proposal is in alignment with the policies and objectives of the Midnapore III Community plan and its principles for a *Neighbourhood Node*.

Nearby Multi-Residential Developments & Case Studies

The subject site is located within 400 metres of three multi-residential developments. The proponents envision building one multi-unit building like the existing examples outlined below.



#1 Bridlecrest Pointe – 16969 24 Street SW M-1d75



AUTHOR: DINO KASPARIS, OLYMPIA PLANNING

Bridlecrest Pointe condominiums were constructed in 2006 and consist of 265 units across five 3 storey tall multi-unit buildings. The site is approximately 1.76 hectares in size, and the governing M-1 designation contains a density modifier of 75 UPH.

#2 Bridlewood Point of View – 16320 24 Street SW M-2d175, M-2



This M-2 development was constructed in 2009 and contains three 4 storey multi-unit buildings with a total of 245 units. The site is approximately 1.77 hectares, and the governing stock district does not have a density modifier.

Example #3 Bridlewood Affordable Housing by Calgary Housing Company – 2375 162 Avenue SW M-2



This 62-unit townhome development is a non-market housing solution that is currently owned and operated by Calgary Housing Company. This development is intended to increase the non-market housing supply within the city limits through the City of Calgary's *Foundations For Home program* which is part of the City's

supplanted Affordable Housing Strategy Plan, 2016-2025. This M-2 multi-residential site contains a variety of two and three storey townhouse buildings and is not subject to a density modifier.

Why Multi-Residential Building versus R-G Rowhouse or R-2M Townhouse Design?

As part of Calgary's housing strategy, Council approved a city-wide blanking rezoning of all low-density residential parcels within the city to a baseline (R-G/R-CG) District to allow for a wider range of residential building forms and densification. The proponents have explored their options of developing either rowhouses with suites or a single multi-unit building.

Based on the parcel area size of 0.29 hectares, under an R-G designation, the Land Use Bylaw permits rowhouse buildings with a maximum density of 22 units plus 22 secondary suites. Unlike the R-CG District, the R-G designation only allows for rowhouse buildings, not townhouses which places restrictions on the quantity of buildings, interfacing, and site placement of new builds.

To achieve a townhouse development permitted under an R-2M District that would consist of a similar unit count would require a much larger project site. An application for a Land Use Amendment to redesignate to the M-1 District would allow for a comparable number of units above grade that would be located within one apartment style building.

Like nearby existing multi-residential developments observed in the area, a single multi-unit building on the site would provide more flexibility in building layout and site plan design, increase space on the site to supply permeable landscaping, internal walkways, roadways, sufficient parking for both residents and visitors while providing amenity space for each unit. A robust soft landscaping plan along the east and south perimeters of the site can provide sound attenuation and privacy screening sufficiently from adjacent developments. The corner parcel layout provides an optimal opportunity to design a street-oriented multi-residential building that would contain 3-bedroom residential units at grade with individual sidewalks and private patio spaces facing directly onto 24 Street SW. Furthermore, a provision of a single multi-unit building can accommodate waste facilities indoors rather than providing individual waste bins outdoors and avoid any potential unsightliness.

A multi-unit apartment style built form would provide great opportunities for new and young families to live adjacent to a school and parks at below market housing rates.

Proposing a comparable number of units within a multi-unit building would require a smaller number of vehicle parking stalls at a minimum standard of 0.63 stalls per unit versus 1 stall per unit under a typical R-G rowhouse or R-2M townhouse-built forms as prescribed in the 1P2007 Land Use Bylaw.

Based on the location, context, area size and shape of the subject parcel, a single multi-unit residential building with modifiers would lead to a better design outcome versus developing rowhouse or townhouse buildings that may include secondary suites.

Affordable Housing Vision

This future development will be financed jointly through private investment and public funding through the Canadian Mortgage Housing Corporation (CMHC). The proponent has applied to obtain public funding through CMHC's Mortgage Loan Insurance Select (MLI Select) Program. This funding product enables the proponent to borrow up to 95 percent of the construction cost to develop multi-unit buildings to create below market housing units while being obligated to achieve affordability, accessibility design, environmental and other social outcomes that are encouraged by both the City of Calgary and the Federal Government.¹

To be eligible for the MLI Select funding program, the proponent must commit to maintaining affordable housing units for a minimum of 10 years from the date of first occupancy of the project. The proponent must demonstrate competency and working experience in developing and managing other existing developments that commensurate to the size and scale of the proposed development and must not dispose of the subject property at any time within the 10-year period. The CMHC requires the proponent to submit financial reports and other documentation regularly to ensure compliance with the MLI Select program requirements set by the CMHC throughout the entire 10-year period.²

The proponent must achieve the following minimum standards to be eligible for funding through the MLI Select program³:

- **Affordability** – Minimum 25% of units must be offered at 30% of median renter income determined by the local marketplace.
- **Accessibility Design** – Minimum of 15% of units must be considered accessible per the Canadian Standards Association (CSA) B651-18 Bulletin AND a minimum of 85% of units are universal design.
- **Accessibility Design** - The entire development must receive the Rick Hansen Foundation Accessibility "Gold" Certification, determined by a scoring criteria.
- **Energy Efficiency** – Minimum 15% decrease in GHG baseline levels.
- **Energy Efficiency** – Achieve a minimum of 20% or better than minimum NECB/National Building Code standards.

Proposed Applicant-Led Stakeholder Outreach

¹ CMHC MLI Select <https://www.cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/mortgage-loan-insurance/multi-unit-insurance/mliselect>

² CMHC MLI Select <https://www.cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/mortgage-loan-insurance/multi-unit-insurance/mliselect>

³ CMHC, 2024.

The project team is committed to being good neighbours and engaging with the communities we build in and serve. The proposed outreach strategies considered for this project relied on the guidance of the Applicant Outreach Toolkit made available by the City of Calgary. The project team approach to applicant led stakeholder engagement is designed to provide opportunities for stakeholders to learn more about the development vision for the site early on and to share their thoughts with the intent of maintaining a respectful, inclusive, and transparent dialogue.

Some Proposed Outreach Strategies:

- A dedicated project phone line, voice mail and email
- Postcard mailers to be circulated within a 100-metre radius of the parcel
- On-site notice signage
- Public drop-in information sessions
- In-person and virtual meetings

Engineering Considerations

Pedestrian access to the subject site is available from 24 Street SW and Bridlewood Heights SW. Primary vehicular access will remain along 24 Street. The area is served by Calgary Transit bus service. Base public transit service is provided along 24 Street SW, as Route #14 has a stop located less than 200 metres from the property, providing a direct connection to Somerset LRT platform station and the greater primary transit network.

The subject site has exceptional access to arterial roads such as 162 Avenue SW and James McKeivitt Road SW. The nearest major skeletal roadway to the parcel is Stoney Trail SW ring road which has an exit located less than 800 metres to the north of the subject site.

Water, sanitary and stormwater mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail by the project team as part of the future development permit application.

Conclusion

Based on the subject site's corner location, parcel area shape and supporting policy direction, an amendment to propose an M-1 District to accommodate a new multi-residential building containing a comparable number of dwelling units as the imminent R-G designation would provide a better design outcome. A multi-unit apartment style-built form would provide great opportunities by adding new supply of affordable housing for new and young families to live adjacent to a school and parks at below market housing rates. For the reasons outlined above, we respectfully request that DART, Planning Commission and Council support this land use application. Thank you for your time and consideration.

Applicant Outreach Summary

2024 December 04



WHAT WE HEARD REPORT: OUR APPLICANT OUTREACH SUMMARY - LOC2024-0130

Summary

Our best practices for outreach was designed to inform, share information on the development vision and provide communication channels for interested stakeholders to share their queries and thoughts early in the review process with the intent of maintaining a respectful and transparent dialogue.

In support of the Land Use Amendment for this project, Olympia has undertaken a proactive applicant-led outreach program that was uniquely designed by the Community Assessment Outreach Tool provided by Engage Calgary. A variety of outreach strategies were implemented since September 2024 to commence a dialogue with interested parties and groups outlined in the below section, Our Community Outreach Strategy + Process.

Our Community Outreach Strategy + Process



Mailing Campaign

Mailers were sent to approximately 203 homes within 250 metres of the project site including the adjacent Glenmore Christian Academy school providing notification of the project and an invitation to engage the project team.



Notice Letter

A notice letter was sent to both the Ward Councilor's Office and the Somerset Bridlewood Community Association (SBCA) providing a project overview, reasons for the application of Land Use Amendment and to welcome any questions and continued dialogue.



Phone, Voicemail & Email

A phone line equipped with voicemail, email address and a QR code was shared with stakeholders to provide a direct communication channel to reach the project team.



Distanced Face-to-Face Meetings

The project team was prepared to virtually meet with Ward Councilor and interested stakeholders to share project information and foster conversations.

Comment Themes + Our Responses

Stakeholder Feedback + What We Heard

To date, the project team has received a total of 14 responses from community members providing feedback in the form of phone calls, emails and SMS text messages. Of those 14 responses submitted, 4 raised concerns, 2 provided support for the redesignation and the remainder raised questions on procedure. The project team notified the Ward 13 Office and SBCA to share an overview of the Land Use Amendment. The Ward 13 Office met with the project team in November 2024 and provided feedback correspondence.

The project team communicated to every respondent that the Land Use Amendment, if approved, would only provide the legal framework for the developer to exercise an option to submit a development permit for a multi-unit residential building in the future. If a development permit is to be formally submitted to the City, interested parties would be notified and given an opportunity to participate again in the public process.

The project team is pleased to keep the communication lines open throughout the entire review process and will update the City Administration, Planning Commission and Council on any subsequent feedback that is received.

Project feedback received thus far has been categorized into 4 comment themes. Each common theme highlighted begins with an outline of what the project team has heard and subsequently provides the project team's response.

Comment Themes

- **Density**
- **Parking**
- **Traffic Impact**
- **Waste Management**

Density

What We Heard

Some respondents were concerned that, if approved, the land use amendment would lead to a mixed-use development and introduce proliferation of higher density developments in Bridlewood. These respondents felt that this would bring negative social impacts to the community and change the community's character.

Our Response

The Midnapore III Community Plan identifies the corner of 24 Street SW and Bridleridge HT SW as a Neighbourhood Node which is defined as a social focus of the neighbourhood with mixed uses where residential densities shall be significantly higher at the node compared to density levels observed elsewhere in the neighbourhood. Although the project team acknowledges this vision given by the Midnapore III Community Plan, at this location along 24 ST SW, it is not sufficient to support a future mixed-use development.

Given the 24 ST SW corridor is identified as a Collector Road according to the City of Calgary's Municipal Development Plan (MDP), it would be better suited to support the development of a future multi-unit residential building in a contextually sensitive manner. In the opinion of the project team, this redesignation to a M-1 District is a better fit versus a redesignation to a mixed-use designation.

The number of dwelling units on the site would be controlled by the parcel area size, proportional building height and mandatory landscape plan requirements set by the land use bylaw.

Parking

What We Heard

Some respondents were concerned about the parking supply for a future development.

Our Response

In response to this concern, future redevelopment on the site would need to supply the minimum number of motor vehicle parking stalls, bicycle and visitor stalls entirely within the boundaries of the private land prescribed in Calgary's land use bylaw. The final number of parking stalls will be determined based on the dwelling unit count and detailed site plan and building design to be developed for the development permit submission. The presence of the Route 14 Transit bus that runs along 24 ST SW would help connect future residents to the Somerset LRT platform station and all areas of the city. The project team also acknowledges parking requirements may change dramatically over time and may impact the future design of the development based on the future Calgary zoning code.

Traffic Impact

What We Heard

Some respondents shared concern over potential negative impacts from increased residential traffic upon the existing street network along 24 Street SW.

Our Response

The project team recognizes concerns related to potential traffic impact resulting from any approved development proposal. A fundamental question hinged on whether the local transportation network has the appropriate infrastructure and capacity to service the proposed redesignation. It was determined that through the formal application review process, the City of Calgary determined 24 ST SW has sufficient capacity to support a future multi-unit residential development and the project team was not required to submit any traffic impact assessments or parking studies or make any upgrades to public assets.

Waste Management

What We Heard

The Ward Office provided feedback to the project team with concerns regarding garbage pickup and waste bins.

Our Response

The project team acknowledges the concern with how proposed waste, organic and recycling bins may be treated and potential visibility impacts it may cause on the neighbourhood. In response to this concern, the project team encourages the developer to consider implementing either a molok system or an indoor storage bin system instead of individual waste, organic and recycling bins stored outdoors. The developer will be contracting a private waste management service to collect waste based on necessary demand. During the future development permit stage, a designated garbage pickup location and mandatory turning sweeps will be assessed by the City.

Our Philosophy to Applicant-Led Outreach

Since no single design solution can satisfy all stakeholders involved, the project team cannot integrate everything suggested by all neighbours. As a result, our promise is to continue to be open and transparent about how we reach our conclusions while cultivating a constructive dialogue and we are pleased to abide by Council's visions for the areas and communities we serve.

**Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW,
 LOC2024-0163**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1274) to the 2025 February 04 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 5.39 hectares \pm (13.33 acres \pm) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h32) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a mixed-use development comprising commercial, retail and residential uses at grade with additional residential uses above.
- The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Revised Currie Barracks CFB West Master Plan* (the Master Plan).
- What does this mean to Calgarians? The proposal would allow for greater flexibility in the housing options within a Major Activity Centre with access to transit and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would promote residential, commercial and employment opportunities to activate this part of Lincoln Park.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Lincoln Park, was submitted by B&A Studios on behalf of the landowner, BCIMC Holdco (2007) Inc. (BCIMC Realty Corporation) on 2024 June 17.

The approximately 5.39 hectare (13.33 acre) vacant site, also referred to as the Westmount South lands, is situated approximately 530 metres (a nine-minute walk) west of Crowchild Trail SW and approximately 440 metres (a seven-minute walk) north of Glenmore Trail SW. The existing Direct Control (DC) District (Bylaw 141D2019) references the Mixed Use – General (MU-1) District and allows for a maximum density of 165 units per hectare (889) units, a maximum floor area ratio (FAR) of 1.6 (86,224 square metres) and a varying maximum building height that transitions from 20.0 metres and 25.0 metres to 32.0 metres (in a south to north direction).

As indicated in the Applicant Submission (Attachment 2), the proposed land use district (MU-1f3.0h32) would enable flexibility in the mix of residential and commercial development opportunities without a maximum density requirement, but rather with a maximum FAR of 3.0

**Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW,
LOC2024-0163**

(161,670 square metres), an increase from the current maximum FAR of 1.6 and a maximum building height of 32.0 metres across the site.

No development permit has been submitted at this time. The intent of the applicant is to apply for a development permit for a mixed use development comprising a mix of medium density residential opportunities and commercial uses at grade along walkable streets.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant delivered approximately 500 postcards containing information about the proposed project to residents and businesses within a 1,900 metre radius of the subject site. The applicant also contacted the Ward 8 and Ward 11 Councillor's Offices, the North Glenmore Park Community Association (CA) and the Rutland Park CA, to share project information and obtain feedback. The applicant used additional outreach methods, such as emails, social media posts and a virtual open house session (held on 2024 September 11) to gather feedback. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received 12 letters of opposition and four letters of support from the public.

The letters of support provided the following comments about the proposed land use:

- opportunities for community improvement with access to retail and residential amenities;
- potential for additional bus route/transit service because of the increase in density;
- pedestrian-oriented development with additional street trees; and
- preference for a concurrent development permit application that can assure the provision of commercial and retail amenities and green spaces with limited hard surfaces.

The letters in opposition included the following areas of concern:

- density increase and consequential increase in traffic, parking congestion and noise issues;

**Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW,
 LOC2024-0163**

- construction impact and pollution;
- massing and shadowing impacts due to the proposed increase in building height;
- impact of the proposal on the community character and additional strain on public infrastructure;
- preference for a development that will only provide retail amenities such as a grocery store;
- possibility that the proposal could provide more residential uses than commercial uses;
- potential for rental housing development and increase in crime;
- effect on property values and preference for single family homes or townhouses; and
- lack of information or details about the development/building design that will be constructed on the subject site.

The Rutland Park CA, in response to Administration's request for comments, provided a letter in opposition on 2024 December 16 (Attachment 4). They expressed concerns about the proposed increase in height and density and indicated a preference to keep the existing DC District. The Rutland Park CA was circulated as they have an interest in the *Revised Currie Barracks CFB West Master Plan* (the Master Plan) which also affects parcels within their community.

The community of Lincoln Park is within the North Glenmore Park CA boundary. The North Glenmore Park CA did not respond to follow-up requests for comments from Administration.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate given its location within an MDP-identified Major Activity Centre and the local context of redevelopment envisioned for the area through the Master Plan for the community. The building and site design, number of units, location of commercial uses, shadowing, landscaping, and transportation and mobility concerns will be reviewed at future development permit application stages.

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

IMPLICATIONS

Social

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

Environmental

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

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Calgary Planning Commission
2025 January 09**

**ISC: UNRESTRICTED
CPC2024-1274
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**Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW,
LOC2024-0163**

Economic

The proposed land use amendment would enable more efficient use of land and infrastructure through the development of additional residential dwelling units and commercial spaces in a Major Activity Centre. The proposal would provide opportunities to support local business and employment opportunities within Lincoln Park and nearby communities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Lincoln Park, at the southeast corner of Richard Road SW and Mount Royal Gate SW. The site is an irregular-shaped parcel and is approximately 5.39 hectares (13.33 acres) in size. The site is currently rough graded and undeveloped.

The site is currently designated as Direct Control (DC) District ([Bylaw 141D2019](#)), which is based on the Mixed Use – General (MU-1) District. This DC District Bylaw was approved by Council on 2019 July 22 to provide for a mix of residential and commercial development and redesignate the site from its previous land use district (Industrial – Business (I-B f0.63h32) District), which allowed for a maximum building height of 32.0 metres and a maximum floor area ratio (FAR) of 0.63 (33,957 square metres).

Surrounding developments include a commercial/office development across Mount Royal Gate SW to the north (the Westmount Corporate Campus), designated as DC District ([Bylaw 134D2019](#)) which is based on the Industrial – Business (I-B) District and allows for a maximum building height of between 16.0 metres and 40.0 metres.

Across Peacekeepers Gate SW to the east is a park space designated as Special Purpose – Community Institution (S-CI) District. To the west of Richmond Road SW, is an existing commercial development designated as Commercial – Community 1 (C-C1) District that provides services to the neighbourhood.

Two multi-residential developments (one located to the west and the second located to the south) also exist adjacent to the subject site, each developed with four-storey apartment buildings and designated as Multi-Residential – Contextual Medium Profile (M-C2) District.

Amongst the amenities available nearby are the Lincoln Park Shopping Centre located across Richard Road SW to the west (approximately a one-minute walk) and Mount Royal University (MRU) located within approximately 180 metres (a three-minute walk) northwest of the subject site. The MRU campus contains educational facilities, library, recreational facilities and service commercial uses. A bus rapid transit stop on Richmond Road SW for Route 304 (MAX Yellow) and Route 306 (MAX Teal) is also available near MRU within approximately 350 metres (a six-minute walk) to the north of the subject site.

Community Peak Population Table

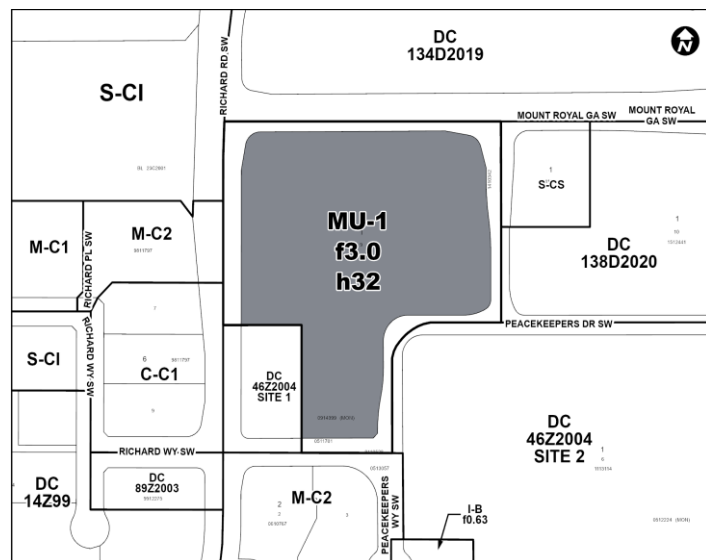
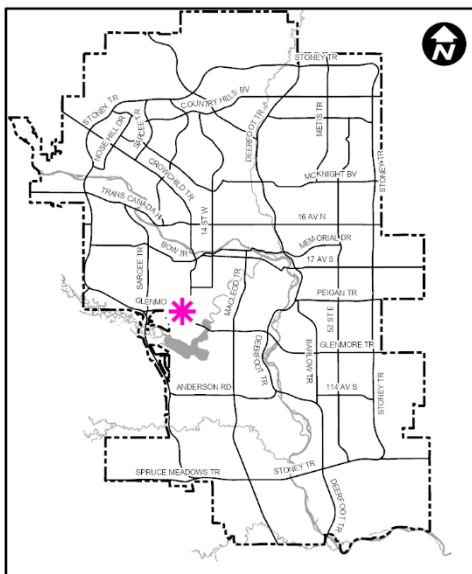
As identified below, the community of Lincoln Park reached its peak population in 2015.

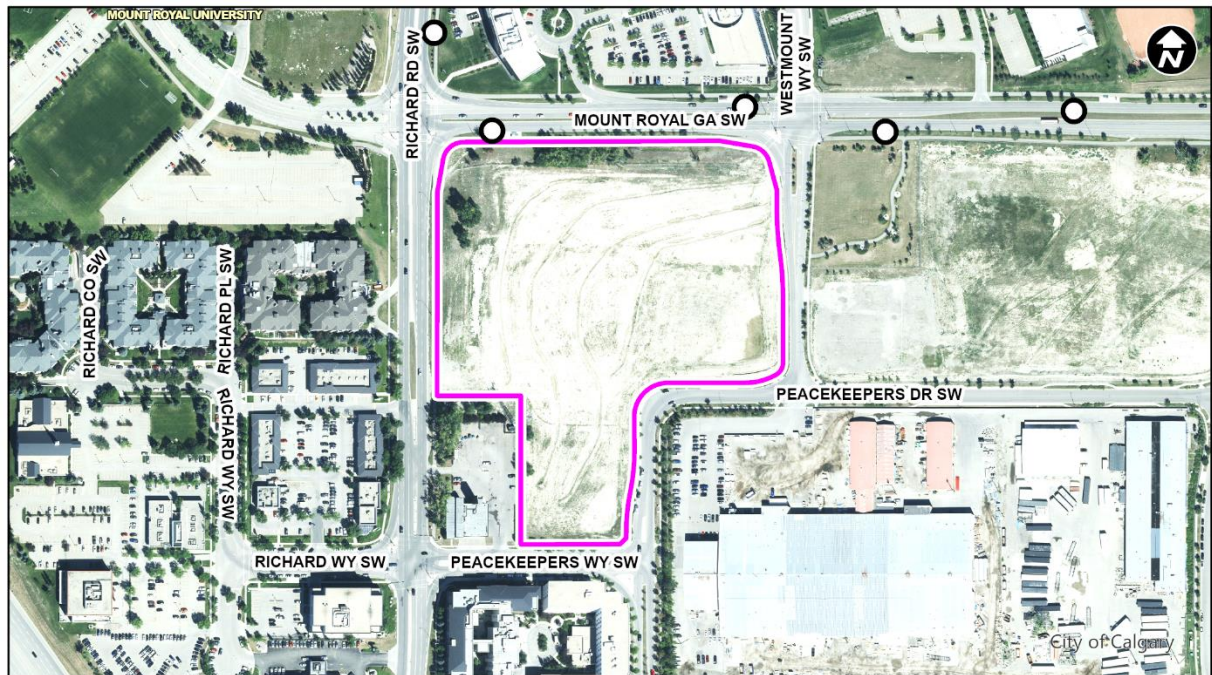
Lincoln Park	
Peak Population Year	2015
Peak Population	2,726
2019 Current Population	2,617
Difference in Population (Number)	-109
Difference in Population (Percent)	-4%

Source: The City of Calgary 2019 Civic Census

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 141D2019](#)) primarily allows for a mixed-use development comprising of commercial, retail and residential uses on the ground floor with residential dwelling units above. The district allows for a maximum density of 889 dwelling units, a maximum FAR of 1.6 and a graduated maximum building height that transitions from 20.0 metres and 25.0 metres to 32.0 metres (in a south to north direction).

The proposed Mixed Use – General (MU-1f3.0h32) District is intended to adjust the rules of the existing DC District. This district would allow for flexibility in the mix of residential and commercial development opportunities, no maximum density, a maximum FAR of 3.0 and a maximum building height of 32.0 metres across the site.

Administration has reviewed the proposal and has determined that it is appropriate as it allows additional flexibility for the future development of the site, while also responding to the local area context.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed MU-1f3.0h32 District will provide guidance for future site development including appropriate uses, building configuration, parcel coverage, building massing and height, landscaping, waste management and parking.

Given the specific context of the site, additional items that will be considered through the development permit process includes, but are not limited to:

- articulation of built form and physical separation from adjacent sites;
- mitigating shadowing, overlooking, and privacy concerns to adjacent developments; and
- integrating a pedestrian-oriented built interface and streetscape design along the adjacent streets and driveways.

Transportation

Pedestrian access to the site is available from existing sidewalks along the adjacent streets.

The subject site is located adjacent to a Primary Transit Network. A transit stop for Route 699 (Cougar Ridge/West Springs/various schools), Route 9 (Dalhousie/Chinook Station), Route 13 (Altadore) and Route 20 (Heritage/Northmount Dr N) is located directly adjacent to the site along Mount Royal Gate SW. A bus rapid transit stop for Route 304 (MAX Yellow) and Route 306 (MAX Teal) is also available within 350 metres (a six-minute walk) on Richmond Road SW. These transit options provide connections to other parts of Calgary.

Direct vehicular access to the subject site will be required to come from the rear lane and vehicular access to Mount Royal Gate SW will not be permitted.

Portions of Peacekeepers Gate SW adjacent to the southeast limits of the parcel is signed '2-Hour Parking' from Monday – Friday 8:00 a.m. – 5:00 p.m., while the northeast limits of the parcel adjacent to Peacekeepers Gate SW is signed 'No Parking'. There are currently no parking restrictions on the other adjacent streets and the parcel is not located within an existing Residential Parking Permit (RPP) Zone.

A Transportation Impact Assessment was reviewed for the proposed land use amendments and no concerns were identified.

Environmental Site Considerations

Environmental issues have been identified through a stage one and stage two Environmental Site Assessment (ESA). Recommendations have been made in the reports and must be followed during development construction.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site from the adjacent streets. A downstream section of sanitary sewers will be required to be upgraded for full buildout of the development and will be assessed through development permit process. Further details of site servicing, stormwater management and waste and recycling management will be reviewed in detail at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Major Activity Centre (MAC) land use typology as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies indicate that the highest concentration of population and jobs, outside of the Greater Downtown area, should be in MAC areas. The MAC is expected to contain a broad range of medium and high density housing opportunities and to be developed to function as an 'urban centre' which provides opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.

Map 2: Primary Transit Network also identifies both Richard Road SW (west of the site) and Mount Royal Gate SW (north of the site) as part of the Primary Transit Network, and their intersection as a Primary Transit Hub. The applicable MDP policies support a broad range and mix of employment, commercial and retail uses, including residential uses with varying ownership tenures to accommodate a diverse range of population, as well as apartments and ground-oriented units.

The proposed MU-1 District complies with the relevant MDP policies.

Calgary Climate Strategy (2022)

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

Revised Currie CFB West Master Plan (Non Statutory – 2015)

The [Revised Currie Barracks CFB West Master Plan](#) (the Master Plan) identifies the subject site as being part of the Mixed Use Commercial and Policy Area A land use classification (Figure 4: General Development Concept). The applicable the Master Plan policies indicate that this area as suitable for a mix of uses which may include residential, live / work, retail commercial, office, special care facilities, institutional, open space and recreational uses. The Master Plan also supports developments that are transit supportive and pedestrian-oriented in the mixed use commercial area. The proposed land use amendment is in alignment with the applicable policies in the Master Plan.

Applicant Submission

Company Name (if applicable):

B&A

LOC Number (office use only):

Applicant's Name:

Jennifer Duff

Date:

October 18, 2024

On behalf of QuadReal Property Group, B&A is seeking approved of a land use amendment from the existing Direct Control (DC) District to the Mixed Use - General (MU-1) District to allow for greater flexibility in density.

The vision for the site is to create a pedestrian and transit-oriented mixed-use community hub and neighbourhood centre which would bridge the distinct surrounding areas, characterized by a mix of medium density residential opportunities, ground level retail along walkable streets in key locations and a central gathering space. This vision is supported by various policies of the MDP, which classifies the site as a Major Activity Centre (MAC). MACs are intended "to provide a major mixed-use destination central to larger residential or business catchment areas" and "will have the highest density and building heights outside of the Centre City, with the broadest range of land uses."

The existing DC District is already based on the MU-1 District but restrictive modifiers within the DC limit the floor area ratio (FAR) to a maximum of 1.6 and the density to a maximum of 165 units per hectare. Based on the site area, the maximum number of units that can currently be provided is 891 units.

The proposed MU-1f3.0h32 District will maintain the original vision of the site but will allow for greater flexibility in density. The MU-1 District allows for a wide variety of compatible uses and contains rules to help create a well-designed and attractive pedestrian and transit-oriented community. A proposed FAR modifier of 3.0 with a maximum height of 32 metres will allow for the site to be developed fully in 6 storey buildings. The removal of the density modifier will allow for more housing to be provided within the development.

Applicant Outreach Summary

2024 October 23



20
24 | OCTOBER

WestMount South Land Use Amendment

What We Heard Report



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1.0

PROJECT INTRODUCTION

QuadReal Property Group submitted a Land Use Redesignation for its WestMount South lands to the City of Calgary in the summer of 2024. Through the project, QuadReal seeks to increase density and provide flexibility to meet market needs.

The undeveloped WestMount South is in the community of Lincoln Park in proximity to Mount Royal University and nearby a commercial district. The site is currently designated as a Direct Control (DC) District based on the Mixed-Use – General (MU-1) District, which was previously approved in 2019. The current DC allows for mixed-use development with a maximum of 891 units.

The land use redesignation proposes to allow greater flexibility and maintain the same mixed-use base district but allows for greater density to be achieved through a Floor-Area-Ratio (FAR) modifier.

What is FAR? Floor Area Ratio is calculated by dividing the gross floor area by the total site area.

The vision for WestMount South is to create a pedestrian and transit-oriented development, focused on residential opportunities. To build community, the development will connect to its surrounding areas through commercial services and green spaces welcoming community interaction.




A mix of medium density residential buildings.



A vibrant mix of uses will act as WestMount South's core.



Gathering space for existing and future residents and community members.



A human-scale pedestrian environment.

FIGURE 01: LOCATION



2.0

ENGAGEMENT OVERVIEW

The engagement approach was anchored on community outreach and project team led information sessions.

The sessions were intended to inform the public of the proposed amendment, answer questions and gather perspectives. Communication outreach was uniquely targeted to audiences, recognizing their diverse connections to the neighbourhood.

The following tactics were completed:



Community Outreach and Supporting Assets

Email outreach was conducted to share an invitation to an upcoming information session. Ready-made social media posts were created and included with outreach emails to provide associations with social content to share on their channels. Community associations were offered one-on-one meetings to discuss the proposed amendments with the project team. The project team connected with Ward 8 and Ward 11 councilors to notify them of the proposed amendment.



Informational Flyer

A project flyer was created as a supporting document to provide to community associations and businesses when conducting outreach. The flyer provided more context related to the proposed changes.



Promotional Postcard

A postcard inviting recipients to a virtual information session was delivered to 500 residents and businesses in the Lincoln Park area. This included residents in Garrison Green, the neighbouring condominium of Trafalgar House and Laurel House at the Park, Carewest facilities and ATCO park.

Information Sessions



Virtual Information Session

On September 11, 2024, the project team hosted a virtual information session to share details about the proposed land use redesignation, and to welcome questions and feedback from the community. The virtual information session was well attended, and the audience was highly engaged. A two-way conversation between the project team and the attendees took place for nearly 45 minutes of the scheduled hour.

76

**Registered
for the Event**

55

**People
Attended**

48

**Comments
Received**

Overall, attendees were generally curious about the project. Questions related to retail, density and parking were among the most discussed.



Older Adult Community Engagement

Two older adult communities are located directly adjacent to the south of the project site. The project team reached out to administrative contacts at CareWest Garrison Green and United Active Living to propose an in-person engagement opportunity. The project team recognized that many of these residents may not have access to engage virtually and sought to provide an equitable option. An in-person session was coordinated with United Active Living to be host at their facilities on October 11, 2024. However, due to unforeseen events, the in-person session was cancelled two days prior to the event. As an alternative, the project team created an informational booklet to be distributed to residents. United Active Living worked with the project team to help distribute the booklets and collect feedback.

138

**Residents
Received the
Information Book**

2

**Feedback
Emails Received**

1

**Feedback
Form**

3.0

WHAT WE HEARD SUMMARY

3.1 Feedback by the Numbers



WHAT WE HEARD SUMMARY

Collection method:

Comments shared during the virtual session and via email submission

The proposed land use amendment was met with mixed feedback from surrounding community members. Questions received were predominantly focused on the change in density, management of parking and the development of retail in the area.

During the virtual information session, some attendees expressed their enthusiasm to see the land become developed. A few attendees shared their support for mixed-use zones and expressed that the WestMount South development presents an opportunity to bring life to the area. It was mentioned that the university district is an area where this development could draw inspiration. One attendee shared that the development should consider diversity when attracting new residents and this should not develop into a monoculture with the existing contrast of students and seniors in the area.

Supporters who emailed the project team directly and/or submitted comments to the City expressed their interest in improved retail amenities. The feedback collected indicated that the proposed is an opportunity for new pedestrian-friendly spaces, with additional trees and green spaces.

Some of the feedback collected included 'thank-you' comments for conducting outreach and engaging with the community.

Conversely, feedback received in opposition questioned the proposed increase in density. Some members of Garrison Green expressed concern that their quiet community would be impacted by increased traffic and an increase in residents. Parking was a concern for some residents who live or work at United Active Living – it was shared that the street parking on Peacekeepers Way SW was already limited, and the development would further stress the parking in proximity to the facility.

Some of those who engaged during the virtual session or via email sought to further understand the Transportation Impact Assessment (TIA) and its findings.

A few shared concerns that the proposed would not include retail space once developed, as this has been an ongoing discussion and desire in the area.

It was shared that the community was in support of the previous land use designation (2019) and thought that there are benefits that could result from the existing MU-1 district. It was felt that new modifications or proposed changes to density were not necessary.

Collection method:

Written feedback received from United Active Living

The feedback received from residents and staff of United Active Living also showed support and concern for the proposed amendment. The older adult community expressed that the proposed vision to enhance vibrancy in the community aligns with their goals to foster a lively and engaging environment for its residents. It was communicated that retail amenities are desperately needed for their residents and the wider community, specifically a grocery store, café, senior-friendly fitness center and spaces that would encourage social interaction and well-being.

It was expressed that the older adult community values the inclusion of affordable and diverse housing options, particularly in a transit-accessible location, which would benefit seniors, students and workers in the area. The mix of housing would contribute to a more inclusive, walkable, and dynamic neighborhood.

Similar to the concerns expressed by the larger community, those who reside, work or visit the older adult communities shared their worry in relation to the availability of parking and how it would be further impacted by an increase in density. One resident shared that the current street parking is limited to two hours and the facilities have tried to remove the limitations but have been unsuccessful.

Concerns about traffic congestion and pedestrian safety were also a shared concern with the potential for higher traffic volumes. It was suggested that traffic-calming measures be considered.

The community shared their recommendation to incorporate age-friendly designs to ensure accessibility for older adults, including well-planned pathways and accessible entrances for scooters, walkers, etc. Additionally, it was felt that thoughtful planning should promote walkability and livability, which would prioritize green spaces alongside housing density to maintain the neighbourhood's unique character.





FIGURE 02: SITE CONTEXT




— — Subject Lands

3.2 Feedback Summary

The table below is an amalgamation of the questions and feedback received from the information session and by direct submission. Six topics were identified as the most prevalent themes which included density, building form and height, retail, parking, traffic and transportation, and construction timing. The responses are reflective of those shared with participants during the engagement session, or via email inquiry.

Theme	Question/Comment	Response
 <p>Density</p>	<p>Most of the questions or comments received related to density referenced the previously approved DC and its maximum density that equated to roughly 890 units. Those who shared questions or comments were interested to understand why density was to be increased.</p>	<p>The proposed MU-1 seeks to remove the previous maximum density of 165 units per hectare (~890 units). This will allow for greater flexibility to provide market-aligned unit sizes. QuadReal will maintain a 32-meter building height and similar form from the previously approved land use.</p>
 <p>Building Form and Height</p>	<p>Some information session attendees wanted to know what the buildings may look like and their height. It was noted that there are many students and seniors in the area, and that the previous plan showed townhomes in addition to condominiums.</p>	<p>The building form will be low to midrise with a maximum height of 32 meters. They will cater to various types of residents. QuadReal aims to have the flexibility to serve to diverse groups in the area, such as university students and seniors, who require different unit sizes compared to those in the rental or ownership markets. This flexibility will allow QuadReal to respond effectively to the varying demands of these users.</p>

Theme	Question/Comment	Response
 <p>Retail</p>	<p>Attendees and community members that shared their insights were interested in retail development. It was shared that this is an opportunity to add vibrancy and unique tenants. Some questioned if the proposed submission includes a minimum for retail development.</p>	<p>The previous Direct District was approved with no minimum commercial area. The proposed amendment has no changes to the minimum or maximum commercial zoning. QuadReal is listening to the suggestions of local community members. WestMount South envisions a vibrant space with a lot of walkability. This vision includes small format retail, like coffee shops or dining options. Commercial uses and footprint, including retail, will be determined by market demand.</p>
 <p>Parking</p>	<p>Many attendees shared general questions or comments related to parking, including how many parking stalls would be allotted per unit, how this could impact the current street parking and where will visitors park.</p>	<p>An assigned number of parking stalls will be determined at the design stage by both bylaws and market requirements. An appropriate amount of parking will be provided and could include underground and street level. QuadReal is also at the forefront of green initiatives and sustainability, and when economically viable, have included EV charging stations in its developments.</p>
 <p>Timing</p>	<p>Attendees wanted to know when construction can be expected to begin.</p>	<p>QuadReal will continue to evaluate the viability of the business case and, when viable, commission the detailed plan drawings, this is typically an eight - 12 month process. Drawings, permits and board approval are all factors in the timing. It is projected to be a two to three process before construction commences. Construction will be approached in phases.</p>

Theme	Question/Comment	Response
 <p>Traffic and Transportation</p>	<p>A couple of questions were raised regarding how the traffic study was conducted and how the suggested upgrades were determined.</p> <p>A curious attendee also asked if public transport would be enhanced in the area because of the future development.</p>	<p>A new Transportation Impact Assessment (TIA) was completed by Bunt & Associates Engineering. It was determined that based on the current proposed concept plan, at full buildout improvements would be required to the westbound left turn lane at Peacekeepers Gate and Mount Royal Gate SW. The study also determined that all other intersections were found to be within acceptable limits.</p> <p>The traffic study is assessed with varying layers of traffic volumes. This helps to determine baseline conditions. The study included pre-COVID data which showed higher volumes than recent data. The pre-COVID data was used as the baseline to account for peak morning and afternoon periods. Future development at Mount Royal University, Currie Barracks and the potential future development on the WestMount corporate north campus was included as a volume layer.</p> <p>The City of Calgary will determine whether the frequency of busses in the area will be needed as density increases. The TIA revealed that there is no need to change the transit routes at this time.</p>

4.0

NEXT STEPS



REVIEW

The City's detailed review comments and feedback from the community this Fall. Our submission included this What We Heard report.



REVISE

Analyze and consider comments for submission revision.



RESUBMIT

The application will be recirculated within the City departments for comment.



COMMUNICATE

Keep the community informed on revisions and process updates.

If you would like to subscribe to the mailing list for updates, please email lthomson@bastudios.ca

Appendix

Verbatim Comments Virtual Information Session

#	Question/Comment	Theme
1	There was a mention of a hotel in 2019. is that still in consideration?	Development
2	How many parking spots have been allotted to units?	Parking
3	How many residential units?	Density
4	What is the expected timeline for construction?	Timing
5	Are you proactively engaging nearby residents to inform them of progress on proposed and use change? If so, how might this look?	Engagement
6	What types of retail are you envisioning?	Retail
7	Is a grocery store being considered as part of the commercial development? what about restaurants etc?	Retail
8	I'm not clear on the total number of units being proposed. I believe the previous number was around 890 units. For reference the current building in Garrison Green is 250 units. This seems to be a massive number of people and small roads with only bus transit access.	Density
9	Are these going to be wooden or concrete buildings?	Building Form
10	Have you studied the impact of this development on the existing community of garrison green?	Impact
11	There are a lot of seniors in the vicinity as well as students, of course. How might the housing types cater (or not cater) to these markets? When will you know the type of housing planned?	Building Form
12	Did you say that buildings will be 6 stories high?	Height
13	How might the retail mix be determined for this development? Is there opportunity for input?	Retail

#	Question/Comment	Theme
14	We already have 2 Long Term Care facilities in the area. Recommend condo or townhouse units.	Comment
15	Sounds like the vision and proposal envision retail and vibrant pedestrian spaces - but then there is no minimum requirement for retail, meaning the developers can come along and say, "sorry we changed our minds" (with whatever reason)....is that correct? i.e. At any point you can eliminate residential.	Retail
16	Who owns the property?	Development
17	Was the traffic study done during term time for MRU, and recently not in Covid time? i.e. around 8-9am and importantly around 3.30-4.30. The traffic along Richard Rd, leaving Mt Royal Gate, 50th is a parking lot lately around these times. How/who will assess this - Will a new traffic study be done with the current traffic issues and considering the large increase in people?	Traffic
18	As an early owner in GG, REALLY appreciate this engagemnet!	Comment
19	From the before and after maps shown, it looks like originally some townhomes were proposed and now it all looks like condos - is that correct?	Development
20	As an early owner in GG, REALLY appreciate this engagemnet!	Comment
21	2000 units should create sufficient demand for a grocery store in addition to demand from Garrison Green and Currie Barracks.	Retail/Comment
22	Sounds great!! Get going!	Comment
23	Could you please send a copy of the slide deck presented this evening. Also interested in obtaining a copy of the TIA and drainage servicing study related to this application, when available for release. Thank you for the presentation.	Engagement

#	Question/Comment	Theme
24	You may not know this answer, but is the City looking to renovate/ upgrade the Fire Station adjacent to the proposed project?	Services
25	Will there be enhanced public transport as a result of this development?	Transit
26	Perhaps I misunderstood but if your future outreach is limited to the current attendees to this session it seems way too small. Please ensure you reach out to ALL of the residences living here, not just a few dozen - thank you.	Comment
27	You have a great opportunity to create a smaller scale version of University District in this area.	Comment
28	RE: impact on garrison green - it appears 1.6 million sq feet of space, 2000 units = 800 sq ft/unit average. There will be investors, renters, Air B&B's etc, and about 9 times the number of residences that currently exist in GG. The quiet roads in GG and our quiet parks will likely be impacted - have you studied this potential impact, if not, will you?	Impact/Density
29	What is your next steps? When will this move to definitive development?	Timing
30	What parking is being built in for the retail?	Parking
31	Why are you requesting to increase density and increase height further when a permit was already approved by the city a few years ago?	Density
32	Which schools will be impacted by the added population?	Services
33	The street parking in that neighborhood is already used by workers and guests of the senior home. Are you expecting them to park in the neighborhood during construction and after?	Parking

#	Question/Comment	Theme
34	Do you know if ATCO will cease operations for mobile unit build? That would affect traffic issues somewhat.	Misc.
35	When do you expect the first instance of building construction?	Timing
36	What was the unit count from 2019 compared to this plan? At first review this looks like too much density.	Density
37	How much parking for residents and visitors will be provided?	Parking
38	I know you gave some time frame for the project, could you go over that again.	Timing
39	Are you building parks for families?	Green Space
40	Retail/mixed use space allocation looks to be a little light to really impact the streetscape and take advantage of the walkable urban to make it like University District.	Retail/Comment
41	Will you have EV charging parking spaces?	Misc.
42	Who will be responsible to maintain the parks in this area?	Green Space
43	Does QuadReal have options or ownership of the other parcels of land adjacent to the present proposed development? There is a large parcel immediately EAST, right up to Forand; there is the parcel immediately NORTH of the present ATCO buildings; and of course, there is the very large ATCO Structures site. Does anyone know what is happening with these chunks of land?	Misc.
44	Will there be 1parking spot per suite?	Parking
45	Has QuadReal considered approaching anchor commercial tenants (e.g. SunTerra) as part of the development rather than just hoping for retail tenants?	Retail

#	Question/Comment	Theme
46	This was already a huge project w some negative impacts on Garrison Green. I echo the above post, it is unfortunate the original plan is being doubled in size, and new impact on Garrison Green will not be considered (quiet traffic, easy to get in and out of the neighbourhood, quiet clean parks, kids safely play). And just because a traffic study is done, does not mean it's done effectively! I can only see a negative impact on GG (retail is a plus but a "vision" - good chance it does not happen).	Comment
47	Follow up: Sorry for all the questions (some were from friends that could not attend). Thanks for your answers, I realize there is nothing we can do about it anyways.	Comment
48	Thank you!	Comment

Verbatim Comments – Feedback Form

Date	Comment
Oct. 17, 2024	<ol style="list-style-type: none"> 1. Accessibility: Those of use who live at Carewest or Unite Active Living look forward to being able to use scooters and walkers and power chairs easily. 2. A grocery store (medium or large) is badly needed in this area. 3. I hope some AFFORDABLE HOUSING is included in the plans.



WestMount South
Land Use Amendment

**What We Heard
Engagement
Summary**

Community Association Response



Your Community, Your Association, Your Voice

Rutland Park Community Association

3130 40 Avenue SW

Calgary AB T3E6W9

December 8, 2024

To: The Chair of the Calgary Planning Commission

Re: Opposition to LOC 2024-0163 - 5116 RICHARD RD SW

We are opposed to the land use redesignation at 5116 Richard Rd SW from the existing DC site to an MU-1 site with an FAR of 3. **This change will effectively double the 891 dwelling units that are currently permitted on this site, to almost 1700 dwelling units.** This site is already designated to accommodate mixed use residential and commercial uses that are street oriented. (This information is not clearly spelled out on the development map site and some residents are assuming the change is from industrial to mixed use, not mixed use to higher density mixed use.)

The goal of the new application is really to increase the residential density and increase the permitted height across the entire site. The applicant specifically references removing the density modifier. They have also indicated to us that their intent is to reduce the size of the units so more units can be added. **This application will significantly reduce the number of "missing middle" units that will be provided on this site.** We supported the previous land use redesignation to the current DC site because it helped build community, and the larger units would accommodate families. The new application will likely create university dormitories.

The existing land use modifier(s) and site restrictions were carefully considered during the 2019 land use amendment to make sure that the site would fit within the density maximums of the CFB West Master Plan as a whole. **We supported that application and believe that the existing DC land use is appropriate and would contribute to the greater community.** The intent of that application was to provide larger, family oriented/missing middle units. The existing land use was achieved after extensive engagement with the community and residents, and was supported by most. **Residents are looking for amenities and walkable spaces, not just dense residential neighbourhoods.**

We had asked the developer to reach out to us to see if there were changes that could be made to the existing DC site which would allow some flexibility without doubling the density. They have indicated their intent is to go ahead with this application.

We believe that doubling the density and changing the height modifiers on this site will cause issues for current residents in Garrison Green, especially since we have already supported an application for higher density on the adjacent lot on Peacekeepers Way which is closer to Crowchild Trail. **We are opposed to this application because of the additional density impact both on current residents and to the CFB West planning area as well.**

3130 40 AVENUE SW CALGARY AB T3E 6W9
development@rutlandparkcommunity.com | www.rutlandparkcommunity.com



Your Community, Your Association, Your Voice

We supported a density increase to this property in 2019 (to allow for 891 residential units), and have supported the higher density on the adjacent site closer to Crowchild Trail. (As there is less and less interest in commercial space, we may also see land use redesignations in the West Mount Corporate Campus area for residential buildings where there are currently large parking lots.) We need to view all of these sites within the framework of the CFB West Master Plan, taking into account the impact these changes will have going forward.

We have not received any updates with regards to density since the approval of the CFB West Master Plan amendments and would like to know where we are at relative to the density targets. This update needs to include what has been built, what is already approved and ready to build, and what is proposed for the yet undeveloped DC sites. The 2019 changes to this particular site, and the adjacent site on Peacekeepers Way, were never factored into the CFB West amendments or density totals; neither was the additional density for the Richmond Green development.

There are definite benefits to keeping the existing land use rather than redesignating the site to simply MU-1 with modifiers. While both the existing and the new land use have the same parking requirements, the new land use would allow for about 800 additional dwelling units. It would also allow for approximately 10 storey buildings anywhere on the site (rather than lower heights near existing development). Residents would also lose the benefit of being able to fight the developer to uphold the vision of the earlier engagement (which was to create a walkable mixed use community space). **With simply an MU-1 land use, there is no requirement for the developer to build anything other than residential units on the site, with no maximum density per se.** (We are seeing MU-1 applications being submitted as residential rentals only, with no street oriented retail space, even on 17th Ave and 37 St Main Streets.)

We believe the existing land use for the site is appropriate and are opposed to the new application LOC 2024-0163 for the reasons we have indicated.

Furthermore, we would like to see the City pushing developers to develop sites shortly after a land use redesignation to avoid developers sitting on sites and waiting to do further upzoning several years down the road when they deem it to be more profitable. This practice is definitely contributing to our housing crisis and needs to be strongly discouraged.

Thank-you for your time and consideration.

Sincerely,

Leanne Ellis

Executive VP and Development and Traffic

On Behalf of the Rutland Park Community Association

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development@rutlandparkcommunity.com | www.rutlandparkcommunity.com

Land Use Amendment in Medicine Hill (Ward 6) at 1024 Na'a Drive SW, LOC2024-0147

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1275) to the 2025 February 04 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.85 hectares \pm (2.10 acres \pm) located at 1024 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a development of a Self Storage Facility with at-grade commercial opportunities.
- The proposal would allow for a building form that can integrate with the adjacent land uses and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Canada Olympic Park and Adjacent Lands Area Structure Plan* (ASP).
- What does this mean to Calgarians? The additional use of Self Storage Facility with at-grade commercial opportunities would provide storage options in proximity to the higher density multi-residential developments and home-based businesses in the area.
- Why does this matter? Providing self storage and at-grade commercial opportunities in the developing area of Medicine Hill may help respond to evolving household and business needs and support compact development of complete communities.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Medicine Hill, was submitted by B&A Studios on behalf of the landowner, Plateau Village Properties Inc., on 2024 May 29.

As indicated in the Applicant Submission (Attachment 3), the intent of the application is to adjust the existing land use district to allow for an additional discretionary use of Self Storage Facility with commercial uses at grade level. The existing Direct Control (DC) District ([Bylaw 86D2020](#)) is based on the Commercial – Corridor 1 (C-COR1) District. Self Storage Facility is not a listed use under the existing DC District or the base C-COR1 District.

The approximately 0.85-hectare (2.10 acre) site is identified within the ASP as Commercial District. To ensure the proposal aligns with the applicable ASP policies and that it will be compatible with adjacent uses in the area while maintaining a high level of urban design standards, Administration worked with the applicant to ensure that the proposed DC District

**Land Use Amendment in Medicine Hill (Ward 6) at 1024 Na' a Drive SW,
LOC2024-0147**

includes additional rules for the at-grade commercial use and street facing façade design treatment.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant shared the project information with the adjacent community associations of West Springs/Cougar Ridge, Coach Hill/Patterson Heights, Valley Ridge and Bowness, including special interest parties such as the East Paskapoo Joint Advisory Committee (JAC). The applicant furthered the required outreach by contacting the Ward 6 Councillor's Office and engaging with the members of the Indigenous community by meeting with the City's Issue Strategist to share the project information and obtain feedback. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

There is currently no Community Association (CA) as one has not been formed in this developing area. The adjacent community associations of Bowness, Coach Hill/Patterson Heights, Valley Ridge and West Springs/Cougar Ridge were notified of the proposed land use amendment. No comments were received from these CAs.

The Paskapoo Slopes Preservation Society (PSPS) responded to a request for comments from Administration on 2024 July 07 and indicated their opposition for the proposed application. The PSPS comments can be found in Attachment 5.

Administration also facilitated an online engagement meeting between the applicant and the JAC on 2024 August 14. City Council established the JAC in the early 2000s to act as a voluntary and advisory committee to review and comment on land use redesignations or outline plan applications in the East Paskapoo Slopes area of Medicine Hill. The PSPS is also part of the JAC and they were in attendance at the meeting.

The JAC asked clarification questions from the applicant about the function and design elements of Self Storage Facility on the subject site. The applicant responded by explaining their project intent and confirming that details around the functionality and design of the Self

**Land Use Amendment in Medicine Hill (Ward 6) at 1024 Na' a Drive SW,
LOC2024-0147**

Storage Facility will be addressed at a future development permit stage, should the land use be approved by Council.

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

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The rules proposed in the DC District addresses the unique nature of the proposal while addressing the policy requirements of the ASP. The building and site design, location of at-grade commercial uses, landscaping and parking will be reviewed at the future development permit application stage. Administration's considerations in response to the JAC and PSPS comments can be found in Attachment 1 (Background and Planning Evaluation).

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

IMPLICATIONS

Social

The proposed land use district will allow for a greater diversity of businesses in the area that respond to evolving household needs and support compact development of complete communities.

Environmental

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

Economic

The ability to operate a Self Storage Facility with at-grade commercial opportunities close to a main street provides a business opportunity within the community. It may also support compact urban development that makes more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2025 January 09**

**ISC: UNRESTRICTED
CPC2024-1275
Page 4 of 4**

**Land Use Amendment in Medicine Hill (Ward 6) at 1024 Na' a Drive SW,
LOC2024-0147**

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Proposed Direct Control District
- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. Paskapoo Slopes Preservation Society Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

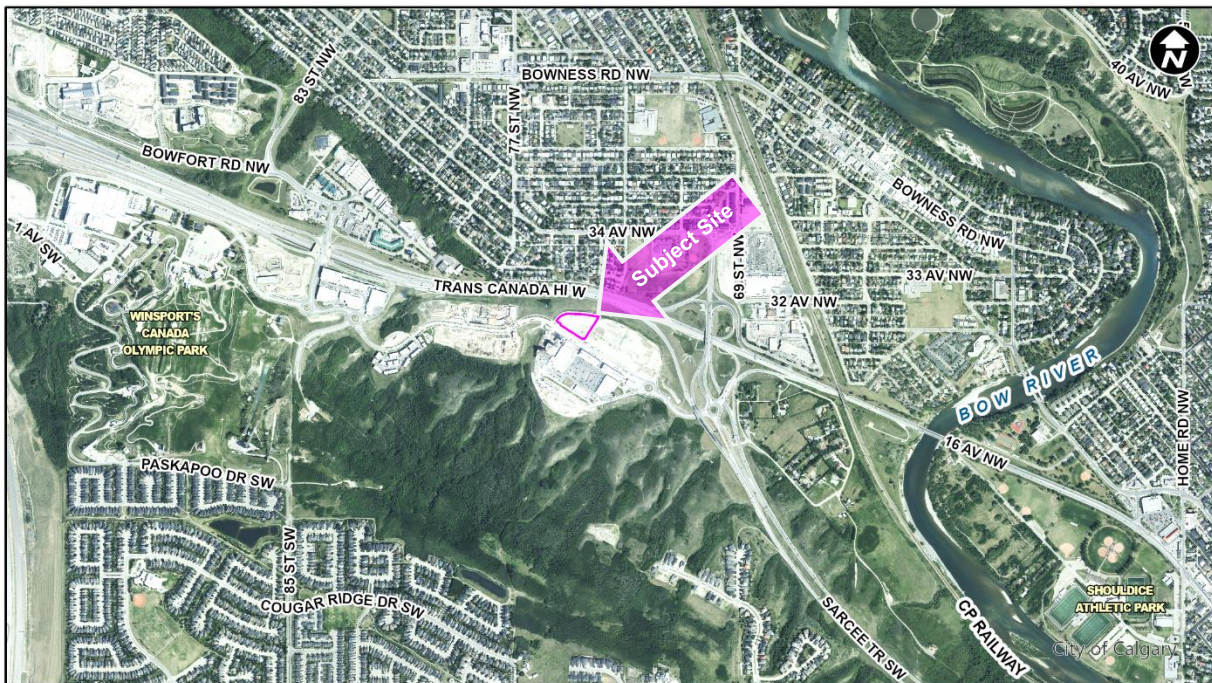
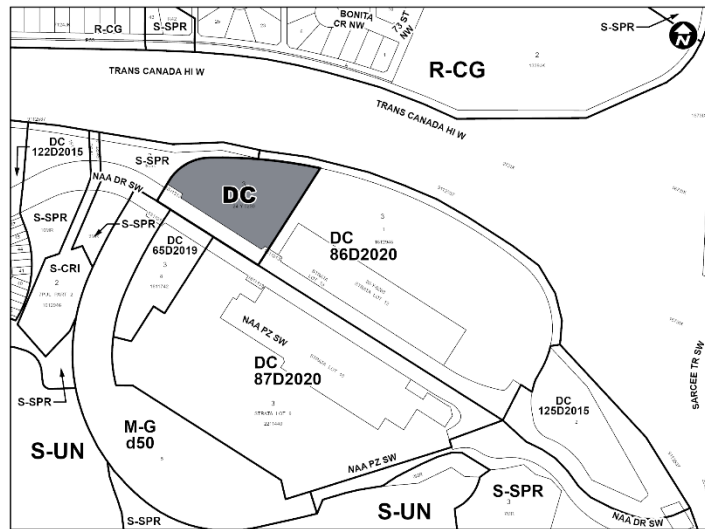
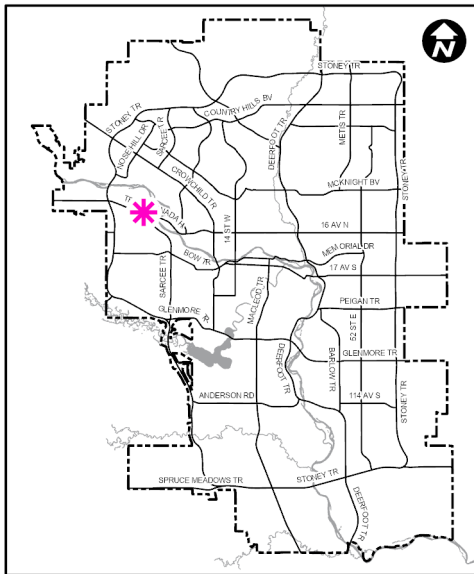
The subject site is in the southwest community of Medicine Hill and is bound by Na'a Drive SW to the south. The site is also situated south of the Trans-Canada Highway and west of Sarcee Trail. The parcel is irregularly shaped with complex topography and is approximately 0.85 hectares (2.10 acres) in size. Currently, the site is vacant and undeveloped.

The site is located at the west edge of a commercial main street within the *Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP)*. Surrounding development is characterized by a mixed-use commercial plaza across the street to the south, which is comprised of significant residential towers and apartments, a grocery store, dental office and other retail services. To the east is a developing multi-residential site and further west are developing multi-residential sites and developed commercial sites such as Canada Olympic Park (Winsport), and other retail/restaurant establishments. A naturalized municipal reserve area is also directly adjacent to the north and west of the subject site.

Community Peak Population Table

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is designated as a Direct Control (DC) District ([Bylaw 86D2020](#)) which was approved by Council on 2020 July 20. The current DC District references the Commercial – Corridor 1 (C-COR1) District which is intended to accommodate a mix of uses with varying densities and height, in one building or multiple buildings. The district allows for a maximum building height of 50.0 metres and does not limit the maximum density.

The proposed DC District is also based on the C-COR1 District. This district would allow for a maximum building height of 20.0 metres (a decrease of 30.0 metres) and a total building floor area of approximately 17,000 square metres through a maximum floor area ratio (FAR) of 2.0. To ensure that the subject site will continue to maintain a high level of urban design standards and align with the commercial district policies of the *Canada Olympic Park and Adjacent Lands Area Structure Plan* (ASP), additional rules have been included to ensure that the Self-Storage Facility use integrates well into its surrounding context. The rules have been crafted to ensure that active uses remain at grade and that any future building will be designed with a high quality visual appearance. The specific rules include the following:

- a minimum of 10.0 per cent of the ground floor gross floor area (GFA) of a building must be for uses other than a Self Storage Facility (commercial/retail uses);

- the ground floor façade facing Na'a Drive SW requires a minimum of 50.0 percent of the façade between a height of 0.6 metres and 2.4 metres to have unobscured windows; and
- the street facing building façade for the upper floors require a minimum of 15.0 percent of the façade to have unobscured windows.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to innovative ideas. The proposal represents an innovative idea because it provides the additional use of Self Storage Facility in a development context characterized by development along a continuous block face with commercial development on both sides of the street. While Self Storage uses would easily fit within an industrial land use context, when located along a commercial frontage they require a specific set of development rules not currently found in the Land Use Bylaw 1P2007. The proposal includes additional rules for street facing façade design to ensure the future development has high quality building design that will align with interface treatments envisioned in the ASP. The same result could not be achieved using a standard land use district in the Land Use Bylaw. Use of a DC District in this case supports the needs of households, home-based businesses and small retailers in the area. This may make higher density living and business operations more appealing.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 and 8 through 13 of the DC District. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Sections 8 through 13 include provisions for how building height, use area, landscaping and building façade rules are evaluated at the development permit stage.

Development and Site Design

If this application is approved by Council, the rules of the proposed DC District and C-COR1 District would provide guidance for the future site development. Given the location and policy context of the site, additional consideration will be given to elements including the appropriate uses, building height, building frontage and orientation, interface adjacent to an entranceway (Trans-Canada Highway), landscaping, parking and site access at the development permit stage.

Transportation

The site fronts onto Na'a Drive SW, which is a collector road that connects to the Trans-Canada Highway on the west and Sarcee Trail on the east. Pedestrian connectivity in the neighbourhood is provided through the sidewalks along Na'a Drive SW.

Transit service to Winsport, Crestmont, Market Mall, University of Calgary and Brentwood Station is provided by local bus stops within a short walking distance from the subject site. Stops for east and westbound Route 108 (Paskapoo Slopes) are located on Na'a Drive SW approximately 120 metres away (a two-minute walk).

Vehicle access to the subject site would be provided from Na'a Drive SW. There are currently no parking restrictions on Na'a Drive SW.

Environmental Site Considerations

There are no known environmental concerns associated with the site and/or proposal.

Utilities and Servicing

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

City-Led Outreach Summary

As mandated by City Council, the East Paskapoo Slopes Joint Advisory Committee (JAC) is composed of the following parties:

- the Chair (representative from City planning staff);
- representative from the landowners of the subject property and other landowners within the *East Paskapoo Slopes ASP Area*;
- representative from West Springs/Cougar Ridge Community Association;
- representative from Coach Hill/Patterson Heights Community Association;
- representative from East Springbank Community Association;
- representative from Edworthy Park Heritage Society;
- representative from Paskapoo Slopes Preservation Society;
- representative from Valley Ridge Community Association;
- representative from Calgary River Valleys;
- representative from Bowness Community Association;
- representative from Crestmont Community Association; and
- representative from Calgary West Special Areas Committee.

An online engagement meeting was held with the JAC on 2024 August 14. This meeting was facilitated by Administration (The Chair and File Manager) on behalf of the Applicant to discuss this land use application. In attendance were the applicant team and representatives from the Edworthy Park Heritage Society, the Paskapoo Slopes Preservation Society (PSPS) and the Bowness Community Association.

Administration's recommendation for the proposed land use amendment is based on the following considerations in response to the JAC comments:

- Size of Parcel to be Redesignated: The entire municipal address at 1024 Na'a Drive SW (3.51 hectares) is not being redesignated in this application. Only the west portion of the parcel (0.85 hectares) is proposed to be used for a Self Storage Facility.
- Mixed Use Intent and Guarantee of having Retail at grade according to the ASP direction for Main Street Activation: The DC District rules include a minimum requirement for 10.0 percent of the ground floor area to be occupied by commercial uses and a minimum of 60.0 percent of the length of the building facing Na'a Drive SW to contain commercial uses. Supplementary rules supporting building interface with Na'a Drive SW (façade, setback and landscaping rules) are also included in the DC District to ensure a pedestrian-oriented building design and that street activation can be achieved.
- Self Storage Facility detracting from the Commercial and Village-feel of Medicine Hill: Administration believes the proposed land use is an innovative idea that could support the high density living and other business operations in the area. Additional urban design standards have also been inserted into the DC District Bylaw rules to ensure that the future self-storage development must have commercial uses at grade and that the

quality of the building's architectural design will align with interface treatments envisioned in the ASP.

- Amount of Surface Parking and Appearance of Garage Doors: The DC District includes a rule that does not allow parking to be located between a building and a street. Administration will also work with the applicant at the development permit stage to minimize any potential design impacts.
- Landscaping Plans, Building Footprint and Appearance, Stormwater Management and Development Permit circulation: No development permit has been submitted at this time. Building design and landscaping details will be determined at the future development permit stage.
- Restrictive Covenants controlling Uses that can be Developed in the Area: This is not a planning consideration to evaluate the merits of the proposed land use.
- Market/Economic Analysis that Justifies the need for a Self Storage Facility in the Area: Administration's review and recommendation is strictly based on the planning merits and the appropriateness of the proposed land use.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site as being within the Developing Residential Area and is referenced as a Planned Greenfield Community with Area Structure Plan. The MDP supports the development of complete communities including a mix of uses to ensure a compact urban form that efficiently utilizes land and infrastructure and support local commercial and other services. This also includes resilient neighbourhoods that feature architectural and natural elements that contribute to a local identity and sense of place. The proposal is consistent with the applicable policies of the MDP.

Calgary Climate Strategy (2022)

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

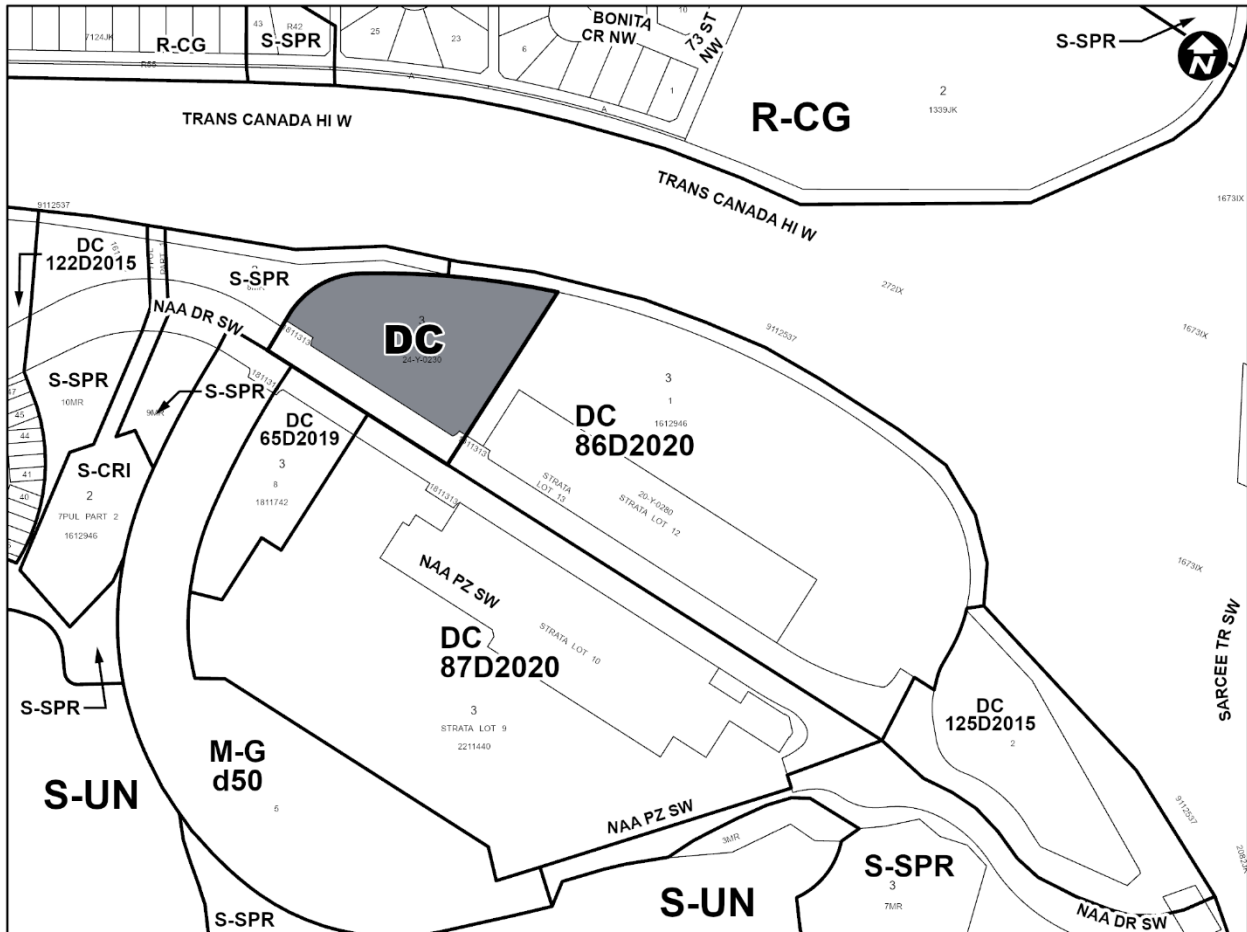
Canada Olympic Park and Adjacent Lands Area Structure Plan (Statutory – 2005)

Map 2: Land Use Concept of [Canada Olympic Park and Adjacent Lands Area Structure Plan](#) (ASP) identifies the subject site as being along the 'Main Street' portion of the 'Commercial District'. The Commercial District is intended to accommodate a wide range of commercial uses that will serve as a draw for residents from surrounding communities and provide everyday services and amenities for local residents. The applicable policies support predominantly mixed-

use development that includes residential, office and other commercial or institutional uses preferably located above at grade retail uses. The ASP also indicate that buildings that are adjacent to the Main Street shall be designed to enhance the public realm with entryways to ground-floor residential and commercial units along the Main Street having individual, direct access to the sidewalk.

The proposed land use amendment for a DC District with the additional use of Self Storage Facility aligns with the applicable policies of the ASP as additional rules have been incorporated into the DC District to promote activity along the Main Street.

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for the additional use of self storage facility with specific design requirements;
- (b) prescribe building setbacks that will create a pedestrian-oriented environment where frontages and entrances are close to the sidewalk and street; and
- (c) prescribe suitable interface treatments visible from the Trans-Canada Highway in terms architectural design and landscaping.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Self Storage Facility.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 2.0.

Building Height

- 8 The maximum **building height** is 20.0 metres.

Location of Uses within Buildings

- 9 (1) The following **uses** must not be located on the ground floor of **buildings** where the **use** fronts Na'a Drive SW:
- (a) **Assisted Living;**
 - (b) **Catering Service – Minor;**
 - (c) **Child Care Service;**
 - (d) **Dwelling Unit;**
 - (e) **Live Work Unit;**
 - (f) **Place of Worship – Small;**
 - (g) **Post-secondary Learning Institution;**
 - (h) **Residential Care;**
 - (i) **Social Organization;** and
 - (j) **Veterinary Clinic.**
- (2) A minimum of 10.0 per cent of the ground floor **gross floor area** of a **building** in this Direct Control District must contain “Commercial Uses”.
- (3) A minimum of 60.0 percent of the length of the façade of a **building** located on the ground floor and fronting Na'a Drive SW must contain Commercial Uses.
- (4) Where this bylaw refers to “Commercial Uses”, it refers to the uses listed in Section 4 and 5 of this Direct Control District Bylaw, except **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, Residential Care** and **Self Storage Facility**.

Building Setback Areas

- 10 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** is 3.0 metres.
- (2) Where the **parcel** shares a **property line** with Na'a Drive SW, there is no minimum requirement for a **building setback**, but where a **building setback** is provided, its maximum depth must not exceed 3.0 metres.
- (3) Sections 787, 788 and 789 of Bylaw 1P2007 do not apply to this Direct Control District.

Landscaping in Setback Area from Na'a Drive SW

- 11 (1) Where a **setback area** shares a **property line** with Na'a Drive SW, the **setback area**:
- (a) may be **soft surfaced landscaped area** or **hard surfaced landscaped area**;
- (b) must provide a minimum of 1.0 trees and 2.0 shrubs for every 35.0 square metres of **landscaped area** provided; and
- (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (2) Subsection 790(1) of Bylaw 1P2007 does not apply in this Direct Control District.

Rules for Façades

- 12 The façade of a **building** located on the ground floor and facing Na'a Drive SW must provide windows of transparent and unobscured glass that occupy a minimum of 50.0 per cent of the façade between the height of 0.6 metres and 2.4 metres.

Rules for Self Storage Facility

- 13 (1) For a **Self Storage Facility**, the individual access to each self storage unit must be entirely internal to the **building**.
- (2) The façade of a **building** located above the ground floor and facing a **street** must provide windows with unobscured glass that occupy a minimum of 15.0 percent of the façade.
- (3) Perimeter windows above the ground floor described in subsection 2 must be abutted by internal circulation corridors that access the self storage units, or by common areas.
- (4) A **Self Storage Facility** must not exceed 90.0 per cent of the ground floor **gross floor area** of a **building**.

Parking Requirements

- 14 **Motor vehicle parking stalls** must not be located between a **building** and a **street**.

Relaxations

- 15 The ***Development Authority*** may relax the rules contained in Sections 6 and 8 through 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION

Applicant Submission

2024 December 19



Applicant's Submission – 1024 Na'a Dr. SW | Plan 1612946; Block 3; Lot 1

Background:

On behalf of Plateau Village Properties and StoreWest Bluebird Partners Ltd. we are seeking approval to redesignate +/- 0.85 hectares (+/- 2.1 acres) of land located in the community Medicine Hill, from Direct Control District to Direct Control District to accommodate the additional use of self-storage.

The intent is to enable the construction of a self-storage facility in combination with other main floor uses that will help activate the main street. The inclusion of the self-storage facility is to help facilitate and accommodate the increased storage needs of multi-residential dwellings in the immediate and neighbouring communities. The lands are currently owned by Plateau Village Properties who have accepted an offer to purchase conditioned upon approval of this redesignation application and subdivision.

Land Use Redesignation Application

The proposed Direct Control District is based on the C-COR1 District with the additional Discretionary Use of Self-Storage, like DC 94D2021 in Mahogany, DC 154D2024 in Fairview Industrial and DC 57D2024 in University District.

Although self-storage is allowed in various stock Industrial land use districts, we did not feel it would be appropriate to introduce an industrial land use district along an Urban Main Street or alarm the public about the potential for other industrial type uses that are not being contemplated for the site. The proposed Direct Control District based on the C-COR1 District, as currently designated, will maintain the commercial and retail nature of the street.

Self-storage is considered a commercial use in many other Canadian municipalities and its presence can assist in densifying the area by removing a disincentive towards higher density residential development, which is the lack of storage space. It also provides inventory storage options for retail and trades businesses, frees up space in garages for vehicles and frees up living space enabling people to comfortably live and work from home.

Policy Alignment

The parcel is identified as a Main Street in a Commercial District by the Canada Olympic Park and Adjacent Lands Area Structure Plan. Adding one additional use to the C-COR1 base district will ensure the commercial make-up of the street is maintained while providing convenient access to a service highly sought by businesses and residents in the area.

Conclusion

As the proposal meets planning policy and will help facilitate residential intensification, we respectfully seek the positive recommendation of the City Administration, Calgary Planning Commission, and request City Council's approval for this land use redesignation application.

Applicant Outreach Summary

2024 December 16



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Medicine Hill Self Storage

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

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

Outreach Strategy

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

Emailed Councillor Sharp June 13/24.

Emailed details of the application and requested a virtual meeting with the neighbouring community associations (West Springs/Cougar Ridge, Bowness, Coach Hill/Patterson Heights and Valley Ridge) on June 13/24. Hosted a virtual meeting with Logan McEachern from the Bowness Community Association on June 24, 24.

Follow-up email sent out to West Springs/Cougar Ridge, Coach Hill/Patterson Heights and Valley Ridge Community Associations on July 26/24.

Email sent out to Terry Poucette, Harold Horsefall and Stewart Breaker with Indigenous relations Office July 26/24, Lorelei Higgins, July 29, Aug. 6, 12, 13. Hosted virtual meeting with Lorna Crowshoe, Issue Strategist Nov. 21/24.

Attended Joint Advisory Committee meeting. Responded in writing to matters raised during meeting to file manager.

Notice posted the site.

Affected Parties

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

West Springs/Cougar Ridge, Bowness, Coach Hill/Patterson Heights Community Associations

Indigenous Relations Office & Traditional Knowledge Keepers

Paskapoo Slopes Joint Advisory Committee which includes Paskapoo Slopes Preservation Society, Calgary River Valleys, and neighbouring communities and property owners.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

Did not receive a response from neighbouring communities. Received concerns from the Paskapoo Slopes Preservation Society. Concerns raised were mainly Development Permit related, involving building design and perspectives. Concerned that the building would not be mixed-use or have retail on ground floor.

How did input influence decisions?

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

We were able to reiterate my client's commitment towards providing main floor retail along Na'a Drive. Committed to provide building details and perspectives at the Development Permit stage. The neighbourhood is already a mix of uses and so will the future building.

How did you close the loop ?

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

Provided an Applicant's Response to Detailed Review through the file manager that included a response to comments made by the Paskapoo Slopes Preservation Society.

calgary.ca/planningoutreach

Paskapoo Slopes Preservation Society Comments

2024 July 08

LOC2024-0147 Circulation Comments **Paskapoo Slopes Preservation Society** Sunday, July 7, 2024

We have reviewed the Circulation Package prepared by Brown and Associates on behalf of Storewest Bluebird Partners Ltd which seeks to change the Land Use to DC/C-COR1 and add "Self Storage Facility" to Discretionary Uses.

We oppose this change for the following reasons:

1. The proposed use is not a Mixed-Use development and is not designed with Mixed Use intentions or with at-grade retail uses.
2. The building design is not suited to enhancing or supporting activation of the public use and enjoyment of Na'a Drive which is a focal point and intention in the Area Structure Plan and integral to the development of a quality village-style and exceptional community, that was promised by the Developer and expected by City Council when it was approved.
3. The Applicant has not committed to having individual direct access retail spaces at ground level along Na'a Drive and has not demonstrated either a visual depiction of such or any past experience or examples of how that would integrate with a Self Storage Facility of the type they are proposing.
4. The Applicant has not provided the visual perspectives from the Trans Canada Highway and other locations as required under the Area Structure Plan, in order to demonstrate that their proposal will maintain the views of the natural areas of the Paskapoo Slopes and not instead present a block of development.

**Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses,
 LOC2024-0192**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0034) to the 2025 February 04 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan Part 1 (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.87 hectares \pm (2.16 acres \pm) located at 1520 – 4 Street SW and 332, 338 and 340 – 17 Avenue SW (Plan 1910115, Block 120, Lot 51; Plan C, Block 120, Lots 41 to 46) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application proposes a new Direct Control (DC) District to allow for the development of mixed-use high-rise towers, increasing the total allowable floor area ratio in exchange for provision of public amenity items.
- This application is supported, as the intent of the DC District remains much the same as the existing land use and will facilitate development that is in keeping with the context of the area. This application also aligns with the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This will provide new opportunity for development that will help to revitalize an older, established community.
- Why does it matter? By providing new housing options, which may include affordable housing, and additional commercial spaces, development may support the growth of a diverse population as well as existing businesses within the community.
- An amendment to the *Beltline Area Redevelopment Plan (ARP)* is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Beltline, was submitted by O2 Planning and Design on behalf of the landowner, 2597864 Alberta Ltd. (Vesta Properties (Broadway) Ltd.), on 2024 July 19. No development permit has been submitted at this time.

The subject site consists of four parcels of land with a total site area of approximately 0.87 hectares (2.16 acres). This site encompasses approximately two thirds of the city block facing 15 Avenue SW, and one third of the block facing 17 Avenue SW, with primary frontages on both of those streets as well as along 4 Street SW. The site is primarily vacant land, with two small

**Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses,
 LOC2024-0192**

commercial developments remaining, one adjacent to 17 Avenue SW and one adjacent to 15 Avenue SW.

As identified in the Applicant Submission (Attachment 4), this application proposes to redesignate the site to a new DC District to allow for an increase in the total floor area ratio allowed on site. The proposed DC District includes two sites, Site 1 with a maximum FAR of 14.0 and Site 2 with a maximum FAR of 11.0. When calculated comprehensively, the total FAR across the entirety of the Direct Control District should be no greater than 12.0. A minor amendment is required to the *Beltline Area Redevelopment Plan* to allow for this increase in density (Attachment 2).

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. The applicant team developed several different ways to connect with the public. For example, signage was placed on-site to notify the general public of the proposed project in addition to the standard notice posting signage. The site was activated by pop-up events such as DJ Fridays and free yoga sessions, where members of the applicant team were also available to discuss the proposed project. The applicant team also created a project website to inform the public and provide updates on the changes being proposed for this site. Please refer to the Applicant Outreach Summary, Attachment 5, for additional details on the engagement undertaken.

City-Led Outreach

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

Administration received one letter in opposition from the public, which stated concerns regarding increased traffic congestion in the area and safety issues related to the proposed concentration of parkade entrances, loading and servicing functions along 15 Avenue SW.

Administration also received one letter in support from the public, which cited support for the mass and scale of development being proposed for this major intersection.

No comments from the Beltline Neighbourhoods Association were received. Administration contacted the Community Association to follow up, however, no response was received.

**Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses,
LOC2024-0192**

Administration reviewed the comments that were submitted and has confirmed that the land use amendment application will allow for a very similar type of development as to what would have been allowed with the existing land uses on site. In terms of the “back-of house” functions for this development, there is no other alternative location for waste and recycling, loading and unloading other than 15 Avenue SW, as both 4 Street SW and 17 Avenue SW could not facilitate these types of functions, and no lane exists on this block.

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

IMPLICATIONS

Social

This application allows for new development in an established community that may accommodate the housing needs of a wide range of age groups, lifestyles and demographics and could include a number of affordable housing units as well. In addition, new commercial development in the area will also attract and service additional residents.

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendments to the Beltline Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary

**Planning and Development Services Report to
Calgary Planning Commission
2025 January 09**

**ISC: UNRESTRICTED
CPC2025-0034
Page 4 of 4**

**Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses,
LOC2024-0192**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Beltline on the northeast corner of 4 Street SW and 17 Avenue SW. The site totals approximately 0.87 hectares (2.16 acres) in size and is an “L” shaped parcel of land, with its widest depth at approximately 83 metres and longest length of approximately 132 metres. It is currently vacant land, with the exception of two small commercial buildings still onsite, one adjacent to 15 Avenue SW and one adjacent to 17 Avenue SW.

Surrounding development is characterized by a mix of commercial and residential development. Directly to the west of the site across 4 Street SW is small-scale commercial development and the [Memorial Park Chapel](#), which is listed on the City of Calgary’s Inventory of Evaluated Historic Resources. Directly to the south of the site along 17 Avenue SW are also small-scale commercial developments. To the east of the site, adjacent to 17 Avenue SW, is the Fortis Alberta building, and to the east of the subject site adjacent to 15 Avenue SW is a mid-rise multi-residential development. To the north of the site, across 15 Avenue SW, is a mix of single-family homes, mid-rise multi-residential development and small-scale commercial development.

The subject site is directly adjacent to both 17 Avenue SW and 4 Street SW, two of the main pedestrian as well as vehicular corridors in Beltline. The site is near existing public open spaces, including both Haultain Park, 150 metres to the north east of the site (a two-minute walk), and Central Memorial Park, 200 metres to the north of the site (a three-minute walk). In addition, the site is well served by local transit, as there are two bus stops (Route 3 - Sandstone/Elbow Dr SW) and (Route 7 – Marda Loop) less than 50 metres away from the subject site (less than a one-minute walk).

Community Peak Population Table

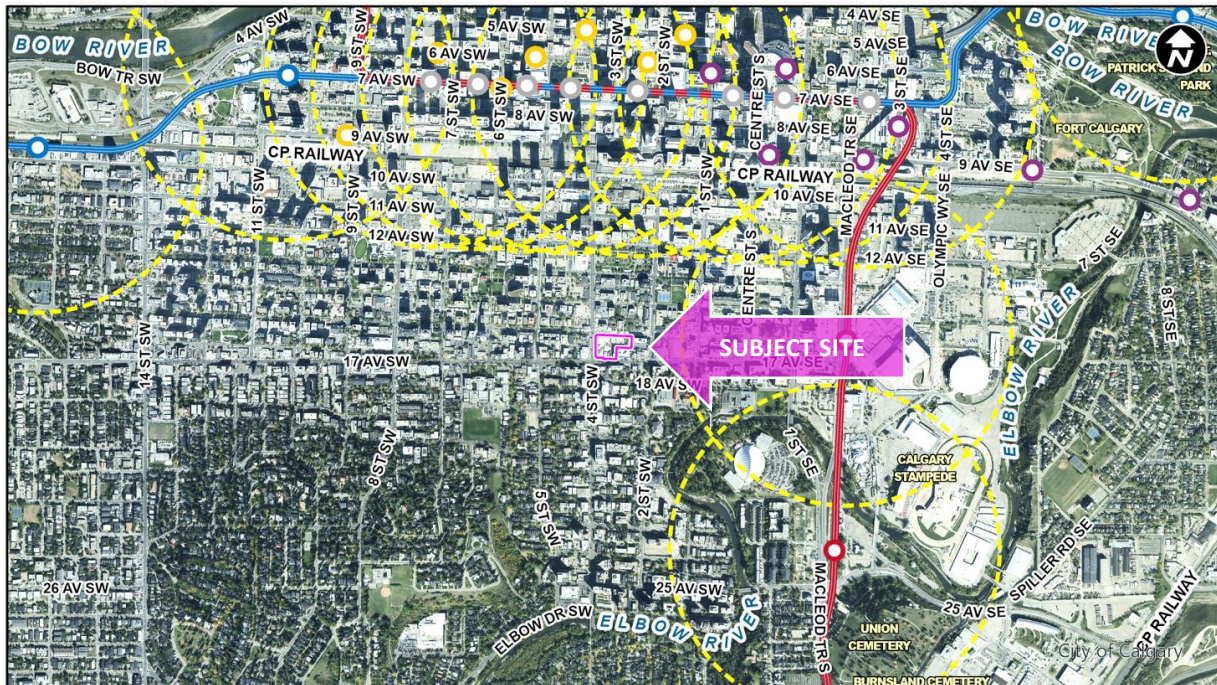
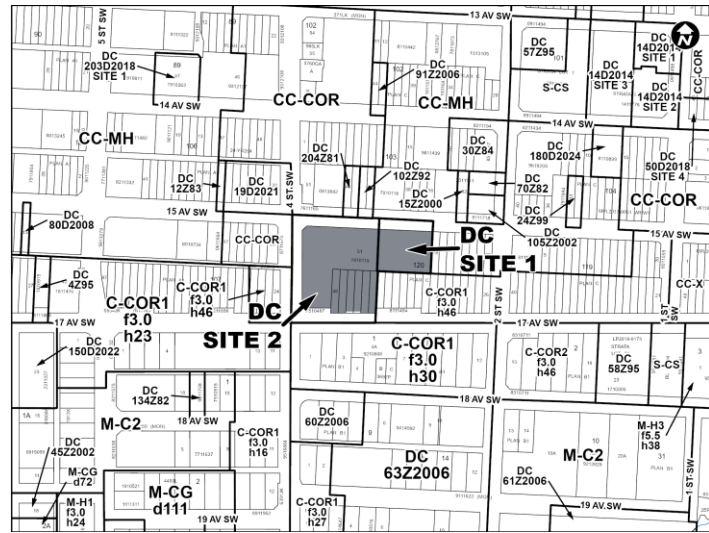
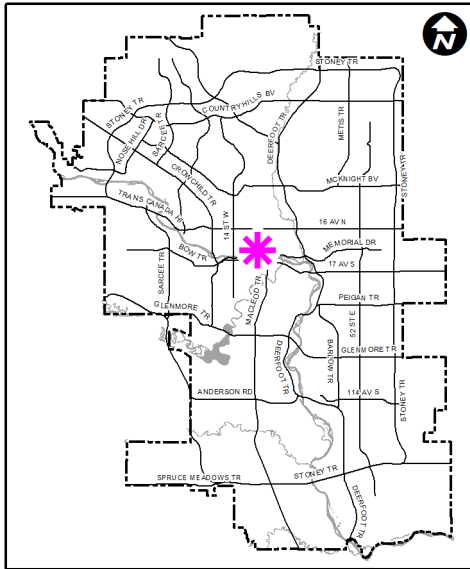
As identified below, Beltline reached its peak population in 2019.

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

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

There are three separate land uses covering the subject parcels of this land use redesignation application. The three smaller parcels that are located along 17 Avenue SW are currently zoned the Commercial – Corridor 1 (C-COR1) District. The C-COR1 District in this location allows for a maximum Floor Area Ratio (FAR) of 3.0 and a maximum height of 46 metres. The southwest corner of the site is designated a Direct Control (DC) District, [Bylaw 159D2019](#) which is based on the Centre City Mixed Use (CC-X) District. This DC District has a base density of 7.9 FAR with the possibility of increasing that to a maximum of 9.0 FAR in accordance with the bonusing provisions as found within Part 11, Division 7 of Land Use Bylaw 1P2007. The remainder of the subject parcel fronting onto 15 Avenue SW and 4 Street SW is also zoned a DC District, [Bylaw 50D2018](#), based on the Centre City Multi-Residential High Rise Support Commercial (CC-MHX) District. This DC District has a base density of 7.55 FAR and allows for a maximum of 9.0 FAR with bonusing.

The proposed DC District is based on the CC-X District and has been separated into Site 1 and Site 2. Both sites allow for a base density of 7.0 FAR, while Site 1 allows for a total maximum density of 14.0 FAR and Site 2 allows for a total maximum density of 11.0 FAR with bonusing. However, the total cumulative density across all parcels under this DC District can only be increased to a maximum of 12.0 FAR in accordance with the bonus provisions as found within Schedule C of the DC District, and this is highlighted in the amendments made to the *Beltline Area Redevelopment Plan* (ARP), as discussed below.

This DC District also outlines setback rules specific to this location, changes to the rules around use area for restaurants and the opportunity for tower floor plate sizes to be a maximum of 800 square metres for the majority of the development, with a small portion allowing a maximum of 950 square metres. There has also been an additional bonusing item added to Schedule C that will allow for improvements to the public realm to be counted as a bonus item, at the discretion of the Development Authority and only if those items cannot be achieved through other mechanisms, such as standard requirements at time of development permit. Examples of this could include planting of street trees in soil cells and enhancement of surface materials provided.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the site specific regulations required to allow for this development. This proposal allows for the applicant's intended development while maintaining the CC-X District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Site specific rules for floor plate restrictions, setbacks, use areas and tower separation are also listed as rules that may be relaxed, subject to Section 36 of the Land Use Bylaw being met to the satisfaction of the Development Authority.

Development and Site Design

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

- ensuring an engaging built interface along all frontages of the development, including 15 Avenue SW, 17 Avenue SW and 4 Street SW;
- integration of new development with the public realm; and
- ensuring high quality finishes and materials that are in keeping with the surrounding context.

Transportation

Pedestrian access is available from the 17 Avenue SW frontage, the 15 Avenue SW frontage as well as the 4 Street SW frontage. The grid network of sidewalks throughout the neighbourhood provides multiple routing options for pedestrians.

The site benefits from strong connectivity for all mobility modes. The site is well served by Calgary Transit, with a bus stop directly adjacent to the site along 4 Street SW (Route 3 - Sandstone/Elbow Dr SW) (less than a one-minute walk) and a bus stop in very close proximity along 17 Avenue SW (Route 7 – Marda Loop) (less than a one-minute walk). In addition, there is the 5 Street SW cycle track to the east of the site in very close proximity.

Vehicle access to the site will be available from 15 Avenue SW, where the access to the underground parkade will be located. There is on-street parking also available along 15 Avenue and 17 Avenue SW. A Transportation Impact Assessment (TIA) was submitted by the applicant in support of the application. The TIA was reviewed and accepted by Administration.

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

Public water, sanitary, and storm deep main utilities exist within the adjacent public right-of-way. Ultimate development servicing will be determined at the future development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2020)

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

Climate Strategy (2022)

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

Greater Downtown Plan (Non-Statutory 2021)

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

Beltline Area Redevelopment Plan (Statutory – 2006)

The subject parcel is governed by the [Beltline Area Redevelopment Plan](#) (ARP). This application meets the objectives as outlined in the ARP, for example, providing high-density residential development that will create additional amenities for the community. However, a policy amendment is required to support this application. A new Special Policy Area, Special

Policy Area 2, has been carved out of the existing Special Policy Area 1 to cover the subject lands. Policy has been added under this new Section 4.7.2 to highlight the tower floor plates that will be allowed within this area as well as the addition of the bonus item for public realm enhancements. In addition, an amendment to Table 5: Density Areas has been made to allow for a base density of 7.0 FAR (which can be increased to 12.0 through bonusing) across the entirety of Special Policy Area 2. Map 5: Density Areas has also been updated to highlight the boundaries of Special Policy Areas 1 and 2.

Administration is supportive of this policy amendment, as it is in keeping with the overall policies of the ARP and will enable the type of development that is anticipated within Beltline.

Proposed Amendments to the Beltline Area Redevelopment Plan

1. The Beltline Area Redevelopment Plan attached to and forming part of Bylaw 2P2006, as amended, is hereby further amended as follows:
 - (a) In Part 1, delete the existing Map 3 entitled 'Land Use Concept' and replace with the revised Map 3 entitled 'Land Use Concept' attached as Schedule A.
 - (b) In Part 1, Section 4.7 Special Policy Areas, delete subsection 4.7.1 Special Policy Area 1 and replace with the following:

“4.7.1 Special Policy Areas 1 and 2

 1. Notwithstanding Section 5, subsection 5.2 of this Plan, applications for increased density for sites within Density Area D may be considered within Special Policy Areas 1 and 2, and within Density Area B for Special Policy Area 2, provided that they contribute to the animation of a pedestrian connector linking 17 Avenue and 4 Street SW, support a pedestrian-oriented experience along 17 Avenue SW, and demonstrate a transition in massing and height from high density development in Beltline to lower density development south of 17 Avenue SW.”
 - (c) In Part 1, Section 4.7 Special Policy Areas, after subsection 4.7.1, add a new subsection as follows:

“4.7.2 Special Policy Area 2

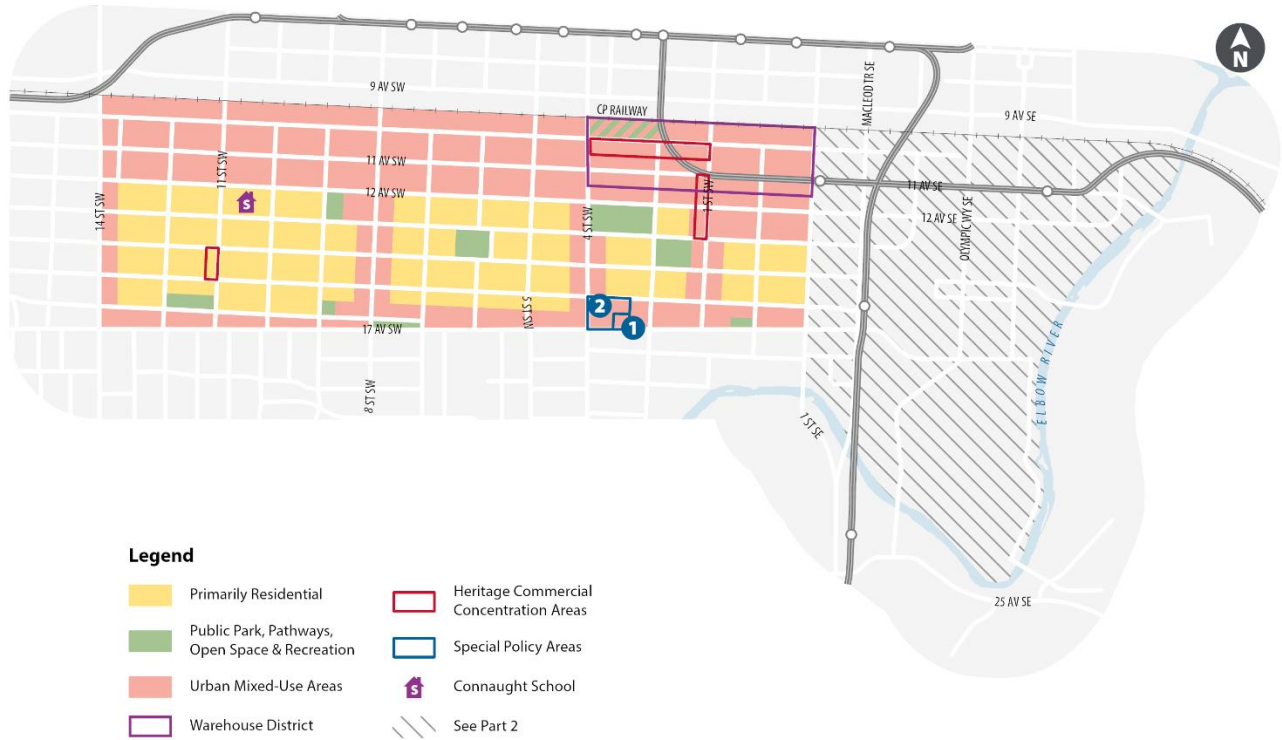
 1. The floor plate restrictions as identified in Table 4.2: Floor Plate Size Restrictions may be increased for developments proposed in Special Policy Area 2. Any tower located in the area that is both within 50.0 metres of 4 Street SW and 50.0 metres of 15 Avenue SW may have a floor plate of 950.0 square metres between 36.0 and 52.0 metres above grade and 850.0 square metres above 52.0 metres from grade. For development on the remainder of the site, floor plate restrictions may be increased to allow for an 800.0 square metre floor plate above 36.0 metres from grade.
 2. For developments in Special Policy Area 2, the Development Authority may consider an additional bonusing item entitled “Public Realm Improvements” to allow for enhancements to the public realm to be considered as a separate bonusing item. This bonusing item must follow all principles of Density Bonusing as found under Section 5.3.1 of this ARP. Any public realm improvements that are considered under this bonusing item must not be an element that would otherwise be requested as part of any new development, but must be an enhancement over and above what would normally form a part of any new development.”

- (d) In Part 1, delete the existing Table 5 entitled 'Density Areas' and replace with the revised Table 5 entitled 'Density Areas' attached as Schedule B.
- (e) In Part 1, delete the existing Map 5 entitled 'Density Areas' and replace with the revised Map 5 entitled 'Density Areas' attached as Schedule C.

TEXT FOR DISCUSSION

SCHEDULE A

Map 3: Land Use Concept



TEXT FOR

SCHEDULE B

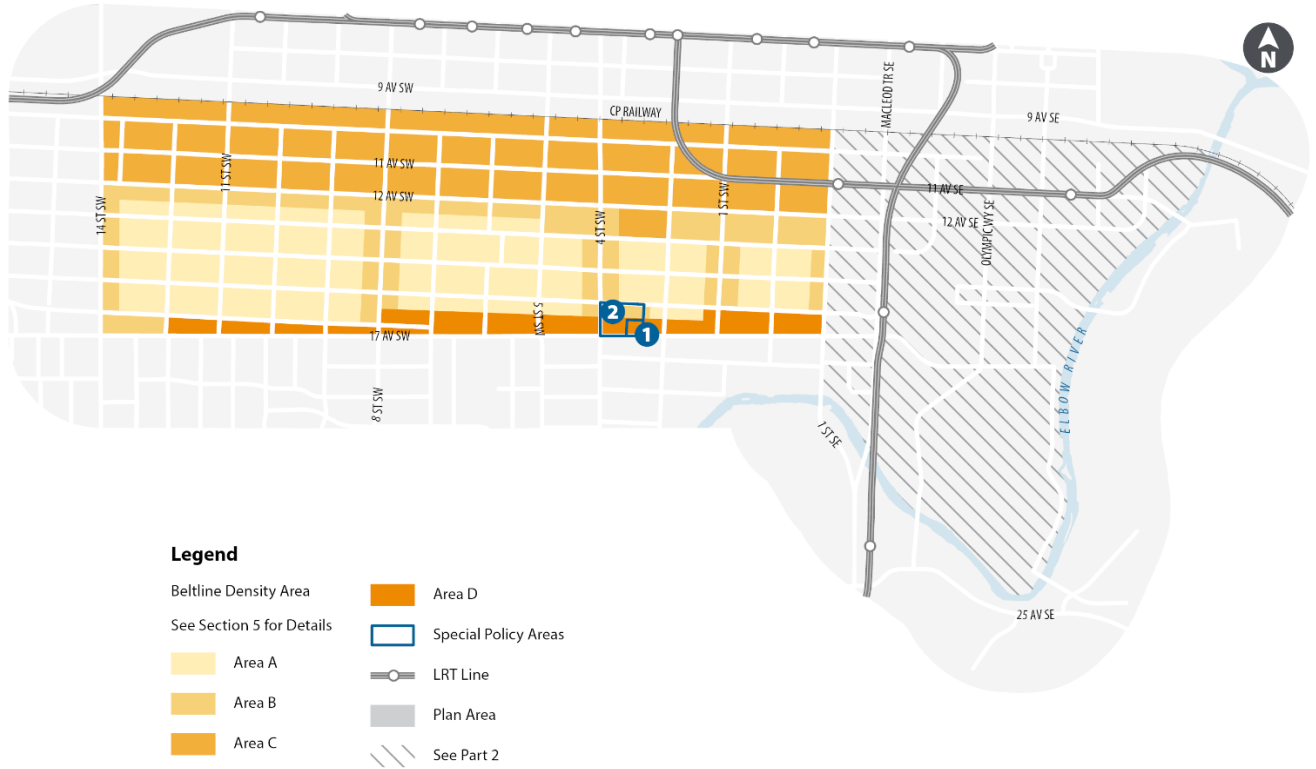
Table 5: Density Areas

Density area	Base density (in FAR)	Maximum density with bonuses and transfers of density (in FAR)	Additional FAR and exceptions
A	5.0	7.0	<p>The Maximum Density with bonuses and transfers of density may be exceeded in the areas indicated in this Table by up to:</p> <ol style="list-style-type: none"> 1. 10% through the transfer of heritage density from a Municipal Historic Resource within the Plan Area; 2. an additional 1.0 FAR for sites that fall within the Commercial Concentrations Policy Areas on Map 3B: Policy Areas, where new development includes a designated Municipal Heritage Resource on-site and heritage conservation to the satisfaction of the Development Authority; and 3. an additional: <ul style="list-style-type: none"> • 2.0 FAR for sites located adjacent to a current or future LRT station and where a transit stop or LRT station entrance is included in an application for a development permit to the satisfaction of the Development Authority (refer to policies contained in Section 7.1.3 Transit); or • 1.0 FAR for sites located adjacent to a current or future BRT station and where a transit stop or BRT station entrance is included in an application for a development permit, to the satisfaction of the Development Authority (refer to policies contained in Section 7.1.3 Transit).
B	<p>3.0 for Commercial West of Macleod Trail (Subject to a land use redesignation, the maximum allowable commercial floor area may be exceeded when commercial uses are combined with arts and culture uses.)</p> <p>5.0 for Commercial East of Macleod Trail</p> <p>5.0 for Residential/mixed-use</p> <p>7.0 for Special Policy Area 2</p> <p style="text-align: right;">Bylaw #####</p>	<p>3.0 for Commercial West of Macleod Trail (Subject to a land use redesignation, the maximum allowable commercial floor area may be exceeded when commercial uses are combined with arts and culture uses.)</p> <p>8.0 for Commercial East of Macleod Trail</p> <p>9.0 for Residential/mixed-use (11.0 for the total area encompassing the parcels legally described as Plan A1, Block 106, Lots 24-30)</p> <p>12.0 for Special Policy Area 2</p>	
C	<p>5.0 for Commercial</p> <p>8.0 for Residential/mixed-use</p>	<p>8.0 for Commercial</p> <p>12.0 for Residential/mixed-use</p>	
D	<p>3.0</p> <p>7.0 for Special Policy Area 2</p> <p style="text-align: right;">Bylaw #####</p>	<p>3.0 West of Centre Street</p> <p>4.0 East of Centre Street</p> <p>12.0 for Special Policy Area 2</p> <p style="text-align: right;">Bylaw #####</p>	

TEXT FOR

SCHEDULE C

Map 5: Density Areas

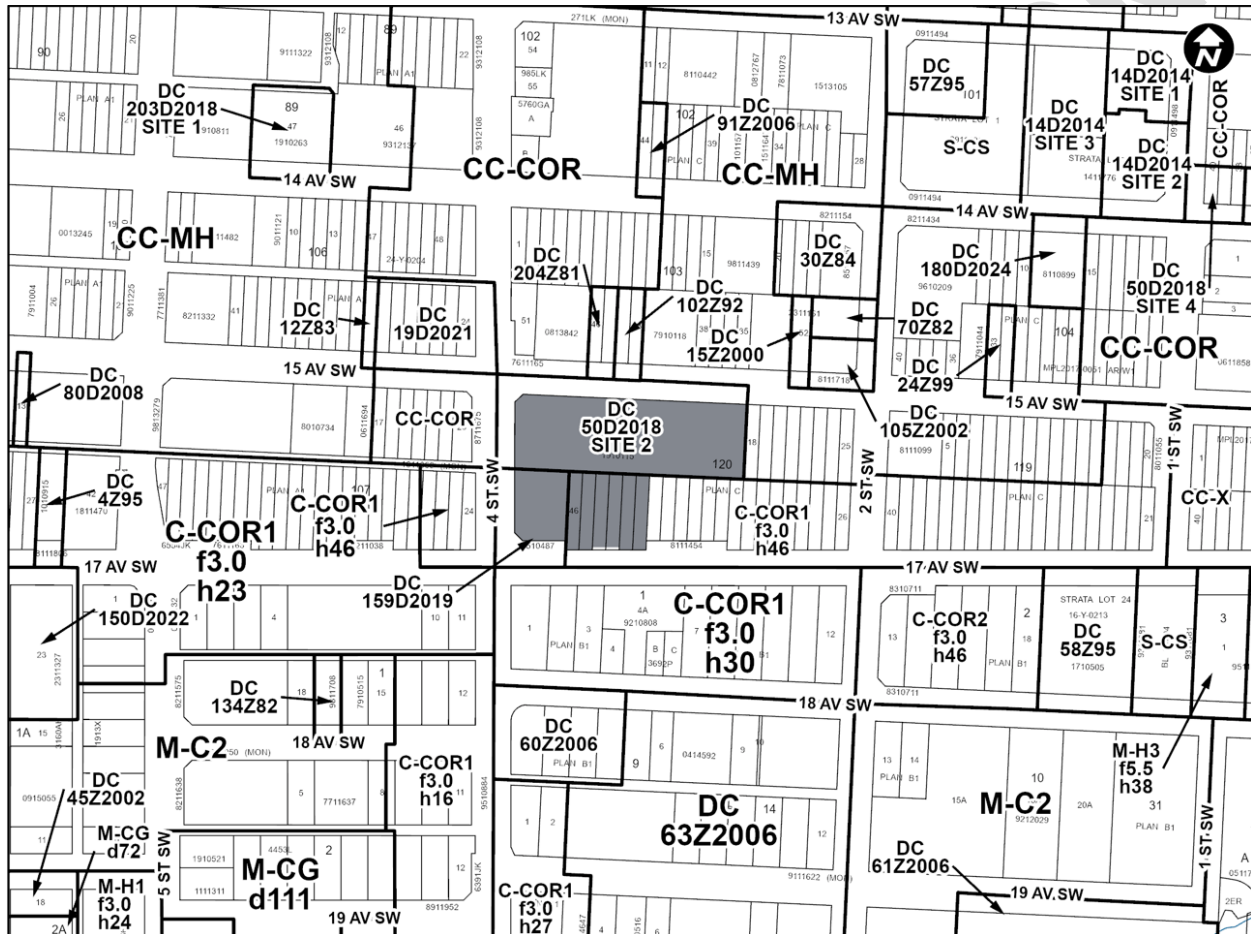


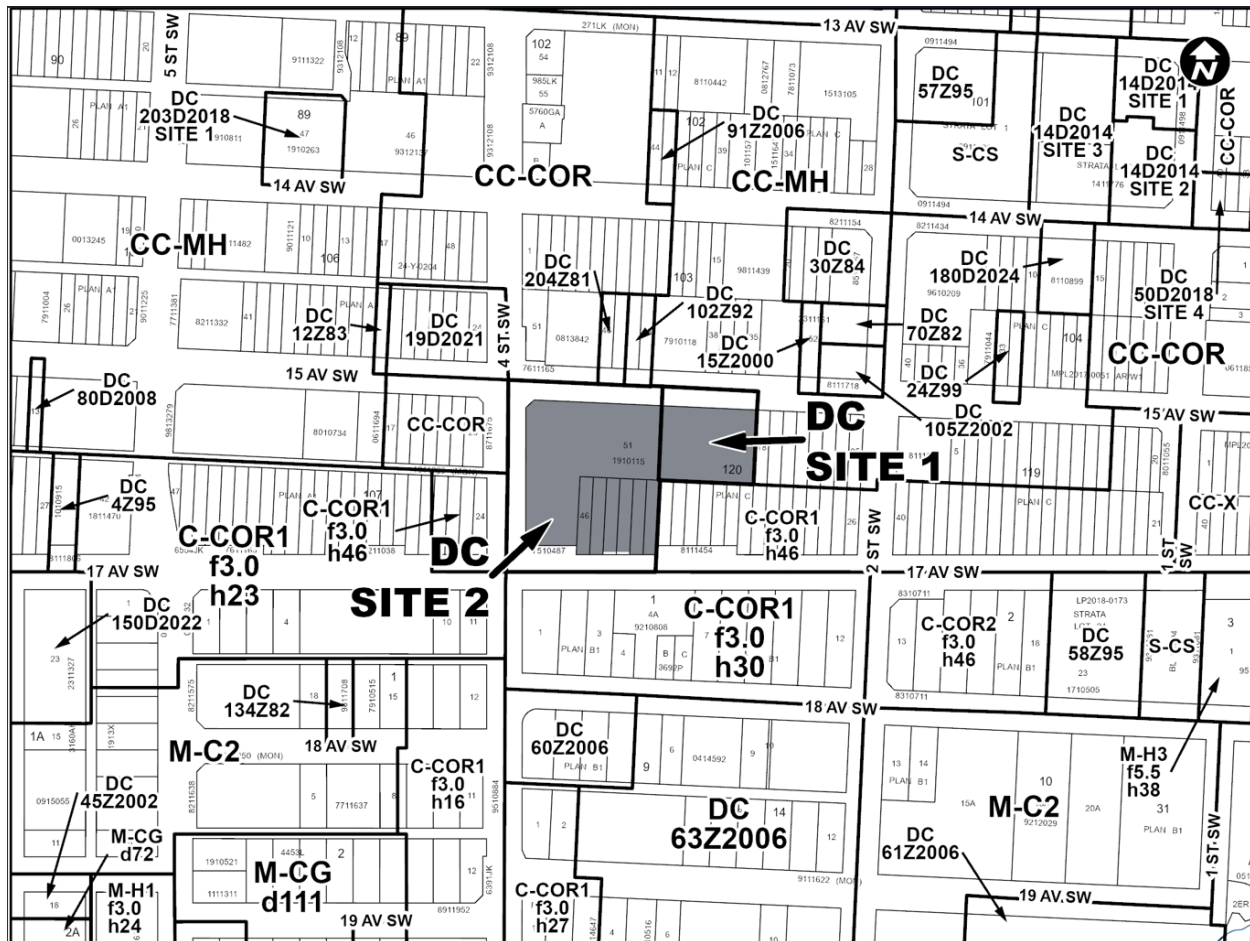
TEXT FC

Proposed Direct Control District

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

SCHEDULE A



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

- 1 This Direct Control District Bylaw is intended to:
- provide for high-density residential development with commercial uses at grade;
 - enable a pedestrian-oriented public realm; and
 - provide a maximum base density with the opportunity for a density bonus with the provision of public benefits and amenities within the Beltline community.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

General Definitions

- 4 In this Direct Control District:

- (a) “**bonus provisions**” means those items set out in Schedule C of this Direct Control District Bylaw which may be provided as part of a **development** in order to earn additional **floor area ratio**.

Permitted Uses

- 5 The **permitted uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

Incentive Density Calculation Method

- 8 (1) The amount of additional **gross floor area** achieved by providing the requirements of the public amenity items in Schedule C are calculated as a **floor area ratio** or an Incentive Rate.
- (2) An Incentive Rate indicates that the amount of additional **gross floor area** will be calculated by dividing the cost of the provided public amenity item in Schedule C by the respective Incentive Rate as established by Council where the following Incentive Rates apply:
- (a) Incentive Rate 1 for 2024 is \$278.00 per square metre. The Incentive Rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Alberta.
- (3) The **Development Authority** must determine whether a proposed public amenity item is appropriate for the **development**.

Building Setbacks

- 9 (1) For portions of a **building** below 36.0 metres, the minimum **building setback** from a **property line** shared with 15 Avenue SW is 3.0 metres.
- (2) For portions of a **building** below 36.0 metres, the minimum **building setback** from a **property line** shared with 4 Street SW or 17 Avenue SW is 1.5 metres.
- (3) For portions of a **building** below 36.0 metres, the minimum **building setback** from a **property line** shared with another **parcel** is zero metres.

- (4) For portions of a **building** at or above 36.0 metres, the minimum **building setback** from a **property line** shared with another **parcel** is 4.0 metres.
- (5) For portions of a **building** at or above 36.0 metres, the minimum **building setback** from a **street** is 3.0 metres.
- (6) Sections 1169, 1170 and 1171 of Bylaw 1P2007 do not apply in this Direct Control District.

Floor Plate Restrictions

- 10 (1) For a **building** located in the area that is both within 50.0 metres of 4 Street SW and 50.0 metres of 15 Avenue SW:
- (a) each floor located partially or wholly above 36.0 metres from **grade** to 52.0 metres from **grade** has a maximum **floor plate area** of 950.0 square metres; and
 - (b) each floor located wholly above 52.0 metres from **grade** has a maximum **floor plate area** of 850.0 square metres.
- (2) For all other **buildings**, each floor located partially or wholly above 36.0 metres from **grade** has a maximum **floor plate area** of 800.0 square metres.

Use Area

- 11 (1) Unless otherwise referenced in subsection (3), (4) or (5), the maximum **use area** for **uses** on the ground floor of **buildings** in this Direct Control District is 1200.0 square metres.
- (2) Unless otherwise referenced in subsection (3), (4) or (5), there is no maximum **use area** requirement for **uses** located on upper floors in this Direct Control District.
- (3) The maximum **use area** of:
- (a) **Night Club** is 300.0 square metres; and
 - (b) **Supermarket** or a **Supermarket** combined with any other **use** is 5200.0 square metres.
- (4) There is no maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed**.
- (5) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Custodial Care;**
 - (d) **Hotel;**
 - (e) **Place of Worship – Medium;**
 - (f) **Place of Worship – Small;**

- (g) **Protective and Emergency Service;**
- (h) **Residential Care;** and
- (i) **Utility Building.**

Tower Separation

12 The minimum horizontal separation between floors of **buildings** located partially or wholly above 36.0 metres above **grade**, containing **Dwelling Units** or **Live Work Units**, is a minimum of 17.5 metres.

Site 1 (± 0.23 ha)

Application

13 The provisions in Section 14 apply only to Site 1.

Floor Area Ratio

- 14** (1) The **floor area ratio** is 7.0.
- (2) The maximum **floor area ratio** as referenced in subsection (1) may be increased up to a maximum of 14.0 in accordance with the **bonus provisions** contained in Schedule C of this Direct Control District Bylaw.
- (3) Unless otherwise specified, if in the event a public amenity item for which additional **gross floor area** has been achieved is no longer maintained on the **parcel**, an equivalent contribution for that additional **gross floor area** must be made to the Beltline Community Investment Fund.
- (4) Unless otherwise referenced in subsections (1) to (3), where a **development** provides **units** with three or more bedrooms in the form of **Assisted Living, Dwelling Units, Live Work Units** or **Multi-Residential Development**, the **Development Authority** may exclude the three or more bedroom **units** from the **gross floor area ratio** calculation, up to a maximum of 15 per cent of the total **units** in the **development**.

Site 2 (± 0.64 ha)

Application

15 The provisions in Section 16 apply only to Site 2.

Floor Area Ratio

- 16** (1) The maximum **floor area ratio** is 7.0.
- (2) The maximum **floor area ratio** as referenced in subsection (1) may be increased up to a maximum of 11.0 in accordance with the **bonus provisions** contained in Schedule C of this Direct Control District Bylaw.
- (3) Unless otherwise specified, if in the event a public amenity item for which additional **gross floor area** has been achieved is no longer maintained on the **parcel**, an equivalent contribution for that additional **gross floor area** must be made to the Beltline Community Investment Fund.

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

Relaxations

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

TEXT FOR DISCUSSION

SCHEDULE C

Table 6.1 Beltline Density Bonus Items

Item No.	Public Amenity Items
1.0	<p>INDOOR COMMUNITY AMENITY SPACE</p> <p>Indoor community amenity space is defined as floor area provided for community purposes, including, but not limited to, offices, meeting rooms, assembly spaces, recreation facilities, educational facilities, cultural facilities, daycares, and other social services.</p>
1.1	<p>Incentive Calculation:</p> <p>Where a development provides an indoor community amenity space, the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = total construction cost (\$) divided by (Incentive Rate 1 (\$) multiplied by 0.75)</p>
1.2	<p>Requirements:</p> <p>Provision of indoor community amenity space, within the development parcel, in perpetuity to the City, and in a form acceptable to the Approving Authority.</p>
2.0	<p>PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE</p> <p>Publicly accessible private open space is defined as outdoor open space located on the development parcel that is made available to the public through a registered public access easement agreement acceptable to the Approving Authority.</p>
2.1	<p>Incentive Calculation:</p> <p>Where a development provides a publicly accessible private open space, the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = total construction cost (\$) divided by (Incentive Rate 1 (\$) multiplied by 0.75).</p>
2.2	<p>Requirements:</p> <p>Provision of publicly accessible private open space on the development parcel in a location, form, configuration and constructed in a manner acceptable to the Approving Authority.</p>

3.0	<p>AFFORDABLE HOUSING UNITS</p> <p>Affordable housing units are defined as non-market housing units provided within the development, owned and operated by the City or a bona fide non-market housing provided recognized by the General Manager.</p>
3.1	<p>Incentive Calculation:</p> <p>Where a development provides affordable housing units, the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = total construction (\$) cost divided by (Incentive Rate 1 (\$) multiplied by 0.75) + gross floor area (square metres) of affordable housing units.</p>
3.2	<p>Requirements:</p> <p>Provision of affordable housing units within the development parcel, in perpetuity, in a number, location and design acceptable to the City or other bona fide non-market housing provided recognized by the City.</p>
4.0	<p>MUNICIPAL HISTORIC RESOURCE DESIGNATION</p> <p>Municipal Historic Resources are buildings or portions of a building, a site or portions of a site that are designated under the Historic Resources Act.</p>
4.1	<p>Incentive Calculation:</p> <p>Where a development designates a building, portions of a building, a site or portions of a site, as a Municipal Historic Resource, the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = total construction or restoration costs (\$) divided by (Incentive Rate 1 (\$) multiplied by 0.75)</p>
4.2	<p>Requirements:</p> <p>Historic resource designation includes:</p> <ul style="list-style-type: none"> (a) where the building is listed on the Inventory of Evaluated Historic Resources; (b) maintain the historic resource or building feature in its approved location on the parcel or within the building where it is incorporated into a new building;

	<p>(c) an agreement between the Development Authority and the developer establishing the total cost of retention of the heritage resource prior to approval; and</p> <p>(d) designation of the historic resource as a Municipal Historic Resource pursuant to the Historical Resources Act by a Bylaw approved by Council.</p>
<p>5.0</p>	<p>HERITAGE DENSITY TRANSFER</p> <p>Heritage density transfer is the transfer of unconstructed gross floor area from a parcel designated by bylaw as a Municipal Historic Resource pursuant to the provisions set out in the Historical Resources Act (the source parcel) to a parcel other than the development parcel (the receiving parcel).</p>
<p>5.1</p>	<p>Incentive Calculation:</p> <p>The heritage density transfer floor area in square metres is equal to the unconstructed gross floor area of a parcel as a result of designation of a parcel by Bylaw as a Municipal Historic Resource. Unconstructed gross floor area is equal to the maximum allowable floor area ratio for that parcel and district, including applicable bonuses, multiplied by the parcel size and, subtracting the gross floor area of the Municipal Historic Resource.</p> <p>Method:</p> <p>Transferable incentive gross floor area (square metres) = maximum allowable gross floor area (square metres) minus Municipal Historic Resource gross floor area (square metres).</p>
<p>5.2</p>	<p>Requirements:</p> <p>A heritage density transfer must include:</p> <ul style="list-style-type: none"> (a) a transfer agreement that is registered on the Certificate of Title of the parcel(s) from which the density has been transferred. (b) a land use redesignation of the parcel from which the density has been transferred to a Direct Control District in which the allowable maximum floor area ratio remaining after the transfer is regulated; (c) a land use redesignation of the receiving parcel to a Direct Control in which the allowable maximum floor area ratio achieved through the transfer is regulated; (d) transfers only to receiving parcels located within the bonus area boundaries indicated on Map 9 of Bylaw 1P2007; (e) transfers only from parcels where legal protection through designation as a Municipal Historic Resources has been completed; and (f) only a one-time transfer from the parcel from which the density has been transferred to the receiving parcel with no further transfer possibility.

6.0	<p>CONTRIBUTION TO THE BELTLINE COMMUNITY INVESTMENT FUND</p> <p>The Beltline Community Investment Fund (BCIF) will be used for projects within the Beltline related to public realm improvements, including but not limited to: park acquisition, park design, redevelopment or enhancement, streetscape design and improvements within rights-of-way, implementation of urban design strategies and public art on public land.</p>
6.1	<p>Incentive Calculation:</p> <p>Where a development provides a contribution to the Beltline Community Investment Fund, the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = contribution (\$) divided by Incentive Rate 1 (\$).</p>
6.2	<p>Requirements:</p> <p>A contribution must be made to the Beltline Community Investment fund for the development.</p>
7.0	<p>PARKS DENSITY TRANSFER</p> <p>Private land is dedicated to the City as a public open space. The unused density from the lands to be dedicated may be transferred to another site within the bonus area boundaries indicated on Map 9 of Bylaw 1P2007.</p>
7.1	<p>Incentive Calculation</p> <p>The transferable bonus gross floor area in square metres for land transferred to the City for park purposes is equal to the maximum floor area ratio of the district, not including bonus provisions, multiplied by 2.5.</p> <p>Method:</p> <p>Transferable incentive gross floor area (square metres) = maximum gross floor area multiplied by 2.5.</p>
8.0	<p>PUBLIC ART ON-SITE</p> <p>Public art is publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a development. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.</p>
8.1	<p>The maximum incentive floor area ratio for this item is 1.0.</p>

8.2	<p>Incentive calculation:</p> <p>Where a development provides public art – on site the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = value of the artwork (\$) divided by Incentive Rate 1 (\$).</p>
8.3	<p>Requirements:</p> <p>Public art – on site includes the following:</p> <ul style="list-style-type: none"> (a) artwork, the minimum value of which must be: <ul style="list-style-type: none"> (i) \$200,000.00 for sites equal to or greater than 1812.0 square metres in area; or (ii) \$5000.00 for sites of less than 1812.0 square metres in area; (b) the work of a recognized artist i.e. created by a practitioner in the visual arts; (c) a location in a publicly accessible area; and (d) a minimum of 75.0 per cent of the artwork located either: <ul style="list-style-type: none"> (i) outdoors, at grade and visible from the public sidewalk; or (ii) on the building's exterior and visible from a public sidewalk.
9.0	<p>ACTIVE ARTS SPACE</p> <p>Active arts space is publicly accessible, internal space that provides accommodation for one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. Active arts space is intended for activities that require public accessibility, e.g. performances, exhibitions.</p>
9.1	<p>The maximum incentive floor area ratio for this item is 4.0.</p>
9.2	<p>Incentive Calculation:</p> <p>Where a development provides active arts space the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = cost of active arts space (\$) plus the capitalized, future operating costs* (not including taxes) divided by Incentive Rate 1 (\$).</p> <p>* Future operating costs are calculated by multiplying \$3,324.68 by the amount of active arts space provided in square metres (this is the net present value of operating costs based on \$20 per square foot, a 2 per cent cost escalation, a 6 per cent discount rate, and a 25 year period).</p>

9.3	<p>Requirements:</p> <p>Active arts space includes the following:</p> <p>(a) a location:</p> <ul style="list-style-type: none"> (i) at grade or; (ii) fronting on to, with direct access to and visible from the public sidewalk, grade level open space, or on-site pedestrian areas. <p>(b) entranceways and lobbies that are clear glazed where they abut a public sidewalk at grade;</p> <p>(c) an agreement establishing the conditions for a long-term lease for the active arts space to be entered into by the City or its designated representative (“the tenant”) and the building owner, such lease to contain the following terms:</p> <ul style="list-style-type: none"> (i) a minimum term of 25.0 years; (ii) a total rent of \$11.0 per square metre per year, subject to (c) (iv); (iii) subject to (c)(iv) and (v) the building owner will pay the normal building operating and capital costs attributable to the active arts space including without limitation property taxes if applicable, security, maintenance, repair, cleaning, property management fees and related costs up to the amount per square metre that would normally be charged to office tenants in the building; (iv) the tenant will be responsible for all extraordinary operating and capital costs that are attributable to the active arts space, such as additional security costs associated with the use of the space or special events, additional cleaning necessitated by events in the space, and maintenance and repair of the tenant’s fixtures and equipment. The City will provide appropriate security to ensure that the tenant pays its costs and does not permit any liens to be placed on the property; (v) upon expiry of the lease, the owner may elect, at the owner’s sole and absolute discretion, to renew the lease on the same terms and conditions or to not renew the lease in which case the tenant will vacate the space upon lease expiry; (vi) if at any time during the term of the lease the space remains unoccupied or unused for 12 consecutive months the owner has the option of terminating the lease upon giving the City 30 days written notice, provided that the conditions of (c)(vii) are met; (vii) that in the event of termination prior to the end of the 25-year term of the lease, the City will receive financial compensation for the space as calculated as the lesser of Incentive Rate 1 or the fair market value based on the gross floor area of the amenity space as estimated by an independent appraiser and, in addition, any portion of the unused, capitalized operating costs which were included in the original incentive gross floor area calculation; and (viii) the lease will define the nature of the uses or tenants that are deemed eligible to occupy the space. Eligible activities will include artist studios, exhibition space, performing arts space and rehearsal spaces.
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10.0	<p>CULTURAL SUPPORT SPACE</p> <p>Cultural support space is an internal space that provides accommodation for one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. Cultural support space is intended for activities that do not require public accessibility, e.g. administration, rehearsal space, storage.</p>
10.1	The maximum incentive floor area ratio for this item is 4.0.
10.2	<p>Incentive Calculation:</p> <p>Where a development provides cultural support space the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = cost of cultural support space (\$) plus the capitalized, future operating costs* (not including taxes) divided by Incentive Rate 1 (\$).</p> <p>* Future operating costs are calculated by multiplying \$3,324.68 by the amount of cultural support space provided in square metres (this is the net present value of operating costs based on \$20 per square foot, a 2 per cent cost escalation, a 6 per cent discount rate, and a 25 year period).</p>
10.3	<p>Requirements:</p> <p>A cultural support space includes the following:</p> <ul style="list-style-type: none"> (a) access to the tenant during the building's normal office hours unless otherwise agreed upon in the lease agreement; (b) a location above grade where the space is used for administration; (c) an agreement establishing the conditions for a long-term lease for the cultural support space to be entered into by the City or its designated representative ("the tenant") and the building owner, such lease to contain the following terms: <ul style="list-style-type: none"> (i) a minimum term of 25.0 years; (ii) a total rent of \$11 per square metre per year, subject to (c) (iv); (iii) subject to (c)(iv) and (v) the building owner will pay the normal building operating and capital costs attributable to the cultural support space including without limitation property taxes if applicable, security, maintenance, repair, cleaning, property management fees and related costs up to the amount per square metre that would normally be charged to office tenants in the building; (iv) the tenant will be responsible for all extraordinary operating and capital costs that are attributable to the cultural support space, such as additional security costs associated with the use of the space,

	<p>additional cleaning necessitated by use of the space, and maintenance and repair of the tenant's fixtures and equipment. the City will provide appropriate security to ensure that the tenant pays its costs and does not permit any liens to be placed on the property;</p> <p>(v) upon expiry of the lease, the owner may elect, at the owner's sole and absolute discretion, to renew the lease on the same terms and conditions or to not renew the lease, in which case the tenant will vacate the space upon lease expiry;</p> <p>(vi) if at any time during the term of the lease the space remains unoccupied or unused for 12 consecutive months the owner has the option of terminating the lease upon giving the City 30 days written notice, provided that the conditions of (c)(vii) are met;</p> <p>(vii) that in the event of termination prior to the end of the 25-year term of the lease, the City will receive financial compensation for the space as calculated as the lesser of Incentive Rate 1 or the fair market value based on the gross floor area of the amenity space as estimated by an independent appraiser and, in addition, any portion of the unused, capitalized operating costs which were included in the original incentive gross floor area calculation; and</p> <p>(viii) the lease will define the nature of the uses or tenants that are deemed eligible to occupy the space. Eligible activities will include administration and storage.</p>
11.0	<p>INNOVATIVE PUBLIC AMENITY</p> <p>An innovative public amenity is a building feature that has not been considered under any of the other incentive items in this table, but which is determined by the Development Authority to provide a benefit to the public.</p>
11.1	<p>The maximum incentive floor area ratio for this item is 1.0.</p>
11.2	<p>Incentive Calculation:</p> <p>Where a development provides an innovative amenity the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = cost of amenity (\$) divided by Incentive Rate 1 (\$).</p>
11.3	<p>Requirements:</p> <p>An innovative public amenity includes the following:</p> <p>(a) a benefit to the community in which the density is being accommodated;</p> <p>(b) no items or amenities that are achievable or required through other means, including the other incentive amenity items in this table;</p> <p>(c) no standard features of a building;</p>

	<p>(d) an amount of additional floor area ratio commensurate with the cost of the amenity item provided; and</p> <p>(e) the sole discretion of the Development Authority to determine whether the proposed amenity feature is considered an innovative public amenity.</p>
12.0	<p>INDOOR PUBLIC HOTEL SPACE</p> <p>Indoor public hotel space is publicly accessible indoor space that can be used by Hotel guests, conference attendees and the general public without having to be guests of the Hotel or customers of a use within the building. Restaurant, lounge, café, retail and conference use areas, when located at grade and one storey above for conference facilities – and open to the public are considered to be indoor public space.</p>
12.1	The maximum incentive floor area ratio for this item is 2.0.
12.2	<p>Incentive Calculation:</p> <p>Where a Hotel development provides:</p> <p>(a) indoor public hotel space that is conference facility space, the Incentive Ratio is 1:18; and</p> <p>(b) for all other indoor hotel public spaces, the Incentive Ratio is 1:10.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area of the amenity space provided (square metres) multiplied by 10.0 or 18.0 for conference facilities.</p>
12.3	<p>Requirements:</p> <p>An indoor public hotel space includes the following:</p> <p>(a) a design as a distinct space within the building that does not contain a guest reception area or administration offices; and</p> <p>(b) where the space is not a conference facility, public accessibility through a public access agreement during normal operating hours.</p>
13.0	<p>DISTRICT ENERGY CONNECTION ABILITY</p> <p>District energy connection ability is the preservation of site areas from physical obstructions that would preclude or make unviable a connection to district energy infrastructure in the future.</p>
13.1	The maximum incentive floor area ratio for this item is 1.0.
13.2	<p>Incentive Calculation:</p> <p>Where a development provides district energy connection ability the additional floor area ratio is 1.0.</p>

13.3	<p>Requirements:</p> <p>A district energy connection ability includes the following:</p> <ul style="list-style-type: none"> (a) maintenance on the parcel until the development has been connected to and utilizes energy from district energy infrastructure; (b) demonstration of the ability of a building to connect to existing or proposed district energy infrastructure by providing: <ul style="list-style-type: none"> (i) space allocated for an energy transfer station at ground level or below (energy transfer station is defined as the mechanical interface between the district energy system and the building heating system located in the building - commonly known as a plate and frame heat exchanger and includes all heat transfer equipment, measurement equipment and control systems); (ii) a heat distribution system that can accommodate the primary heat source at ground level or below; and (iii) an easement with a minimum width of 4.0 metres registered on the certificate of title for the parcel for a thermal pipe from the property line to the building and through the building to the allocated energy transfer station location.
14.0	<p>CASH IN LIEU CONTRIBUTION OF AFFORDABLE HOUSING UNITS</p> <p>Density may be granted for cash in lieu contributions towards affordable housing units. The funds may be used for the purchase of land, construction of or rentals of affordable units in Beltline.</p>
14.1	<p>Incentive Calculation:</p> <p>Where a development provides a cash in lieu contribution to the Affordable Housing Fund, the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = contribution (\$) divided by Incentive Rate 1 (\$)</p>
15.0	<p>PUBLIC REALM IMPROVEMENTS</p> <p>Public realm improvements are defined as improvements to the public right-of-way that contribute to the overall enhancement of the public realm. These improvements are upgrades to the public right-of-way that would not be achievable or required through other means, including the other incentive amenity items in this table. Provision of these improvements, and their location, form and configuration must be acceptable to the Approving Authority in their sole discretion.</p>

15.1	<p>Incentive Calculation:</p> <p>Where a development provides public realm improvements, the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = total construction cost (\$) divided by (Incentive Rate 1 (\$) multiplied by 0.75).</p>
15.2	<p>Requirements:</p> <p>Provision of public realm improvements adjacent to the development parcel in a location, form, configuration and constructed in a manner acceptable to the Approving Authority.</p>

Applicant Submission

2024 July 19

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



Applicant Submission

Vesta Properties and O2 are proposing to redesignate the north-east corner of 17th Avenue and 4th Street SW from the existing C-COR1 f3h46 and Direct Control districts (50D2018 and 159D2019) to a new comprehensive Direct Control (DC) district based on the Centre City Multi-Residential High Rise (CC-X). This site sits at one of the most important and prominent intersections in the city and bridges the Mission and the Beltline neighbourhoods. The proposed DC is required to provide a set of rules that enables:

- The introduction of a new southwest facing plaza on the corner of 17th Avenue and 4th Street;
- Development of a high-quality, pedestrian-oriented public realm including a courtyard, pedestrian laneways, and pedestrian corridors along 4th Street and 17th Avenue;
- The introduction of new mid-block pedestrian connections on one of 17th Avenue's longest blocks;
- A vehicle servicing strategy that eliminates all vehicle sidewalk crossings on 4th Street and 17th Avenue;
- A massing strategy that frames the streets and public spaces at a scale informed by the area's existing urban fabric and the setback of towers from their podiums to maintain a human-scaled street wall along 17th Avenue; and
- The transition of tower height from north to south, and a tower placement that prioritizes sunlight penetration and respects resident privacy.

The development vision for this site recognizes its role as “centre ice” for Calgary’s urban vibrancy, and is a direct response to the importance of this intersection between two of the city’s most beloved main streets. The proposed land use redesignation will enable three residential towers placed on two mixed-use podiums with active commercial at-grade on all three frontages. The site focuses on creating a quality pedestrian experience by maximizing the opportunity for public gathering and animated patio spaces, as well as animating the north frontage along 15th Avenue with grade-oriented units along the site’s eastern end.

The surrounding Beltline area is characterized by active retail frontage along both 4th Street and 17th Avenue but exists at a critical transition point along 17th Avenue. West of 4th Street 17th Avenue is vibrant, lively, and energetic. This area of the Beltline features façade articulation, small corner-facing shops, active frontages, street trees, and patios. These features create an attractive and inviting space for people to shop and enjoy the Beltline. East of 4th Street the energy of the public realm struggles to continue, featuring land uses without active frontages, fenced off properties, surface parking lots, and inconsistent setbacks and landscaping conditions.

The subject site itself sits at the junction of these two distinct energies and is currently vacant land itself. It comprises a large void space in the current urban fabric that marks an end of vibrancy along 17th Avenue moving eastwards. This redesignation will enable a development that can act as a catalyst for changes of use and street frontage improvements along the east end of 17th Avenue. Benefits from the proposed development include:

- **Supporting Housing Diversity:** This development will provide a variety of unit types at different price points to provide a range of housing options in the centre of the city. The unit mix will help attract a range of residents to add to the diverse community that exists within the Beltline already and continue its growth into the future.
- **Fostering Diverse Neighbourhoods:** The intersection of 17th Avenue and 4th Street SW is appropriate for higher density because of its proximity to goods and services, transportation connections, and employment areas. The addition of density will provide the following:
 - In-demand housing supply in a sustainable manner.
 - Support for existing commercial areas.
 - Enhancement of natural and social environments.

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O2

- Passive public safety.
- Convenient access to a variety of community amenities.

As such, the proposal will act upon the local policy goals of fostering diverse neighbourhoods by adding residential and employment density to the area.

- **Building on City Investment:** The City of Calgary and CMLC have recently made significant investments in the Green Line LRT, Victoria Park LRT Station, 17th Avenue, 1st Street SW, and the BMO Centre. The City must now capitalize on these investments by maximizing their use through increased residential density and additional private investment. This development provides these benefits by locating itself within walking distance of each of these projects, leading to increased use of each.
- **Enhancing the Public Realm:** The proposal will contribute to the public realm through its podium design that reflects the existing built form of 17th Avenue while creating an inviting public space in the centre of the block featuring greenery, public art, and a gathering space that is currently lacking from the nearby area. The design will provide a landmark feature for the entertainment district that acts as a central location for people to fully experience the district throughout each day and season. Furthermore, the podium is designed to maximize sunlight exposure on the central plaza while providing patrons with a safe public space that is protected from the elements. As a result, the podium and plaza design will create a gathering place that unifies the energy along both streets.

Increasing density in this location aligns the proposal with the Municipal Development Plan and the Calgary Transportation Plan. The proposed redesignation will require a minor change to the Special Policy Area 1 text of the draft Beltline ARP in order to ensure the density proposed is supported by statutory policy, but the overall proposal is well-aligned with the ARP.

As the application progresses, on-site activations will be installed to help Calgarians envision the future public plaza space and learn more about the proposed development. Vesta Properties along with O2 look forward to working collaboratively with officials at the City of Calgary, representatives from the local Councillor's office, and residents of the Beltline and the broader Greater Downtown in progressing this application to approval.

Applicant Outreach Summary

2024 December 13



17th & 4th Engagement Summary

LOC2024-0192

Engagement Summary

Project Background	3
Summary of Engagement	4
Key Themes & Project Team Response	8
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Subject Site



Project Background

O2 has submitted a Land Use Redesignation and Area Redevelopment Plan amendment application on behalf of Vesta Properties for four parcels (“the site”) in Calgary’s Beltline community. A forthcoming Development Permit application will soon be submitted by Zeidler Architecture to enable the development contemplated by this Land Use Redesignation.

Parcels included in this application:

- » 1520 4 ST SW
- » 332 17 AV SW
- » 338 17 AV SW
- » 340 17 AV SW

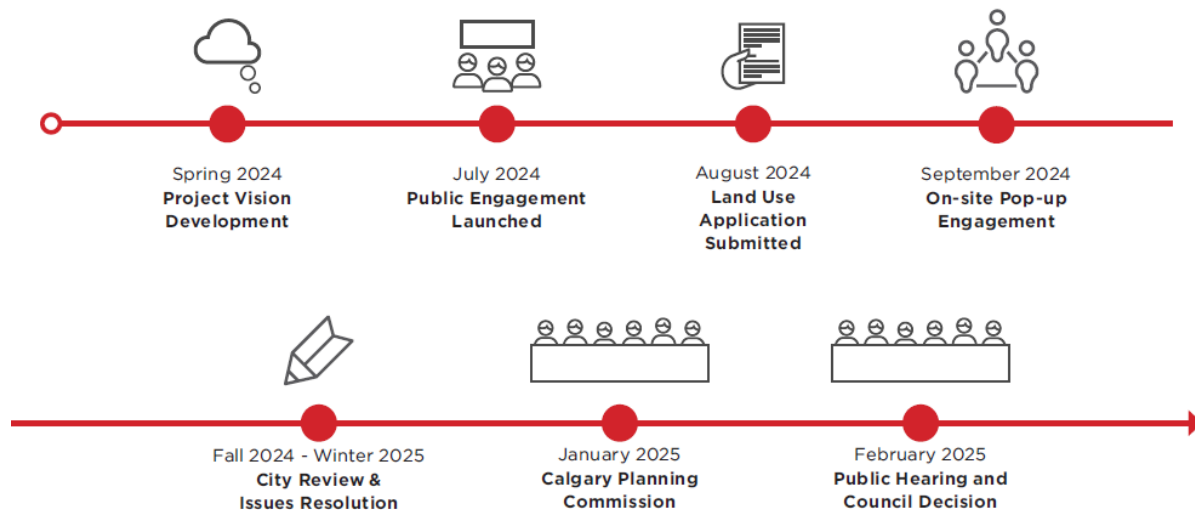
The application proposes to redesignate the site from the three existing districts (DC50D2018; DC159D2019; and C-COR1f3h46) to a new Direct Control (DC) district based on the Centre-City Mixed Use District (CC-X).

The proposed DC supports a comprehensively planned three tower, two building mixed-use development that will bring much needed housing to a highly desirable location while respecting the existing built form of the surrounding community.

Given the highly-valued location at the heart of our city’s urban life, a unique approach to engagement was employed for this land use and ARP redesignation. This innovative approach included building a temporary pop-up park on the project site to activate the space throughout the application process, attending community markets to share information, and engaging in ongoing dialogues with the local community associations to ensure they were provided opportunities to not just share input on the project but also leverage the pop-up park and project site in the lead up to construction.

Public outreach for these applications began in July 2024 and will continue through the Development Permit application process. This Engagement Summary Report outlines the outreach methods and results from throughout the land use amendment application process specifically.

Project Timeline



Summary of Engagement

Due to the high profile location of this site and the potential to establish this site as a social and economic hub on 17th Avenue, the project team chose to take an innovative approach to engagement. In addition to more typical forms of engagement for land use amendment applications the project team also supplemented these initiatives with pop-ups at local markets, a pop-up park on the project site, on-site activations including DJs, yoga, and markets, and high-profile project information signage to catch the attention of passerby and raise awareness about the project.

On-Site Signage Goals:

- › Provide project information to the community
- › Create awareness and excitement about the proposed development

On-Site Signage

Signage was posted on site that read “Something Big is Coming” in July prior to Stampede. This signage was posted to drive traffic to the project website to encourage people to stay informed of project information launching and to learn about the proposed land use amendment. In keeping with the City’s standard notice posting requirements, a Land Use Amendment sign was posted on site August 9th 2024. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant or file manager.

Four large signs sharing information on the land use redesignation application were also posted on site in the pop-up park space. These signs included different renderings and details of the proposed development at the corner of 17th and 4th. The project information signs also included the project website as well as a QR code for the website so that people passing by the site could easily access further project information, sign up to stay up to date with project happenings, and provide feedback to the project team.



Project Website Goals:

- › Provide a project information resource always available and universally accessible
- › Share information about the project

Project Website

A project website was created to share information about the application on-line. The website went live in July prior to Stampede in conjunction with on-site signage to ensure that awareness of the project was being communicated to the largest audience possible. Initially, the website was launched as a landing page, instructing people that there was more information to come, that there was a Land Use Application pending submission, and that the public could register to receive project updates.

The website was updated in August to include detailed information on the land use amendment, including the overall project rationale, urban design strategy, renderings of the proposed development, and technical information related to the land use amendment application itself. The website was updated over the course of the project as the application progressed.

In addition to the project information outlined above, a comment portal was included where feedback could be shared directly with the project team and people could register to receive project updates.

Key Takeaways:

- » While feedback received was limited, website traffic statistics indicate substantial visitors, helping to raise awareness about the project.

Community Association Outreach

Because the site is located immediately adjacent to the dividing line between Mission, Cliff Bungalow, and the Beltline, the project team has been engaged with the Beltline Neighbourhoods Association (BNA) and the Cliff Bungalow - Mission Community Association (CBMCA) throughout the application process. While formal meetings were not held with each CA's development committees in the traditional sense, both groups were kept apprised of the application and provided opportunities to share their feedback, as well as actively participate in site programming throughout the duration of the application.

Dialogue with the CA's will continue following submission of the Development Permit application.

Fourth Street Night Market Pop-up

The project team participated in the 4th Street Night Market, booking a booth to share information about the proposed designation with the general public on August 17th, 2024. The project team shared information with boards that included specific details on the Land Use Amendment and the public was provided the opportunity to provide feedback and learn more. The project team spoke with around 100 people at the pop-up engagement, and feedback was overwhelmingly positive for the proposed land use redesignation and development.

Key Takeaways:

- » Excitement to see this vacant site along 17th Avenue be redeveloped.
- » Interest in purchasing units in the development.
- » Feeling that the scale and size of the development is appropriately located.



5 | 17th & 4th Engagement Summary

Pop-up Engagement Goals:

- » Hear directly from community members.
- » Gain comments, concerns, and feedback from neighbours on the proposed land use amendment and overall project.
- » Meet people where they are to share project information.

**On-Site Activation
and Engagement
Goals:**

- » Hear directly from community members.
- » Gain comments, concerns, and feedback from neighbours on the proposed land use amendment and overall project.
- » Meet people where they are to share project information.

Pop-up Park & On-Site Activations

Despite the site's prominence, it is currently a vacant lot and creates a substantial gap in the urban fabric of the 17th Avenue and 4th Street main streets. To address this, Vesta committed to developing a pop-up park on-site for the duration of the applications that could be programmed with events and used by the local communities. These events and activations were intended to attract community members to the site and give a preview of the vibrant, community-focused space that would be possible with the proposed site design. The project team felt that this was important as a result of the high profile location of the site and the opportunity to take an unconventional approach to garner excitement, communicate project information and activate the site until the point that development commences.

Pop-up Park

The pop-up park itself was installed on the site and includes turf grass, picnic benches, landscaping, and trees. This park was installed to make the space usable by the community while the project undergoes the application process.

On-Site Activations

The temporary park was activated with DJs and live music, yoga-in-the-park, and pop-up markets, primarily in the late summer and early fall of 2024. A DJ series running every Friday night in September was accompanied by local food and market vendors, as well as project team members there to share information about the proposed land use amendment application. This engagement on site at the same time as the DJ Fridays increased the number of interactions with the public discussing the project compared to a standard public open house style engagement.

Pop-up free yoga was also offered on site to activate the temporary park. This class intentionally activated the space and drew people in. A member of the project team was also available on site to engage in conversation with interested members of the public.

Future activations could include recurring markets and programming through the summer of 2025, while early discussions to provide a winter activation such as a community rink remain underway.

Key Takeaways:

- » The public is excited for the proposed development and for the public realm to be built.
- » General sentiment that the project will activate the street at the corner of 17th and 4th as a social hub for the community.
- » Appreciation for activating and bringing life to the otherwise vacant corner.



7 | 17th & 4th Engagement Summary

Key Themes & Project Team Response

Theme	Comment	Project Team Response
Shadowing	» Some respondents indicated concern that the project's three towers may cause shadowing impacts.	The proposed development respects the shadowing protection regulations in the Land Use Bylaw, including protections for Haultain Park and Central Memorial Park. Shadowing studies and shadow impact studies will be submitted as part of the more detailed Development Permit application for review by the City.
Mix of housing types	» Will there be provisions for affordable housing?	The proposed development achieves the City's internal criteria for an affordable housing project as it provides a substantial number of three-bedroom units, a mix of rental and market product, as well as a certain proportion of affordable units as defined by the City's affordable housing team.
	» Why are you proposing a mix of market rate rentals and condos for purchase?	
Transportation	» Where will the parking go?	The proposed development includes an underground parking structure that will provide enough parking for residents and commercial businesses.
	» Pedestrian access.	The site design provides pedestrian connections throughout the site from 17th avenue to 15th avenue as well as 4th street. There is a pedestrian plaza provided at the core of the site as well to enhance the public interface with the site.
Heritage	» How is the existing house on site being incorporated?	The project team is working with the City to determine a course of action and appropriate measures for commemorating the existing house.

Appendix A

On-site signage

On-site signage





17th and 4th

O2 and Vesta Properties have submitted a land use redesignation application for the development of a mixed-use residential community at the corner of 4th Street and 17th Avenue SW.

A Direct Control (DC) district based on the Centre City Mixed Use District (CC-X) will enable the development of:

- + A new plaza at the corner of 4th Street and 17th Avenue SW
- + A high-quality pedestrian-focused public realm including a courtyard, internal connections, and active streetscapes
- + A vibrant hub of restaurants and retail
- + Human-scaled podiums with residential towers above

To learn more, visit liveabove17.com



zeidler **VESTA** O2
PROPERTIES



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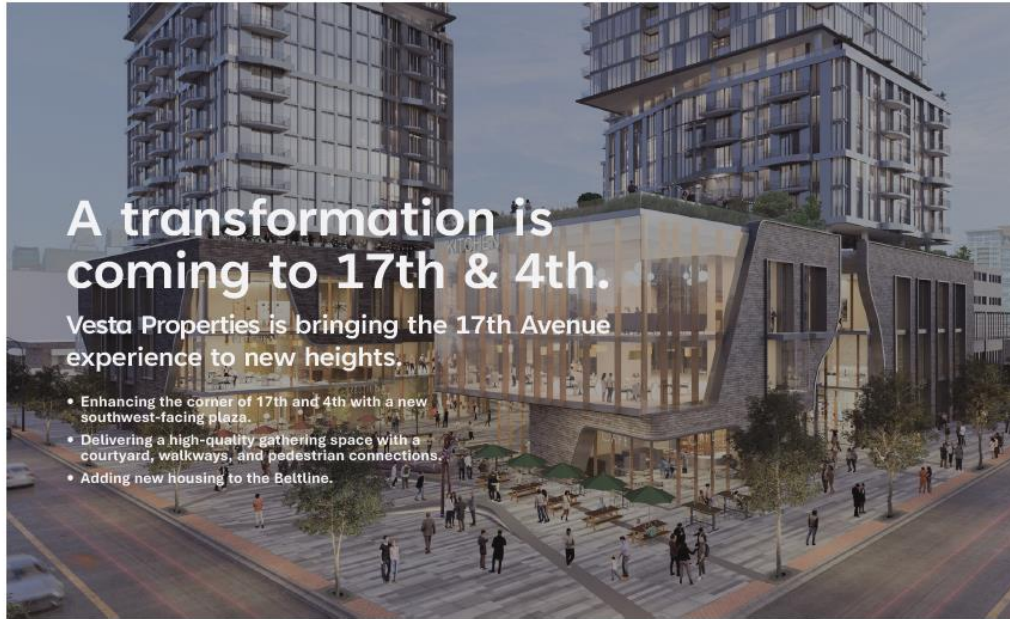


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PROPERTIES

Appendix B

Pop-Up Engagement Panels

Pop-up Engagement Panels



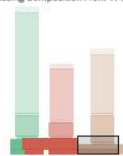
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The Urban Design strategy focuses on introducing:

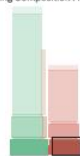
- + A group of three carefully positioned towers that create a well-scaled composition.
- + Podium sizes that match the scale of other mid-rise buildings nearby.
- + Several inter-connected pedestrian-only spaces fronted by shops and restaurants.
- + A mix of housing options.
- + A new plaza on the corner of 17th and 4th that will create a new space to rest, gather, and interact for residents and visitors of the Beltline and Mission.



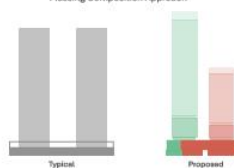
Massing Composition From 17 Ave



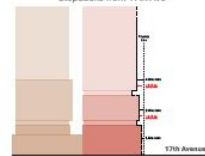
Massing Composition From 4 St



Massing Composition Approach



Stepbacks from 17th Ave



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Pop-Up Engagement Panels



The Vision

The proposed development will reinforce the 17th Avenue street wall while further expanding activity and energy east towards 1st Street and beyond.

A new retail and restaurant experience will contribute to 17th and 4th's growing vibrancy, pulling people to and through the site at all times of the day.

The creation of a prominent new plaza at the corner of 17th and 4th will further elevate this important intersection's role as a gathering place for Calgarians.



What's Proposed?

Vesta Properties and O2 have submitted a land use redesignation application for the north-east corner of 17th Avenue and 4th Street SW.

The proposed redesignation allows a new mixed use development that will transform this prominent corner at the intersection of two of Calgary's most important main streets. The proposal provides new public spaces, pedestrian connections, shops and services at street level, and housing on the upper floors.



What Comes Next?

- July 2024 - Land Use Redesignation Application Submitted
- August 2024 - Pop-up Park Live
- August 2024 - Public Engagement Launched
- Fall 2024 - City Comments Received
- Fall 2024 - Revised Application Submitted
- Fall 2024 - Engagement on Revised Application
- December 2024 - Development Permit Application Submitted
- Winter 2025 - Calgary Planning Commission
- Winter 2025 - Public Hearing & Council Decision
- Fall 2025 - Development Permit Approval
- Early 2026 - Construction Begins



Learn more and register to stay up-to-date on the project!

Existing Land Use

The site currently has three land use designations. Two are Direct Control Districts (DC 50D2018 and DC 159D2019) while the third is the standard C-COR1 designation used along 17th Avenue and established through a previous City initiative.

Proposed Land Use

This application proposes a land use re-designation to a new Direct Control (DC) based on the Centre-City Multi-Residential High Rise (CC-MH). A base FAR that blends the existing allowed density will be established along with a maximum FAR of 12 through bonusing.

